ECONOMIC INDICATORS FOR GREATER CHEYENNE

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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.

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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 Second Quarter 2018

Overview

Laramie County continued to recover to a level of economic activity experienced prior to the decline in energy prices and the subsequent downturn in the Wyoming economy. Several of Laramie County's economic indicators showed encouraging, and in some cases robust, signs, including tax collections, oil activity, home prices and construction. Other economic indicators highlighted less robust sectors, including labor and retail sales.

Laramie County labor data for the second quarter of 2018 were mixed. Local Area Unemployment Statistics (LAUS) data showed a decrease in the number of jobs in Laramie County over the year while the Current Employment Statistics (CES) data showed an increase. The LAUS data indicated a loss of 944 jobs (-2.0%) while the CES data indicated an increase of 166 jobs (0.4%) from the second quarter of 2017 to the second quarter of 2018. Similarly, from the first quarter of 2018 to the second quarter of 2018, LAUS data reported a loss of 370 jobs (-0.8%), while CES data indicated an increase of 1,133 jobs during the same time period (2.5%). It is important to keep in mind the difference between the LAUS data and the CES data.[1] LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that fewer Laramie County **residents** were working. The CES data reflect a count of **jobs** not workers and showed an increase in the number of jobs in the county.

The number of unemployed workers rose slightly over the last year, from 1,684 in the second quarter of 2017 to 1,699 in the second quarter of 2018 (0.9%) but fell over the last quarter, from 1,930 in the first quarter of 2018 to 1,699 in the second quarter of 2018 (-12.0%). Correspondingly, the average monthly unemployment rate remained relatively flat over the last year, increasing slightly from 3.5 percent in the second quarter of 2018 to 3.6 percent in the second quarter of 2018. The unemployment rate declined over the last quarter, from an average monthly rate of 4.1 percent in the first quarter of 2018 to 3.6 percent in the second quarter of 2018.

The general level of economic activity in Laramie County – as measured by retail sales – decreased 0.5 percent from one year ago while both total tax collections and tax receipts by local governments increased over the last year – tax collections rose by 4.7 percent and tax receipts rose by 4.5 percent from the second quarter of 2017 to the second quarter of 2018. And, It is worth noting that the $26,998,000 in tax collections in the second quarter of 2018 brought about a near return to record high second quarter collection levels of 27,095,000 in the second quarter of 2014.

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[1] [1] 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.

Oil activity in Laramie County was up over the last year in Laramie County – oil production was up 35.0 percent, the number of active wells rose 17.7 percent and the 58 spuds, (newly drilled oil wells), in the first half of 2018 surpassed the total of 36 for **all** of 2017.

Residential and commercial construction strengthened over the last year in the city of Cheyenne and in the rural part of Laramie County. In the city of Cheyenne the number of single-family building permits increased from 57 in the second quarter of 2017 to 64 in the second quarter of 2018 (12.3%). Outside Cheyenne single-family building permits also increased, from 43 in the second quarter of 2017 to 61 in the second quarter of 2018 (41.9%). The average monthly value of authorized commercial construction in the city increased 27.0 percent over the last year, from second quarter of 2017 to the second quarter of 2018.

Annual real estate sales prices continued to climb in the second quarter of 2018. In the city, the average sales price rose from $237,933 in the second quarter of 2017 to $262,453 in the second quarter of 2018 (10.3%). In the county, the year-over-year the average sales price for homes rose by 6.0 percent, from $353,059 in the second quarter of 2017 to $374,299 in the second quarter of 2018.

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 with any questions.

Labor Market

From the second quarter of 2017 to the second quarter of 2018, the Local Area Unemployment Statistics (LAUS) data indicated a decrease in both the labor force and the number of jobs in Laramie County while the Current Employment Statistics (CES) data indicated a slight increase in the number of jobs in Laramie County. The LAUS data showed a decline in the labor force of 929 (-1.9%) and a loss of 944 jobs (-2.0%) while the CES data indicated a gain of 167 jobs (0.4%) over the year. Similarly, from the first quarter of 2018 to the second quarter of 2018, LAUS data reported a decrease in the labor force of 602 (-1.3%) and a loss of 370 jobs (-0.8%), while CES data indicated an increase of 1,133 jobs during the same time period (2.5%). It is important to keep in mind the difference between the LAUS data and the CES data.[2] LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that fewer Laramie County **residents** were working. The CES data reflect a count of **jobs** not workers and showed an increase in the number of jobs in the county.

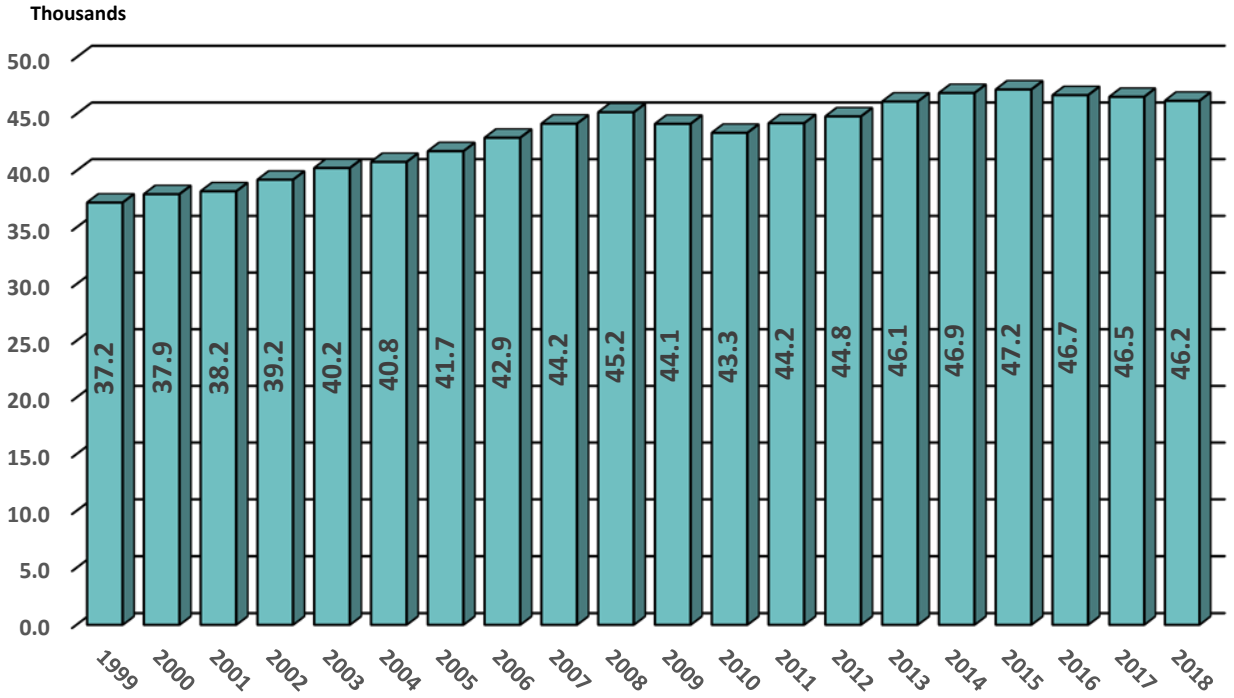
The number of unemployed workers increased over the last year, from 1,684 in the second quarter of 2017 to 1,699 in the second quarter of 2018 (0.9%). The number of unemployed workers fell over the last quarter, from 1,930 in the first quarter of 2018 to 1,699 in the second quarter of 2018 (-12.0%).

The average monthly unemployment rate remained relatively flat over the last year, increasing slightly from 3.5 percent in the second quarter of 2018 to 3.6 percent in the second quarter of 2018. The unemployment rate declined over the last quarter, from an average monthly rate of 4.1 percent in the first quarter of 2018 to 3.6 percent in the second quarter of 2018.

Initial unemployment claims were down over the last year from a monthly average of 50 in the second quarter of 2017 to a monthly average of 42 in the second quarter of 2018 (-14.8%). Initial unemployment claims also fell over the last quarter, from 77 in the first quarter of 2018 to 42 in the second quarter of 2018 (-45.3%). The number of help wanted ads rose over the last year from a monthly average of 565 in the second quarter of 2017 to 653 in the second quarter of 2018 (15.6%). The number of help wanted ads also increased over the last quarter, from a monthly average of 517 in the first quarter of 2018 to 653 in the second quarter of 2018 (26.2%). See Table 1 below for additional details.

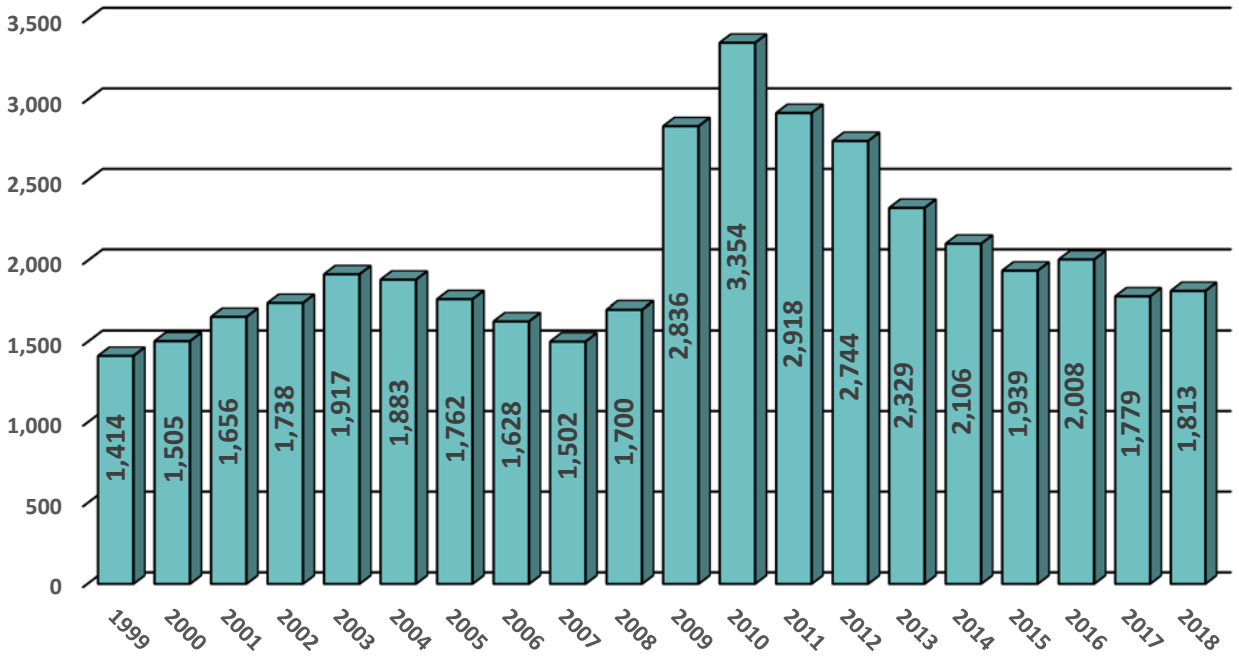
[2] [2] For more information regarding the LAUS methodology, please see https://doe.state.wy.us/lmi/laus/toc.htm, Brief Explanation of the LAUS methodology (posted on 05/15/2017). For more information regarding the CES methodology, please see https://www.bls.gov/sae/sample.htm.

Figure 1. Laramie County Employment, 1999-2018, Monthly Averages



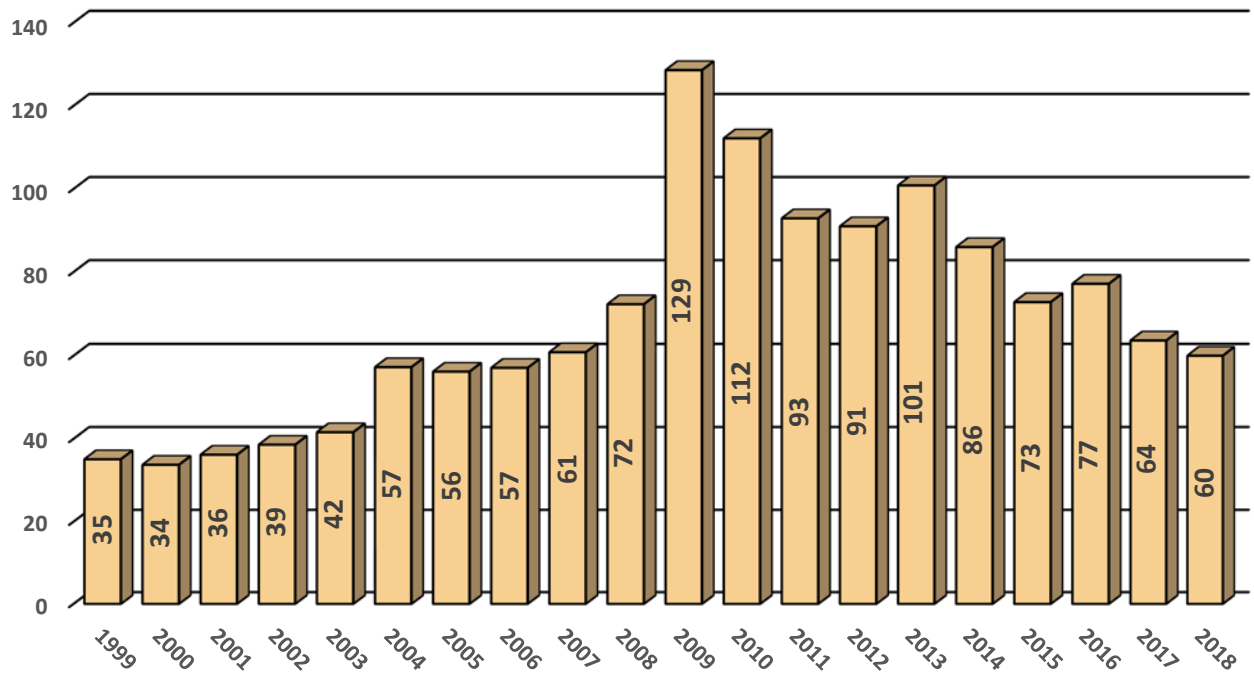
Source: WCBEA from Bureau of Labor Statistics, Current Employment Statistics (CES).

Figure 2. Laramie County Unemployment, 1999-2018, Monthly Averages



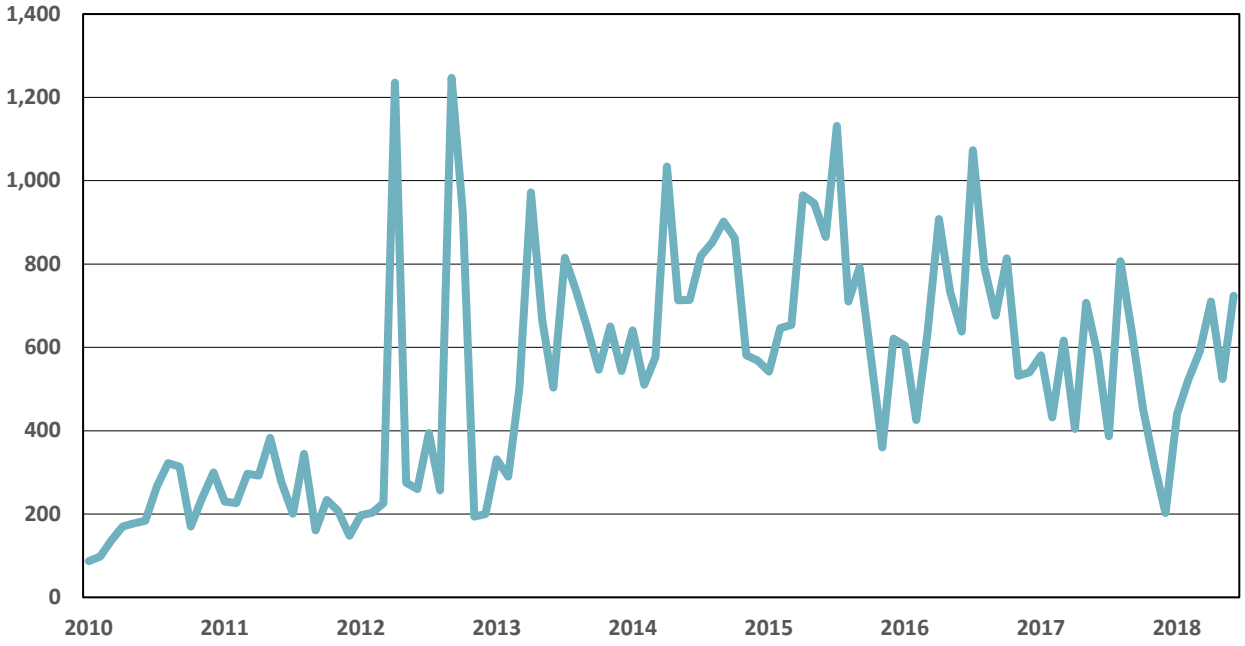
Source: WCBEA from Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

Figure 3. Laramie County Initial Unemployment Claims, 1999-2018, Monthly Averages



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

Figure 4. Help Wanted Ads, Cheyenne, 2010-2018, Monthly Totals



Source: WCBEA from Wyoming Department of Workforce Services.

Table 1. Laramie County Labor Market

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Avg Monthly Civilian Labor Force (LAUS)	48,800	48,017	47,690	47,088	-3.51	-1.93	-1.26
Avg Monthly Employment (LAUS)	46,744	46,333	45,759	45,389	-2.90	-2.04	-0.81
Avg Monthly Employment (CES)	46,900	46,567	45,600	46,733	-0.36	0.36	2.49
Avg Monthly Unemployment (LAUS)	2,056	1,684	1,930	1,699	-17.38	0.89	-11.97
Avg Monthly Unemployment Rate (LAUS)	4.2	3.5	4.1	3.6	-14.29	2.86	-11.48
Avg Monthly Initial Unemployment Claims (LAUS)	56	50	77	42	-24.85	-14.77	-45.26
Avg Monthly Help Wanted Ads	760	565	517	653	-14.09	15.58	26.16

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 second quarter of 2018 were $319,199,000. This represented a decrease of 0.5 percent from one year ago and a decrease of 2.5 percent from the first quarter of 2018. 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 – decreased over the last year, from 79 in the second quarter of 2017 to 46 in the second quarter of 2018 (-41.6%). On March 26, 2018, Great Lakes Airlines suspended all flight operations at the Cheyenne Regional Airport; enplanements during the second quarter of 2018 represented chartered flights only. On August 6, 2018, the Cheyenne Regional Airport announced that American Airlines will offer once-daily service between Cheyenne and Dallas/Fort Worth International Airport beginning November 4, 2018. (Enplanements for the third quarter of 2018 will also consist solely of charter enplanements.)

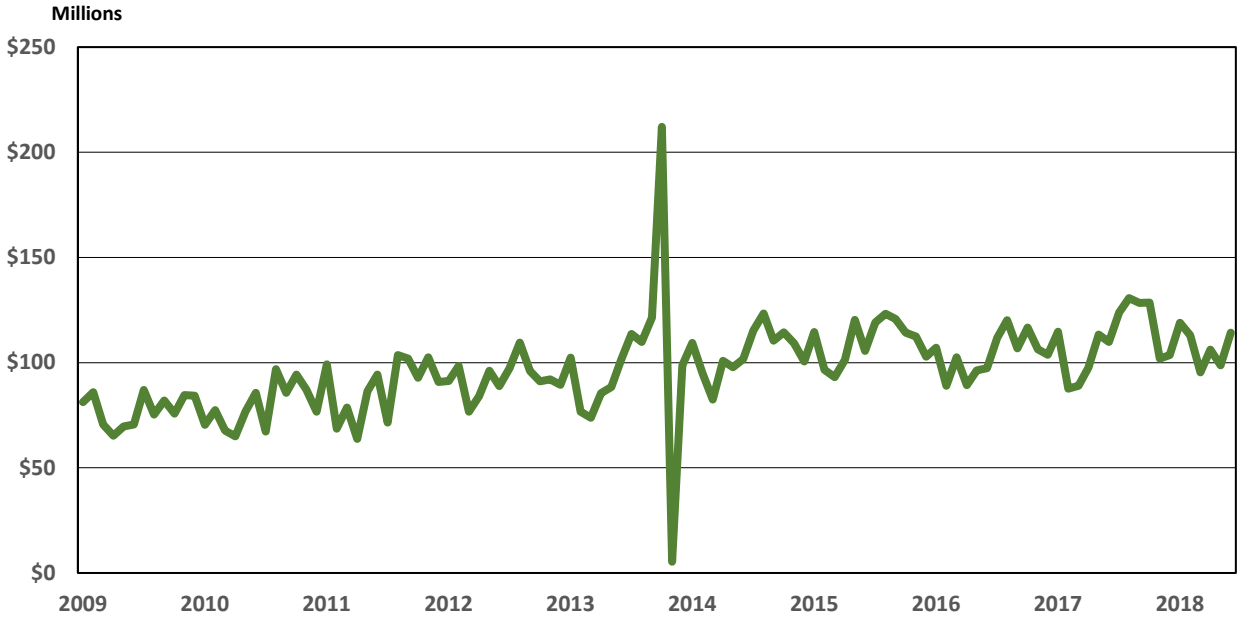
Average monthly auto registrations rose from 2,771 in the first quarter of 2018 to 3,237 in the second quarter of 2018 (16.8%) but fell 5.0 percent year-over-year.

Bankruptcies increased over the last year from a monthly average of 18 in the second quarter of 2017 to 23 in the second quarter of 2018. The average monthly number of bankruptcies also rose over the last quarter from a monthly average of 14 in the first quarter of 2018 to 23 in the second quarter of 2018.

Table 2A provides information on the oil sector and oil activity in Laramie County. National oil prices rose from an average of $63 per barrel in the first quarter of 2018 to $68 per barrel in the second quarter of 2018. Oil prices were also up substantially year-over-year, from $48 to $68 per barrel (41.0%). These price increases were accompanied by increases in production – average monthly oil production increased by 35.0 percent from the second quarter of 2017 to the second quarter of 2018.

The number of active wells in the county rose over the last year, from a monthly average of 281 in the second quarter of 2017 to 331 in the second quarter of 2018 (17.7%). The number of spuds – defined as a newly drilled oil well – is an indicator of future activity in this sector. In 2015 there were 62 spuds in Laramie County. The number of spuds fell to 11 in 2016 and then rose to 36 in 2017. As of the end of the second quarter of 2018, there were already 58 for the year.

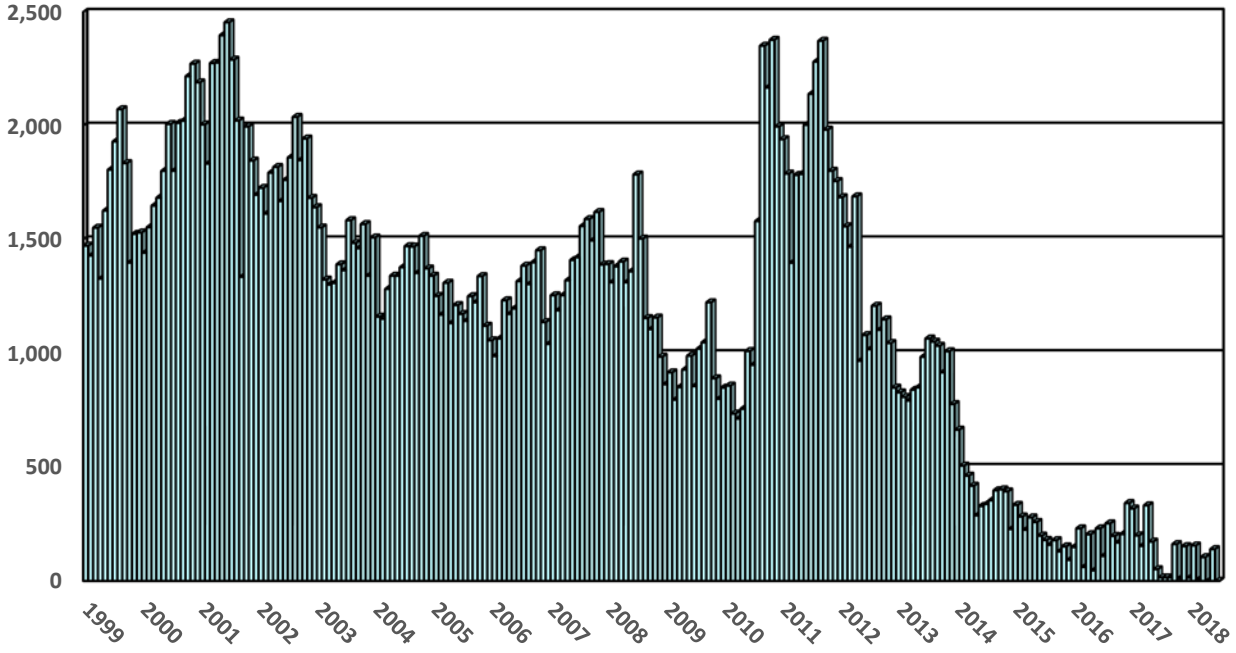
Figure 5. Laramie County Retail Sales, 2009-2018, Monthly Totals



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.

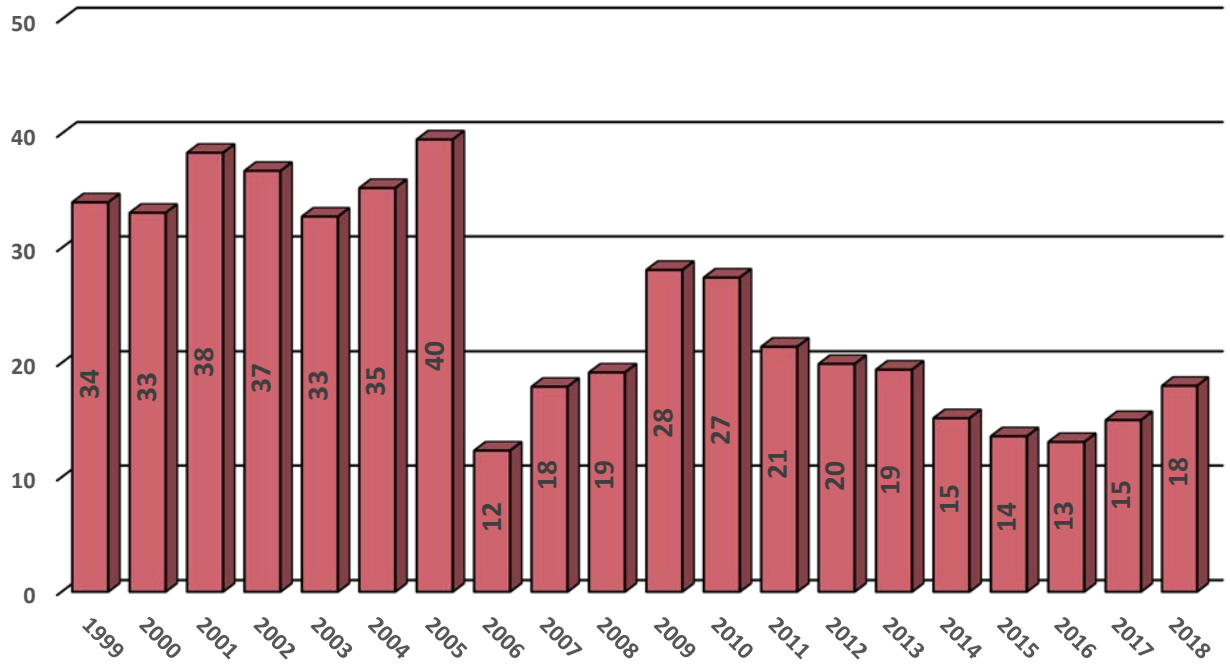
Notes: Retail sales are estimated by WCBEA from Laramie County specific purpose sales and use tax collections. The significant increase in retail sales in October 2013, followed by a significant decline in November 2013 was due to large retail tax collections on purchases of peripheral computer equipment and software by data centers under construction in the county that were later deemed tax exempt and refunded.

Figure 6. Enplanements, Cheyenne Airport, 1999-2018, Monthly Totals



Source: WCBEA from Cheyenne Regional Airport.

Figure 7. Laramie County Bankruptcies, 1999-2018, Monthly Averages



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

Table 2. General Business Activity in Laramie County

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Total Retail Sales ($000)	282,947	320,816	327,465	319,199	12.81	-0.50	-2.52
Avg Monthly Enplanements - Cheyenne Regional Airport	128	79	89	46	-63.90	-41.60	-47.74
Avg Monthly Auto Registrations New & Used	3,270	3,408	2,771	3,237	-1.03	-5.02	16.79
Avg Monthly Bankruptcies	16	18	14	23	44.68	28.30	65.85

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

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Avg Monthly Oil Production (Barrels)	408,688	529,864	667,698	715,381	75.04	35.01	7.14
Avg Monthly Oil Prices, Per Barrel ($)	45	48	63	68	49.83	41.03	8.19
Avg Monthly Active Wells	243	281	320	331	36.03	17.65	3.44
Avg Monthly Applications for Permit to Drill[1]	147	146	190	151	2.72	3.19	-20.53
	2015	**2016**	**2017**	**YTD 2018**	**% Chg 2015 - 2016**	**% Chg 2016 - 2017**	**% Chg 2017 - 2018**
Spuds[2]	62	11	36	58	-82.26	227.27	N/A

Notes: [1]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.

[2]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.

The Wyoming state sales and use tax is 4.0 percent. Local and optional taxes may be assessed if approved by voters. Laramie County imposes a 1.0 percent general purpose optional sales and use tax, and renewed the additional 1.0 percent specific purpose optional sales and use tax effective October 1, 2017. Specific purpose optional sales taxes are designed to raise a specific amount of money for approved projects within the county. Once the monetary threshold is reached to fund the approved projects, the tax is no longer collected. Sales taxes are imposed on retail sales of goods and services subject to taxation. Use taxes are imposed when purchases are made out-of-state and brought into Wyoming for storage, use or consumption. Lodging taxes may be imposed by counties or cities on lodging services defined as overnight accommodations for transient guests (less than 30 continuous days). Lodging services are also subject to sales taxes. The lodging tax in Laramie County is 4.0 percent. (Total tax imposed on lodging services is 10.0 percent.)

A portion (31%) of state sales and use tax collections are distributed to the counties. In Laramie County, these state sales and use tax collections are then distributed to the county as well as the cities of Cheyenne, Burns, Pine Bluffs, and Albin, based on population.

Both total tax collections and tax receipts by local governments fell from the first quarter of 2018 to the second quarter of 2018. Tax collections fell by 1.1 percent and tax receipts fell by 1.3 percent. However, both of these indicators were up over the last year – tax collections rose by 4.7 percent and tax receipts rose by 4.5 percent from the second quarter of 2017 to the second quarter of 2018. It is worth noting that the $26,998,000 in tax collections in the second quarter of 2018 brought about a near return to record high second quarter collection levels of 27,095,000 in the second quarter of 2014.

Lodging tax receipts were up 19.9 percent over the last year, from the second quarter of 2017 to the second quarter of 2018. Following the typical seasonal pattern, lodging receipts increased 33.5 percent from the first quarter of 2018 to the second quarter of 2018.

Table 3A presents Laramie County total taxable sales and estimated retail sales by subsector. Over the last year total taxable sales rose by 4.7 percent while estimated total retail sales fell slightly by 0.5 percent.

From the second quarter of 2017 to the second quarter of 2018, eight of the fourteen retail subsectors had an increase in sales. Four subsectors are consistently the top contributors, accounting for about 55.5 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 notable increases over the last year in two of the four: Building Material and Garden (12.5%) and General Merchandise Stores (5.6%). Eating and Drinking Places remained relatively flat, increasing just 0.4% over the year and Automobile Sales, which accounted for nearly 20 percent of total estimated retail sales, fell 13.6% over the year.

Table 3. Laramie County Government Tax Collections and Receipts

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Tax Collections							
Total Sales and Use Tax Collections 4% State, 1% General Purpose Optional, & Lodging ($000)[1]	22,629	25,796	27,304	26,998	19.31	4.66	-1.12
Tax Receipts							
Total Sales and Use Tax Receipts - 4% State and 1% General Purpose Optional ($000)[2]	9,759	11,128	11,783	11,628	19.16	4.50	-1.31
4% State ($000)	5,321	6,069	6,416	6,334	19.03	4.36	-1.28
1% General Purpose Optional ($000)	4,438	5,058	5,367	5,294	19.30	4.67	-1.35
Lodging Tax Receipts	322,105	331,703	297,893	397,740	23.48	19.91	33.52
1% Specific Purpose Optional Tax Receipts ($000)	4,434	1,860	5,269	5,294	19.38	184.58	0.46

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: [1]Includes the 4% Sales and Use Tax, the 1% General Purpose Optional Sales and Use Tax, the Out of State Sales and Use Tax, as well as interest payments, penalties and application fees.

[2]Includes the 4% Sales and Use Tax, the 1% General Purpose 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%.

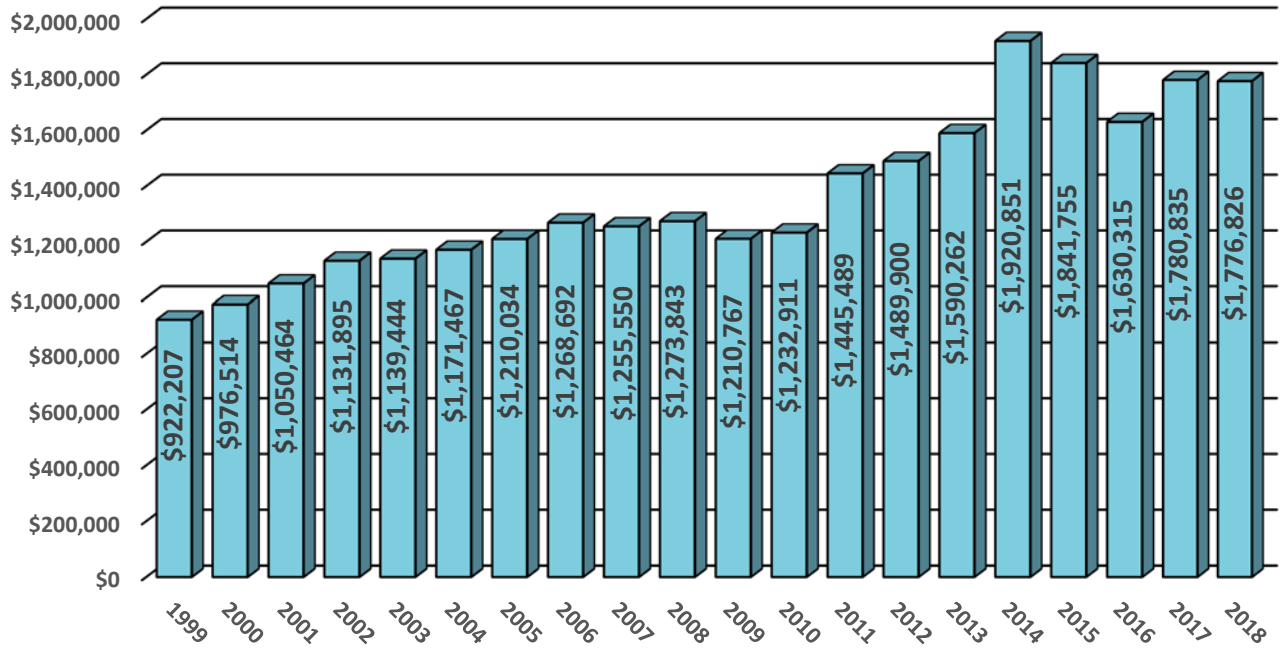
Data reported represent quarterly totals.

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

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Total Taxable Sales ($000)	443,760	505,820	536,677	529,419	19.30	4.67	-1.35
Total Retail Sales ($000)	282,947	320,816	327,465	319,199	12.81	-0.50	-2.52
Auto Dealers and Parts	17,912	20,245	18,108	22,915	27.93	13.19	26.54
Gasoline Stations	12,706	13,476	13,495	12,754	0.38	-5.36	-5.49
Home Furniture and Furnishings	8,731	9,227	9,021	8,499	-2.66	-7.89	-5.78
Electronic and Appliance Stores	6,223	14,515	37,743	10,598	70.32	-26.99	-71.92
Building Material & Garden	44,867	49,723	41,127	55,945	24.69	12.51	36.03
Grocery and Food Stores	6,328	5,791	6,009	5,271	-16.69	-8.98	-12.28
Liquor Stores	4,410	4,492	4,590	4,572	3.69	1.80	-0.38
Clothing and Shoe Stores	10,872	10,559	12,495	11,214	3.14	6.20	-10.25
Department Stores	8,505	8,233	12,014	7,875	-7.41	-4.35	-34.45
General Merchandise Stores	31,943	33,367	36,782	35,351	10.67	5.95	-3.89
Miscellaneous Retail	18,177	18,629	21,771	19,975	9.89	7.22	-8.25
Lodging Services	8,133	11,110	10,589	12,527	54.04	12.76	18.30
Eating and Drinking Places	45,843	48,223	44,866	48,414	5.61	0.40	7.91
Automobile Sales	58,299	73,226	58,856	63,289	8.56	-13.57	7.53

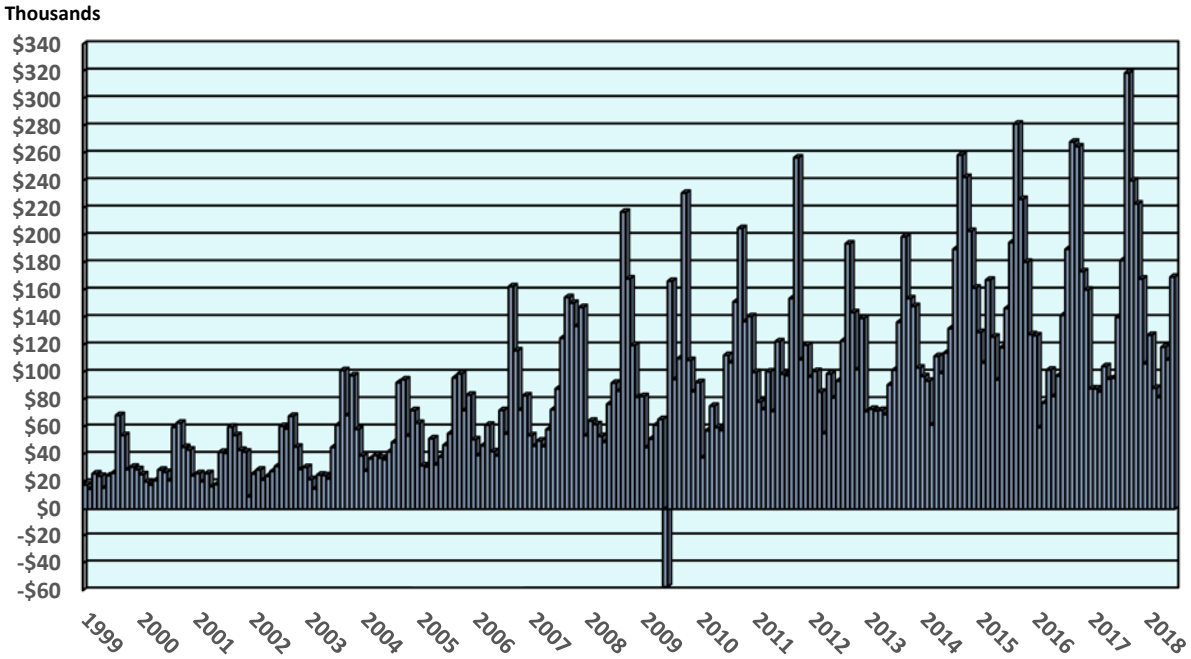
Source: WCBEA analysis from Wyoming Department of Revenue.

Figure 8. Laramie County 1% General Purpose Optional Sales and Use Tax Receipts, 1999-2018, Monthly Averages



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

Figure 9. Laramie County Lodging Tax Receipts, 1999-2018, Monthly Totals



Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity.
Notes: Outlier tax receipts data in May 2009 of -$57,000 and in June 2009 of $167,000 reflect receipts under audit in May that were reapplied in June .

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.

WCBEA reports data from the National Credit Union Administration for credit unions that are headquartered in Cheyenne, Wyoming. The data available for each credit union summarize the financial activity of multiple credit union branches/locations, if more than one location exists. As a result, changes occur periodically in the composition of credit union data reported. Most recently, our data no longer include two area credit unions, Unified People's Federal Credit Union and First Cheyenne Federal Credit Union. Both of these credit unions merged with NuVision Credit Union in early 2018; NuVision is headquartered in California. Taken together, these two credit unions accounted for a relatively small percentage of loans, deposits, delinquencies, memberships and net income reported for the Cheyenne area.

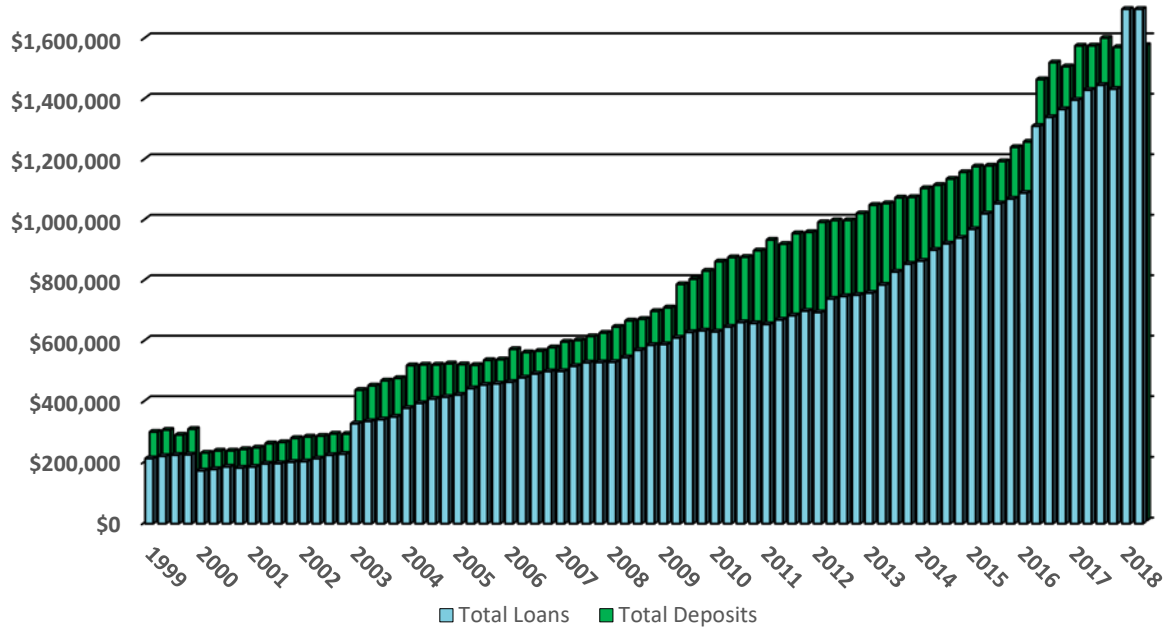
One significant change in the recent past included the addition of BLUE Federal Credit Union in 2015, formed when a local credit union, Warren Federal Credit Union, merged with Community Financial Credit Union, headquartered in Colorado. Data for BLUE Federal Credit Union currently include five local area locations as well as one location in Laramie, WY and seven additional locations in Northern Colorado. *Due to the nature of these ongoing data changes and limitations, we recommend using caution when analyzing quarterly and annual changes.*

Deposits to Laramie County credit unions remained relatively flat from the second quarter of 2017 to the second quarter of 2018 while loans from Laramie County credit unions grew substantially. Credit union loans grew by 30.0 percent over the last year and 2.5 percent from the first quarter of 2018 to the second quarter of 2018. The total dollar value of loans made by Laramie County credit unions that are delinquent declined by 24.1 percent over the year but rose 3.2 percent the first quarter of 2018 to the second quarter of 2018.

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 2017 Economic Indicators report. Total deposits in commercial banks were up 21.1 percent over the three-year period from 2014 to 2017 and 11.3 percent over the two-year period from 2015 to 2017, but declined 4.0 percent over the last year, from 2016 to 2017.

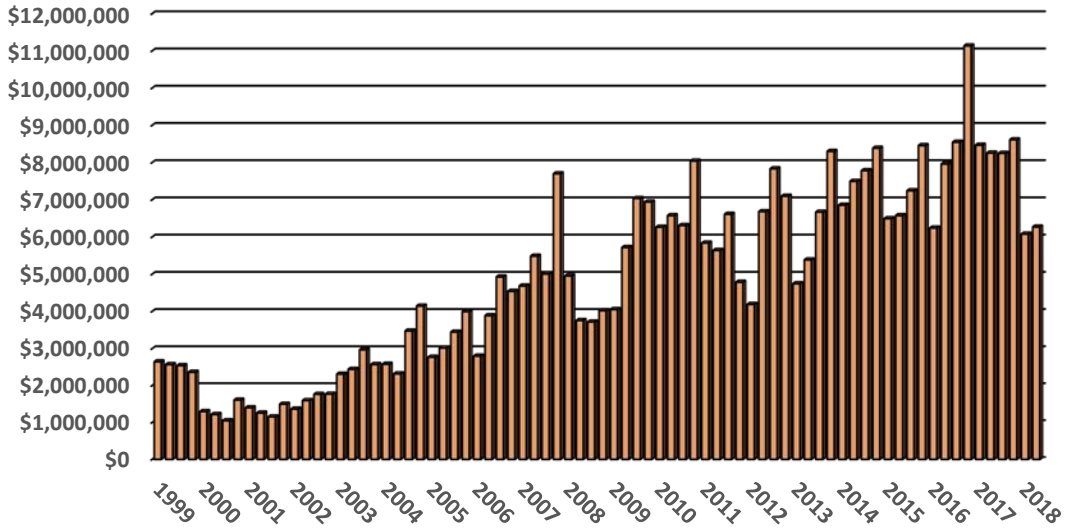
Table 4A shows commercial banks, their total deposits, and their market share. This table is also updated annually. The largest bank in Laramie County is Wells Fargo Bank with $441,822,000 in deposits representing a 25.7 percent market share. The five largest banks together have a 66.1 percent share of the market. That is, these five largest banks taken together hold 66.1 percent of all deposits in Laramie County commercial banks.

Figure 10. Total Loans and Deposits, Cheyenne Area Credit Unions, 1999-2018



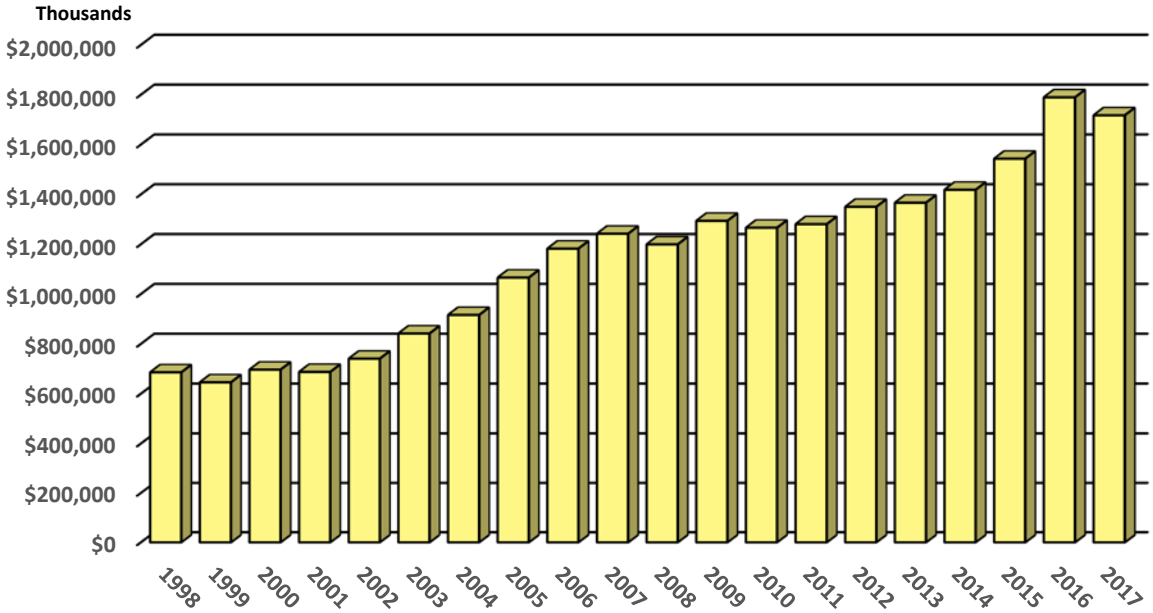
Source: WCBEA from National Credit Union Administration data.
Notes: Data represent loans and deposits as of the last day of each quarter. For example, data for the third quarter of 2017 represent loans and deposits as of September 30, 2017. As of January 1, 2000, one credit union discontinued reporting statistics. Beginning in 2003, the data reflect two additional credit unions. In late 2015, Warren Federal Credit Union merged with Community Financial Credit Union and became BLUE Federal Credit Union. As of January 2018, we no longer report data for two local area credit unions as they both now partner with a credit union headquartered in California.

Figure 11. Delinquencies, Cheyenne Area Credit Unions, 1999-2018



Source: WCBEA from National Credit Union Administration data.
Notes: Data represent delinquencies as of the last day of each quarter. For example, data for the third quarter of 2017 represent deliquencies as of September 30, 2017. As of January 1, 2000, one credit union discontinued reporting statistics. Beginning in 2003, the data reflect two additional credit unions. In late 2015, Warren Federal Credit Union merged with Community Financial Credit Union and became BLUE Federal Credit Union. As of January 2018, we no longer report data for two local area credit unions as they both now partner with a credit union headquartered in California.

Figure 12. Total Deposits, Laramie County Banks, 1998-2017



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

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Credit Union Data							
Deposits ($000)	1,456,191	1,567,887	1,568,147	1,569,304	7.77	0.09	0.07
Loans ($000)	1,312,921	1,432,300	1,817,811	1,862,515	41.86	30.04	2.46
Net Income YTD ($)	4,811,647	5,340,741	3,171,342	7,165,864	48.93	34.17	N/A
Delinquencies ($)	7,961,284	8,256,786	6,078,334	6,269,533	-21.25	-24.07	3.15
Memberships	137,958	143,686	139,167	142,331	3.17	-0.94	2.27
	FY 2014	**FY 2015**	**FY 2016**	**FY 2017**	**3 Year % Chg FY 2014 - FY 2017**	**2 Year % Chg FY 2015 - FY 2017**	**1 Year % Chg FY 2016 - FY 2017**
Banking Data							
Deposits ($000)[1]	1,418,528	1,543,334	1,789,595	1,717,499	21.08	11.28	-4.03

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

Notes: [1]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.

Additional Note: WCBEA reports data from the National Credit Union Administration for credit unions that are headquartered in Cheyenne, Wyoming. The data available for each credit union summarize the financial activity of multiple credit union branches/locations, if more than one location exists. As a result, changes occur periodically in the composition of credit union data reported. Most recently, our data no longer include two area credit unions, Unified People's Federal Credit Union and First Cheyenne Federal Credit Union. Both of these credit unions merged with NuVision Credit Union in early 2018; NuVision is headquartered in California. Taken together, these two credit unions accounted for a relatively small percentage of loans, deposits, delinquencies, memberships and net income reported for the Cheyenne area. One significant change in the recent past included the addition of BLUE Federal Credit Union in 2015, formed when a local credit union, Warren Federal Credit Union, merged with Community Financial Credit Union, headquartered in Colorado. Data for BLUE Federal Credit Union currently include five area locations as well as one location in Laramie, WY and seven additional locations in Northern Colorado. Due to the nature of these ongoing data changes and limitations, we recommend using caution when analyzing quarterly and annual changes.

Table 4A. Banking Deposit Market Share, Laramie County Institutions, 2017

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	$ 441,822	25.7%	25.7%
ANB Bank	CO	2	$ 220,723	12.9%	38.6%
First Interstate Bank	MT	2	$ 194,980	11.4%	49.9%
Wyoming Bank & Trust	WY	2	$ 149,031	8.7%	58.6%
Bank of the West	CA	3	$ 128,379	7.5%	66.1%
Western States Bank (fka Wyoming State Bank)	WY	2	$ 123,156	7.2%	73.3%
Jonah Bank of Wyoming	WY	2	$ 90,067	5.2%	78.5%
U.S. Bank National Association	OH	2	$ 88,921	5.2%	83.7%
Security First Bank	WY	2	$ 49,310	2.9%	86.5%
Platte Valley Bank	WY	2	$ 50,257	2.9%	89.5%
Pinnacle Bank - Wyoming	WY	2	$ 42,040	2.4%	91.9%
Cheyenne State Bank	WY	1	$ 39,903	2.3%	94.2%
Points West Community Bank	NE	1	$ 30,824	1.8%	96.0%
Farmers State Bank	WY	1	$ 23,251	1.4%	97.4%
Firs Tier Bank	NE	1	$ 18,201	1.1%	98.4%
Oregon Trail Bank	WY	1	$ 18,612	1.1%	99.5%
Central Bank and Trust	WY	1	$ 8,022	0.5%	100.0%
AMG National Trust Bank	CO	1	$ -	0.0%	100.0%
			1,717,499	100.0%	

Source: WCBEA from FDIC Deposit Market Share Report. 2017 data represent 18 institutions and 29 branch banks.

Note: Banking data reflect deposits as of June 30, 2017.

Residential and Commercial Construction

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

In the city of Cheyenne the number of single-family residential building permits issued rose over the last year and over the last quarter. The number of permits issued rose from 57 in the second quarter of 2017 to 64 in the second quarter of 2018 (12.3%). Over the quarter, the number of permits issued rose from 45 first quarter of 2018 to 64 in the second quarter of 2018 (42.2%).

Outside Cheyenne the change in the number of single-family residential building permits issued followed the same pattern. The number of permits issued rose from 43 in the second quarter of 2017 to 61 in the second quarter of 2018 (41.9%). The number of permits issues also rose over the last quarter, from 38 in the first quarter of 2018 to 61 in the second quarter of 2018 (60.5%).

The average monthly value of authorized construction in the city increased 27.0 percent over the last year, from second quarter of 2017 to the second quarter of 2018, and 103.9 percent from the first quarter of 2018 to the second quarter of 2018. The vast majority of the value of authorized construction during the second quarter of 2018 was split nearly evenly between the Laramie County Courthouse renovation and a new U-Haul/storage business. These two projects accounted for about 81.6 percent of the total authorized construction in the city. In the county, construction projects for Laramie County Community College (library renovation), Laramie County Fire District #2 and Cheyenne Hills Church (event barn and office) accounted for more than three-fourths (79.3%) of the authorized construction in the second quarter of 2018.

The Utilities section of Table 5 presents data on utility usage in Laramie County. Average monthly commercial and industrial power usage decreased 5.0 percent from the first quarter of 2018 to the second quarter of 2018 but increased 11.4 percent from one year ago.

The rate of growth in average monthly metered water taps remained at or 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 was consistent with the very low population growth in Laramie County.

Table 5. Laramie County Construction

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Construction							
Total Single-Family Bldg Permits - City	47	57	45	64	36.17	12.28	42.22
Total Single-Family Bldg Permits - Rural	60	43	38	61	1.67	41.86	60.53
Avg Monthly Building permits (All Construction) - City [1]	151	171	150	177	16.74	3.31	18.04
Avg Monthly Septic Permits - Rural	13	18	12	11	-15.00	-35.85	-8.11
Avg Monthly Value of Authorized Construction - City ($000)	13,276	12,331	7,682	15,662	17.97	27.02	103.87
Avg Monthly Value New Residential Construction - City ($000)	4,955	5,087	3,460	5,110	3.13	0.45	47.70
Utilities							
Avg Monthly Commercial & Industrial Power Usage ('000,000) Kwh	94	93	109	104	10.68	11.36	-4.99
Avg Monthly Residential Gas Usage ('000) Mcf	194	166	388	175	-10.03	4.87	-55.00
Avg Monthly Metered Water Taps (CBPU)	23,548	23,776	23,908	24,021	2.01	1.03	0.47
Avg Monthly Metered Water Taps (SCWSD)	3,339	3,356	3,376	3,380	1.23	0.71	0.12

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)

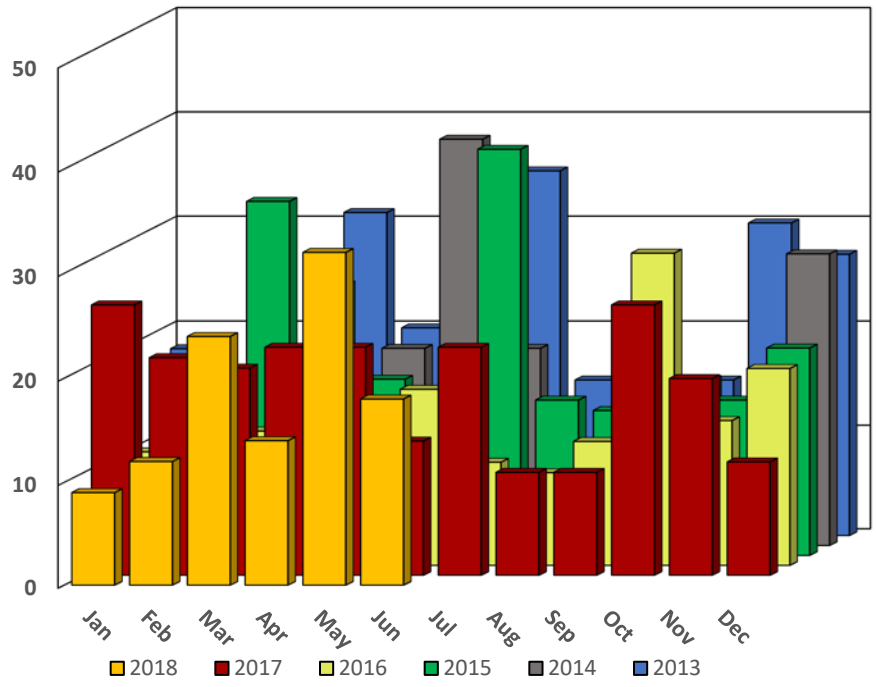
Note: [1]Data include building and non-building permits.

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

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**
Total	**26**	**18**	**21**	**48**	**195**	**54**	**47**	**29**	**49**	**31**	**37**	**40**	**595**
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**
Total	**11**	**25**	**24**	**23**	**27**	**58**	**41**	**14**	**20**	**22**	**14**	**41**	**320**
2015													
Units	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total Units**
Single Family	10	19	48	40	29	24	2	0	0	0	0	0	**172**
Manufactured	0	0	0	2	1	0	0	0	0	0	0	0	**3**
Duplex	0	0	0	0	0	0	0	0	0	5	6	0	**11**
Tri & Four Plex	0	0	0	0	0	20	0	0	0	0	0	0	**20**
Multi-family	0	0	0	0	0	0	39	32	23	47	32	26	**199**
Total	**10**	**19**	**48**	**42**	**30**	**44**	**41**	**32**	**23**	**0**	**0**	**0**	**289**
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**
Total	**21**	**13**	**34**	**35**	**130**	**38**	**39**	**32**	**23**	**47**	**32**	**26**	**470**
2017													
Units	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total Units**
Single Family	35	34	40	38	34	28	34	28	20				**291**
Manufactured	1	0	0	2	0	0	0	2	2				**7**
Duplex	0	0	0	0	0	0	0	0	0				**0**
Tri & Four Plex	0	0	0	12	6	36	12	0	0				**66**
Multi-family	0	0	0	0	0	0	0	0	40				**40**
Total	**36**	**34**	**40**	**52**	**40**	**64**	**46**	**30**	**62**				**404**
2018													
Units	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total Units**
Single Family	20	19	44	31	62	32							**208**
Manufactured	0	0	0	0	1	0							**1**
Duplex	0	0	0	0	0	0							**0**
Tri & Four Plex	0	9	0	0	0	24							**33**
Multi-family	12	0	0	0	0	0							**12**
Total	**32**	**28**	**44**	**31**	**63**	**56**							**254**

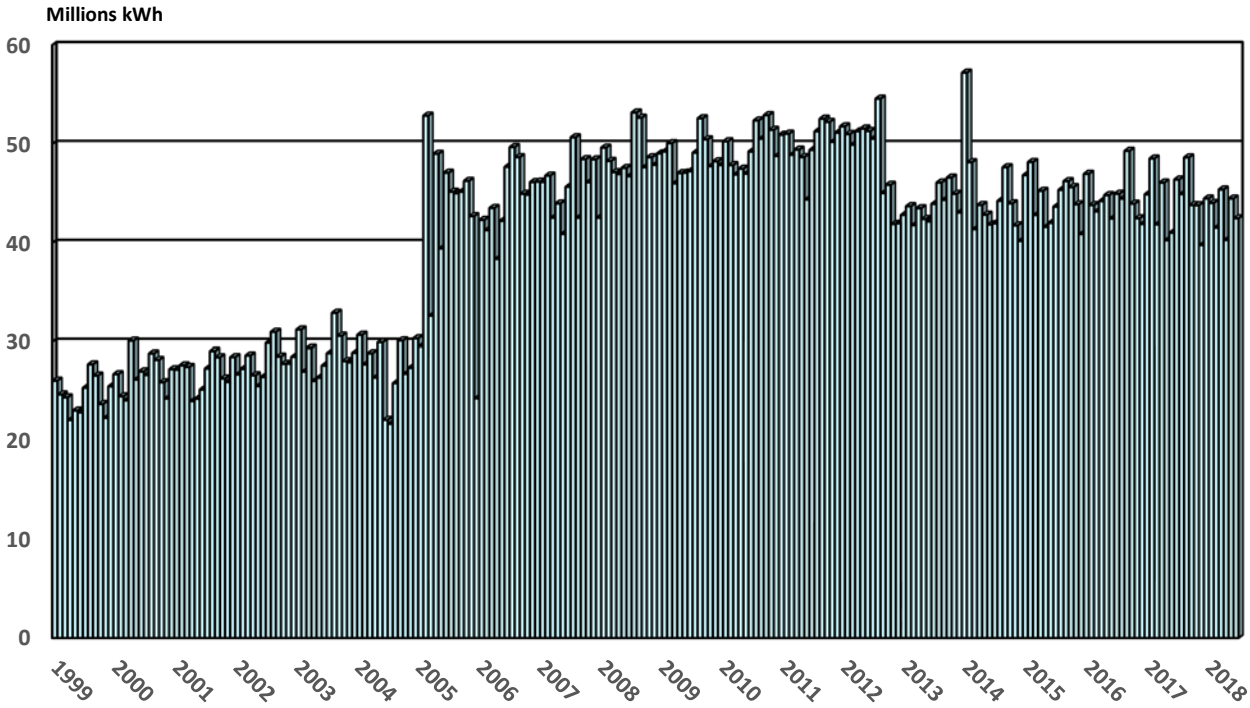
Source: WCBEA from Laramie County Planning & Development.

Figure 13. City of Cheyenne Single-Family Building Permits, 2013-2018, Monthly Totals



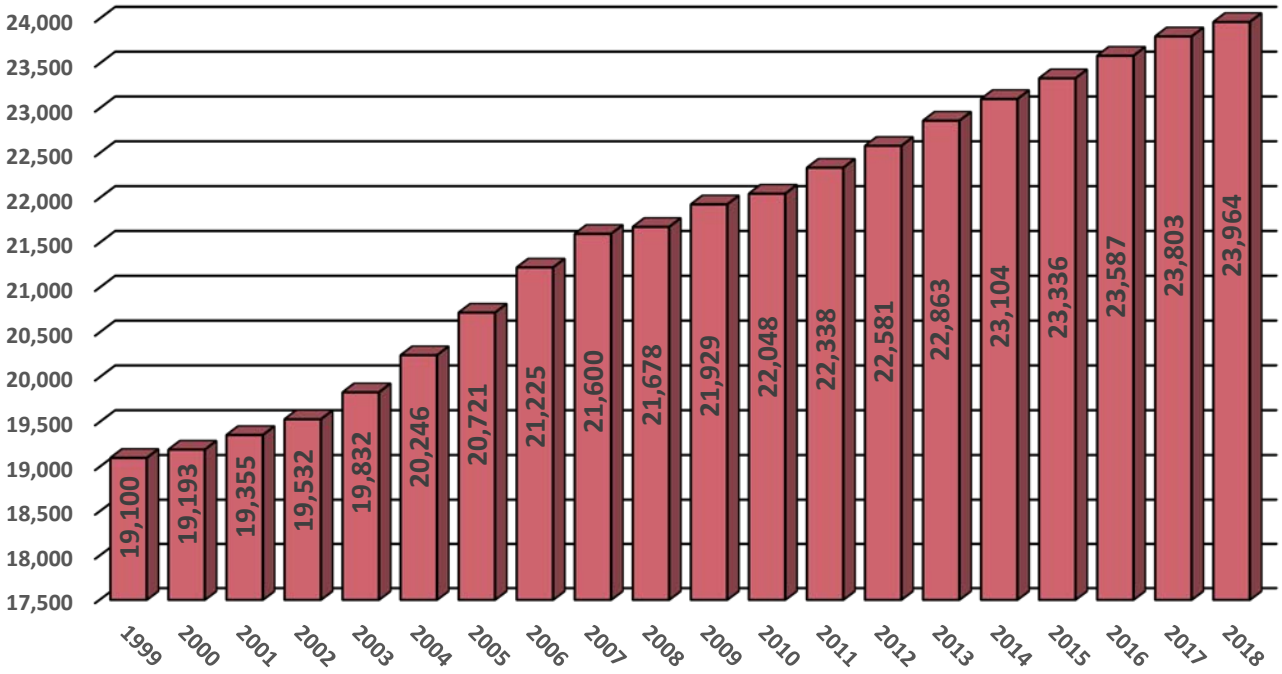
Source: WCBEA from City of Cheyenne Building Safety Department.

Figure 14. City of Cheyenne Commercial Electric Power Sales, 1999-2018, Monthly Totals



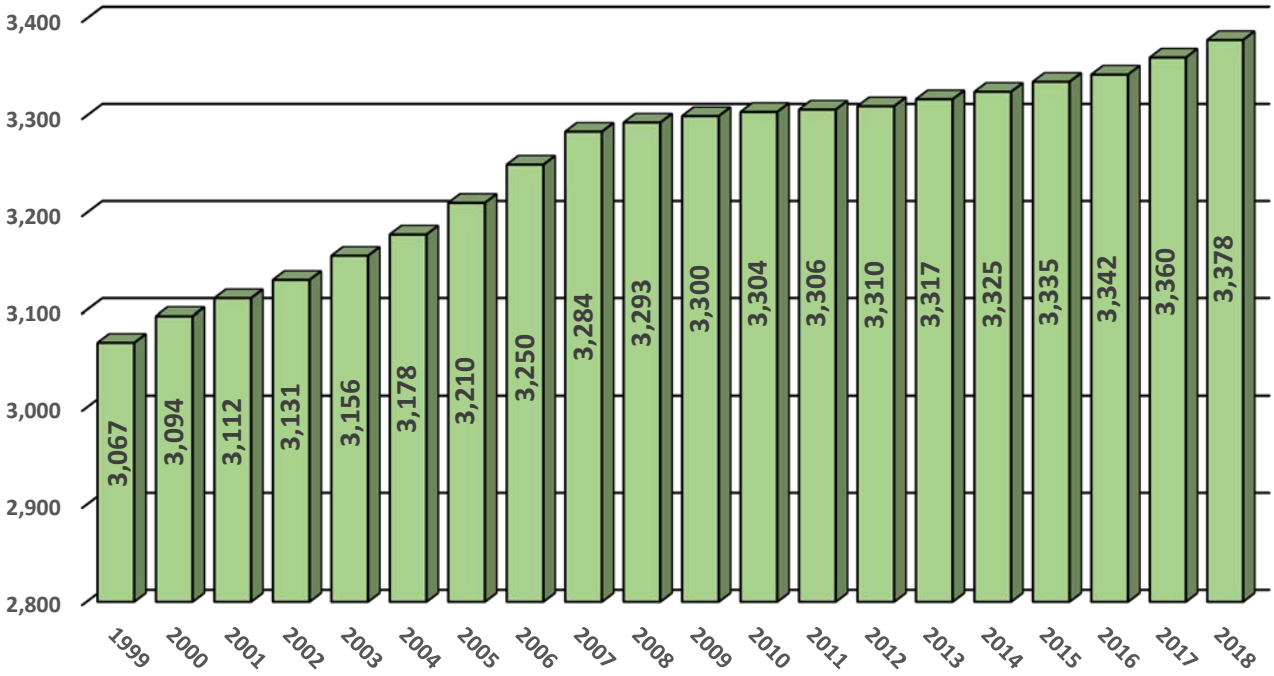
Source: WCBEA from Black Hills Power Corporation.

Figure 15. City of Cheyenne Metered Water Taps, 1999-2018, Monthly Average



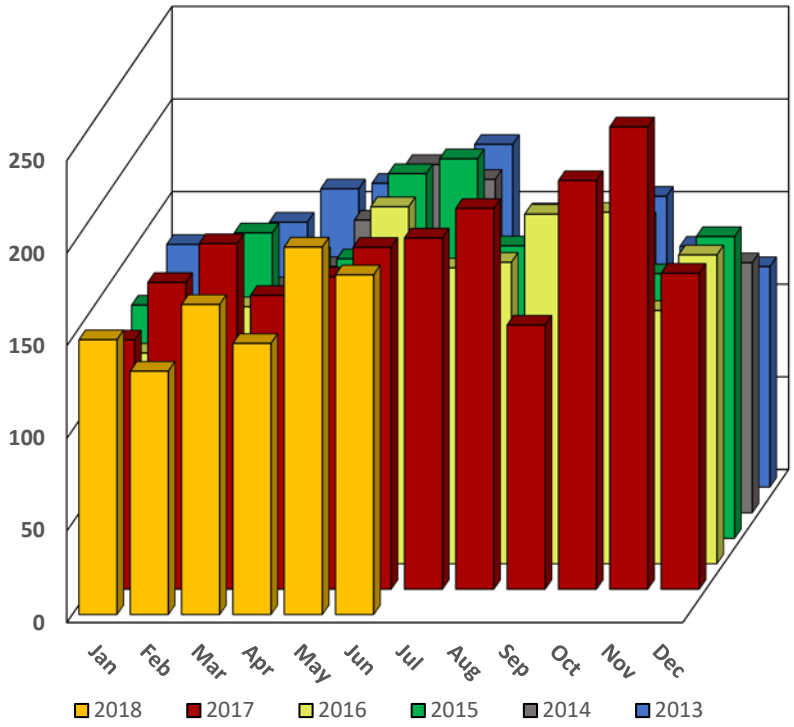
Source: WCBEA from Cheyenne Board of Public Utilities.

Figure 16. South Cheyenne Metered Water Taps, 1999-2018, Monthly Average



Source: WCBEA from South Cheyenne Water & Sewer District

Figure 17. City of Cheyenne Total Building Permits, 2013-2018, 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 the second quarter of 2018, there were 127 active properties on the local commercial real estate market, representing a 2.3 percent decrease from the first quarter of 2018 and a 5.8 percent increase from one year ago. While the number of available office properties fell 11.1 percent (-5 units) and the number of available warehouse properties decreased 3.6 percent (-1 unit), the number of available retail properties increased 5.3 percent (+3 units) over the quarter. Vacancy rates for office and retail properties improved over the quarter; rates for both types of properties dipped below 13 percent. The vacancy rate for warehousing properties remained unchanged.

From the first quarter of 2018 to the second quarter of 2018, the number of available warehousing units decreased 3.6 percent (-1 unit), the total square footage decreased less than 1.0 percent and the overall vacancy rate remained unchanged at 8.2 percent. The average lease rate fell slightly to $7.68/sf as compared to $7.78/sf at the end of the first quarter. Total vacant square footage remained relatively unchanged and ended the quarter at 461,361 sf as compared to 459,448 sf at the end of the first quarter of 2018.

The number of available retail properties for sale and/or lease increased 5.3 percent (+3 units) over the quarter while the overall retail vacancy rate decreased to 12.9 percent from 13.3 percent in the first quarter 2018. Vacancy in the Frontier Mall increased slightly to 20.5 percent. The anchor space at Frontier Mall previously occupied by Sears remained vacant; this space represents 15.5 percent of the total mall square footage. Vacancy at the Cheyenne Shopping Plaza increased substantially over the quarter to 26.9 percent. Other area mall vacancies remained relatively constant over the quarter. The total amount of vacant retail space ended the quarter at 523,523 as compared to 538,866 sf at the end of the first quarter 2018. Several additional large properties remained vacant, including the former Sutherlands (76,749 sf), Cole Safeway store (44,358 sf), Pioneer Printing (24,956 sf) and the Grier and Nuss buildings (19,715 sf).

The number of available office properties decreased 11.1 percent by the end of the second quarter of 2018 (-5 units) and the total square footage decreased by 10.4 percent (more than 36,000 sf). The Hansen building, representing more than 57,000 sf, entered the market during the fourth quarter of 2017 but is no longer available for sale while the City Center Building, representing more than 34,000 sf, entered the market for sale during the second quarter. The vacancy rate for office properties decreased from 13.6 to 12.9 percent over the quarter and is up from one year ago when it was 12.4 percent at the end of the second quarter of 2017. Total vacant office space by the quarter's end stood at 278,749 sf compared to first quarter 2018's total of 294,852 sf. Two large downtown buildings, the Hynds building and the former Z's Furniture, remained vacant although the Z's building was under consideration by the city. Together with the vacant space in the Qwest building, these three buildings represent more than two-fifths (43.0%) of the total vacant square footage of office space.

By the end of the current quarter, the volume of vacant medical space and the vacancy rate increased from 19,990 sf to 22,657 sf and 4.1 percent to 4.6 percent, respectively. One year ago the medical space vacancy rate stood at 6.1 percent.

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 2018, please see the Wyoming Center for Economic Analysis @ LCCC's homepage (www.wyomingeconomicdata.com) and click on Commercial Property Opportunities.

Table 6. Commercial Property for Sale and Lease, Cheyenne, 1,500 sq. ft. and up, 2015-2018

Property Type	# Properties	Square Footage	Avg. Lease Rate	Min./Max. Rate	Vacancy Rate
Third Quarter 2015					
Warehouse	18	329,488	$8.69	6.00 - 15.00	6.4% (FR)
Retail	56	270,383	$15.04	8.00 - 23.50	5.2% (FR)
Office Space	42	296,517	$14.80	6.67 - 27.00	13.5% (FR)
Fourth Quarter 2015					
Warehouse	23	446,356	$9.06	5.88 - 15.00	8.7% (FR)
Retail	59	358,084	$14.64	8.00 - 23.50	7.5% (FR)
Office Space	45	303,949	$15.07	6.67 - 27.00	14.0% (FR)
First Quarter 2016					
Warehouse	27	422,238	$7.62	1.00 - 13.00	7.5%
Retail	54	334,764	$14.06	8.00 - 20.00	6.8%
Office Space	36	261,183	$13.43	5.67 - 22.00	12.0%
Second Quarter 2016					
Warehouse	24	433,384	$7.69	1.00 - 13.00	7.7%
Retail	53	365,346	$14.64	8.00 - 24.00	7.5%
Office Space	40	240,958	$13.68	5.67 - 22.00	10.5%
Third Quarter 2016					
Warehouse	21	414,326	$7.66	1.00 - 13.00	7.4%
Retail	50	369,653	$14.36	8.00 - 24.00	7.5%
Office Space	45	290,894	$14.28	6.19 - 22.00	13.3%
Fourth Quarter 2016					
Warehouse	22	443,050	$8.06	4.50 - 13.00	7.7%
Retail	54	401,434	$13.25	8.00 - 24.00	8.0%
Office Space	43	269,819	$13.62	8.00 - 22.00	12.4%
First Quarter 2017					
Warehouse	24	461,908	$7.98	4.50 - 13.00	8.1%
Retail	44	372,206	$13.34	8.00 - 24.00	8.2%
Office Space	49	278,295	$14.05	8.00 - 22.00	12.8%
Second Quarter 2017					
Warehouse	28	492,320	$8.24	4.50 - 14.50	8.6%
Retail	42	455,448	$13.00	8.00 - 20.00	10.4%
Office Space	50	274,990	$14.03	8.00 - 22.00	12.4%
Third Quarter 2017					
Warehouse	27	442,067	$7.84	4.50 - 14.50	7.7%
Retail	50	474,625	$13.47	8.00 - 20.00	10.8%
Office Space	48	266,931	$14.00	10.00 - 22.00	12.1%
Fourth Quarter 2017					
Warehouse	26	456,368	$7.85	4.50 - 14.50	8.0%
Retail	49	434,979	$11.63	5.50 - 17.00	9.9%
Office Space	47	315,920	$14.50	7.50 - 22.00	11.7%
First Quarter 2018					
Warehouse	28	464,432	$7.78	4.50 - 14.50	8.2%
Retail	57	571,496	$10.90	5.50 - 17.00	13.3%
Office Space	45	352,421	$14.90	7.80 - 23.60	13.6%
Second Quarter 2018					
Warehouse	27	461,361	$7.68	4.50 - 14.50	8.2%
Retail	60	573,636	$13.77	6.00 - 23.50	12.9%
Office Space	40	315,683	$15.13	7.80 - 23.60	12.9%

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 2018, 2017 and 2016 are based upon preliminary 2016 baseline numbers.

Residential Housing Market

Table 7 provides data on the local residential housing market, both city and rural areas.

The Cheyenne Board of Realtors reported a 45.0 percent increase in the supply of homes for sale in the city of Cheyenne and a 15.7 percent increase in the supply of homes for sale in the rural part of Laramie County from the first quarter of 2018 to the second quarter of 2018.

Over the last year, the supply of homes for sale increased in the city of Cheyenne, from a monthly average of 272 units for sale in the second quarter of 2017 to a monthly average of 288 units for sale in the second quarter of 2018 (6.0%). In rural Laramie County, there was a 5.2 percent decrease in the supply of homes for sale over the last year, from a monthly average of 103 in the second quarter of 2017 to a monthly average of 98 in the second quarter of 2018.

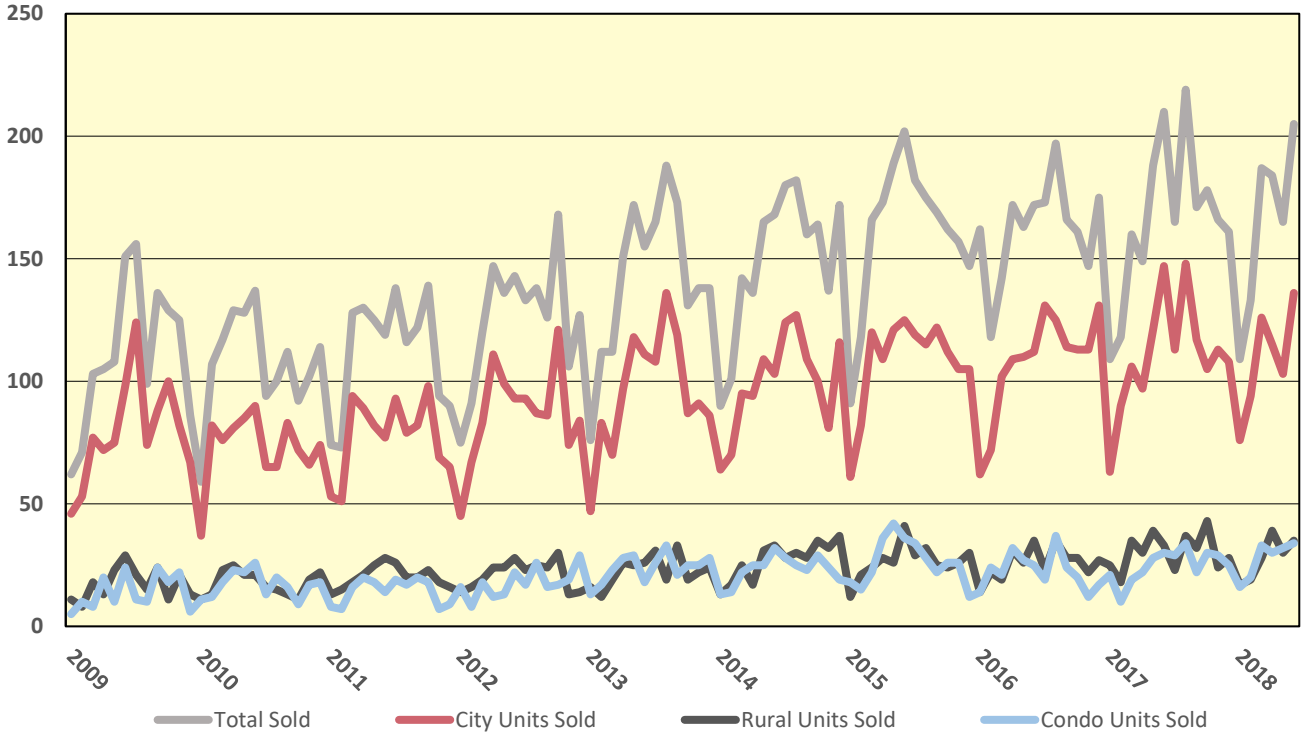
The average sales price for homes in the city of Cheyenne rose more than 10 percent over the last quarter and over the year to $262,453 during the second quarter of 2018 from $237,017 in the first quarter of 2018 (10.3%) and $237,933 in the second quarter of 2017 (10.7%).

The average sales price for homes in rural Laramie County increased from $365,060 in the first quarter of 2018 to $374,299 in the second quarter of 2018 (2.5%). Year-over-year the average sales price for homes in rural Laramie County rose by 6.0 percent, from $353,059 in the second quarter of 2017 to $374,299 in the second quarter of 2018.

Table 7 also 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 second quarter of 2018 there were 49 foreclosures initiated in Laramie County. This was a decrease of 9.3 percent over the quarter. The average monthly foreclosure rate remained constant at 0.3 percent from the first quarter of 2018 to the second quarter of 2018, but rose from 0.1 percent to 0.3 percent over the last year.

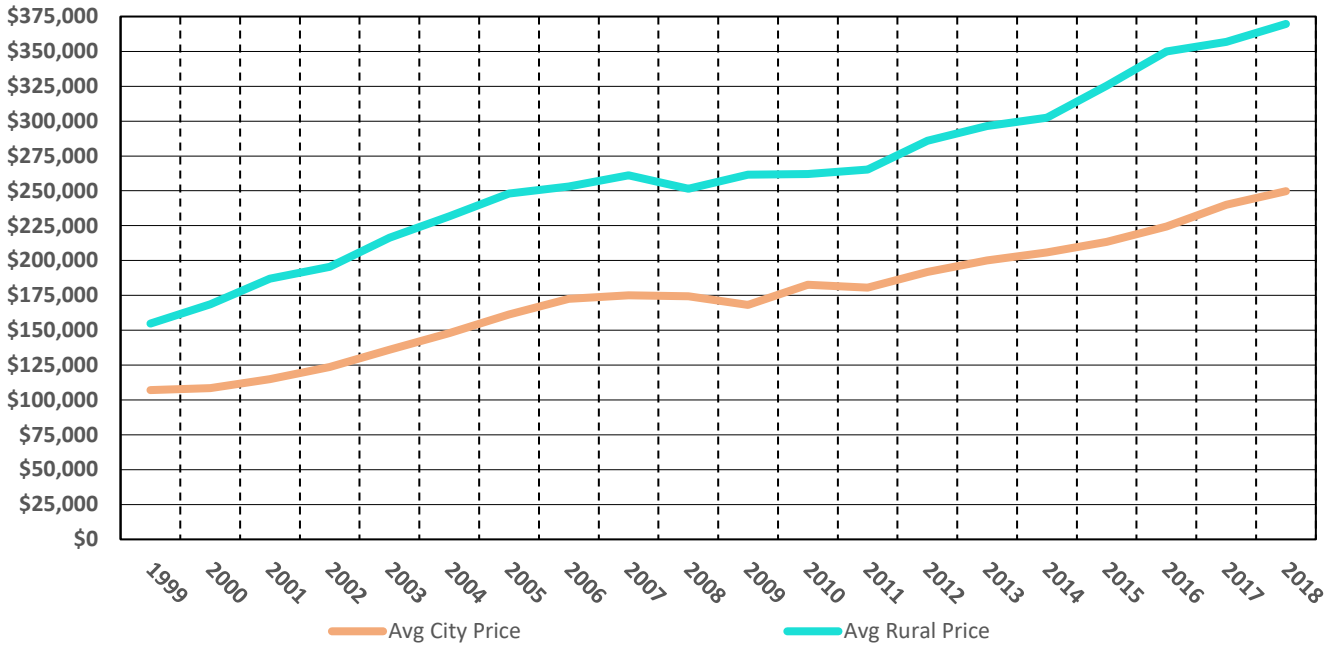
RealtyTrac recently released revised data on the number of mortgages that have negative equity and are "underwater" as defined by a combined loan to value (CLTV) ratio of 125 percent or more. Previously reported data included properties with a CLTV of 110 percent or more. The total number of negative equity loans increased from 848 in the first quarter of 2018 to 871 in the second quarter of 2018 (2.7%).

Figure 18. Laramie County Residential Units Sold, 2009-2018, Monthly Totals



Source: WCBEA from Cheyenne Board of Realtors.

Figure 19. Laramie County Average City and Rural Residential Sale Prices, 1999-2018



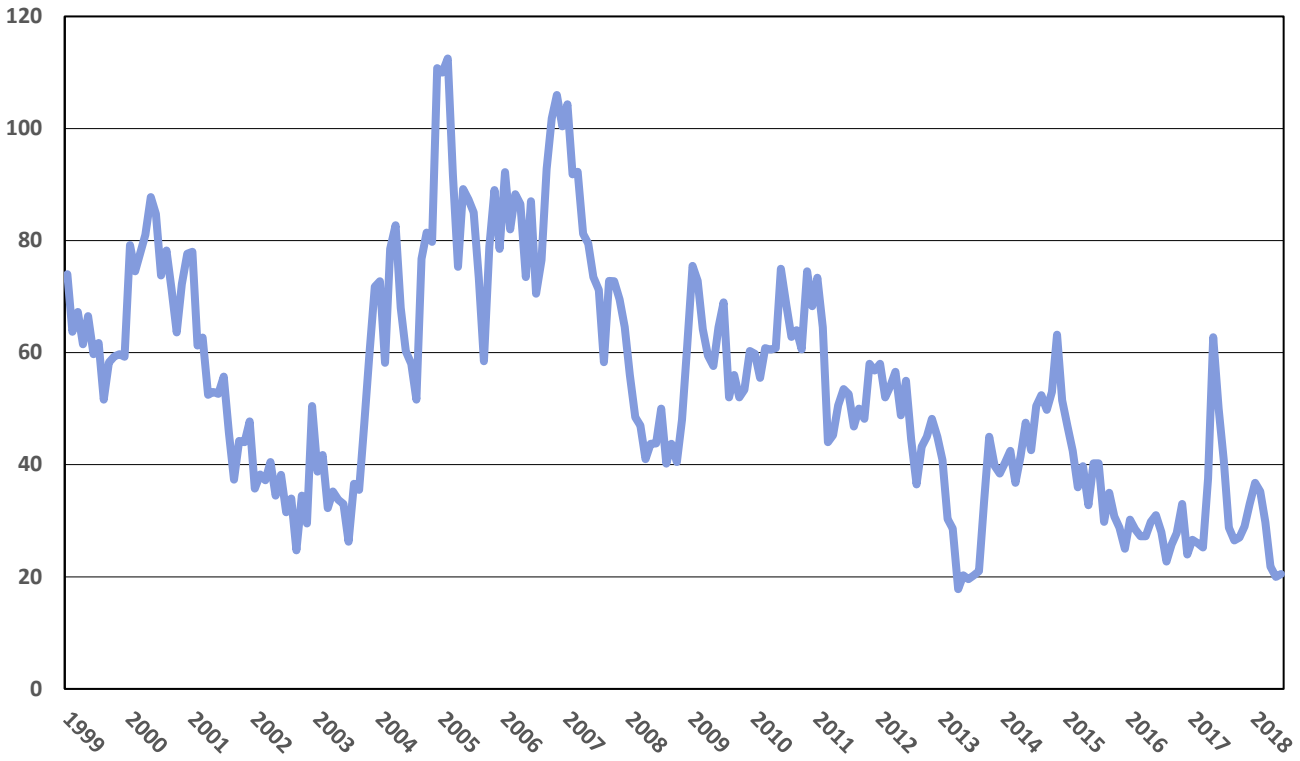
Source: WCBEA from Cheyenne Board of Realtors.

Apartment Vacancies

The vacancy rate in sampled apartments rose from 4.7 percent in the first quarter of 2018 to 5.3 percent in the second quarter of 2018. This vacancy rate remained relatively flat year-over-year, increasing slightly from 5.2 percent in the second quarter of 2017 to 5.3 percent in the second quarter of 2018.

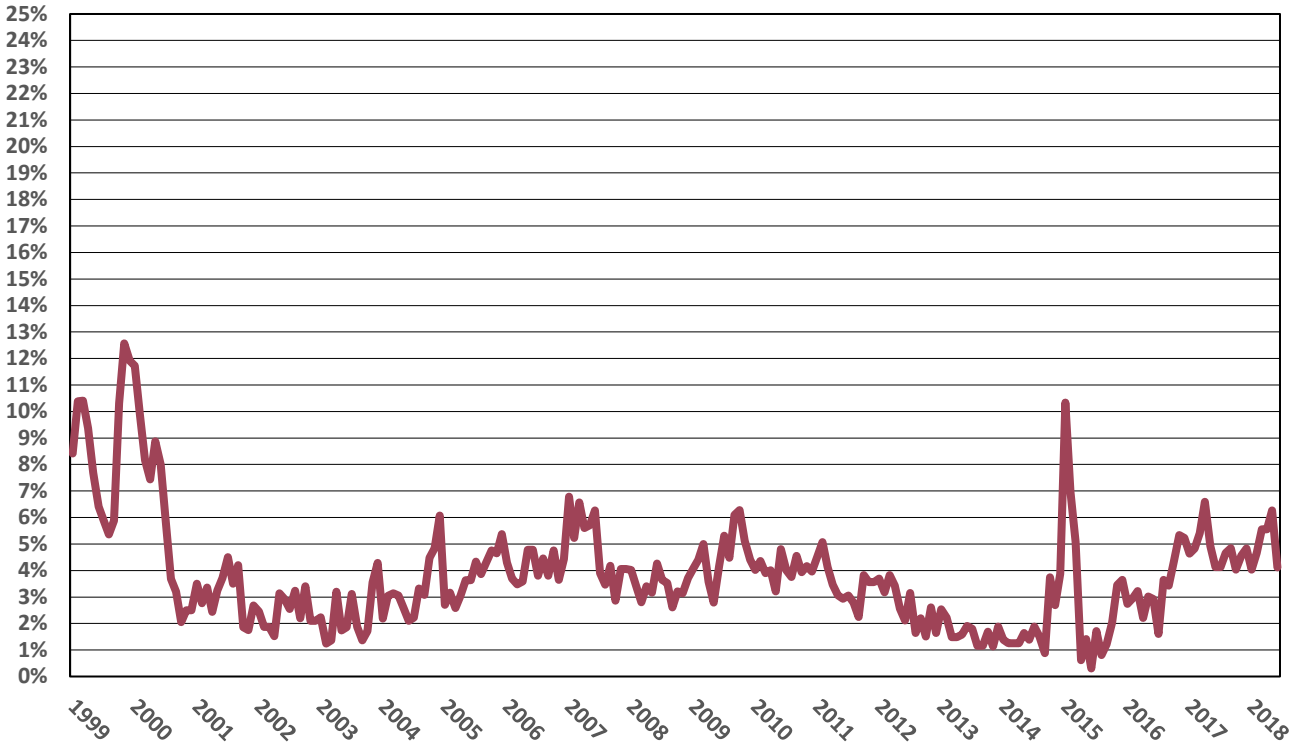
Table 7 below presents the above data.

Figure 20. City of Cheyenne Unfurnished Apartment Vacancies, 1999-2018, Monthly Totals



Source: WCBEA from Wyoming Tribune Eagle.

Figure 21. City of Cheyenne Sampled Apartments Vacancy Rate, 1999-2018, Monthly



Source: WCBEA from large apartment complex sample.

Table 7. Laramie County Residential Housing Market

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
RealtyTrac							
Foreclosure Initiations							
Total Foreclosure Initiations[1]	34	12	54	49	-	308.3	-9.3
Avg Monthly Foreclosure Rate[2]	0.2%	0.1%	0.3%	0.3%	-	312.5	-9.5
Additional Data							
Total Negative Equity Loans[3]	479	439	848	871	-	98.4	2.7
Cheyenne Board of Realtors							
Avg Monthly Residentials Sold	169	182	143	185	9.3	1.3	29.1
City							
Avg Monthly Units For Sale	225	272	199	288	28.2	6.0	45.0
Avg Sale Price ($)	229,872	237,933	237,017	262,453	14.2	10.3	10.7
Avg Days on Market[4]	39	38	40	30	-23.9	-21.9	-25.8
Rural							
Avg Monthly Units For Sale	108	103	85	98	-9.3	-5.2	15.7
Avg Sale Price ($)	351,577	353,059	365,060	374,299	6.5	6.0	2.5
Vacancies[5]							
Avg Monthly Furnished Apartments	2	1	2	1	-69.8	-31.4	-61.1
Avg Monthly Unfurnished Apartments	29	50	34	21	-29.2	-58.6	-38.8
Avg Monthly Homes and Duplexes	20	11	7	4	-80.5	-65.5	-41.3
Avg Monthly Mobile Homes	5	3	4	3	-49.4	-13.3	-40.8
Sampled Apartments Vacancy Rate[6]	2.7%	5.2%	4.7%	5.3%	95.6	1.8	11.9
Avg Monthly Sample Sizes	994	1,016	1,117	1,117	-	-	-

Sources: WCBEA from RealtyTrac and Cheyenne Board of Realtors.

Notes: Unless otherwise noted, data represent quarterly averages.

[1] The number of mortgages where the lender has initiated foreclosure proceedings and it has been made known through public notice.

[2] 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.

[3] The number of mortgages that have negative equity and are "underwater" as defined by a combined loan to value (CLTV) ratio of 125 percent or more. The CLTV includes any second liens on properties.

[4] Average days on market calculated as number of days from the listing date to the date the property is under contract.

[5] Vacancy data are obtained from the Wyoming Tribune Eagle.

[6] 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 declined over the last quarter, from 50 in the first quarter of 2018 to 31 in the second quarter of 2018 (-39.1%). This number was down from 54 a year ago, in the second quarter of 2017 (-42.9%). The Comea Shelter recorded a 22.1 percent decrease in the number of unit stays provided, (nights of lodging), from the first quarter of 2018 to the second quarter of 2018, and a 25.5 percent decrease over the last year.

There has been a fairly consistent decline since 2013 in the number of Department of Family Services (DFS) – Temporary Assistance for Needy Families (TANF) distributions. These distributions decreased over the last year, from 121 to 113 (-6.9%). Distributions also fell from the first quarter of 2018 to the second quarter of 2018 (-4.8%).

Local tourism numbers were mixed over last year. The Visit Cheyenne Walk-in count increased 20.2 percent, along with the trolley ridership (28.4%) and visitors to the Pine Bluffs Information Center (4.4%). The I-25 Visitor Center recorded a decrease in visitors over the last year of 0.4 percent and the Old West Museum recorded a decrease of 5.4 percent in paid visitors.

Table 8. Laramie County Demographics

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Human Services							
Emergency Room Visits	3,361	3,407	3,499	3,335	-0.8	-2.1	-4.7
Safehouse - # Sheltered	50	54	50	31	-38.3	-42.9	-39.1
Comea Shelter - Nights lodging	2,527	2,700	2,580	2,011	-20.4	-25.5	-22.1
DFS/TANF Distributions	115	121	118	113	-1.7	-6.9	-4.8
School Enrollments							
Laramie County School District #1	13,554	13,625	13,615	13,590	0.3	-0.3	-0.2
Laramie County School District #2	981	1,000	1,028	1,025	4.5	2.5	-0.3
Private Schools[1]	219	258	265	265	21.0	2.7	0.0
Home Schooling	318	338	373	373	17.3	10.4	0.0
Poder Academy	N/A	198	217	214	-	8.1	-1.2
Total School Enrollment[2]	15,072	15,419	15,498	15,467	2.6	0.3	-0.2
LCCC Enrollment - FTE (Laramie County Sites)	1,953	1,873	2,574	N/A	-	-	-
LCCC Enrollment - Headcount (Laramie County)	3,612	3,446	4,700	N/A	-	-	-

Notes: All data represent monthly averages for the quarter.

N/A – Not available

[1]Private school enrollment data since 2014 were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only.

[2]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.

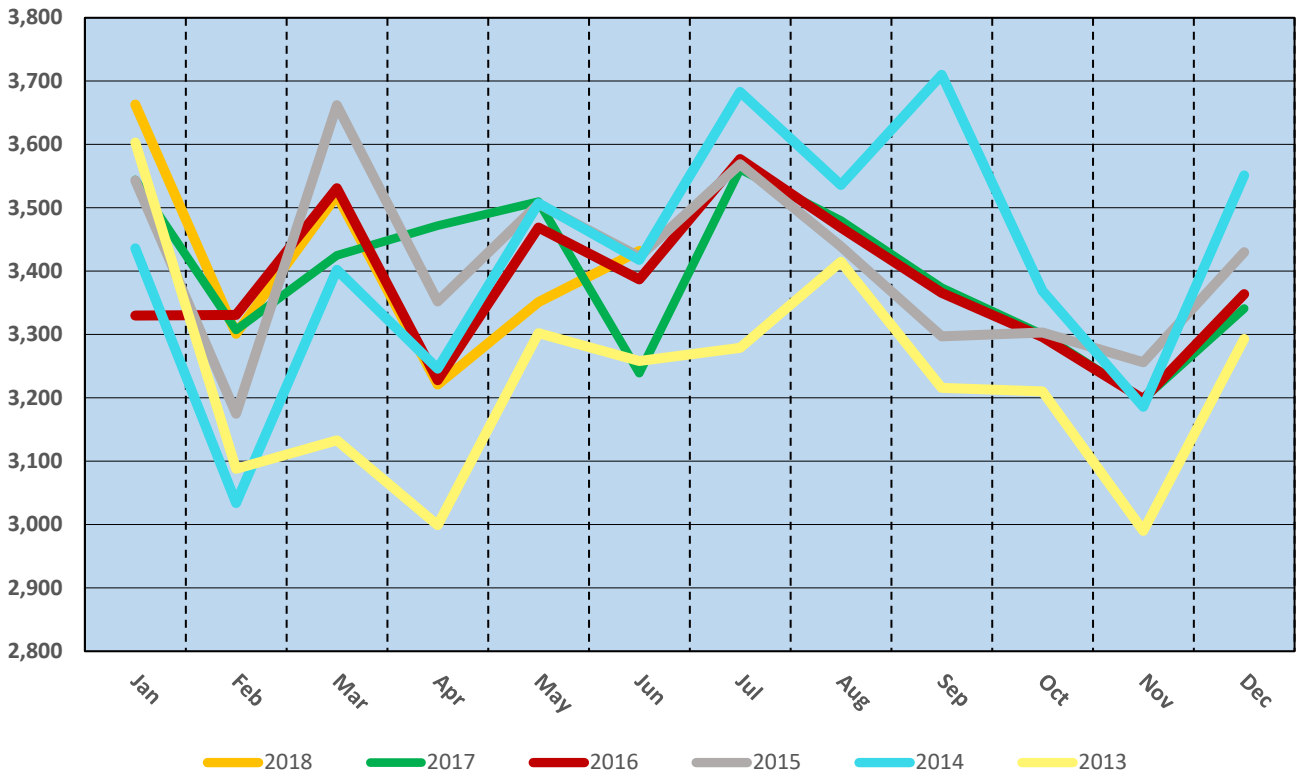
Sources: WCBEA from Cheyenne Regional Medical Center,
Safehouse Services,
Comea Shelter,
Wyoming Department of Family Services,
Laramie County School District #1,
Laramie County School District #2, and
Laramie County Community College.

Table 9. Laramie County Tourism Data

	2Q 2016	2Q 2017	1Q 2018	2Q 2018	2 Year % Chg 2Q/2016 - 2Q/2018	1 Year % Chg 2Q/2017 - 2Q/2018	Qtrly % Chg 1Q/2018 - 2Q/2018
Avg Monthly Accomodations Data							
Available Rooms	80,322	82,082	83,910	84,852	5.64	3.38	1.12
Nights Occupied	48,410	47,745	36,006	52,983	9.45	10.97	47.15
Occupancy Rate (%)	59.4	58.2	43.0	62.5	5.14	7.43	45.32
Average Room Rate	$89.54	$88.02	$79.39	$88.14	-1.57	0.13	11.01
Avg Monthly Visitor Data							
Visit Cheyenne Walk-in Count	3,568	4,152	2,328	4,992	39.89	20.22	114.45
Trolley Ridership	2,971	2,074	264	2,663	-10.36	28.38	908.71
Pine Bluffs Info Center	8,246	7,022	4,324	7,331	-11.10	4.40	69.53
I-25 State Visitor Center	16,067	15,447	3,575	15,383	-4.26	-0.41	330.25
Old West Museum Paid Visitor	2,343	1,895	603	1,792	-23.52	-5.42	197.02

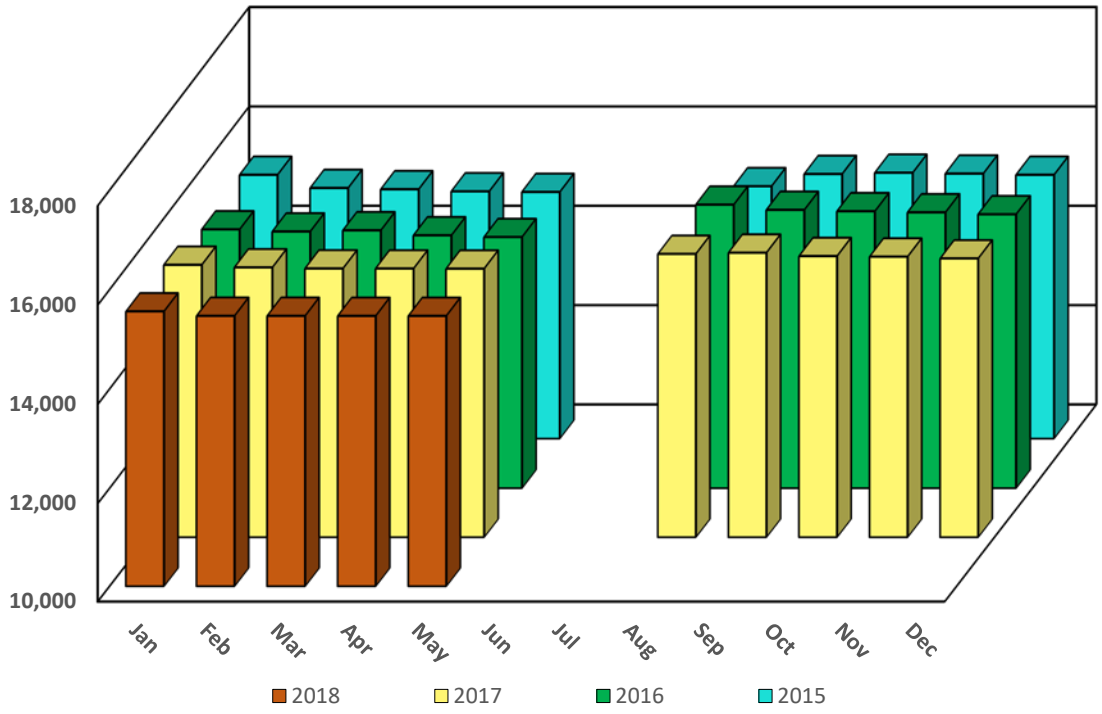
Source: WCBEA from Visit Cheyenne.

Figure 22. Emergency Room Visits, CRMC, 2013-2018



Source: WCBEA 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
Employment														
Total Civilian Labor Force (LAUS)	50,051	50,622	50,584	49,912	49,322	48,630	48,911	48,327	47,551	47,838	48,049	47,661	48,955	**2017**
	47,296	47,841	47,934	47,762	46,786	46,716							47,389	**2018**
Total Employment (LAUS)	47,737	48,569	48,552	48,208	47,602	46,842	47,224	46,766	45,979	46,127	46,307	45,922	47,153	**2017**
	45,272	45,891	46,114	46,132	45,176	44,860							45,574	**2018**
Total Employment (CES)	45,900	46,000	46,200	46,200	46,700	46,800	47,200	46,900	46,700	46,900	46,400	46,300	46,517	**2017**
	45,100	45,800	45,900	46,400	46,700	47,100							46,167	**2018**
Total Unemployment (LAUS)	2,314	2,053	2,032	1,704	1,720	1,788	1,687	1,561	1,572	1,711	1,742	1,739	1,802	**2017**
	2,019	1,950	1,820	1,630	1,610	1,856							1,814	**2018**
Unemployment Rate (LAUS)	4.6	4.1	4.0	3.4	3.5	3.7	3.4	3.2	3.3	3.6	3.6	3.6	3.7	**2017**
	4.3	4.1	3.8	3.4	3.4	4.0							4	**2018**
Initial Unemployment Claims	133	62	54	38	57	54	38	49	41	68	83	87	64	**2017**
	129	64	39	50	41	36							60	**2018**
Help Wanted Ads	581	432	616	404	707	583	387	807	641	451	319	202	511	**2017**
	440	522	590	710	524	724							585	**2018**
General Business Activity														
Auto Registrations	2,454	2,809	3,362	3,019	3,468	3,736	3,340	3,953	3,201	3,291	3,115	2,897	3,220	**2017**
	2,736	2,475	3,103	2,977	3,248	3,485							3,004	**2018**
Enplanements - CYS	199	153	331	172	51	15	15	15	161	11	152	14	107	**2017**
	155	7	104	0	139	0							68	**2018**
Retail Sales ($)	114,660,100	87,593,100	88,984,200	97,624,400	113,311,100	109,880,600	123,821,100	130,628,800	128,408,600	128,521,600	101,963,000	103,640,500	110,753,092	**2017**
	118,963,000	113,083,900	95,418,300	106,175,600	98,770,400	114,252,500							107,777,283	**2018**
Bankruptcies	7	8	25	20	18	15	16	13	16	16	19	7	15	**2017**
	7	15	19	21	30	17							18	**2018**

Employment data sources: Please see Table 1 footnote for a 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
Housing														
Real Estate Data														
Total Residential Units for Sale	342	333	337	405	465	488	474	451	437	406	371	329	403	**2017**
	311	332	369	536	385	398							389	**2018**
Total Residential Units Sold	109	118	160	149	188	210	165	219	171	178	166	161	166	**2017**
	109	133	187	184	165	205							164	**2018**
Average Residential Sold Price (City)	$236,302	$231,124	$218,596	$234,219	$237,291	$242,290	$239,927	$257,585	$249,738	$250,489	$241,977	$241,806	$240,112	**2017**
	$237,126	$237,389	$236,537	$247,212	$265,616	$274,530							$249,735	**2018**
Rental Data														
Furnished Apartments	3	4	2	1	1	1	1	1	1	1	3	1	2	**2017**
	2	2	1	1	1	0							1	**2018**
Unfurnished Apartments	27	26	25	38	63	50	41	29	27	27	29	33	34	**2017**
	37	35	30	22	20	21							27	**2018**
Homes & Duplexes	21	18	14	11	11	11	8	6	7	8	12	5	11	**2017**
	8	8	4	2	4	6							5	**2018**
Mobile Homes	7	4	3	3	3	3	4	5	5	5	3	4	4	**2017**
	5	4	4	3	3	3							4	**2018**
Sampled Apartments % Vacant	4.6%	4.8%	5.4%	6.6%	4.9%	4.1%	4.1%	4.7%	4.8%	4.0%	4.6%	4.8%	4.8%	**2017**
	4.0%	4.7%	5.6%	5.6%	6.3%	4.1%							5.0%	**2018**
Construction														
City														
Single-Family Permits	26	21	20	22	22	13	22	10	10	26	19	11	19	**2017**
	9	12	24	14	32	18							18	**2018**
Total Building Permits	135	166	187	159	169	185	190	206	143	221	266	171	183	**2017**
	149	132	168	147	199	184							163	**2018**
Value of Authorized Construction	$6,450,213	$5,997,481	$13,375,446	$16,600,261	$9,861,488	$10,530,259	$6,398,979	$11,128,358	$9,878,334	$9,507,355	$17,576,763	$7,206,412	$10,375,946	**2017**
	$7,901,764	$6,635,620	$8,509,362	$12,102,659	$13,372,101	$21,511,639							$11,672,191	**2018**
Residential Permit Value	$4,249,834	$4,599,300	$3,841,097	$4,689,594	$5,307,117	$5,265,299	$4,669,391	$2,084,043	$6,414,338	$4,770,736	$11,503,539	$3,946,365	$5,111,721	**2017**
	$2,166,307	$3,298,782	$4,915,018	$2,813,373	$6,728,937	$5,788,727							$4,285,191	**2018**
Rural														
Single-Family Permits	9	13	20	16	12	15	12	18	10	17	13	10	14	**2017**
	11	7	20	17	30	14							17	**2018**
Septic Permits	6	12	14	19	19	15	10	21	18	17	18	10	15	**2017**
	16	9	12	15	8	11							12	**2018**

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
Utilities														
Commercial & Industrial Power (Kwh) (0,000)	10,004	9,317	9,282	9,217	9,022	9,767	9,515	9,980	9,603	8,474	8,421	9,335	9,328	**2017**
	11,040	10,949	10,838	10,904	10,906	9,379							10,669	**2018**
Residential Gas Usage (Mcf) ('000)	449	369	298	206	183	111	55	50	54	137	222	292	202	**2017**
	394	405	365	280	170	74							281	**2018**
Metered Water Taps (CBPU)	23,610	23,591	23,693	23,682	23,783	23,862	23,888	23,940	23,903	23,971	23,853	23,861	23,803	**2017**
	23,892	23,877	23,954	23,950	24,032	24,081							23,964	**2018**
Metered Water Taps (SCW&SD)	3,348	3,350	3,353	3,355	3,357	3,357	3,361	3,364	3,367	3,369	3,371	3,373	3,360	**2017**
	3,376	3,376	3,376	3,379	3,380	3,381							3,378	**2018**
Human Services														
Total Emergency Room Visits	3,544	3,307	3,425	3,472	3,510	3,239	3,561	3,480	3,374	3,300	3,198	3,341	3,396	**2017**
	3,663	3,308	3,527	3,221	3,351	3,432							3,417	**2018**
Safehouse - Number of People Sheltered	61	55	57	57	45	59	59	63	41	35	31	37	50	**2017**
	53	49	49	32	33	27							41	**2018**
Comea Shelter - Total Nights Lodging	2,223	2,492	2,759	2,670	2,759	2,670	2,759	2,759	2,670	2,759	2,670	2,759	2,662	**2017**
	2,666	2,408	2,666	2,176	1,980	1,877							2,296	**2018**
School Enrollments														
Laramie County District #1	13,710	13,668	13,635	13,625	13,625	-	-	13,776	13,797	13,744	13,734	13,710	13,702	**2017**
	13,665	13,590	13,590	13,590	13,590	-							13,605	**2018**
Laramie County District #2	1,001	998	995	1,001	999	-	-	1,052	1,053	1,053	1,056	1,050	1,026	**2017**
	1,033	1,026	1,026	1,025	1,025	-							1,027	**2018**
Total School Enrollment	15,496	15,443	15,422	15,420	15,418	-	-	15,715	15,739	15,671	15,660	15,624	15,561	**2017**
	15,558	15,468	15,468	15,467	15,467	-							15,486	**2018**
LCCC Enrollment - FTE (Laramie County Sites)	2,586	2,586	2,586	2,586	2,586	446	446	2,647	2,647	2,647	2,647	2,647	2,255	**2017**
	2,574	2,574	2,574	2,574	2,574	N/A							2,574	**2018**
LCCC Enrollment - Headcount (Laramie County Sites)	4,548	4,548	4,548	4,548	4,548	1,241	1,241	4,587	4,587	4,587	4,587	4,587	4,013	**2017**
	4,700	4,700	4,700	4,700	4,700	N/A							4,700	**2018**

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
Taxes														
Tax Collections - 4% State, 1% Optional, & Lodging	$9,193,715	$7,212,764	$7,269,016	$8,008,106	$8,759,427	$9,028,248	$9,831,458	$10,638,198	$10,929,175	$11,180,610	$9,132,243	$8,278,030	$9,121,749	**2017**
	$10,091,228	$9,002,427	$8,210,079	$9,127,447	$8,435,552	$9,434,805							$9,050,256	**2018**
Tax Collections - Wholesale and Retail Sales and Use Tax	$4,503,333	$3,140,125	$3,323,854	$3,561,652	$4,059,541	$3,880,691	$4,538,547	$4,887,502	$4,309,751	$4,631,145	$3,869,194	$3,977,470	$4,056,900	**2017**
	$5,014,163	$4,531,464	$3,644,823	$4,177,215	$3,657,957	$4,252,710							$4,213,055	**2018**
Tax Receipts to County Entities - 4% State & 1% Optional	$3,984,341	$3,116,386	$3,134,564	$3,458,767	$3,785,629	$3,883,285	$4,215,065	$4,497,174	$4,665,432	$4,775,486	$3,864,752	$3,574,185	$3,912,922	**2017**
	$4,336,851	$3,892,773	$3,553,470	$3,939,373	$3,634,604	$4,054,328							$3,901,900	**2018**
Tax Receipts - 1% Optional Sales and Use Tax	$1,811,596	$1,418,152	$1,425,146	$1,572,839	$1,719,990	$1,765,369	$1,918,575	$2,048,666	$2,123,159	$2,175,046	$1,761,601	$1,629,876	$1,780,835	**2017**
	$1,978,948	$1,771,331	$1,616,490	$1,793,780	$1,656,256	$1,844,149							$1,776,826	**2018**
Tax Receipts - Lodging Tax	$88,226	$85,936	$104,543	$95,348	$95,922	$140,433	$182,007	$318,882	$240,224	$223,313	$168,475	$106,576	$154,157	**2017**
	$127,375	$88,637	$81,881	$118,608	$109,265	$169,867							$115,939	**2018**
Tourism														
Available Rooms	83,917	75,796	83,886	81,180	83,886	81,180	86,676	86,676	83,880	86,676	83,880	86,707	83,695	**2017**
	86,707	78,316	86,707	83,910	86,707	83,940							84,381	**2018**
Nights Occupied	33,703	32,169	35,459	37,263	49,229	56,743	62,517	61,614	60,243	45,142	39,711	31,519	45,443	**2017**
	32,747	35,526	39,746	43,248	50,424	65,278							44,495	**2018**
Occupancy Percentage	40.2	42.4	42.3	45.9	58.7	69.9	72.1	71.1	71.8	52.1	47.3	36.4	54.2	**2017**
	37.8	45.4	45.8	51.5	58.2	77.8							52.7	**2018**
Average Room Rate	$81.82	$80.02	$81.34	$81.89	$87.63	$94.55	$130.63	$104.95	$91.63	$85.08	$81.71	$75.18	$89.70	**2017**
	$78.55	$81.96	$77.67	$81.98	$86.37	$96.06							$83.76	**2018**
Visit Cheyenne Walk-In Count	1,710	1,390	2,051	1,718	3,977	6,761	11,520	4,335	5,160	2,349	2,548	3,254	3,898	**2017**
	2,563	1,823	2,597	2,676	5,657	6,642							3,660	**2018**
Trolley Ridership	984	208	311	428	3,290	2,505	2,666	2,134	2,109	1,318	294	4,243	1,708	**2017**
	212	457	123	1,336	4,241	2,412							1,464	**2018**
Pine Bluffs Information Center	3,245	4,277	5,694	5,585	5,792	9,688	11,225	9,905	7,768	4,991	4,637	4,777	6,465	**2017**
	4,208	3,433	5,331	5,404	5,728	10,860							5,827	**2018**
Wyoming State Museum	2,370	2,189	2,857	2,602	4,161	5,100	5,095	4,912	4,321	3,037	1,994	2,369	3,417	**2017**
	2,338	1,998	2,947	3,329	3,853	4,921							3,231	**2018**
I-25 State Visitor Center	3,228	3,432	5,601	6,318	13,445	26,578	32,011	28,638	20,127	9,870	3,789	3,128	13,014	**2017**
	3,068	2,737	4,921	5,335	14,384	26,430							9,479	**2018**
Old West Museum Paid Visitor	386	324	1,399	1,421	1,784	2,479	4,794	2,788	2,400	1,076	856	442	1,679	**2017**
	288	316	1,206	1,111	1,726	2,539							1,198	**2018**

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 Year	Most Recent Period Value	Previous Period Year	Previous Period Value	% Change In Value
Demography					
Total Population - Cheyenne[1]	2017	63,624	2016	63,601	0.0%
Total Population - Laramie County[1]	2017	98,327	2016	97,968	0.4%
Total Male Population[1]	2017	49,790	2016	49,682	0.2%
Total Female Population[1]	2017	48,537	2016	48,286	0.5%
% of Population - Under 20 Years Old[1]	2017	32.5%	2016	32.8%	-1.1%
% of Population - 65 Years & Older[1]	2017	15.6%	2016	15.1%	3.4%
Median Age[2]	2017	37.0	2016	36.8	0.5%
% of Population - White Alone (Non-Hispanic)[1]	2017	78.6%	2016	78.9%	-0.4%
% of Population - Native American Alone[1]	2017	0.7%	2016	0.8%	-3.9%
% of Population - Hispanic or Latino[1]	2017	14.8%	2016	14.5%	2.1%
Households - County[2]	2016	38,181	2015	37,740	1.2%
Average Household Size - County[2]	2016	2.5	2015	2.5	0.0%
Households - Cheyenne[3]	2016	25,397	2015	25,130	1.1%
% of Households (HH) Headed by Married Couples[2]	2016	51.6%	2015	46.7%	10.5%
% of HH Headed by Single Female (w/own children <18 yrs.)[2]	2016	6.4%	2015	8.4%	-23.8%
Weather & Geography					
Total Area (sq. miles)[4]	2010	2,686	-	-	-
Total Area (sq. miles)[11] - Cheyenne	2017	28.75	2016	28.73	0.1%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.)[5]	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne[5]	1981 - 10	58.6	1971 - 00	58.1	0.9%
Avg Min Temperature (F) - Cheyenne[5]	1981 - 10	33.9	1971 - 00	33.5	1.2%
Average Annual Precipitation (inches) - Cheyenne[5]	1981 - 10	15.9	1971 - 00	15.5	2.8%
Average Daily Wind Speed (mph)[5]	1996 - 08	12.1	1996 - 06	12.4	-2.4%
Crime & Law Enforcement[6]					
Crimes	2016	3,184	2015	2,481	28.3%
Crimes per 10,000 Persons	2016	324.4	2015	255.3	27.1%
Homicides per 10,000 Persons	2016	0.8	2015	0.3	-
Rapes per 10,000 Persons	2016	3.7	2015	1.9	98.1%
Robberies per 10,000 Persons	2016	1.8	2015	1.7	4.9%
Aggravated Assaults per 10,000 Persons	2016	18.6	2015	11.9	56.2%
Burglaries per 10,000 Persons	2016	48.6	2015	43.9	10.6%
Larcenies & Thefts per 10,000 Persons	2016	224.6	2015	184.9	21.5%
Motor Vehicle Thefts per 10,000 Persons	2016	26.3	2015	12.0	118.4%
Education					
% of Pop. (25 yrs. & older) with High School Diploma or higher[2]	2016	94.0%	2015	92.1%	2.1%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher[2]	2016	27.3%	2015	27.5%	-0.7%
Pupil -Teacher Ratio in LCSD #1[7]	2016 - 17	13.3	2015 - 16	13.4	-0.3%
Pupil -Teacher Ratio in LCSD #2[7]	2016 - 17	10.4	2015 - 16	9.7	7.9%
Expenditures Per Pupil in LCSD #1[7]	2016 - 17	$18,369	2015 - 16	$18,315	0.3%
Expenditures Per Pupil in LCSD #2[7]	2016 - 17	$25,365	2015 - 16	$21,636	17.2%
LCSD #1 Enrollment[8]	2017 - 18	14,071	2016 - 17	14,036	0.2%
LCSD #2 Enrollment[8]	2017 - 18	1,051	2016 - 17	1,001	5.0%
Total School Enrollments Laramie County[9]	2017 - 18	15,122	2016 - 17	15,037	0.6%
% of Students in Private Schools[9]	2017 - 18	1.7%	2016 - 17	1.6%	8.8%
% of Students Home-Schooled[9]	2017 - 18	2.4%	2016 - 17	2.2%	7.8%
ACT Average Composite Score (range 1-36) LCSD #1[10]	2016 - 17	19.7	2015 - 16	20.6	-4.4%
ACT Average Composite Score (range 1-36) LCSD #2[10]	2016 - 17	20.6	2015 - 16	20.9	-1.4%
LCSD #1 Graduation Rate[11]	2016 - 17	78.6%	2015 - 16	78.8%	-0.3%
LCSD #2 Graduation Rate[11]	2016 - 17	89.1%	2015 - 16	91.2%	-2.3%

Items	Most Recent Period Year	Most Recent Period Value	Previous Period Year	Previous Period Value	% Change In Value
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester)[12]	2017	2,647.3	2016	2,668.1	-0.8%
Average Student Age at LCCC (Fall Semester)[12]	2017	24.9	2016	25.6	-2.7%
Median Student Age at LCCC (Fall Semester)[12]	2017	20.0	2016	21.0	-4.8%
3 -Year Graduation Rate at LCCC[12]	2016	24.0%	2014	23.0%	4.3%
3 - Year Rate of Transfer from LCCC[12]	2016	24.0%	2014	18.4%	30.4%
Housing					
Average Rent for 2-3 Bedroom House ($)[13]	4Q17	$1,180	2Q17	$1,164	1.4%
Average Rent for 2 Bedroom Apartment ($)[13]	4Q17	$785	2Q17	$782	0.4%
Average Rent for 2-3 Bedroom Mobile Home ($)[13]	4Q17	$868	2Q17	$882	-1.6%
Average Sales Price - Cheyenne[14]	2017	$240,112	2016	$224,499	7.0%
Average Sales Price - Rural Laramie County[14]	2017	$356,755	2016	$349,838	2.0%
Laramie County's Economy					
Median Household Income[2]	2016	$62,221	2015	$60,599	2.7%
Mean Household Income[2]	2016	$73,885	2015	$80,196	-7.9%
Per Capita Personal Income ($)[15]	2016	$49,763	2015	$49,646	0.2%
Average Wage per Job[15]	2016	$46,663	2015	$46,027	1.4%
Average Annual Pay ($)[16]	2016	$44,179	2015	$43,760	1.0%
Employment & Labor					
Employment[17]	2017	46,800	2016	46,417	0.8%
Unemployment Rate[18]	2017	3.7%	2016	4.1%	-9.8%
Total Non-farm Jobs[15]	2016	65,394	2015	65,718	-0.5%
Percent of Jobs in Selected Industries					
% of Jobs in Farming	2016	2.0%	2015	2.0%	0.9%
% of Jobs in Mining	2016	1.4%	2015	1.4%	-2.9%
% of Jobs in Government	2016	26.4%	2015	26.1%	1.1%
% of Jobs in Construction	2016	6.0%	2015	6.5%	-7.6%
% of Jobs in Manufacturing	2016	2.3%	2015	2.4%	-3.9%
% of Jobs in Trans. & Ware.	2016	5.9%	2015	6.2%	-4.7%
% of Jobs in FIRE	2016	10.7%	2015	10.6%	0.8%
% of Jobs in Retail Trade	2016	10.8%	2015	10.7%	1.4%
% of Jobs in Wholesale	2016	2.2%	2015	2.2%	1.6%
Labor Force Demographics[2]					
% of Labor Force Age 16-19	2016	4.5%	2015	4.6%	23.0%
% of Labor Force Age 20-24	2016	9.1%	2015	11.5%	13.7%
% of Labor Force Age 25-44	2016	45.8%	2015	42.9%	-1.8%
% of Labor Force Age 45-54	2016	20.7%	2015	20.6%	3.1%
% of Labor Force Age 55-64	2016	14.9%	2015	15.6%	-11.1%
% of Labor Force Age 65-74	2016	3.8%	2015	4.5%	-8.0%
% of Labor Force Age 75 and over	2016	1.1%	2015	0.4%	162.7%
% of Labor Force Male	2016	54.5%	2015	54.5%	2.1%
% of Labor Force Female	2016	45.5%	2015	45.5%	-2.4%
% of Males in Labor Force	2016	85.1%	2015	85.1%	0.5%
% of Females in Labor Force	2016	75.0%	2015	75.0%	-4.7%
CPI					
U.S. CPI[19]	2017	245.1	2016	240.0	2.1%
Annual Inflation Rate - Cheyenne[13]	2Q17	1.7%	4Q16	3.1%	-45.2%

Sources:

[1]Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1

[2]U.S. Census Bureau, American Community Survey, 1 Year Estimates

[3]U.S. Census Bureau, American Community Survey, 5 Year Estimates

[4]U.S. Census Bureau, State and County QuickFacts

[5]Western Regional Climate Center

[6]Wyoming Division of Criminal Investigation

[7]Wyoming Department of Education Statistical Report Series 3, District Financial Profile

[8]Wyoming Department of Education Statistical Report Series 2, Fall Enrollment Summary by Grade, for Districts and State

[9]WCBEA from Wyoming Department of Education, LCSD#1, LCSD#2 and Cheyenne Area Schools

[10]Wyoming Department of Education, Assessment Reports

[12]Laramie County Community College, Institutional Research Office

[13]Wyoming Department of Administration & Information,

[14]Cheyenne Board of Realtors

[15]U.S. Department of Commerce, Bureau of Economic
Note: Non-farm employment data include proprietors

[16]U.S. Department of Labor, Bureau of Labor Statistics

[17]Wyoming Department of Workforce Services, Labor Market Information, CES Data

[18]Wyoming Department of Workforce Services, Labor Market Information, LAUS Data

[19]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