

# Economic Indicators for Greater Cheyenne

June 2015

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Wyoming Center for Business & Economic Analysis  
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# **Economic Indicators For Greater Cheyenne**

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## Preface

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**ECONOMIC INDICATORS  
ANALYSIS**

## **SECOND QUARTER 2015**

### **OVERVIEW**

Economic activity over the first quarter of 2015 was decidedly mixed for the greater Cheyenne area. Labor market data suggested moderate to strong growth in new job creation and strong improvement in the number of jobless workers. For instance, Current Employment Statistics (CES) increased 3.0 percent from first quarter 2014 with a gain of 1,366 jobs. The number of unemployed workers fell by an average of 213 per month which resulted in a first quarter unemployment rate of 4.6 percent. Last year at this time, this indicator stood at 5.1 percent. Initial claims for unemployment insurance improved by a large margin, down 16.1 percent year-over-year. It also declined by 47 percent from fourth quarter 2014. There was an expectation that this particular series would have posted large increases in applications for unemployment insurance given the decline in oil and gas drilling activity in the latter half of 2014, but either that did not occur or there is a larger than expected time lag in data recognition.

CES statistics from two years ago continued to report very positive job growth. From first quarter 2013 to first quarter 2015, the number of new jobs created in the local economy stood at 2,600 whereas, LAUS data reported an increase of 1,847 new jobs. See Table 1 below for additional details. This consistent and long-term job growth stood in contradiction to the very weak estimated population growth figures released by Census Bureau in late May. The Bureau reported a gain of only 0.4 percent or 374 persons for Laramie County between July 1, 2013 and July 1, 2014. Historically, population growth in Laramie County is tied directly to job growth and thus such a low population growth estimate seemed highly problematic.

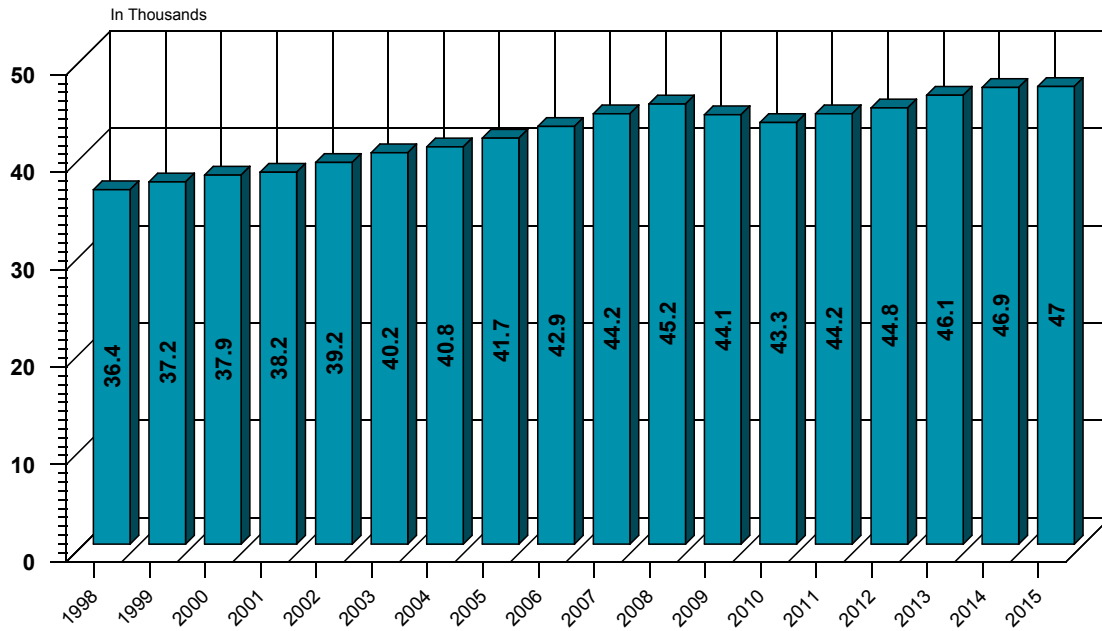
### **Labor Market Performance**

Table 1 presents more detail in labor market indicators for Laramie County. Help-Wanted advertisements which have been on a multi-quarter run up took a pause during the first quarter of 2015. The indicator declined 8.5 percent from fourth quarter but much, if not all, of this decline was seasonal. On a year-over-year basis, the number of ads grew at a rate of 6.6 percent with the average number at 614 per month this quarter versus 576 per quarter from one year ago.

The balance of this report will examine seven other sectors of the local economy.

Graph 1  
**LARAMIE COUNTY EMPLOYMENT\***

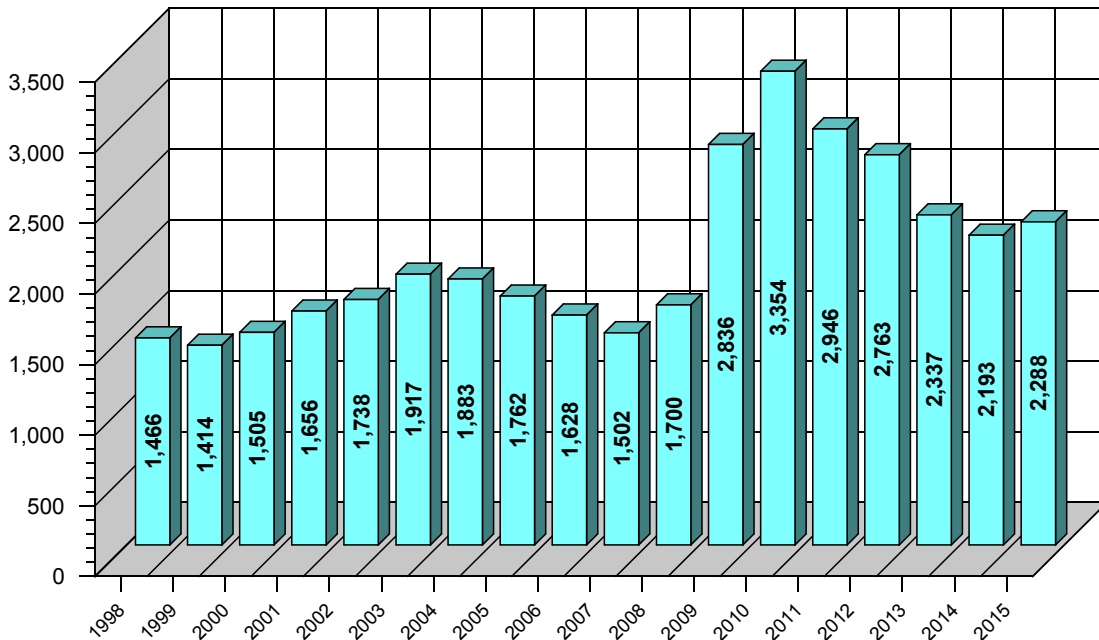
Monthly Average  
 1998 - 2015



\* Current Employment Statistics (CES)

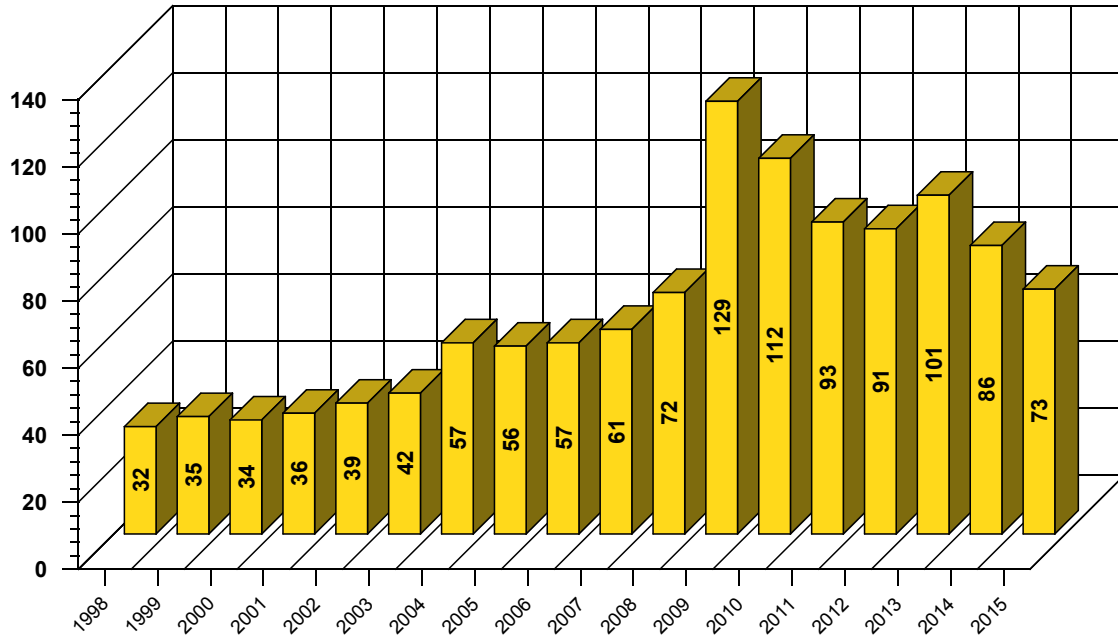
Graph 2  
**LARAMIE COUNTY UNEMPLOYMENT**

Monthly Average  
 1998 - 2015



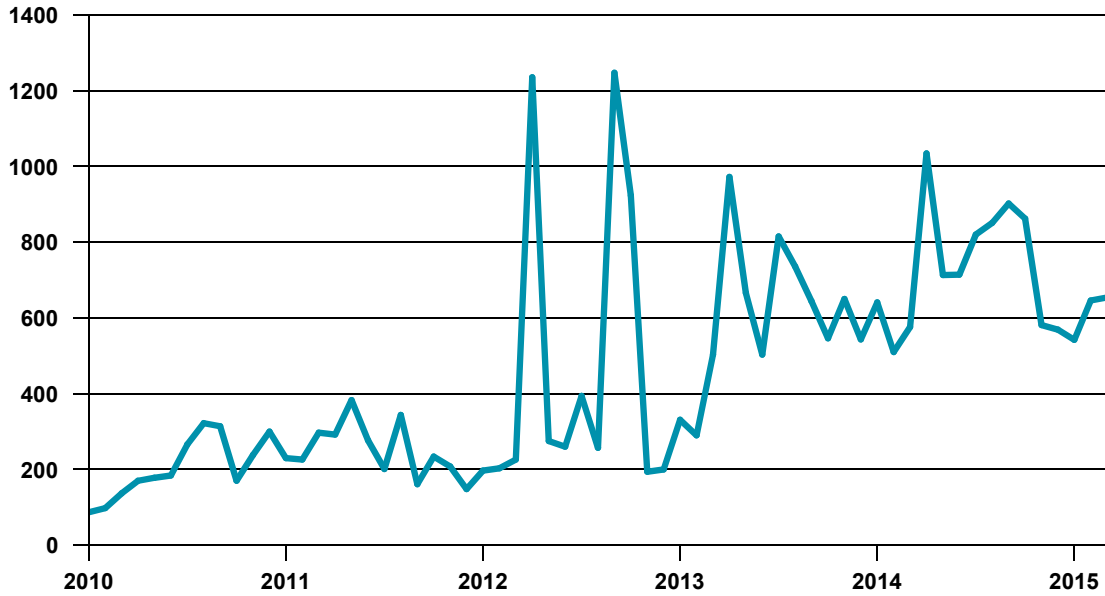
Graph 3  
**INITIAL UNEMPLOYMENT CLAIMS**

Monthly Average  
 1998 - 2015



Graph 4  
**HELP - WANTED ADS, CHEYENNE**

Monthly Totals  
 2010 - 2015



Source: WY Department of Workforce Services



**TABLE 1  
LABOR MARKET\***

	<b>A 1Q 2013</b>	<b>B 1Q 2014</b>	<b>C 4Q 2014</b>	<b>D 1Q 2015</b>	<b>PERCENTAGE CHANGE A TO D</b>	<b>PERCENTAGE CHANGE B TO D</b>	<b>PERCENTAGE CHANGE C TO D</b>
Total Civilian Labor Force (LAUS)	48,164	48,759	49,127	49,449	2.67	1.42	0.65
Total Employment (LAUS)	45,334	47,181	46,974	47,161	4.03	-0.04	0.40
Total Employment (CES)	44,433	45,667	47,333	47,033	5.85	2.99	-0.63
Total Unemployment (LAUS)	2,830	2,499	2,153	2,288	-19.15	-8.43	6.25
Unemployment Rate (%) (LAUS)	5.9	5.1	4.4	4.6	-21.02	-9.74	5.30
Initial Unemployment Claims	112	87	139	73	-35.01	-16.09	-47.36
Help Wanted Ads (a)	375	576	671	614	63.88	6.66	-8.45

\* 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 is collected through household surveys which individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment 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.

(a) Wyoming Department of Workforce Services data has replaced Wyoming Tribune Eagle ads.

Figures reported are the monthly average for the quarter.

## General Business Activity

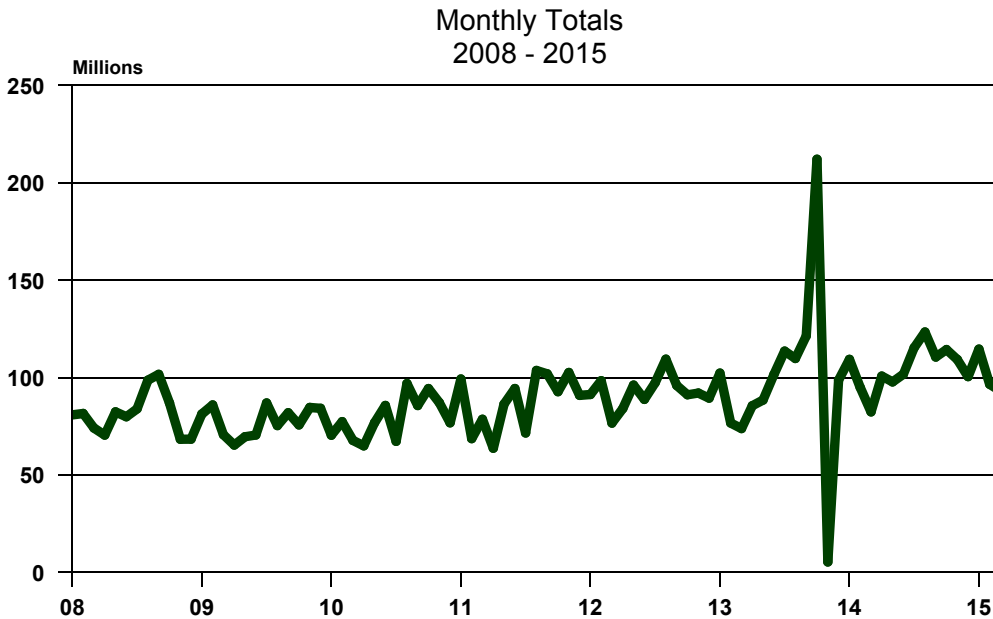
Table 2 presents indicators measuring general local business activity. Unemployment statistics remained depressed due to the lack of quality air service. Efforts are being made to address this problem but progress is frustratingly slow and complex.

Estimated retail sales decreased 6.1 percent from fourth quarter 2014, but this decline would be seasonal given that fourth quarter sales reflected holiday shopping. Sales were up 6.1 percent when compared to first quarter 2014 and also stood 20.3 percent above reported sales in first quarter 2013. The total value of retail sales during first quarter 2015 was estimated at 304.2 million dollars. If this level is sustained for the balance of 2015, retail sales will easily reach 1.22 billion dollars for the year. Estimated sales in 2014 were 1.26 billion by comparison.

By sub-sector, automobile sales, parts and service are driving current retail sales. Auto sales were up 15.6 percent this quarter with parts and service up by 9.0 percent. Eating and drinking places also did very well with a gain of 6.9 percent. Only two out of 14 sub-sectors were in negative territory – Electronic and Appliance sales decreased 35.6 percent and Miscellaneous sales fell by 8.6 percent. Electronic and Appliance sales had atypical increases in 2014 which were due to large purchases in electronic materials related to the construction of the local massive data centers underway in Laramie County. Therefore, the current decline in sales in this sub-sector is overstated.

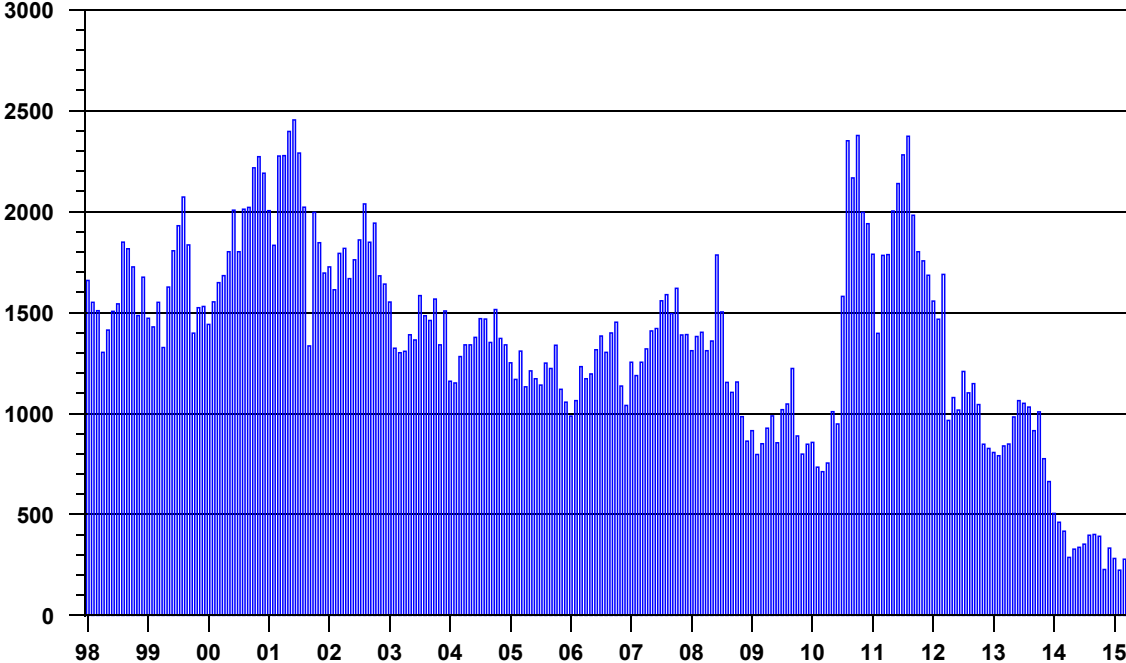
Both auto registrations and bankruptcies moved positively this quarter.

Graph 5  
**RETAIL SALES, LARAMIE COUNTY**



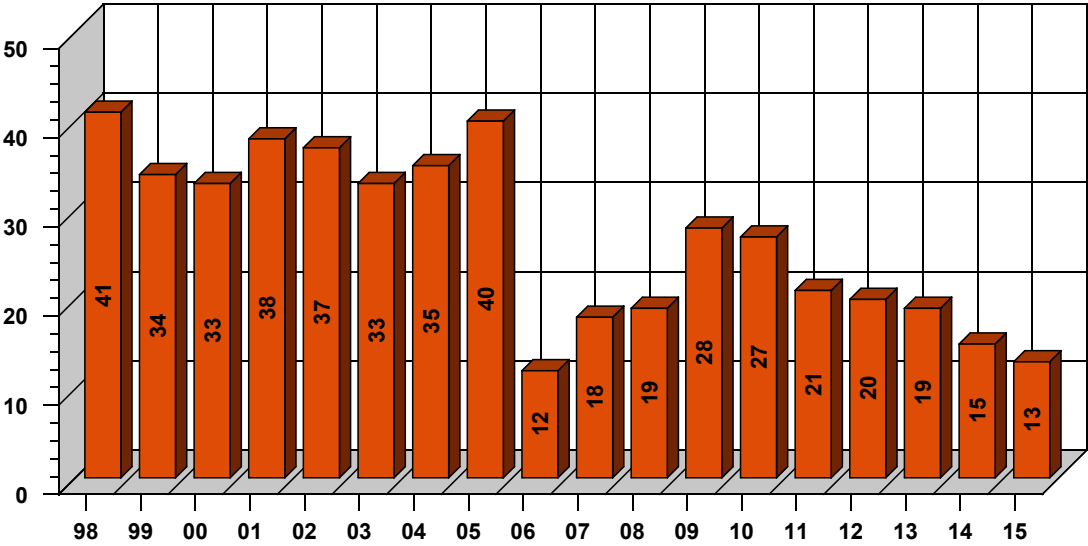
Graph 6  
**ENPLANEMENTS, CHEYENNE AIRPORT**

Monthly Totals  
 1998 - 2015



Graph 7  
**LARAMIE COUNTY BANKRUPTCIES**

Averages 1998 - 2015



**TABLE 2**  
**GENERAL BUSINESS ACTIVITY**

	A 1Q 2013	B 1Q 2014	C 4Q 2014	D 1Q 2015	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
Auto Registrations New & Used	2,719	2,627	2,586	2,787	2.50	6.09	7.77
Enplanements - Cheyenne Airport	812	461	317	261	-67.83	-43.31	-17.65
Total Retail Sales (\$000)	252,753	286,686	324,072	304,180	20.35	6.10	-6.14
Bankruptcies	14	16	13	13	-7.32	-19.15	0.00

Figures reported are the monthly average for the quarter.

## Government Finances

While retail sales slowed from its torrid pace as mentioned above, sales tax collections and tax receipts to local government entities during first quarter 2015 remained markedly positive. Both collections and receipts rose nearly 10 percent year-over-year while lodging tax receipts increased by 50 percent. Tax collections at eating and drinking places grew 6.9 percent from this time one year ago. All measures presented in Table 3 posted declines from fourth quarter 2014 and were due to expected seasonal adjustments following holiday shopping during the fourth quarter of last year.

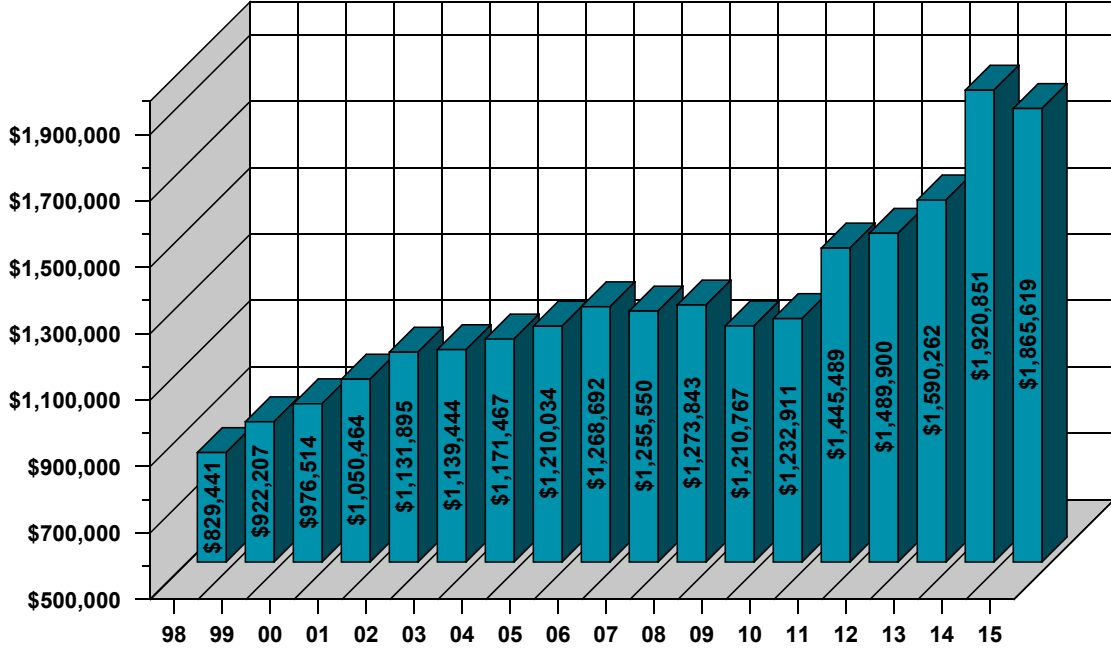
**TABLE 3**  
**GOVERNMENT REVENUES**

	A 1Q 2013	B 1Q 2014	C 4Q 2014	D 1Q 2015	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
4%, 1%, & Lodging Tax Collections (\$000)	21,267	25,905	31,443	30,343	42.67	17.13	-3.50
Actual Receipts to County Entities (\$000) (a)	9,116	11,134	13,462	12,244	34.32	9.97	-9.04
1% Sales & Use Tax Receipts (\$000)	4,174	5,093	6,151	5,597	34.10	9.89	-9.01
Lodging Tax Receipts	217,941	267,703	494,689	400,817	83.91	49.72	-18.98
1% Special Purpose Tax Receipts (\$000)	2,195	5,086	6,147	5,592	154.76	9.96	-9.03
Retail Sales – Eating and Drinking Places (\$000)	39,468	41,240	48,243	44,101	11.74	6.94	-8.59

(a) This total includes the 4% Sales and 4% Use Tax, the 1% Sales and 1% Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. As of July 1, 1993, the state sales and use tax levy was changed from 3% to 4%. The percentage of sales & use tax collections distributed to counties is 31%.

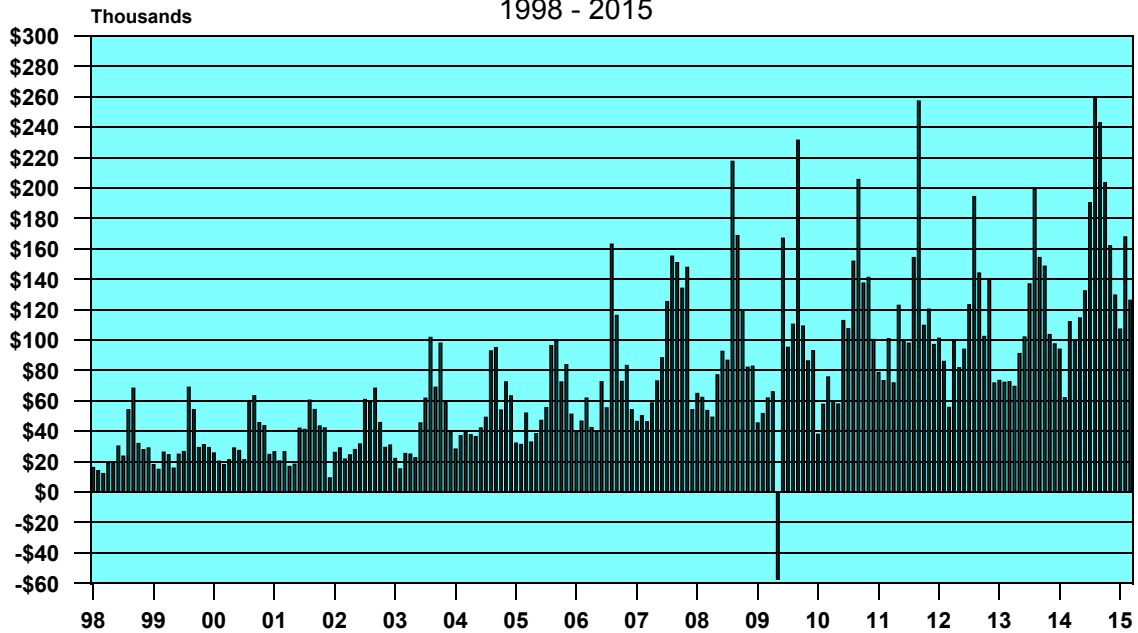
Graph 8  
**LARAMIE COUNTY 1% OPTIONAL  
 SALES AND USE TAX RECEIPTS**

Monthly Average  
 1998 - 2015



Graph 9  
**LODGING TAX RECEIPTS, LARAMIE COUNTY**

Monthly Totals  
 1998 - 2015

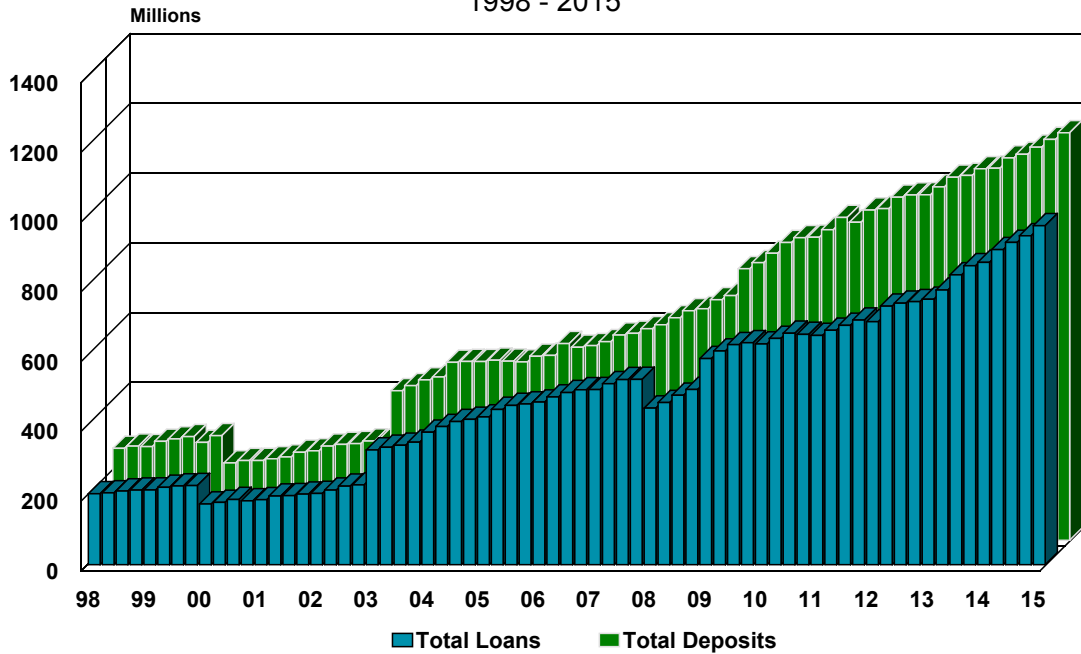


2% Lodging Tax effective 7/1/87 thru 3/31/03  
 3% Lodging Tax effective 4/1/03 thru 3/31/07  
 4% Lodging Tax effective 4/1/07

## Financial Sector

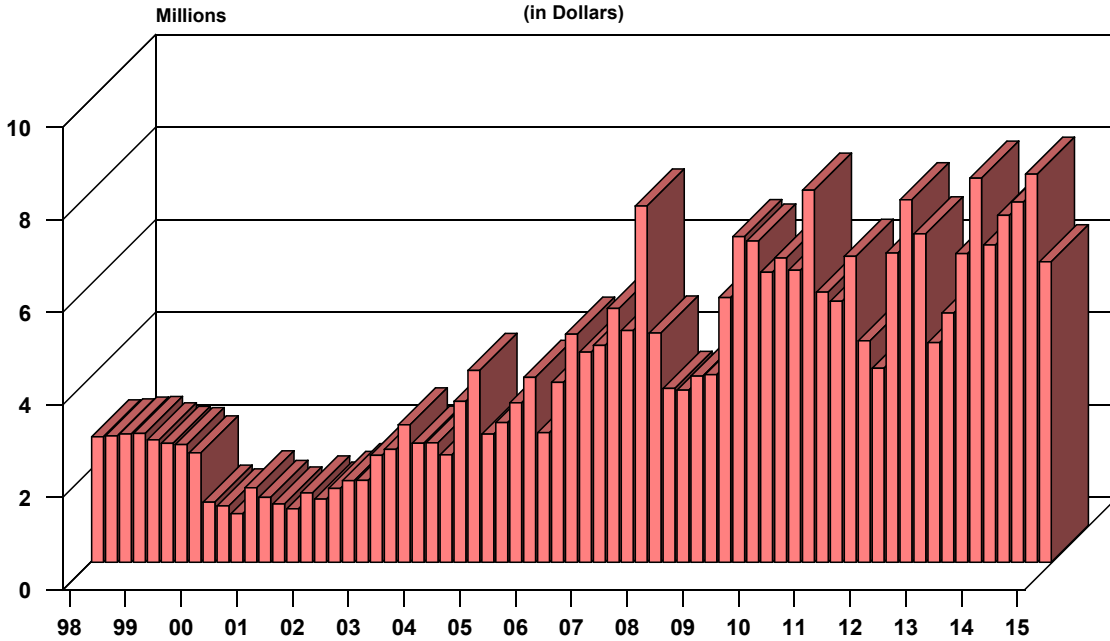
The data presented in Table 4 is for local credit unions. Current commercial banking statistics were not available this quarter. Other than for a small 4.3 percent decrease in net income, credit union financial data indicated solid growth through the first quarter of 2015. Delinquencies dropped sharply from fourth quarter 2014 (-22.6%) and more importantly, fell 5.3 percent from this time one year ago. They were, however, still 37 percent greater than levels from two years ago which suggested there is room for much improvement.

Graph 10  
**TOTAL LOANS AND DEPOSITS**  
 Cheyenne Area Credit Unions  
 1998 - 2015



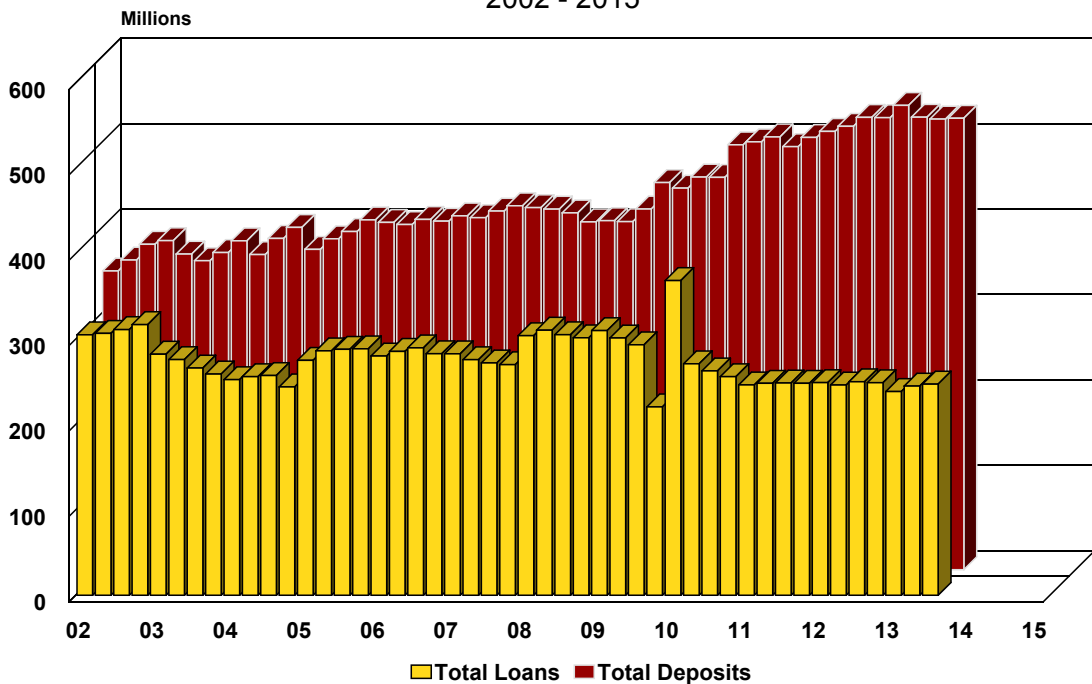
a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.  
 b) Beginning in 2003, the data reflects two additional credit unions

Graph 11  
**DELINQUENCIES**  
 Cheyenne Area Credit Unions  
 1998 - 2015  
 (in Dollars)



a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.  
 b) Beginning in 2003, the data reflects two additional credit unions

Graph 12  
**TOTAL LOANS AND DEPOSITS**  
 Cheyenne Area Banks  
 2002 - 2015





**TABLE 4  
BANKING**

	A 1Q 2013	B 1Q 2014	C 4Q 2014	D 1Q 2015	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>CREDIT UNION DATA</b>							
Deposits (\$000)	1,040,864	1,096,216	1,149,333	1,168,287	12.24	6.57	1.65
Total Loans (\$000)	761,025	866,828	943,032	971,837	27.70	12.11	3.05
Net Income Y-T-D (\$)	2,295,836	2,682,811	11,925,939	2,566,896	11.81	-4.32	-78.48
Delinquencies (\$)	4,746,157	6,854,774	8,386,287	6,492,935	36.80	-5.28	-22.58
Memberships	104,631	110,306	114,558	116,127	10.99	5.28	1.37
<b>BANKING DATA</b>							
Deposits (\$000)	478,803	N/A	N/A	N/A			
Total Loans (\$000)	192,031	N/A	N/A	N/A			
Net Income Y-T-D (\$000)	1,038	N/A	N/A	N/A			

N/A – Not Available

## **CONSTRUCTION**

### **Residential Construction**

Table 5 provides various measures for new residential and commercial construction within Laramie County and the City of Cheyenne. New residential construction, both single and multi-family, was weak over the course of 2014. Only 317 permits were issued last year as compared to 437 in 2013, a decrease of 27.5 percent. During the first quarter of 2015, 77 such permits were issued which was an increase of 5.5 percent from fourth quarter 2014. It was, also, an increase of 30.5 percent from first quarter 2014. However, the monthly average for the quarter was 26 which was identical to the monthly average for all of 2014. Thus, at this point, the strength of new residential housing construction going forward remained uncertain. Adding to this uncertainty was the fact that Core Logic statistics (Table 7) reported that 50 newly constructed homes were sold during the first quarter of this year. This figure was identical to sales in the first quarter of 2014.

The value of all construction, new and remodeled, within the confines of the city, dropped 10.3 percent from one year ago and stood 25 percent below the comparable level of two years ago. Average monthly permits were 138 over the first quarter as compared to an average of 137 for all of 2014.

New commercial construction outside of the city was equal to 5.7 million dollars over the first quarter of this year versus 15.3 million in first quarter 2014.

Overall, first quarter 2015 construction activity throughout the greater Cheyenne area should probably be defined as tepid with room for much improvement.

The bottom half of Table 5 presents utility statistics for the greater Cheyenne economy. The rate of growth in metered water taps was well below 1 percent for both the Board of Public Utilities and the South Cheyenne Water & Sewer District on a quarter-to-quarter basis and are good indicator of new household formation since most new taps are residential. These recent declines in tap growth might be viewed as support for the dismal population growth reported by the Census Bureau. If sustained going forward, they would suggest an unwelcomed downturn.

Commercial and industrial power usage rose 7.7 percent year-over-year and was ahead of first quarter 2013 by 21.3 percent. These increases are due to new data centers that have come on line in the last few years and to the continued ramp up of the newer ones. Residential electrical consumption, by comparison, was down 5.8 percent from last year at this time and was 4.6 percent below the comparable figure for 2013.

**TABLE 5  
CONSTRUCTION**

	A 1Q 2013	B 1Q 2014	C 4Q 2014	D 1Q 2015	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>CONSTRUCTION</b>							
Single Family Bldg Permits - City	55	42	50	46	-16.36	9.52	-8.00
Single Family Bldg Permits - Rural	19	17	23	31	63.16	82.35	34.78
Total Bldg Permits - City (a)	129	106	130	138	6.99	29.87	5.90
Septic Permits - Rural	15	15	17	9	-37.78	-37.78	-44.00
Value of Authorized Construction – City (\$000)	9,190	7,680	5,645	6,891	-25.02	-10.27	22.08
New Residential Construction – City (\$000)	2,797	2,731	3,152	2,777	-0.72	1.67	-11.89
<b>UTILITIES</b>							
Commercial & Industrial Power (‘000,000) Kwh	67.25	75.76	76.05	81.57	21.29	7.67	7.26
Residential Gas Usage (‘000) Mcf	381	386	220	363	-4.64	-5.76	65.50
Metered Water Taps (CBPU)	22,736	22,999	23,188	23,159	1.86	0.70	-0.12
Metered Water Taps (SCWSD)	3,310	3,323	3,327	3,329	0.58	0.19	0.07

(a) Data includes building and non-building.

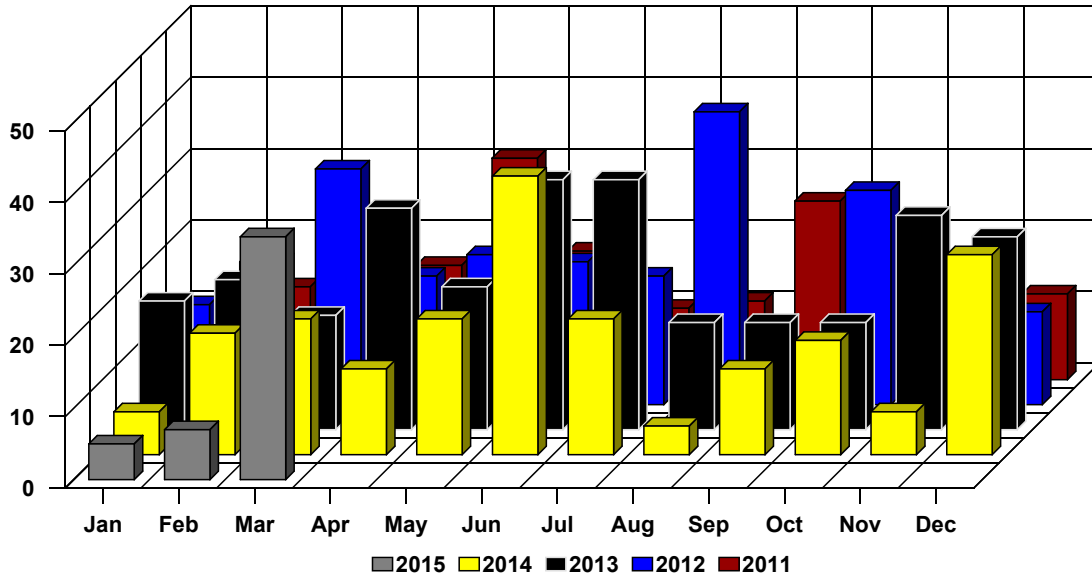
Single Family Building Permits are a total of the figures for three months.  
All other construction figures are the monthly average for the quarter.

CPBU - Cheyenne Board of Public Utilities  
SCW&SD - South Cheyenne Water & Sewer District

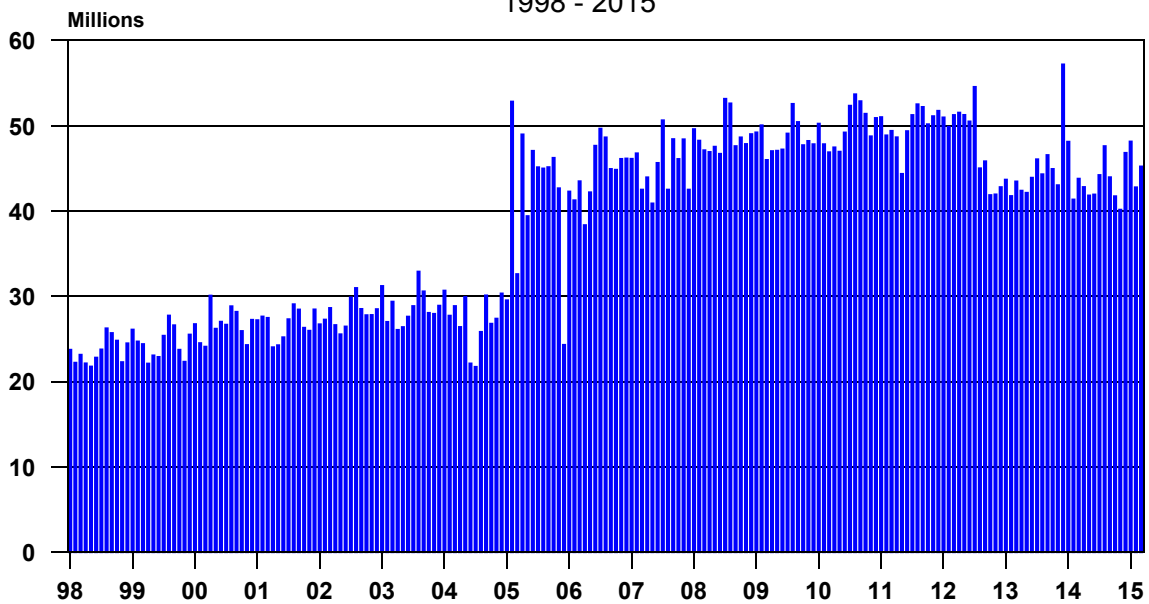
**TABLE 5A**  
**NEW RESIDENTIAL CONSTRUCTION**  
 Number of Permitted Units  
 Laramie County

<b>2012</b>													
<b>UNITS</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL UNITS</b>
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>
<b>2013</b>													
<b>UNITS</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL UNITS</b>
Single Family	26	27	21	47	37	53	45	28	33	31	36	40	424
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>27</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>604</b>
<b>2014</b>													
<b>UNITS</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL UNITS</b>
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>
<b>2015</b>													
<b>UNITS</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL UNITS</b>
Single Family	10	19	48										77
Manufactured	0	0	0										0
Duplex	0	0	0										0
Tri & Four Plex	0	0	0										0
Multi-family	0	0	0										0
<b>Total</b>	<b>10</b>	<b>19</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>77</b>

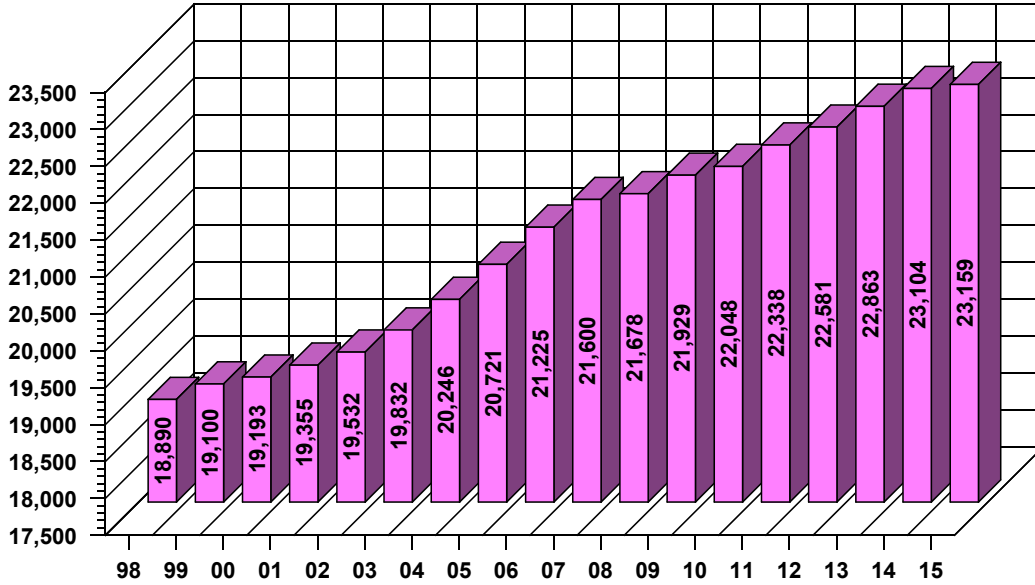
Graph 13  
**SINGLE-FAMILY BUILDING PERMITS, CHEYENNE**  
 Monthly Totals  
 2011 - 2015



Graph 14  
**COMMERCIAL ELECTRIC POWER SALES, CHEYENNE**  
 Monthly Totals  
 1998 - 2015

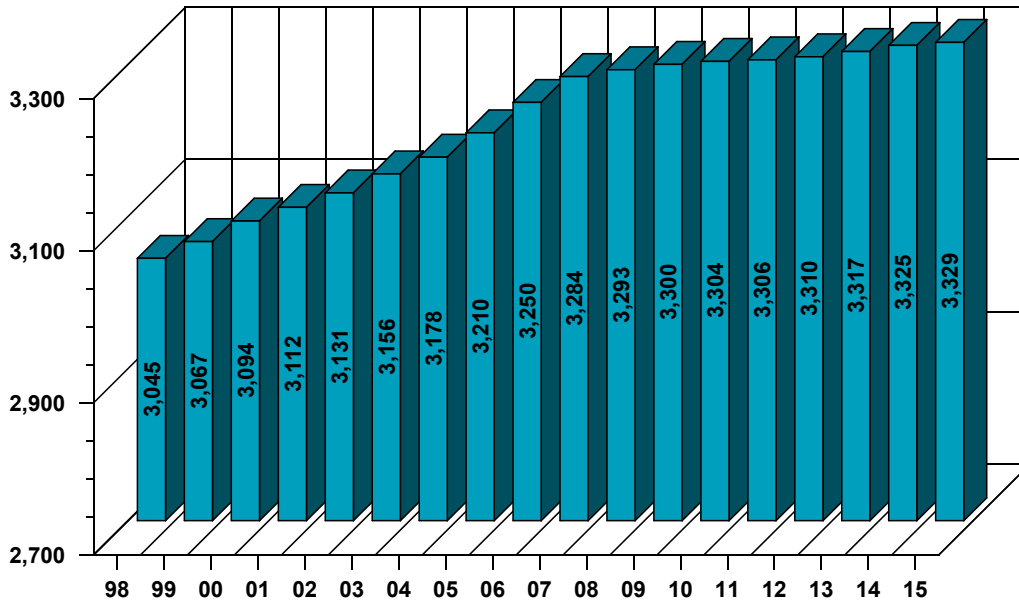


Graph 15  
**CHEYENNE METERED WATER TAPS**  
 Monthly Average  
 1998 - 2015



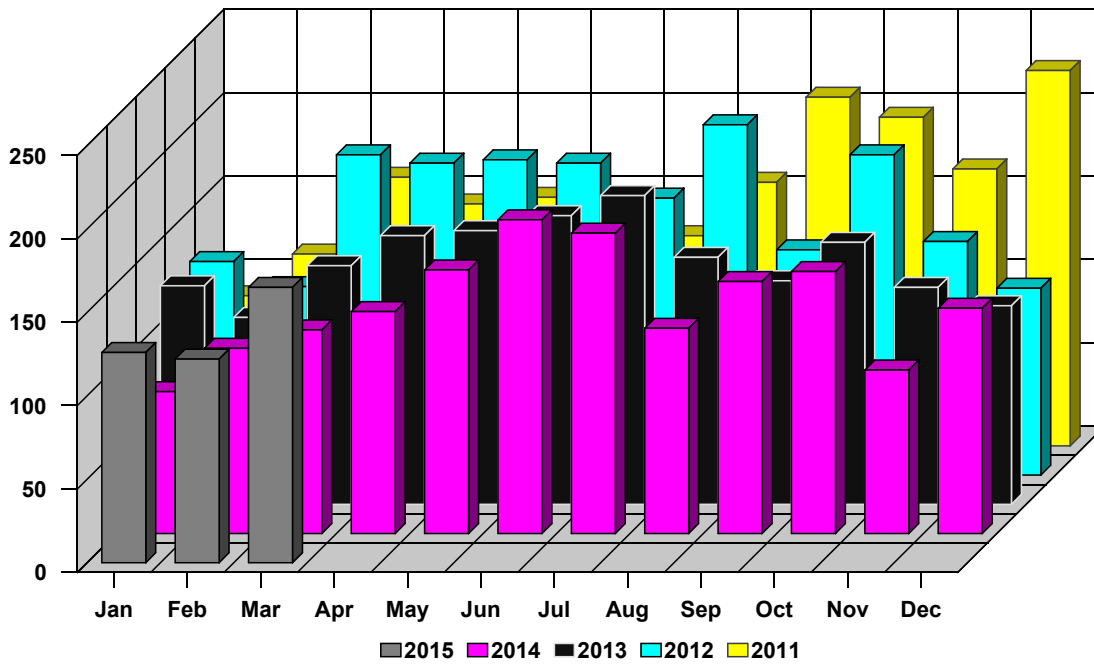
Metered Water Taps (CBPU)

Graph 16  
**SOUTH CHEYENNE METERED WATER TAPS**  
 Monthly Average  
 1998 - 2015



Metered Water Taps (SCW&SD)

Graph 17  
**TOTAL BUILDING PERMITS, CHEYENNE**  
 Monthly Totals  
 2011 - 2015



## **Commercial Property Vacancies**

By the end of first quarter of 2015, there were 141 active properties on the local commercial real estate market which was an increase of 4 from fourth quarter 2014's total of 137. At this time one year ago, there were 154 properties on the market. Thus, the current quarter saw an improvement of 8.4 percent from one year ago. Available retail properties saw the largest reduction, down by 7 from fourth quarter 2014. There was an unexpected jump in the number of available warehousing properties, up 11 from last quarter which computed to a relative gain of 52 percent. Ironically, there was a fairly sizable turnover in office properties during this quarter but in the end, the number of available properties remained unchanged from fourth quarter 2014, with 51 on the market. However, the amount of square footage dropped by 7.7 percent and the vacancy rate for this category decreased to 14.7 percent, the lowest on record.

Retail properties declined by 7 by the end of the first quarter, a decrease of 10.8 percent from last quarter but from first quarter 2014, the decrease in the number of properties was only 1, (-1.7%). Over the last 4 quarters, the number of available retail properties averaged 61 per quarter with the range between 57 and 65. In other words, there is no discernible trend in this property type. The overall vacancy rate for retail was 5.9 percent this quarter which was marginally better than fourth quarter's rate of 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 2015, please go to the Data Center's homepage ([www.wyomingeconomicdata.com](http://www.wyomingeconomicdata.com)) and click **Commercial Property Opportunities**.



**TABLE 6**  
**COMMERCIAL PROPERTY**  
For Sale & Lease (1,500 Sq. Ft. and Above)  
**2012-2015**

PROPERTY TYPE	# PROPERTIES	SQUARE FOOTAGE	AVG. LEASE RATE	MIN./MAX. RATE	VACANCY RATE
<b>SECOND QUARTER 2012</b>					
Warehouse	46	444,917	\$7.27	4.25-19.00	8.1% <sup>FR</sup>
Retail	72	641,817	\$13.35	5.00 - 20.00	8.8% <sup>FR</sup>
Office Space	63	384,705	\$13.48	5.14-22.00	18.6% <sup>FR</sup>
<b>THIRD QUARTER 2012</b>					
Warehouse	35	468,066	\$7.01	3.20-19.00	9.1% <sup>FR</sup>
Retail	73	634,151	\$13.80	5.00 - 23.50	9.2% <sup>FR</sup>
Office Space	62	386,327	\$13.26	5.00-22.00	17.7% <sup>FR</sup>
<b>FOURTH QUARTER 2012</b>					
Warehouse	31	455,612	\$6.61	3.20-19.00	9.2% <sup>FR</sup>
Retail	72	637,585	\$13.79	5.00 - 23.50	8.8% <sup>FR</sup>
Office Space	70	375,463	\$13.04	5.00-22.00	17.4% <sup>FR</sup>
<b>FIRST QUARTER 2013</b>					
Warehouse	27	302,000	\$6.73	3.20-19.00	6.0% <sup>FR</sup>
Retail	67	649,589	\$14.44	6.00 - 23.50	8.3% <sup>FR</sup>
Office Space	69	380,074	\$13.20	5.00-22.00	17.8% <sup>FR</sup>
<b>SECOND QUARTER 2013</b>					
Warehouse	22	255,655	\$6.79	3.84 - 19.00	5.1% <sup>FR</sup>
Retail	73	680,118	\$14.71	6.00 - 23.50	8.7% <sup>FR</sup>
Office Space	63	380,898	\$13.45	5.00-22.00	17.9% <sup>FR</sup>
<b>THIRD QUARTER 2013</b>					
Warehouse	26	285,444	\$6.61	3.84 - 19.00	5.2% <sup>FR</sup>
Retail	65	543,146	\$14.51	6.00 - 23.50	8.2% <sup>FR</sup>
Office Space	67	368,838	\$13.79	7.00 - 24.00	17.2% <sup>FR</sup>
<b>FOURTH QUARTER 2013</b>					
Warehouse	28	493,724	\$6.74	3.84 - 19.00	9.6% <sup>FR</sup>
Retail	58	499,984	\$15.54	7.50 - 23.50	7.2% <sup>FR</sup>
Office Space	61	346,964	\$14.09	9.42 - 24.00	16.1% <sup>FR</sup>
<b>FIRST QUARTER 2014</b>					
Warehouse	30	501,203	\$6.71	2.12 - 19.00	9.7%
Retail	59	532,281	\$14.80	7.50 - 23.50	7.6%
Office Space	65	368,456	\$13.85	5.94 - 24.00	16.7%
<b>SECOND QUARTER 2014</b>					
Warehouse	24	448,235	\$7.69	2.12 - 16.00	8.9%
Retail	57	327,561	\$14.64	7.50 - 23.50	5.9%
Office Space	59	380,057	\$13.83	5.94 - 22.00	17.6%
<b>THIRD QUARTER 2014</b>					
Warehouse	25	461,778	\$7.50	2.12 - 16.00	9.0%
Retail	62	337,471	\$14.33	7.50 - 23.50	5.6%
Office Space	55	358,816	\$14.00	5.94 - 22.00	16.9%
<b>FOURTH QUARTER 2014</b>					
Warehouse	21	432,928	\$8.54	2.12 - 17.00	7.5%
Retail	65	281,530	\$14.45	8.00 - 23.50	6.1%
Office Space	51	338,602	\$14.10	7.00 - 22.00	16.0%
<b>FIRST QUARTER 2015</b>					
Warehouse	32	601,283	\$8.86	2.82 - 16.00	9.9%
Retail	58	269,238	\$14.64	8.00 - 23.50	5.9%
Office Space	51	312,436	\$14.67	7.00 - 22.00	14.7%

FR = Final Revision

## Residential Housing Market

Table 7 below presents statistics for the local residential housing market, both city and rural areas. The first part of the table presents 13 different series measuring residential housing activity throughout Laramie County. These statistics are from Core Logic (CL) and provide a more comprehensive and in-depth look at the residential housing market than previously available. Below the Core Logic data, the reader will find statistics from the Cheyenne Board of Realtors (CBR). Both data sets are included which allows for a more complete picture of the housing market. Core Logic data is derived from a considerably larger sample than CBR statistics and should provide a higher degree of accuracy.

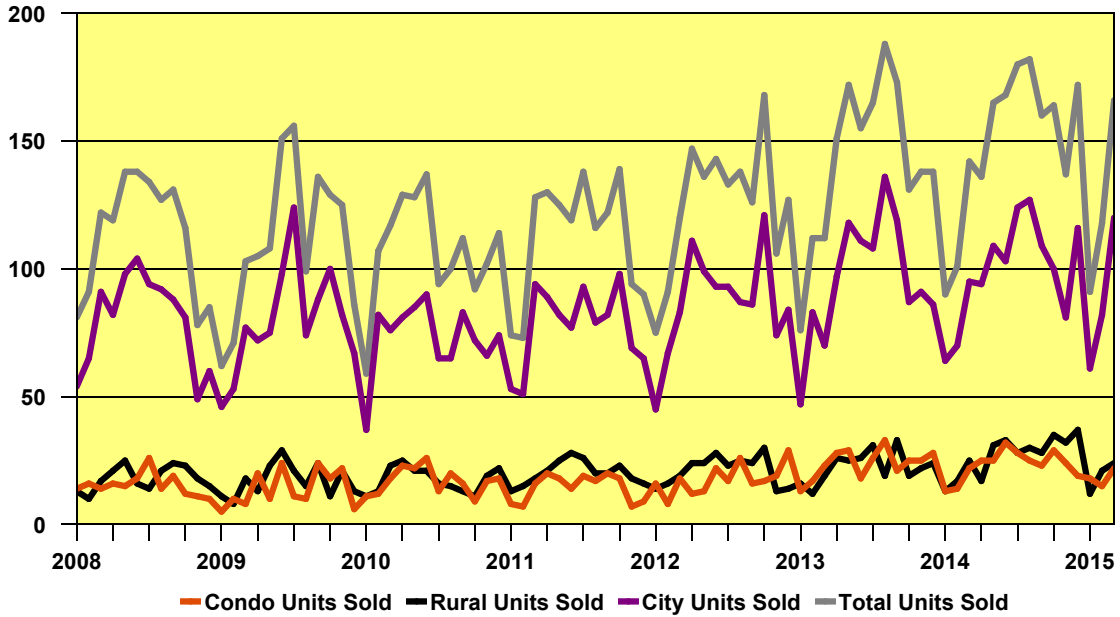
The average number of monthly homes sales increased 9.5 percent over first quarter 2014 sales, 174 as compared to 159. First quarter sales dropped 15 percent from fourth quarter 2014 however. Average selling prices also rose 10.6 percent from one year ago ending the quarter at \$231,019 versus \$208,945 from one year ago. New home sales as reported earlier were unchanged from one year ago, but the average selling price jumped 13.7 percent to \$309,911 as compared to \$272,641 during first quarter 2014.

Continuing with the positive, the average number of monthly sales of existing homes was 141 during the current quarter which was an increase of 17.5 percent over first quarter 2014 where the average was 120. The average selling price of an existing home (\$225,589) increased 8.4 percent year-over-year and remained almost unchanged from fourth quarter 2014 and first quarter 2013 which suggested existing home prices have stabilized with a narrow band of variation.

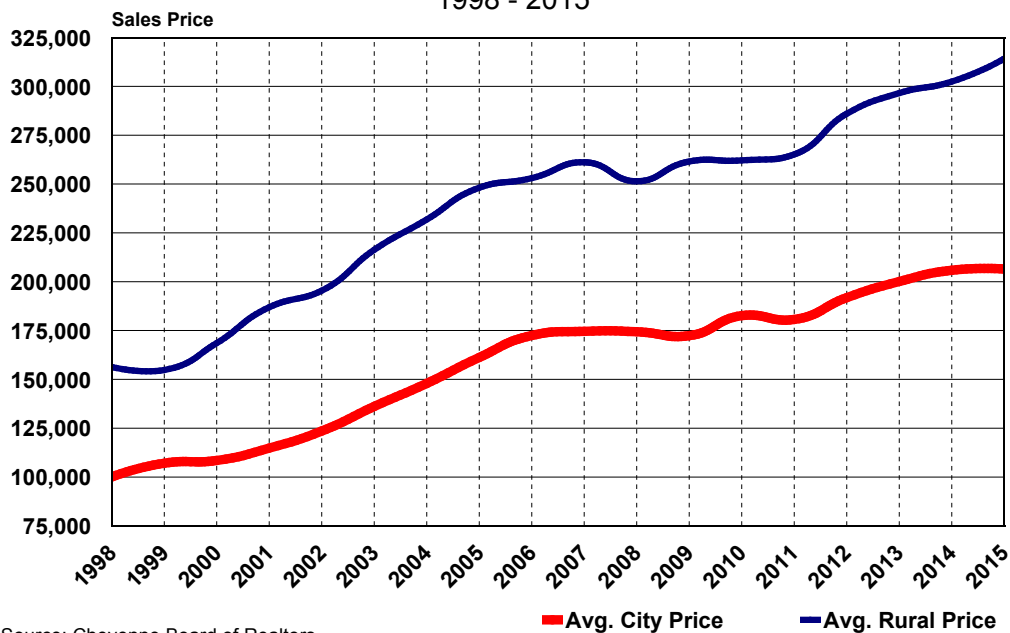
Total foreclosures continued to increase over the first quarter of 2015, up 20.4 percent from last year at this time. The series was also ahead of first quarter 2013's quarterly total by 100 percent or by 198 foreclosures. There were 395 foreclosures over the current quarter as compared to a total of 328 in the first quarter 2014. This continued increase in foreclosures reflected the banking sector's desire to move previously distressed homes back on the market given improved market conditions – rising home prices and shrinking supplies of new and existing homes. The sheer volume of foreclosures was somewhat distressing and suggested that there was/is a greater supply of shadow homes than previously thought. Hopefully, this high volume will shrink quickly in the next few months as the homing buying season approaches.

Cheyenne Board of Realtor statistics for this quarter reported a continuing decline in the supply of homes available for sale, down 16.1 percent from one year ago. This decrease included both city and rural homes and should be a favorable factor in aiding the absorption of the large volume of foreclosed homes.

Graph 18  
**RESIDENTIAL UNITS SOLD**  
 Monthly Totals  
 2008 - 2015



Graph 19  
**AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES**  
 LARAMIE COUNTY  
 1998 - 2015



Source: Cheyenne Board of Realtors

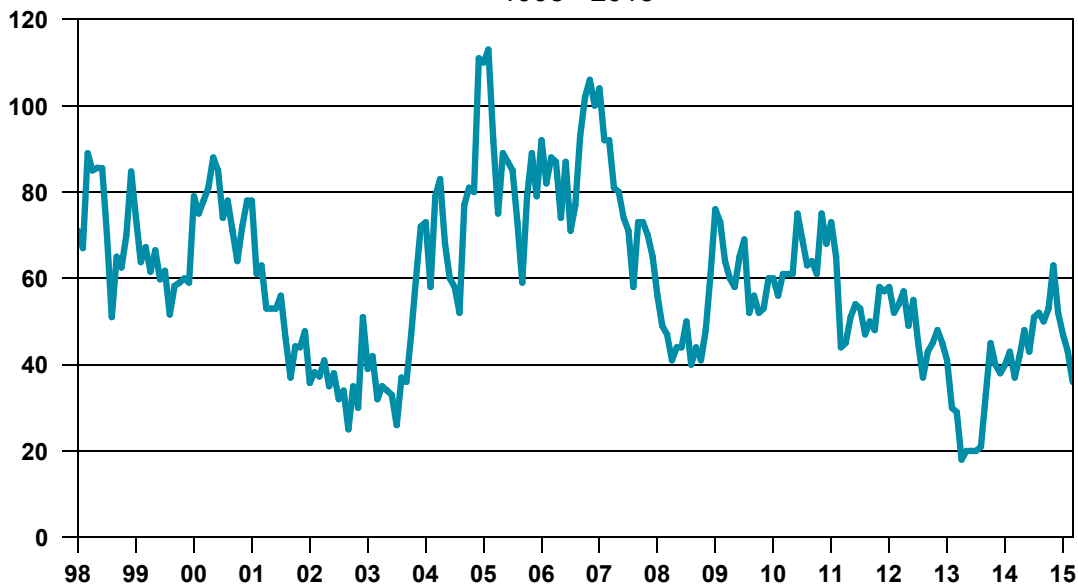
## Apartment Vacancies

There was a sharp reversal in the vacancy rate at large apartment complexes in the first quarter of 2015. The previously low vacancy rate increased to 7.5 percent as compared to 1.3 percent at the end of first quarter 2014. The increase was due to 60 new units coming on the market in October of last year with another 100 new units being added in January of this year. Given the past tight rental market for multi-family units, the expectation is that the recently added units will be quickly absorbed.

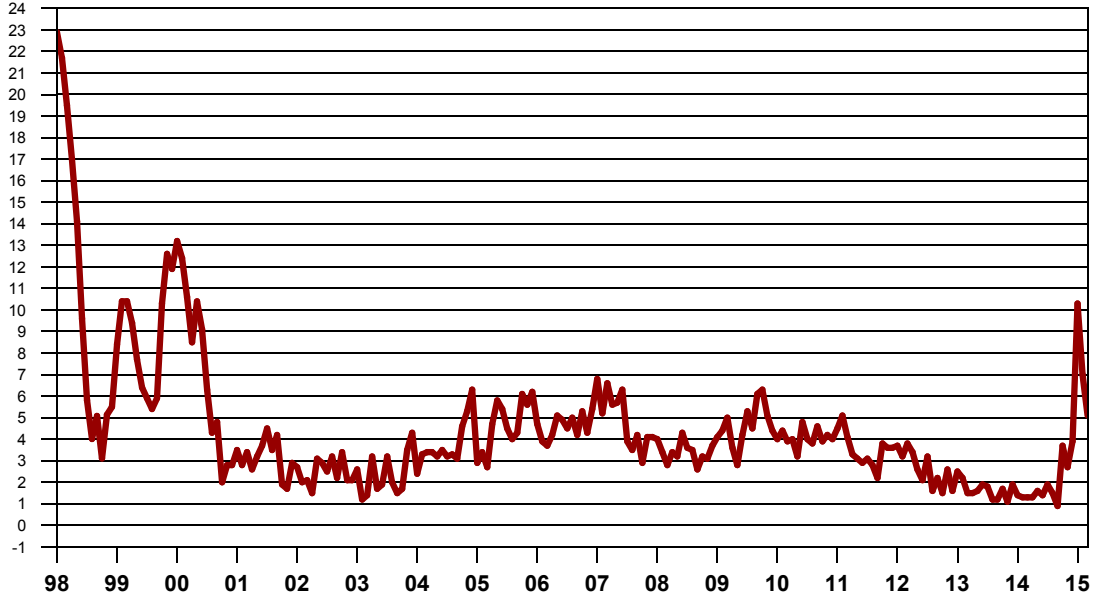
Graphs 20 and 21 below present the above data.

### Graph 20 UNFURNISHED APARTMENT VACANCIES, CHEYENNE

Monthly Totals  
1998 - 2015



Graph 21  
**SAMPLED APARTMENTS PERCENT VACANT, CHEYENNE**  
Monthly Totals  
1998 - 2015



**TABLE 7  
RESIDENTIAL HOUSING MARKET**

	A 1Q 2013	B 1Q 2014	C 4Q 2014	D 1Q 2015	Percentage Change A to D	Percentage Change B to D	Percentage Change C to D
<b>CORE LOGIC</b>							
Avg. Residentials Sold	175	159	205	174	-1.0	9.5	-15.2
Avg. Sales Price	218,435	208,945	222,731	231,019	5.8	10.6	3.7
New Construction Sales - Total/Q	44	50	64	50	13.6	0.0	-21.9
New Construction Sales - % of total sales	8.2%	10.3%	10.2%	9.4%	14.7	-8.5	-7.6
Avg. New Construction Sales Price	312,232	272,641	317,950	309,911	-0.7	13.7	-2.5
Avg. Resale Sales Count	123	120	170	141	14.9	17.5	-16.9
Avg. Resale Sales Price	227,149	208,133	223,439	225,589	-0.7	8.4	1.0
Foreclosures - Total/Q	197	328	358	395	100.5	20.4	10.3
Avg. Foreclosure Rate	0.5%	0.8%	0.9%	0.9%	102.9	20.3	10.1
Short Sales -Total/Q	23	18	23	20	-13.0	11.1	-13.0
Avg. Short Sales Price	173,545	148,659	212,193	229,107	32.0	54.1	8.0
Avg. Negative Equity Loans	1,536	820	740	652	-57.6	-20.5	-11.9
Avg. 90+ Day Delinquencies	285	320	315	297	4.4	-7.2	-5.5
<b>HOUSING (A)</b>							
City Residential Units For Sale	303	245	258	204	-32.5	-16.5	-20.8
Rural Residential Units For Sale	111	129	102	87	-21.7	-33.0	-15.3
Avg. Residentials Sold	100	111	158	125	25.0	12.6	-20.7
Avg. City Residential Sale Price (\$)	197,522	197,522	208,403	206,507	4.5	4.5	-0.9
Avg. Rural Residential Sale Price (\$)	295,893	265,522	322,517	314,211	6.2	18.3	-2.6
City Residential Avg. Days on Market (a)	77	73	65	55	-28.9	-24.3	-14.9
<b>VACANCIES (b)</b>							
Furnished Apartments	2	2	3	3	50.0	50.0	0.0
Unfurnished Apartments	33	40	56	42	27.3	5.0	-25.0
Homes and Duplexes	26	22	24	19	-26.9	-13.6	-20.8
Mobile Homes	7	6	5	5	-28.6	-16.7	0.0
Sampled Apartments % Vacancy (Large Complexes Only)	2.1%	1.3%	3.4%	7.5%	255.3	474.0	119.5
Average Sample Sizes	946	794	862	948	-	-	-

(a) Average days on the market calculated from listing to under contract dates not listing to closing dates as usually reported.

(b) Source: Wyoming Center for Business & Economic Analysis, Inc.

Note: Each figure reported is an average of the figures for the three months, unless otherwise indicated.

## DEMOGRAPHICS & TOURISM

Below are additional tables and graphs that present current demographic and tourism trends within Laramie County. Table 8 presents demographic data while Table 9 presents tourism indicators.

In Table 8, school enrollments, not including Laramie County Community College, showed positive gains for all three time periods presented. From first quarter 2013 to first quarter 2015, enrollments were up by 297 children whereas the 2014 Census estimate reported a total population gain of 374 persons for all of Laramie County between July 2013 and July 2014.

**TABLE 8**  
**DEMOGRAPHICS**

	A 1Q 2013	B 1Q 2014	C 4Q 2014	D 1Q 2015	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>HUMAN SERVICES</b>							
Total Emergency Room Visits	3,275	3,291	3,369	3,460	5.7	5.1	2.7
Safehouse – # of People Sheltered	43	40	31	24	-43.8	-39.5	-22.6
Comea Shelter – Nights Lodging	1,709	1,646	2,089	2,034	19.0	23.5	-2.6
DPASS – AFDC Distributions	139	166	135	137	-1.7	-17.3	1.5
<b>SCHOOL ENROLLMENTS</b>							
Laramie County District #1	13,299	13,312	13,442	13,451	1.1	1.0	0.1
Laramie County District #2	918	957	956	997	8.6	4.2	4.3
Private Schools	463	451	457	457	-1.3	1.3	0.0
Home Schooling	251	287	325	325	29.5	13.2	0.0
Total School Enrollment	14,932	15,007	15,180	15,229	2.0	1.5	0.3
LCCC Enrollment – FTE (Laramie County Sites)	3,153	2,887	2,698	N/A	–	–	–
LCCC Enrollment – Headcount (Laramie County)	5,553	5,029	4,604	N/A	–	–	–

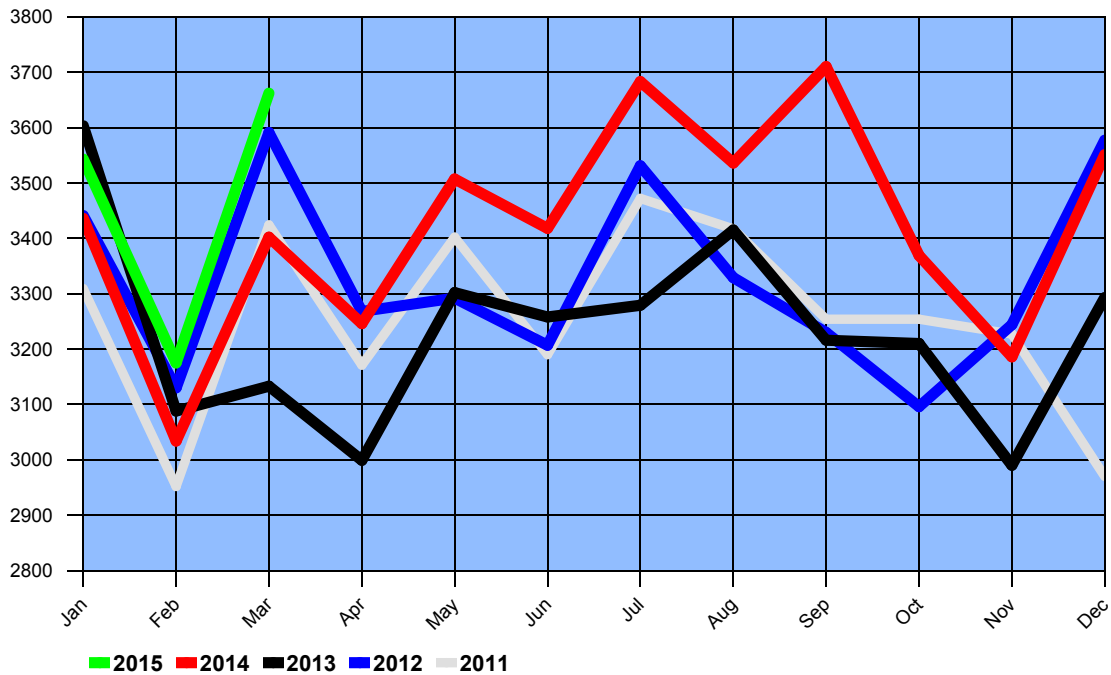
Note: Each figure reported is an average of the figures for three months.

N/A – Not Available

**TABLE 9  
TOURISM**

	A 1Q 2013	B 1Q 2014	C 4Q 2014	D 1Q 2015	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
Available Rooms	70,740	71,040	76,728	75,060	6.11	5.66	-2.17
Nights Occupied	34,301	37,936	42,807	38,915	13.45	2.58	-9.09
Occupancy Rate (%)	48.5	53.5	55.8	51.8	6.90	-3.16	-7.05
Average Room Rate	\$71.75	\$76.70	\$83.21	\$82.02	14.31	6.93	-1.43
Visit Cheyenne Walk-in Count	2,174	2,415	2,976	2,248	3.39	-6.92	-24.47
Trolley Ridership	197	181	1,703	200	1.53	10.31	-88.28
Pine Bluffs Info Center	4,706	5,340	7,839	5,976	26.99	11.91	-23.76
I-25 State Visitor Center	3,797	5,134	6,445	N/A	-	-	-
Old West Museum Paid Visitor	590	681	1,084	839	42.26	23.19	-22.59

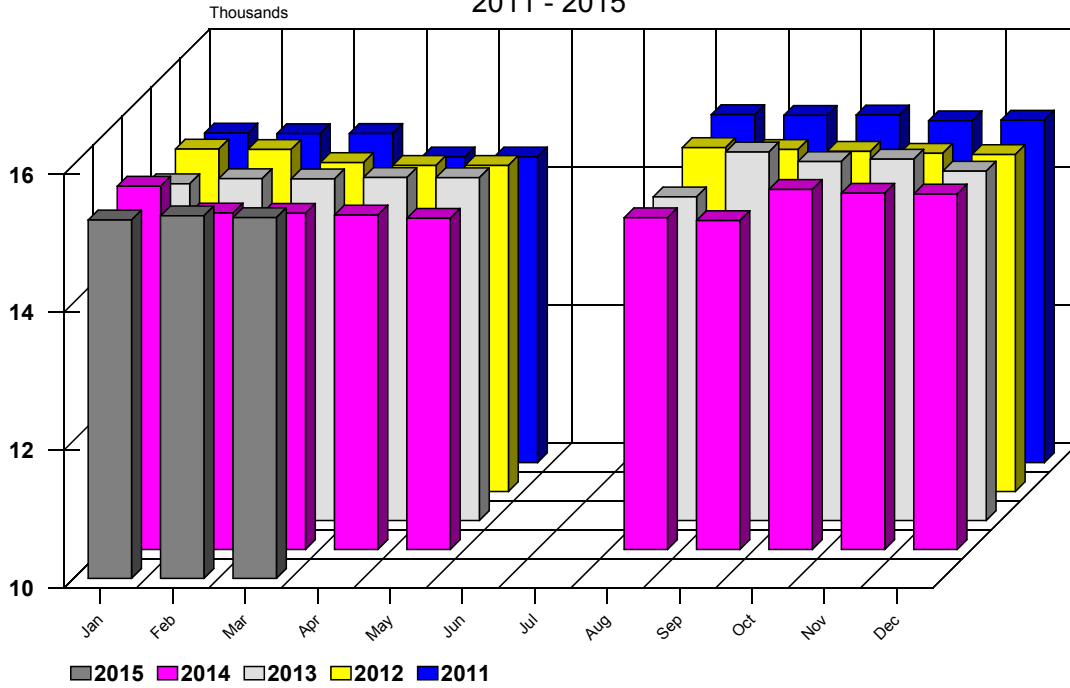
**Graph 22  
TOTAL EMERGENCY ROOM VISITS**  
Monthly Totals  
2011 - 2015





Graph 23  
**LARAMIE COUNTY SCHOOLS**

Monthly Totals  
 2011 - 2015



**TABLE 10**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>EMPLOYMENT*</b>														
Total Civilian Labor Force (LAUS)	48,515	48,698	49,063	48,959	48,545	48,730	49,655	48,959	48,284	48,657	49,302	49,422	48,899	2014
	49,090	49,482	49,774										49,449	2015
Total Employment (LAUS)	45,869	46,195	46,716	46,875	46,478	46,560	47,621	46,911	46,324	46,692	47,007	47,222	46,706	2014
	46,656	47,285	47,541										47,161	2015
Total Employment (CES)	45,400	45,500	46,100	46,400	47,100	47,400	47,500	47,500	47,600	47,400	47,000	47,600	46,875	2014
	46,700	47,100	47,300										47,033	2015
Total Unemployment (LAUS)	2,646	2,503	2,347	2,084	2,067	2,170	2,034	2,048	1,960	1,965	2,295	2,200	2,193	2014
	2,434	2,197	2,233										2,288	2015
Unemployment Rate (LAUS)	5.5	5.1	4.8	4.3	4.3	4.5	4.1	4.2	4.1	4.0	4.7	4.5	4.5	2014
	5.0	4.4	4.5										4.6	2015
Initial Unemployment Claims	135	74	52	74	63	45	67	49	57	55	241	120	86	2014
	92	62	65										73	2015
Help Wanted Ads	641	510	576	1,034	713	714	820	851	902	862	581	569	731	2014
	542	646	654										614	2015
<b>GENERAL BUSINESS ACTIVITY</b>														
Auto Registrations	2,473	2,413	2,996	3,199	3,293	3,290	3,525	3,336	3,182	3,182	2,047	2,530	2,956	2014
	2,542	2,579	3,241										2,787	2015
Enplanements--Cheyenne Airport	505	461	417	287	328	337	353	397	401	392	227	333	370	2014
	282	224	278										261	2015
Retail Sales (\$)	109,336,400	94,950,300	82,399,500	100,784,500	97,770,400	101,680,800	115,281,900	123,393,500	110,511,300	114,353,600	109,236,900	100,481,300	105,015,033	2014
	114,604,800	96,530,900	93,044,000										101,393,233	2015
Bankruptcies	12	13	22	23	14	17	17	13	13	18	10	10	15	2014
	8	9	21										13	2015

\* Labor 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 is collected through household surveys which individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment 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.

TABLE 11

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>HOUSING</b>														
Total Residential Units for Sale	438	431	458	506	547	553	563	522	506	451	421	422	485	2014
	349	332	340										340	2015
Total Residential Units Sold	90	101	142	136	165	168	180	182	160	164	137	172	150	2014
	91	118	166										125	2015
Average Residential Sold Price (city)	182,584	185,537	201,807	197,345	213,708	212,206	206,623	225,245	220,102	210,756	203,805	210,647	205,864	2014
	194,009	207,962	217,550										206,507	2015
Furnished Apartments	1	2	2	1	1	2	2	3	2	3	4	2	2	2014
	4	2	2										3	2015
Unfurnished Apartments	40	43	37	42	48	43	51	52	50	53	63	52	48	2014
	47	43	36										42	2015
Homes & Duplexes	22	26	18	13	16	16	11	19	18	24	26	22	19	2014
	24	22	12										19	2015
Mobile Homes	7	6	7	10	10	8	5	8	7	6	5	5	7	2014
	6	5	4										5	2015
Sampled Apartments % Vacant	1.4%	1.3%	1.3%	1.3%	1.6%	1.4%	1.9%	1.5%	0.9%	3.7%	2.7%	3.9%	1.9%	2014
	10.3%	7.0%	5.1%										7.5%	2015
<b>CONSTRUCTION</b>														
Single Family Bldg. Permits (Cheyenne)	6	17	19	12	19	39	19	4	12	16	6	28	16	2014
	5	7	34										15	2015
Single Family Bldg. Permits (Laramie County)	5	7	5	10	8	18	22	10	8	6	8	9	10	2014
	5	12	14										10	2015
Septic Permits – Rural	15	18	12	8	9	22	15	16	13	20	12	18	15	2014
	13	9	6										9	2015
Total Building Permits (Cheyenne)	85	111	122	133	158	188	180	123	151	157	98	135	137	2014
	126	122	165										138	2015
Value of Authorized Const. (Cheyenne)	2,556,544	13,651,994	6,830,384	7,245,629	12,722,339	9,821,398	9,990,796	34,929,725	6,857,184	5,704,656	3,059,655	8,169,805	10,128,342	2014
	4,974,427	4,088,539	11,610,971										6,891,312	2015
Residential (Cheyenne)	1,173,519	3,651,876	3,368,688	2,411,871	2,473,381	7,169,560	3,728,712	778,777	1,833,572	3,600,229	1,096,564	4,757,853	3,003,715	2014
	822,204	1,559,715	5,948,667										2,776,862	2015

Note: Data is not seasonally adjusted. Single family building permits for Cheyenne includes new residences and new townhouses.

**TABLE 12**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>UTILITIES</b>														
Commercial & Industrial Power (Kwh) (0,000)	7,953	7,276	7,498	7,446	7,348	7,487	7,449	8,203	7,838	7,672	7,541	7,601	7,609	2014
	8,208	7,735	8,528										8,157	2015
Residential Gas Usage (Mcf) ('000)	417	397	343	261	184	89	59	53	64	95	197	367	210	2014
	418	330	342										363	2015
Metered Water Taps (CBPU)	23,155	22,898	22,943	22,991	23,038	23,107	23,145	23,201	23,211	23,312	23,096	23,155	23,104	2014
	23,141	23,133	23,203										23,159	2015
Metered Water Taps (SCW&SD)	3,323	3,323	3,323	3,323	3,323	3,325	3,325	3,325	3,325	3,326	3,327	3,328	3,325	2014
	3,328	3,329	3,331										3,329	2015
<b>HUMAN SERVICES</b>														
Total Emergency Room Visits	3,436	3,034	3,402	3,246	3,507	3,418	3,683	3,536	3,710	3,369	3,186	3,551	3,423	2014
	3,543	3,175	3,662										3,460	2015
Safehouse – Number of People Sheltered	46	36	37	30	39	40	51	40	38	46	27	19	37	2014
	29	21	22										24	2015
Comea Shelter – Total Nights Lodging	1,720	1,572	1,647	1,807	1,879	1,971	2,390	2,218	2,126	2,099	2,210	1,958	1,966	2014
	2,116	1,844	2,143										2,034	2015
<b>SCHOOL ENROLLMENTS</b>														
Laramie County District #1	13,579	13,179	13,179	13,150	13,105	–	–	13,030	13,030	13,484	13,424	13,418	13,258	2014
	13,418	13,480	13,454										13,451	2015
Laramie County District #2	951	962	958	961	959	–	–	999	957	955	960	954	962	2014
	998	996	996										997	2015
Total School Enrollment	15,268	14,879	14,875	14,849	14,802	–	–	14,811	14,769	15,221	15,166	15,154	14,979	2014
	15,198	15,258	15,232										15,229	2015
LCCC Enrollment – FTE (Laramie County Sites)	2,886.83	2,886.83	2,886.83	2,886.83	2,886.83	317.08	317.08	2,698.42	2,698.42	2,698.42	2,698.42	2,698.42	2,380.03	2014
	N/A	N/A	N/A	N/A									N/A	2015
LCCC Enrollment – Headcount (Laramie County Sites)	5,029	5,029	5,029	5,029	5,029	1,622	1,622	4,604	4,604	4,604	4,604	4,604	4,284	2014
	N/A	N/A	N/A										N/A	2015

N/A – Not Available  
 Note: Data is not seasonally adjusted.

**TABLE 13**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>TAXES</b>														
4%, 1%, & Lodging Tax Collections	9,988,243	8,508,649	7,408,588	9,385,494	8,645,255	9,064,532	10,591,240	10,135,991	12,632,745	11,373,193	10,549,835	9,520,347	9,817,009	2014
	12,950,274	9,448,371	7,943,943										10,114,196	2015
Wholesale and Retail Sales and Use Tax Collections	4,791,287	3,966,538	3,039,942	4,172,395	3,873,844	3,889,533	4,589,140	4,572,266	4,210,060	4,503,434	4,144,400	4,206,609	4,163,287	2014
	5,087,850	3,753,130	3,410,402										4,083,794	2015
Actual Receipts to County Entities	4,301,304	3,661,202	3,171,448	4,043,677	3,709,422	3,884,392	4,450,356	4,293,681	5,388,166	4,851,800	4,524,230	4,085,629	4,197,109	2014
	4,813,567	4,033,512	3,397,336										4,081,472	2015
1% Sales and Use Tax Receipts	1,964,899	1,677,296	1,451,022	1,846,151	1,694,663	1,776,138	2,066,830	1,963,567	2,458,553	2,218,743	2,064,927	1,867,427	1,920,851	2014
	2,196,170	1,845,287	1,555,399										1,865,619	2015
Lodging Tax Receipts	93,884	61,886	111,933	99,562	114,410	132,180	190,111	258,904	242,740	203,368	161,882	129,439	150,025	2014
	107,081	167,684	126,052										133,606	2015
<b>TOURISM</b>														
Available Rooms	73,408	66,304	73,408	71,040	78,368	75,840	78,368	77,562	75,060	77,562	75,060	77,562	74,962	2014
	77,562	70,056	77,562										75,060	2015
Nights Occupied	34,462	38,871	41,332	44,936	53,033	60,781	65,644	62,660	56,861	50,168	40,423	37,848	48,918	2014
	41,869	36,139	38,736										38,915	2015
Occupancy Percentage	46.9	58.6	56.3	63.3	67.7	80.1	83.8	80.8	75.8	64.7	53.9	48.8	65.0	2014
	54.0	51.6	49.9										51.8	2015
Average Room Rate	\$76.08	\$77.98	\$76.47	\$78.42	\$82.49	\$88.90	\$121.81	\$93.78	\$90.07	\$85.47	\$83.23	\$80.90	\$86.30	2014
	\$82.55	\$82.95	\$80.55										\$82.02	2015
Visit Cheyenne Walk-In Count	2,600	1,775	2,869	2,899	7,574	5,980	11,558	6,683	4,684	2,190	2,425	4,312	4,629	2014
	1,867	2,578	2,298										2,248	2015
Trolley Ridership	169	314	60	556	4,540	2,283	3,275	1,998	1,466	840	91	4,179	1,648	2014
	235	319	45										200	2015
Pine Bluffs Information Center	4,590	4,619	6,812	7,344	11,398	18,327	22,486	19,026	14,362	10,635	6,457	6,425	11,040	2014
	5,632	4,897	7,400										5,976	2015
Wyoming State Museum	1,736	2,149	5,435	3,841	3,070	5,362	7,077	12,240	3,563	3,308	2,566	2,783	4,428	2014
	2,613	2,842	2,548										2,668	2015
I-25 State Visitor Center	4,809	4,244	6,350	7,120	14,822	25,348	31,386	24,118	18,585	10,096	4,723	4,516	13,010	2014
	5,052	4,518	N/A										4,785	2015
Old West Museum	402	170	1,472	897	1,574	2,032	10,740	2,866	2,331	1,668	740	845	2,145	2014
Paid Visitor	633	412	1,473										839	2015

## CHEYENNE/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>	2014	62,845	2013	62,448	0.64%
Total Population – Laramie County	2014	96,389	2013	95,809	0.61%
Total Male Population	2013	46,641	2012	47,558	-1.93%
Total Female Population	2013	46,432	2012	46,925	-1.05%
% of Population – Under 20 Years Old	2013	26.6%	2012	25.9%	2.78%
% of Population – 65 Years & Older	2013	12.9%	2012	13.2%	-2.27%
Median Age	2013	37.0	2012	37.2	-0.54%
% of Population – White Alone (Non-Hispanic)	2013	80.1%	2012	79.1%	1.26%
% of Population – Native American Alone	2013	0.9%	2012	1.3%	-30.77%
% of Population – Hispanic or Latino	2013	13.5%	2012	12.4%	8.87%
Households – County	2013	35,785	2012	35,245	1.53%
Average Household Size – County	2013	2.6	2012	2.6	0.77%
Households – City	2013	35,785	2012	35,245	1.53%
% of Households (HH) Headed by Married Couples	2013	54.7%	2012	50.2%	8.96%
% of HH Headed by Single Female (w/own children <18 yrs.)	2013	6.8%	2012	8.2%	-17.07%
<b>Weather &amp; Geography</b>					
Total Area (sq. miles) <sup>1</sup>	2010	2,686	–	–	
Total Area (sq. miles) <sup>11</sup> – Cheyenne	2014	26.97	2013	26.93	0.15%
Water Area (sq. miles)	2000	1.6	–	–	
Mean Elevation (ft.)	2010	6,700	–	–	
Normal Mean Temperature (F) – Cheyenne <sup>2</sup>	1971-00	44.9	1961-90	45.6	-1.54%
Average Annual Precipitation (inches) – Cheyenne <sup>2</sup>	1971-00	15.5	1961-90	14.4	7.29%
Average Wind Speed (mph)	1996-08	12.1	1996-06	12.4	-2.42%
<b>Crime &amp; Law Enforcement</b>					
Crimes <sup>3</sup>	2013	2,942	2012	2,788	5.52%
Crimes per 10,000 Persons	2013	299.1	2012	318.1	-5.97%
Homicides per 10,000 Persons	2013	0.0	2012	0.2	-100.00%
Rapes per 10,000 Persons	2013	2.1	2012	3.6	-41.67%
Robberies per 10,000 Persons	2013	1.4	2012	2.9	-51.72%
Aggravated Assaults per 10,000 Persons	2013	17.6	2012	17.7	-0.56%
Burglaries per 10,000 Persons	2013	46.7	2012	46.0	1.52%
Larcenies & Thefts per 10,000 Persons	2013	219.0	2012	232.0	-5.60%
Motor Vehicle Thefts per 10,000 Persons	2013	12.3	2012	15.6	-21.15%
<b>Education</b>					
% of Pop. (25 yrs. & older) with High School Diploma <sup>1</sup>	2013	24.2%	2012	30.8%	-21.54%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2013	16.7%	2012	15.6%	6.96%
Pupil – Teacher Ratio in LCSD #1 <sup>4</sup>	2006-07	10.38	2005-06	10.36	0.19%
Pupil – Teacher Ratio in LCSD #2	2006-07	7.47	2005-06	6.53	14.40%
Expenditures Per Pupil in LCSD #1	2010-11	\$15,170	2009-10	\$14,585	4.01%
Expenditures Per Pupil in LCSD #2	2010-11	\$20,462	2009-10	\$18,930	8.09%
LCSD #1 Enrollment	2013-14	13,761	2012-13	13,365	2.96%
LCSD #2 Enrollment	2013-14	987	2012-13	958	3.03%
Total School Enrollments Laramie County	2013-14	15,508	2012-13	15,319	1.23%
% of Students in Private Schools	2013-14	2.93%	2012-13	2.94%	-0.56%
% of Students Home-Schooled	2013-14	1.97%	2012-13	1.76%	12.37%
ACT Average Composite Score (range 1-36) LCSD #1	2013-14	20.4	2012-13	20.1	1.49%
ACT Average Composite Score (range 1-36) LCSD #2	2013-14	19.8	2012-13	19.7	0.51%

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
LCSD #1 Graduation Rate <sup>5</sup>	2013-14	73.79%	2012-13	71.58%	3.09%
LCSD #2 Graduation Rate	2013-14	86.30%	2012-13	80.95%	6.61%
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester)	2014	2,698.42	2013	2,875.67	-6.16%
Average Student Age at LCCC (Fall Semester) <sup>7</sup>	2014	26.68	2013	26.84	-0.60%
Median Student Age at LCCC (Fall Semester)	2014	22.32	2013	22.30	0.09%
3 – Year Graduation Rate at LCCC	2012	16.7%	2010	17.6%	-5.12%
3 – Year Rate of Transfer from LCCC	2012	25.7%	2010	28.4%	-9.57%
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$)⁸	4Q14	\$1,129	4Q13	\$1,085	4.06%
Average Rent for 2 Bedroom Apartment (\$)	4Q14	\$772	4Q13	\$708	9.04%
Average Rent for 2-3 Bedroom Mobile Home (\$)	4Q14	\$782	4Q13	\$855	-8.54%
Average Sales Price – Cheyenne	2014	\$205,864	2013	\$200,079	2.89%
Average Sales Price – Close-in Rural	2014	\$302,432	2013	\$296,570	1.98%
<b>Laramie County's Economy</b>					
Median Household Income <sup>1</sup>	2013	\$61,661	2012	\$54,192	13.78%
Mean Household Income	2013	\$72,830	2012	\$70,147	3.82%
Per Capita Personal Income (\$)⁹	2013	\$51,870	2012	\$51,403	0.91%
Average Wage per Job	2013	\$44,415	2012	\$44,156	0.59%
Average Annual Pay (\$)¹⁰	2013	\$42,148	2012	\$41,906	0.58%
<b>Employment &amp; Labor</b>					
Employment <sup>12</sup>	2014	46,158	2013	46,025	0.29%
Unemployment Rate <sup>13</sup>	2014	4.7%	2013	5.0%	-6.00%
Total Non-farm Jobs⁹	2013	62,621	2012	61,614	1.63%
% of Jobs in Farming	2013	1.45%	2012	1.50%	-3.94%
% of Jobs in Mining	2013	1.06%	2012	N/A	–
% of Jobs in Government	2013	27.58%	2012	28.09%	-1.80%
% of Jobs in Construction	2013	6.95%	2012	6.30%	10.36%
% of Jobs in Manufacturing	2013	2.49%	2012	2.50%	-0.49%
% of Jobs in Trans. & Ware.	2013	5.81%	2012	5.86%	-0.70%
% of Jobs in FIRE	2013	10.21%	2012	10.26%	-0.51%
% of Jobs in Retail Trade	2013	11.05%	2012	10.96%	0.84%
% of Jobs in Wholesale	2013	1.90%	2012	1.88%	1.42%
<b>Workforce Demographics</b>					
% of Workforce Age 16-19 <sup>1</sup>	2013	6.9%	2012	7.7%	-10.26%
% of Workforce Age 20-24	2013	8.6%	2012	9.2%	-6.68%
% of Workforce Age 25-44	2013	33.5%	2012	32.6%	2.74%
% of Workforce Age 45-54	2013	17.6%	2012	17.6%	0.17%
% of Workforce Age 55-64	2013	16.0%	2012	15.7%	1.93%
% of Workforce Age 65-74	2013	10.4%	2012	9.5%	9.51%
% of Workforce Age 75 and over	2013	6.9%	2012	7.7%	-9.49%
% of Workforce Male	2013	86.9%	2012	83.5%	4.07%
% of Workforce Female	2013	77.4%	2012	73.6%	5.16%
<b>CPI</b>					
U.S. CPI	2014	236.7	2013	233.0	1.62%
Annual Inflation Rate – Cheyenne	4Q14	3.0%	4Q13	3.4%	–

## Sources:

- 1 U.S. Census Bureau
- 2 Western Regional Climate Center
- 3 Wyoming Division of Criminal Investigation
- 4 Laramie County School Districts #1 & #2
- 5 Wyoming Department of Education

- 6 Office of Institutional Analysis, University of Wyoming
- 7 Laramie County Community College
- 8 State of Wyoming, Dept. of Admin. & Info., Economic Analysis Division
- 9 U.S. Commerce Department, Bureau of Economic Analysis

- 10 U.S. Department of Labor, Bureau of Labor Statistics
- 11 City of Cheyenne
- 12 Wyoming Department of Employment, CES Data
- 13 Wyoming Department of Employment, LAUS Data

## DATA SOURCES

### Automobile Registrations:

- Laramie County Clerk

### Banking Data:

- Cheyenne Area Banks (5)
- Cheyenne Area Credit Unions (9)

### Bankruptcies:

- U.S. Clerk of Bankruptcy Court

### Construction:

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

### Employment:

- Wyoming Department of Workforce Services

### Enplanements:

- Cheyenne Regional Airport

### Housing:

- Cheyenne Apartment Complexes (7)
- Cheyenne Board of Realtors
- Core Logic

### Human Services:

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

### Taxes:

- Wyoming Department of Revenue

### Schools:

- Laramie County Community College
- Laramie County Schools, Districts 1 and 2
- Private Schools (5)

### Tourism:

- Visit Cheyenne

### Utilities:

- Cheyenne Board of Public Utilities
- Cheyenne Light, Fuel & Power
- South Cheyenne Water & Sewer District

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