

Economic Indicators  
for Greater Cheyenne

*Annual Trends*  
*Edition*

Center for Business and Economic Analysis @ LCCC

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# Table of Contents

<b>Economic Indicators Summary</b> .....	1
<b>Business Trends</b> .....	3
Cheyenne/Laramie County Profile .....	5
Laramie County Total Taxable Sales and Retail Sales by Sub Sectors .....	7
Laramie County Sales and Use Tax Receipts .....	8
Figure 1 – Sales and Use Taxes, Total Tax Receipts .....	9
Laramie County Lodging Tax Receipts .....	10
Growth Rates .....	11
Figure 2 – Population vs Employment Growth Rates .....	12
Figure 3 – Wages, Personal Income and Real GDP .....	12
Laramie County Gross Domestic Product .....	13
Laramie County Auto Registrations (Titles) .....	14
Laramie County Enplanements .....	15
Tourism Activity .....	16
Oil Production and Prices .....	17
<b>Employment Trends</b> .....	18
Labor Force Averages .....	20
Figure 4 – Unemployment Rates .....	21
Laramie County Employment (BEA) .....	22
Current Employment Statistics .....	23
Laramie County Proprietors .....	24
Laramie County Employment Projections .....	25
Firms by Size and Industry .....	26
<b>Wages, Earnings and Income Trends</b> .....	27
2019 Household Income .....	29
Median Household Income .....	30
2019 Earnings by Gender .....	31
Average Wage and Compensation per Job .....	31
Figure 5 – Average Wage & Compensation per Job .....	32
Laramie County Average Annual Earned Income .....	33
Per Capita Personal Income .....	34
Figure 6 – Per Capita Personal Income .....	35
Laramie County Personal Income and Earnings by Industry (BEA) .....	36
Figure 7 – Personal Income .....	37
Laramie County Total Payroll .....	38
<b>Demographic Trends</b> .....	39
Census Detail .....	42
Population Estimates and Projections .....	43
Figure 9 – Population Estimates and Projections .....	44
Laramie County Population and Income Profiles .....	45
Population by Race and Ethnic Groups .....	46
Population by Age and Gender .....	47
Migration Data .....	48
Commuters in and out of Laramie County .....	49
Figure 10 – Earnings by Commuters .....	50
Figure 11 – Net Residential Adjustment as a % of TPI .....	51
Commuter Income Flows .....	52
Laramie County Education Profiles .....	53
Public and Private School Enrollment .....	54

Figure 12 – Public School and College Enrollment .....	55
<b>Housing Trends</b> .....	56
Residential for Sale, Sold & Price .....	57
Cheyenne Housing Rental Rates .....	58
Housing Profile – Laramie County .....	59
Figure 13 – New Residential Housing Units .....	60
Housing Profile – Cheyenne Area .....	61
Households by Unit Type .....	61
Building Permits .....	62
Residential Construction Activity .....	63
Historic Housing Occupancy .....	64
Vacancy Rates .....	65
<b>Development Trends</b> .....	66
Annexation Trends .....	67
Commercial Construction Activity .....	68
Figure 14 – Residential and Commercial Construction Valuation .....	69
New Commercial/Industrial Construction .....	70
Commercial Property .....	71
Assessed Real and Personal Property Value .....	72
Figure 15 – Assessed Real & Personal Property Values .....	73
Major Property Tax Districts .....	74
Figure 16 – Major Property Tax Districts .....	75

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## Preface

The articles appearing in this publication represent the opinions of the author and do not necessarily reflect the views of funding agencies and organizations. Duplication or quotation of material in this publication is welcomed; we request that you credit CBEA@LCCC.

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# Economic Indicators

## Summary

The Annual Trends report summarizes and illustrates the characteristics of the Cheyenne and Laramie County economy over the last ten years or longer. This report presents the latest available federal, state, and local agency statistics on Laramie County's economic and demographic growth patterns. Both business and government planning require a realistic and unbiased assessment of past trends and future directions. The indicators and statistics presented in this report are intended to be used as a guide to understanding the local economy.

## 2022 in Review

At this time last year, Wyoming and Laramie County were recovering from a sharp downturn due to the coronavirus pandemic. This year, both the state and the county have continued recovering while also dealing with high inflation.

A key indicator of the level of general business activity is sales and in Laramie County both total taxable sales and total retail sales rose in 2022. Total taxable sales rose 6.3 percent from 2021 to 2022. Total retail sales rose by 3.2 percent during this same time period. This resulted in an increase in sales and use tax receipts of 6.1 percent from 2021 to 2022. The tax receipts are the highest levels recorded in Laramie County, approaching nearly 70 million dollars in 2022.

There was a decrease in oil activity in the county over the last year. From 2021 to 2022, total annual oil production fell by 9.9 percent, the average monthly number of active wells rose 3.8 percent, and the number of spuds – defined as a newly drilled oil well – fell from 63 to 49. Despite the highest crude prices in the last decade, production in 2022 lagged behind 2021.

Laramie County gained jobs from 2021 to 2022, according to both Local Area Unemployment Statistics (LAUS) and Current Employment Statistics (CES)<sup>1</sup>. Laramie County gained 856 jobs according to the LAUS and 1,275 jobs according to the CES. Employment data from the Bureau of Economic Analysis (BEA) lag one year, but provide greater detail of employment and earnings by industry. These data show government remained the primary employer in Laramie County in 2020, accounting for 23.7 percent of all jobs and 36.8 percent of all earnings by place of work. This significant public sector employment continued to serve as an important source of local economic stability.

Unemployment fell in Laramie County and across Wyoming. In Laramie County, it fell from 4.0 percent in 2021 to 3.2 percent in 2022. In Wyoming, it fell from 4.5 percent in 2021 to 3.4 percent in 2022. The

<sup>1</sup>It is important to keep in mind the difference between the LAUS data and the CES data. LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that more 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.

annual unemployment rate is the lowest recorded for Laramie County since 1985 when we began tracking the statistic.

The housing market stayed hot, but cooled slightly last year due to increasing borrowing rates. The average number of houses for sale nearly doubled in the city(+72.7%) and more than doubled in the county(+123.7%). However, the total number of units sold – city **and** county – fell from 1,988 in 2021 to 1,579 in 2022(-20.6%). In the city, the average selling price rose from \$331,048 to \$362,147 (+9.4%). In the county, the average selling price rose from \$514,793 to \$578,303 (+12.3%)

The number of building permits issued is an indicator of future home construction. In the city, the number of building permits for new single-family homes rose from 203 in 2021 to 212 in 2022 (+4.4%) and new apartments/duplexes rose from 4 in 2021 to 49 in 2022 (+1,125%). The increase in multi-family projects led to 624 housing units being added to Cheyenne. This is the highest level recorded in a single year in the last 30 years. In the county, outside the city of Cheyenne, the number of single-family building permits fell sharply – from 303 in 2021 to 160 in 2022 (-47.2%).

The value of new industrial/commercial construction fell in the city and rose in the county in 2022. Total new dollar valuation was \$12,508,823 in the city and \$186,564,011 in the county. In the city, the Chase Bank on Yellowstone and Children’s Museum were the biggest new projects. In the county, new data centers made up over 150 million of the 186 million in new construction projects.

Laramie County’s population grew 0.2 percent in 2022(+173 people), while the city of Cheyenne saw its population decrease 0.2 percent(-110 people). This reflects the lack of affordable housing in Cheyenne, forcing newcomers to move outside of the city limits.

Looking to the future, the most pressing economic issue is inflation. We are seeing the highest rates of inflation since the 1980s and interest rates are slowly, but surely, rising. As borrowing becomes more expensive, we should see inflation rates come down, but housing will become less affordable.

The following six sections of the Annual Economic Trends report provide comprehensive data on business, employment, wages and income, demographics, housing and development trends for Greater Cheyenne.

## Business Trends

The Business Trends section contains primary business data sets designed to measure overall economic performance in the Greater Cheyenne economy.

- Table 1.4 contains ten primary growth measures including: population, jobs, personal income and Gross Domestic Product (GDP). The Current Employment Statistics (CES) five-year average job growth rate is 0.02 percent and the Bureau of Economic Analysis (BEA) employment five-year average growth rate is 2.12 percent. Due to the coronavirus pandemic, these five-year averages were pushed down and are not necessarily reflective of normal economic conditions.
- Figure 3 shows the relationship between growth rates in real GDP, personal income and wages in Laramie County. Real GDP is the inflation adjusted value of all the final goods and services produced in the economy in a year. Over time the growth rates in real GDP, personal income, and wages tend to move in the same direction. In 2021, we saw real GDP growth return to similar rates of wage and personal income growth. In 2020, real GDP decreased while wages and incomes rose.
- Table 1.1 provides total estimated taxable sales and retail sales. Total taxable sales increased 6.3 percent from 2021 to 2022. Total retail sales increased 3.2 percent during this same time period. 11 of the 14 major sectors saw an increase in sales, despite inflation reaching every sector. General Merchandise saw the largest increase in sales, improving by nearly 20 percent over 2021's figures.
- Table 1.2 presents data on sales and use tax receipts to entities within Laramie County. Total sales and use tax receipts increased 6.1 percent from 2021 to 2022. The overall tax receipts are the highest recorded and are approaching 70 million dollars.
- Table 1.9 (a) shows annual Laramie County oil production and the number of active wells. Average monthly oil production in Laramie County fell from 781,041 barrels in 2021 to 703,753 barrels in 2022. Total annual oil production fell by nearly 10 percent from 2021 to 2022. The average monthly number of active wells rose from 470 in 2021 to 488 in 2022(+3.8%). Table 1.9 (b) shows oil prices, which rose sharply from a monthly average of \$67.99 in 2021 to \$94.79 in 2022(+39.4%). The number of spuds – defined as a newly drilled oil well – fell from 63 in 2021 to 49 in 2022.

### Business Trends

#### Tables and Figures

Table 1.0	Cheyenne/Laramie County Profile
Table 1.1	Laramie County Total Taxable Sales and Retail Sales by Sub Sectors (2017-2022)
Table 1.2	Laramie County Sales and Use Tax Receipts (1999-2022)
Figure 1	Laramie County Sales & Use Tax Receipts (2002-2021)
Table 1.3	Laramie County Lodging Tax Receipts (1993-2022)
Table 1.4	Growth Rates (2006-2021)
Figure 2	Growth Rate Population vs. Employment (2006-2020)
Figure 3	Growth Rates - Wages, Personal Income & Real GDP (2006-2020)
Table 1.5	Laramie County GDP (2007-2021)
Table 1.6	Auto Registrations (2003-2022)
Table 1.7	Enplanements (2003-2022)
Table 1.8	Tourism Activity (2013-2022)
Table 1.9	Oil Production and Prices (2016-2022)

Table 1.0

## Cheyenne/Laramie County Profile

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Demography					
Total Population - Cheyenne <sup>1</sup>	2021	65,051	2020	65,161	-0.2%
Total Population - Laramie County <sup>1</sup>	2021	100,863	2020	100,690	0.2%
Total Male Population <sup>1</sup>	2021	51,230	2020	51,418	-0.4%
Total Female Population <sup>1</sup>	2021	49,633	2020	49,272	0.7%
% of Population - Under 18 Years Old <sup>1</sup>	2021	22.7%	2020	23.1%	-1.7%
% of Population - 65 Years & Older <sup>1</sup>	2021	17.0%	2020	16.6%	2.4%
Median Age <sup>2</sup>	2021	37.9	2020	37.6	0.8%
% of Population - White Alone (Non-Hispanic) <sup>1</sup>	2021	77.8%	2020	78.0%	-0.3%
% of Population - Native American Alone <sup>1</sup>	2021	0.6%	2020	0.7%	-14.3%
% of Population - Hispanic or Latino <sup>1</sup>	2021	15.5%	2020	15.5%	0.0%
Households - County <sup>2</sup>	2021	43,728	2020	41,739	4.8%
Average Household Size - County <sup>2</sup>	2021	2.27	2020	2.41	-5.8%
Households - Cheyenne <sup>3</sup>	2021	27,344	2020	27,344	0.0%
% of Households (HH) Headed by Married Couples <sup>2</sup>	2021	48.0%	2020	50.0%	-4.0%
% of HH Headed by Single Female (w/own children <18 yrs.) <sup>2</sup>	2021	5.1%	2020	4.1%	24.4%
Weather & Geography					
Total Area (sq. miles) <sup>4</sup>	2010	2,686	-	-	-
Total Area (sq. miles) <sup>11</sup> - Cheyenne	2022	36.53	2021	34.29	6.5%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.) <sup>5</sup>	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne <sup>5</sup>	1991 - 20	59.2	1981 - 10	58.6	1.0%
Avg Min Temperature (F) - Cheyenne <sup>5</sup>	1991 - 20	34.6	1981 - 10	33.9	2.1%
Average Annual Precipitation (inches) - Cheyenne <sup>5</sup>	1991 - 20	15.4	1981 - 10	15.9	-3.3%
Average Daily Wind Speed (mph) <sup>5</sup>	2001-11	11.8	1996 - 06	12.4	-4.8%
Crime & Law Enforcement <sup>6</sup>					
Crimes	2021	6,468	2020	3,908	65.5%
Crimes per 10,000 Persons	2021	641.3	2020	388.1	65.2%
Homicides per 10,000 Persons	2021	0.3	2020	0.3	0.0%
Rapes per 10,000 Persons	2021	5.1	2020	4.3	18.6%
Robberies per 10,000 Persons	2021	2.8	2020	2.9	-3.4%
Aggravated Assaults per 10,000 Persons	2021	18.1	2020	25.3	-28.5%
Burglaries per 10,000 Persons	2021	45.1	2020	27.1	66.4%
Larcenies & Thefts per 10,000 Persons	2021	205.2	2020	203.1	1.0%
Motor Vehicle Thefts per 10,000 Persons	2021	53.2	2020	29.7	79.1%
Education					
% of Pop. (25 yrs. & older) with High School Diploma or higher <sup>2</sup>	2021	92.8%	2020	94.1%	-1.4%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher <sup>2</sup>	2021	30.7%	2020	30.2%	1.7%
Student-Teacher Ratio in LCSD #1 <sup>7</sup>	2021-22	13.6	2020-21	13.2	3.0%
Student-Teacher Ratio in LCSD #2 <sup>7</sup>	2021-22	11.2	2020-21	11.0	1.8%
Expenditures Per Pupil in LCSD #1 <sup>7</sup>	2021-22	\$20,186	2020-21	\$20,061	0.6%
Expenditures Per Pupil in LCSD #2 <sup>7</sup>	2021-22	\$22,531	2020-21	\$23,043	-2.2%
LCSD #1 Enrollment <sup>8</sup>	2021-22	14,010	2020-21	13,840	1.2%
LCSD #2 Enrollment <sup>8</sup>	2021-22	1,066	2020-21	1,045	2.0%
Total School Enrollments Laramie County <sup>9</sup>	2021-22	15,710	2020-21	15,878	-1.1%
% of Students in Private Schools <sup>9</sup>	2021-22	2.2%	2020-21	2.4%	-8.3%
% of Students Home-Schooled <sup>9</sup>	2021-22	3.3%	2020-21	3.0%	10.0%
ACT Average Composite Score (range 1-36) LCSD #1 <sup>10</sup>	2021-22	18.4	2020-21	19.4	-5.2%
ACT Average Composite Score (range 1-36) LCSD #2 <sup>10</sup>	2021-22	18.2	2020-21	18.8	-3.2%
LCSD #1 Graduation Rate <sup>11</sup>	2021-22	80.3%	2020-21	80.3%	0.0%
LCSD #2 Graduation Rate <sup>11</sup>	2021-22	89.0%	2020-21	89.0%	0.0%

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester) <sup>12</sup>	2022	2,536.0	2021	2,336.0	8.6%
Average Student Age at LCCC (Fall Semester) <sup>12</sup>	2021	23.0	2020	23.0	0.0%
3 -Year Graduation Rate at LCCC <sup>12</sup>	2021	38.4%	2020	27.0%	42.2%
3 - Year Rate of Transfer from LCCC <sup>12</sup>	2021	18.6%	2020	24.0%	-22.5%
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$) <sup>13</sup>	2Q22	\$1,587	2Q21	\$1,455	9.1%
Average Rent for 2 Bedroom Apartment (\$) <sup>13</sup>	2Q22	\$1,008	2Q21	\$924	9.1%
Average Rent for 2-3 Bedroom Mobile Home (\$) <sup>13</sup>	2Q22	\$1,152	2Q21	\$979	17.7%
Average Sales Price - Cheyenne <sup>14</sup>	2022	\$362,147	2021	\$331,048	9.4%
Average Sales Price - Rural Laramie County <sup>14</sup>	2022	\$578,303	2021	\$514,793	12.3%
<b>Laramie County's Economy</b>					
Median Household Income <sup>2</sup>	2021	\$71,550	2020	\$69,369	3.1%
Mean Household Income <sup>2</sup>	2021	\$92,058	2020	\$88,451	4.1%
Per Capita Personal Income (\$) <sup>15</sup>	2021	\$58,646	2020	\$54,959	6.7%
Average Wage per Job <sup>15</sup>	2021	\$55,566	2020	\$53,412	4.0%
Average Annual Pay (\$) <sup>16</sup>	2021	\$52,930	2020	\$50,829	4.1%
<b>Employment &amp; Labor</b>					
Employment <sup>17</sup>	2022	46,692	2021	46,692	0.0%
Unemployment Rate <sup>18</sup>	2022	3.9%	2021	3.9%	0.0%
Total Non-farm Jobs <sup>15</sup>	2021	75,024	2020	73,401	2.2%
<b>Percent of Jobs in Selected Industries</b>					
% of Jobs in Farming	2021	1.8%	2020	1.9%	-3.6%
% of Jobs in Mining	2021	0.9%	2020	1.1%	-14.7%
% of Jobs in Government	2021	23.4%	2020	24.1%	-2.9%
% of Jobs in Construction	2021	6.3%	2020	6.2%	1.0%
% of Jobs in Manufacturing	2021	2.0%	2020	2.2%	-8.4%
% of Jobs in Trans. & Ware.	2021	6.6%	2020	6.4%	4.1%
% of Jobs in FIRE	2021	17.4%	2020	17.1%	2.1%
% of Jobs in Retail Trade	2021	8.9%	2020	8.8%	0.7%
% of Jobs in Wholesale	2021	1.7%	2020	1.8%	-2.8%
<b>Labor Force Demographics<sup>2</sup></b>					
% of Labor Force Age 16-19	2021	5.2%	2020	5.6%	-7.7%
% of Labor Force Age 20-24	2021	11.2%	2020	8.8%	27.0%
% of Labor Force Age 25-44	2021	44.4%	2020	43.4%	2.2%
% of Labor Force Age 45-54	2021	20.4%	2020	20.9%	-1.9%
% of Labor Force Age 55-64	2021	14.9%	2020	16.3%	-8.2%
% of Labor Force Age 65-74	2021	3.1%	2020	4.8%	-34.5%
% of Labor Force Age 75 and over	2021	0.8%	2020	0.5%	56.3%
% of Labor Force Male	2021	56.0%	2020	55.3%	1.3%
% of Labor Force Female	2021	44.0%	2020	44.7%	-1.6%
% of Males in Labor Force	2021	87.1%	2020	87.9%	-0.9%
% of Females in Labor Force	2021	73.0%	2020	76.6%	-4.7%
<b>CPI</b>					
U.S. CPI <sup>19</sup>	2022	292.7	2021	271.0	8.0%
Annual Inflation Rate - Cheyenne <sup>13</sup>	2Q22	10.5%	2Q21	7.2%	45.8%

Sources:

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

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

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

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

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

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

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

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

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

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

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

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

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

<sup>15</sup>U.S. Department of Commerce, Bureau of Economic Analysis

Note: Non-farm employment data include proprietors

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

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

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

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



**Table 1.1**

**Laramie County Total Taxable Sales and Retail Sales by Subsectors**  
**2017 - 2022**  
**(Dollars)**

	2017	2018	2019	2020	2021	2022
<b>Total Taxable Sales</b>	<b>2,137,001,500</b>	<b>2,392,252,000</b>	<b>2,555,179,000</b>	<b>2,705,636,700</b>	<b>2,958,323,700</b>	<b>3,145,669,800</b>
<b>Total Retail Sales</b>	<b>1,329,037,100</b>	<b>1,429,816,900</b>	<b>1,493,546,000</b>	<b>1,499,441,700</b>	<b>1,777,775,200</b>	<b>1,835,144,000</b>
Auto Dealers and Parts	86,425,700	90,433,700	101,928,100	96,294,400	104,429,200	105,183,700
Gasoline Stations	51,803,600	65,138,600	77,202,800	61,170,600	72,842,100	81,136,200
Home Furniture and Furnishings	35,083,800	36,271,700	39,484,300	35,511,200	40,472,000	37,783,600
Electronic and Appliance Stores	50,306,500	92,621,900	41,769,300	64,907,000	80,174,500	84,337,700
Building Material & Garden	211,983,800	225,493,500	262,388,400	280,704,300	339,254,300	378,416,100
Grocery and Food Stores	24,055,400	20,371,000	19,761,500	20,981,600	22,350,400	22,952,000
Liquor Stores	19,019,300	19,750,300	19,633,300	25,707,200	24,712,300	27,314,300
Clothing and Shoe Stores	48,093,400	52,010,500	56,265,800	47,142,100	62,795,500	62,974,900
Department Stores	40,518,300	36,835,100	34,727,200	35,013,700	35,710,700	38,513,300
General Merchandise Stores	143,634,600	164,366,500	162,352,900	150,281,900	174,299,100	208,629,200
Miscellaneous Retail	86,111,600	89,320,700	113,546,100	114,739,400	150,164,600	123,405,800
Lodging Services	57,754,200	61,605,500	65,698,000	42,922,600	68,390,700	74,546,700
Eating and Drinking Places	194,853,000	200,028,400	217,129,000	203,350,200	251,617,700	260,620,800
Automobile Sales	279,393,900	275,569,500	281,659,000	320,715,500	350,562,100	329,329,200

Source: WCBEA analysis from Wyoming Department of Revenue

**Table 1.2****Laramie County Sales and Use Tax Receipts**

**Annual Total  
1999-2022  
(Dollars)**

	<b>Total Sales Tax Receipts 4% State &amp; 1% Optional General Purpose<sup>1</sup></b>	<b>4% State Sales and Use Tax Receipts</b>	<b>1% Optional Local General Purpose Sales and Use Tax Receipts</b>
1999	23,492,966	12,426,483	11,066,483
2000	24,833,339	13,115,173	11,718,167
2001	26,406,542	13,800,674	12,605,568
2002	29,011,725	15,428,989	13,582,736
2003	29,528,829	15,855,502	13,673,327
2004	30,559,319	16,501,718	14,057,601
2005	31,733,902	17,213,493	14,520,409
2006	33,118,921 *	17,894,618	15,224,303
2007	32,702,985 *	17,636,107	15,066,606
2008	33,114,106 *	17,827,988	15,286,119
2009	31,517,315 *	16,979,116	14,529,199
2010	31,846,764 *	17,051,836	14,794,927
2011	36,323,256	18,977,386	17,345,870
2012	38,495,663	20,616,860	17,878,803
2013	41,713,896	22,630,753	19,083,143
2014	50,365,308	27,315,092	23,050,216
2015	48,440,936	26,339,882	22,101,054
2016	43,007,227	23,443,445	19,563,782
2017	46,955,066	25,585,051	21,370,015
2018	52,524,785	28,602,262	23,922,523
2019	55,406,955	29,855,166	25,551,789
2020	59,555,208	32,498,839	27,056,369
2021	65,083,030	35,499,803	29,583,227
2022	69,085,501	37,629,803	31,456,698

Notes: <sup>1</sup> The State of Wyoming collects a 4% state sales and use tax as well as a 1% optional general purpose county sales and use tax. Table 1.2 shows 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.

This total includes the 4% State Sales and Use Tax, 1% Optional General Purpose Sales and Use Tax, and the Out of State Sales and Use Tax.

From July 1, 1992 to June 30, 1993, the distribution was 35%.

On July 1, 1993, the distribution was changed to 28%.

On July 1, 2002, the percentage distribution was changed to 29.5%.

As of June 30, 2004, the percentage distribution was changed to 31%.

\* Amounts were added to reflect loss in sales taxes levied on food

\*2006- \$350,694

\*2007 - \$710,532

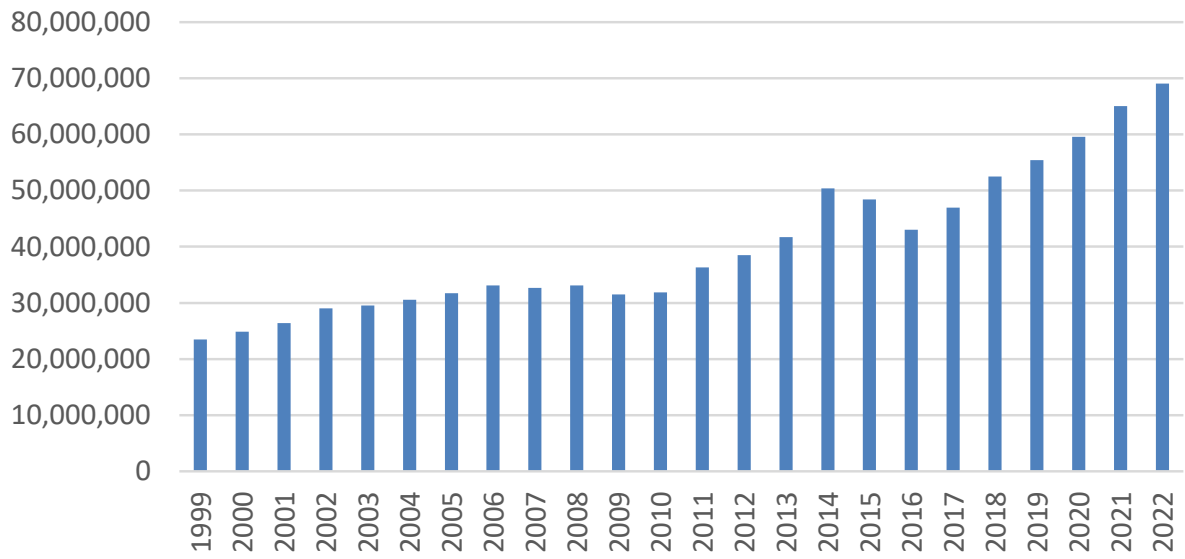
\*2008 - \$1,076,784

\*2009 - \$1,791,000

\*2010 - \$895,500

Source: WCBEA from Wyoming Department of Revenue

Figure 1. Laramie County Sales and Use Tax Receipts, 1999-2022



**Table 1.3****Laramie County Lodging Tax Receipts**

**Annual Totals  
1993-2022  
(Dollars)**

<b>Year</b>	<b>Lodging Tax Receipts<sup>1</sup></b>	<b>% Change</b>
1993	283,747	-
1994	302,640	6.7%
1995	316,596	4.6%
1996	326,421	3.1%
1997	321,721	-1.4%
1998	344,509	7.1%
1999	362,725	5.3%
2000	399,193	10.1%
2001	400,237	0.3%
2002	453,918	13.4%
2003	582,681	28.4%
2004	646,724	11.0%
2005	691,081	6.9%
2006	845,936	22.4%
2007	1,128,773	33.4%
2008	1,156,118	2.4%
2009	1,058,485	-8.4%
2010	1,244,406	17.6%
2011	1,381,347	11.0%
2012	1,291,774	-6.5%
2013	1,319,517	2.1%
2014	1,800,299	36.4%
2015	1,899,869	5.5%
2016	1,708,156	-10.1%
2017	1,849,885	8.3%
2018	1,988,530	7.5%
2019	2,144,641	7.9%
2020	1,471,354	-31.4%
2021	2,269,419	54.2%
2022	2,473,729	9.0%

Notes: <sup>1</sup>Lodging Tax Receipts: 7/1/87 to 3/31/03 - 2%;  
4/1/03 to 3/31/07 - 3%; effective 4/1/07 - 4%

Source: WCBEA from Wyoming Department of Revenue & Taxation

Table 1.4

**Growth Rates**  
**Laramie County**  
**2006-2021**

Year	Laramie County <sup>1</sup>		City of Cheyenne <sup>1</sup>		Employment (CES)		BEA Employment		Annual Mean Wages	
	Population	% Change	Population	% Change	# Jobs	% Change	# Jobs	% Change	\$	% Change
2006	89,077	-	57,829	-	42,908	-	58,704	-	33,230	-
2007	90,430	1.5%	58,658	1.4%	44,150	2.9%	61,107	4.1%	35,770	7.6%
2008	91,885	1.6%	59,547	1.5%	45,158	2.3%	62,254	1.9%	37,560	5.0%
2009	92,561	0.7%	60,159	1.0%	44,133	-2.3%	61,625	-1.0%	39,160	4.3%
2010	91,885	-0.7%	59,547	-1.0%	43,342	-1.8%	61,441	-0.3%	40,070	2.3%
2011	92,561	0.7%	60,159	1.0%	44,192	2.0%	62,826	2.3%	41,280	3.0%
2012	94,690	2.3%	61,420	2.1%	44,792	1.4%	63,565	1.2%	42,260	2.4%
2013	95,706	1.1%	62,104	1.1%	46,100	2.9%	65,587	3.2%	43,000	1.8%
2014	96,038	0.3%	62,259	0.2%	46,858	1.6%	66,322	1.1%	44,050	2.4%
2015	97,006	1.0%	62,904	1.0%	47,167	0.7%	67,095	1.2%	45,270	2.8%
2016	97,978	1.0%	63,483	0.9%	46,667	-1.1%	67,574	0.7%	46,220	2.1%
2017	98,460	0.5%	63,587	0.2%	46,517	-0.3%	68,988	2.1%	47,648	3.1%
2018	98,976	0.5%	63,957	0.6%	46,608	0.2%	69,933	1.4%	49,467	3.8%
2019	99,500	0.5%	64,235	0.4%	47,108	1.1%	72,218	3.3%	49,360	-0.2%
2020	100,690	1.2%	65,161	1.4%	45,992	-2.4%	73,401	1.6%	50,829	3.0%
2021	100,863	0.2%	65,051	-0.2%	46,692	1.5%	75,024	2.2%	52,930	4.1%
15 Year Avg.		0.83%		0.79%		0.58%		1.66%		3.17%
5 Year Avg.		0.58%		0.49%		0.02%		2.12%		2.76%

Source: Wyoming Department of A&I, Economic Analysis Division (EAD), Population Estimates as of July 1

Source: Wyoming Department of A&I, Economic Analysis Division (EAD), Population Estimates as of July 1

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Current Employment Statistics

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Occupational Employment Statistics, May reports

Year	Personal Income		Per Capita Personal Income		Real Per Capita Personal Income (2012 dollars)		Real GDP Lar County (2012 dollars)		Building Permits	
	\$	% Change	\$	% Change	\$	% Change	(\$000,000)	% Change	# Permits	% Change
2006	3,483,094	-	40,119	-	45,691	-	4,473	-	1,795	-
2007	3,660,650	5.1%	41,762	4.1%	46,254	1.2%	4,971	11.1%	1,622	-9.6%
2008	4,047,841	10.6%	45,442	8.8%	48,460	4.8%	5,459	9.8%	1,411	-13.0%
2009	3,813,588	-5.8%	42,172	-7.2%	45,141	-6.8%	4,688	-14.1%	1,402	-0.6%
2010	3,997,384	4.8%	43,333	2.8%	45,617	1.1%	4,748	1.3%	1,564	11.6%
2011	4,453,966	11.4%	48,089	11.0%	49,094	7.6%	4,918	3.6%	1,887	20.7%
2012	4,597,599	3.2%	48,515	0.9%	48,515	-1.2%	5,048	2.6%	1,951	3.4%
2013	4,646,282	1.1%	48,498	0.0%	47,790	-1.5%	4,954	-1.9%	1,787	-8.4%
2014	4,787,400	3.0%	49,794	2.7%	48,300	1.1%	5,002	1.0%	1,641	-8.2%
2015	4,861,385	1.5%	50,058	0.5%	48,495	0.4%	5,197	3.9%	1,877	14.4%
2016	4,736,057	-2.6%	48,294	-3.5%	46,201	-4.7%	5,031	-3.2%	1,830	-2.5%
2017	4,894,308	3.3%	49,620	2.7%	46,482	0.6%	5,034	0.1%	2,198	20.1%
2018	5,175,230	5.7%	52,113	5.0%	47,650	2.5%	5,310	5.5%	2,051	-6.7%
2019	5,313,563	2.7%	53,181	2.0%	47,752	0.2%	5,516	3.9%	2,100	2.4%
2020	5,533,843	4.1%	54,959	3.3%	46,563	-2.5%	5,261	-4.6%	2,312	10.1%
2021	5,915,191	6.9%	58,646	6.7%	46,684	0.3%	5,507	4.7%	2,785	20.5%
15 Year Avg.		3.45%		2.37%		0.20%		1.35%		3.60%
5 Year Avg.		2.66%		1.93%		-0.78%		0.32%		9.27%

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

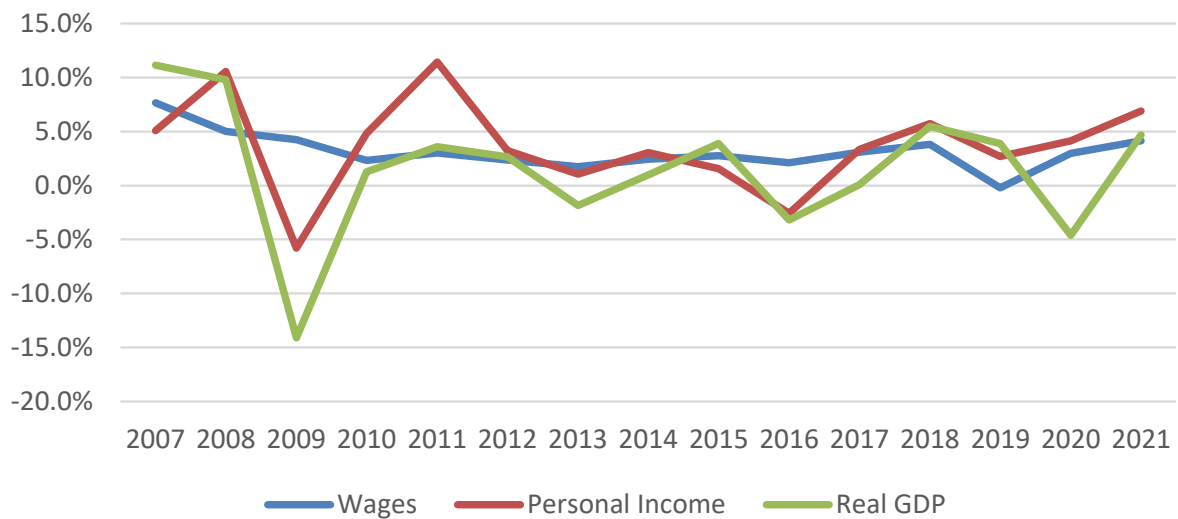
Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: Laramie County Planning and Development

Figure 2. Laramie County Growth Rates, Population and Employment, 2007-2021



Figure 3. Laramie County Growth Rates, Wages, Personal Income, and Real GDP, 2007-2021



**Table 1.5**

**Laramie County Gross Domestic Product**  
**2007-2021**

Year	Real GDP <sup>1</sup>	Real GDP % Change	Nominal GDP <sup>2</sup>	Nominal GDP % Change	Real Per Capita GDP	Real Per Capita GDP % Change
2007	4,971	-	4,501	-	55,806	-
2008	5,459	9.8%	4,974	10.5%	60,367	8.2%
2009	4,688	-14.1%	4,201	-15.5%	50,836	-15.8%
2010	4,748	1.3%	4,381	4.3%	51,673	1.6%
2011	4,918	3.6%	4,780	9.1%	53,133	2.8%
2012	5,048	2.6%	5,048	5.6%	53,311	0.3%
2013	4,954	-1.9%	5,008	-0.8%	51,763	-2.9%
2014	5,002	1.0%	5,140	2.6%	52,084	0.6%
2015	5,197	3.9%	5,372	4.5%	53,574	2.9%
2016	5,031	-3.2%	5,178	-3.6%	51,348	-4.2%
2017	5,034	0.1%	5,319	2.7%	51,127	-0.4%
2018	5,310	5.5%	5,828	9.6%	53,649	4.9%
2019	5,516	3.9%	6,040	3.6%	55,437	3.3%
2020	5,261	-4.6%	5,709	-5.5%	52,249	-5.8%
2021	5,507	4.7%	6,608	15.7%	54,599	4.5%
<b>Average</b>		<b>0.9%</b>		<b>2.1%</b>		<b>-0.3%</b>

Note: <sup>1</sup>Data are in millions of chained 2012 dollars

<sup>2</sup>Data are in millions of current dollars

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 1.6****Laramie County Auto Registrations (Titles)****Annual Total****2003-2022**

<b>Year</b>	<b>Titles</b>
2003	36,353
2004	35,724
2005	36,737
2006	36,021
2007	36,242
2008	35,229
2009	32,445
2010	33,146
2011	38,177
2012	36,757
2013	35,765
2014	35,466
2015	37,215
2016	38,556
2017	38,645
2018	38,979
2019	37,160
2020	36,171
2021	39,368
2022	39,314

Source: WCBEA from Laramie County Clerk



**Table 1.7****Laramie County Enplanements****Annual Total****2003-2022**

Year	Enplanements
2003	17,182
2004	16,167
2005	14,372
2006	14,681
2007	16,888
2008	15,314
2009	11,155
2010	17,426
2011	22,776
2012	13,952
2013	10,777
2014	4,438
2015	2,275
2016	2,360
2017	1,289
2018	2,505
2019	17,310
2020	3,588
2021	4,161
2022	19,511

Note: The decline in 2012 reflects the loss of a regional airline serving the Cheyenne market.

Source: WCBEA from Cheyenne Regional Airport

**Table 1.8**

**Tourism Activity**  
**Monthly Averages**  
**2013-2022**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Occupancy Rate (%)	63.7	65.0	61.2	53.0	54.2	58.2	65.9	53.4	57.5	59.4
Average Room Rate (\$)	79.50	86.29	89.41	90.90	89.70	90.00	94.78	80.71	97.35	106.05
Visit Cheyenne Walk-in Count	3,922	4,629	4,271	3,831	3,898	4,130	4,246	1,657	4,087	4,736
Trolley Ridership	1,389	1,648	1,713	1,954	1,708	1,786	1,880	373	847	1,073
Pine Bluffs Info. Center	10,180	11,040	8,164	8,145	6,465	6,615	8,008	n/a	10,273	6,458
I-25 State Visitor Center	12,504	13,010	13,496	12,890	13,014	12,148	11,302	2,599	9,736	6,538
Old West Museum Paid Visitor	1,740	2,145	2,083	2,259	1,679	1,965	1,966	464	1,774	1,427
State Museum	3,158	4,428	3,851	3,264	3,417	3,548	7,391	1,337	3,769	2,592

Note: Numbers reported are a monthly average for each year.

Source: WCBEA from Visit Cheyenne

**Table 1.9****Laramie County Oil Production and Active Wells****(a)****Monthly Average and Annual Total****2016-2022**

Year	Oil Production			Active Wells	
	Average Monthly Oil Production (barrels)	Total Annual Oil Production (barrels)	Annual Percentage Change in Total Production	Average Monthly Active Wells	Annual Percentage Change
2016	406,576	4,878,914	-	244	-
2017	611,341	7,336,093	50.4%	294	20.5%
2018	799,193	9,590,310	30.7%	340	15.6%
2019	1,139,585	13,675,021	42.6%	424	24.7%
2020	751,550	9,018,598	-34.1%	419	-1.2%
2021	781,041	9,372,495	3.9%	470	12.2%
2022	703,753	8,445,031	-9.9%	488	3.8%

Source: WCBEA from Wyoming Oil and Gas Conservation Commission

**Oil Spot Prices and Spuds****(b)****Monthly Average****2016-2022**

Year	Oil Prices		Spuds	
	Average Monthly Oil Price (per barrel)	Annual Percentage Change	Total Annual Spuds	Annual Percentage Change
2016	\$43.14	-	11	-
2017	\$50.88	17.9%	36	227.3%
2018	\$64.94	27.6%	103	186.1%
2019	\$56.98	-12.3%	70	-32.0%
2020	\$39.23	-31.2%	22	-68.6%
2021	\$67.99	73.3%	63	186.4%
2022	\$94.79	39.4%	49	-22.2%

Source: WCBEA from Energy Information Administration, crude oil in dollars per barrel, spot prices West Texas Intermediate, Cushing, OK

## Employment Trends

This Employment Trends section presents a comprehensive overview of past and current employment statistics and trends.

Table 2.1 presents job totals, (these totals include both full- and part-time jobs), by industrial sector. This allows for the measurement of job growth, by sector, over time. The source of these data is the Bureau of Economic Analysis (BEA) which is part of the U.S. Department of Commerce and is considered the best source of jobs data<sup>2</sup>. BEA data generally lag by at least one year, so the most current data for this report are 2021.

### Employment Trends

#### Tables and Figures

<b>Table 2.0</b>	<b>Labor Force Averages (2008-2022)</b>
<b>Figure 4</b>	<b>Unemployment Rate (2008-2022)</b>
<b>Table 2.1</b>	<b>BEA Employment (2008-2021)</b>
<b>Table 2.2</b>	<b>Current Employment Statistics (2003-2022)</b>
<b>Table 2.3</b>	<b>BEA Proprietors (1992-2021)</b>
<b>Table 2.4</b>	<b>Employment Projections (2020-2024)</b>
<b>Table 2.5</b>	<b>Firms by Size and Industry (2020)</b>

- The total number of jobs in Laramie County in 2021 was 75,024. That is an increase of 1,623 jobs since 2020.
- Employment data for the Mining sector is available for years 2013 through 2021. The mining sector lost 100 jobs in 2021, making it one of the hardest hit sectors behind manufacturing and state government.
- Government remained the primary employer in Laramie County with a total of 17,552 jobs. This was a decrease of 130 jobs (-0.7%) from 2020 to 2021. The importance of the public sector to the Laramie County economy is clear. In 2021, government on all levels, federal, state, and local, accounted for 23.4 percent of all jobs and 36.8 percent of all income. This significant public sector presence is a source of economic stability in Laramie County. However, both federal and state government employment fell in 2021.
- Unemployment fell in Wyoming and Laramie County during 2022. The unemployment rate in the state moved from 4.5 percent in 2021 to 3.4 percent in 2022. During the same time period, unemployment in Laramie County moved from 4.0 percent in 2021 to 3.2 percent in 2022. 3.2 percent is the lowest annual unemployment rate for Laramie County since we began tracking the statistic in 1985.

<sup>2</sup>BEA data are based on Current Employment Statistics, Quarterly Census of Employment and Wages and Internal Revenue Service data and include full- and part-time employees, civilian government employees, agricultural and household employees, estimates/adjustments for employment not covered by the state Unemployment Insurance program and the Unemployment Compensation for Federal Employees program, and estimates for employment in farms, religious organizations, railroads, military and residents employed by international organizations.

- Table 2.3 presents BEA data on the number of non-farm and farm proprietors, plus average incomes for both groups through 2021. From 2020 to 2021, the number of non-farm proprietors increased by 808 (+4.0%) while the number of farm proprietors increased by 17(+1.6%). Average farm income rose from 2020 to 2021, from -\$10,172 to \$8,377. Steep losses in 2020 were caused by restaurant shutdowns, causing a decrease in demand for farmers. It should be noted that there is substantial variation in the data. Annual averages for farm income over the past 10 years have ranged from an average loss of -\$10,172 in 2020 to a high of \$22,412 in 2012.
- Table 2.4 contains job projections from 2020 to 2024 using BEA employment data as the baseline. This table also contains actual jobs data for 2020 and 2021, which allows for a comparison between actual and projected results. For 2020, the total employment projection was 71,816. This projection was an underestimate – it projected 1,585 fewer jobs than were actually counted in that year. The 2021 projection of 69,543 total jobs was a steep underestimate. The actual number of jobs was 75,024, 5,481 fewer jobs than projected. The estimations were off for a few reasons. First, the initial data for 2020 indicated job losses due to the pandemic, which were included for 2021 projections, pushing the estimation down. Second, in 2022, the BEA figures increased the number of number of jobs in 2020, which then also pushed up their jobs estimate for 2021. Third, there was a bubble created in the housing market, leading to higher than expected employment in FIRE(Finance, Insurance, and Real Estate).
- In Table 2.4, the projections for 2022 and 2023 have been revised, and projections for 2024 have been added. Projections are made by extrapolating past trends into the future. Given the current instability/volatility in the Wyoming economy and the national economic issue of inflation and its fallout, these forecasts should be viewed with caution.
- Table 2.5 shows the distribution of employers in Laramie County by the number of employees. These data are published by the U.S. Census Bureau as part of the County Business Patterns, a program designed to provide statistics for businesses with paid employees. While data are generally available 18 months after each reference year, the most current available data for Laramie County are 2020. The vast majority of employers in Laramie County are small businesses. In 2020, more than three-fourths of businesses with paid employees had fewer than 10 employees. More than half (61.4%) employed fewer than five employees and 16.1 percent employed five to nine employees. Less than one percent of businesses with paid employees employed more than 100 workers.

Table 2.0

**Labor Force Averages**  
**For Wyoming, Laramie County & Cheyenne**  
**2008-2022**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Labor Force</b>															
Wyoming	293,279	300,120	301,893	302,932	303,748	302,201	302,865	301,608	300,546	293,802	292,781	294,380	293,722	290,404	290,058
Laramie County	42,949	43,831	44,283	47,167	47,168	47,889	48,216	48,225	48,804	48,342	48,327	49,452	50,113	49,373	49,831
Cheyenne	28,613	28,838	29,857	30,627	30,652	31,171	31,405	31,525	31,902	31,288	31,369	31,977	32,360	31,850	32,118
<b>Employed<sup>2</sup></b>															
Wyoming	284,310	281,150	280,953	284,273	287,110	287,792	289,694	288,894	284,439	281,164	280,909	283,377	276,739	277,372	280,273
Laramie County (LAUS)	41,250	40,995	40,928	44,249	44,376	45,571	46,027	46,341	46,765	46,519	46,535	47,695	47,565	47,397	48,253
Laramie County (CES)	45,158	44,133	43,342	44,192	44,792	46,100	46,858	47,167	46,667	46,517	46,608	47,108	45,992	46,692	47,967
Cheyenne	27,411	27,120	27,979	28,854	28,918	29,734	30,040	30,252	30,539	30,132	30,102	30,823	30,644	30,536	31,088
<b>Unemployed</b>															
Wyoming	8,969	18,970	20,940	18,659	16,638	14,409	13,171	12,714	16,107	12,638	11,872	11,003	16,983	13,032	9,784
Laramie County	1,700	2,836	3,354	2,918	2,792	2,318	2,189	1,884	2,038	1,823	1,875	1,757	2,549	1,976	1,584
Cheyenne	1,202	1,717	1,878	1,773	1,734	1,437	1,365	1,273	1,363	1,239	1,267	1,147	1,716	1,314	1,030
<b>Unemployment Rate</b>															
Wyoming	3.1	6.3	6.9	6.2	5.5	4.8	4.3	4.2	5.4	4.3	4.1	3.7	5.8	4.5	3.4
Laramie County	4.0	6.5	7.6	6.2	5.9	4.8	4.6	3.9	4.2	3.8	3.9	3.6	5.1	4.0	3.2
Cheyenne	4.2	6.0	6.3	5.8	5.9	4.8	4.6	3.9	4.2	3.8	3.9	3.6	5.1	4.0	3.2

Notes: <sup>1</sup> Figures are not benchmarked. Benchmarking is completed on an annual basis to account for survey error, or variance, in the estimates including sampling error and nonsampling error. Benchmarked data determine final employment levels. Figures for 2002-2015 are benchmarked.

<sup>2</sup> 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 where 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 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.

Because of changes in the estimation methodology, there is a break in the data set between 2009 and 2010. Therefore, pre-2010 data are not comparable to data from 2010 to present.

Source: WCEA from Wyoming Department of Workforce Services, Labor Market Information

Figure 4. Wyoming, Laramie County, and Cheyenne  
Unemployment Rates, 2008-2022

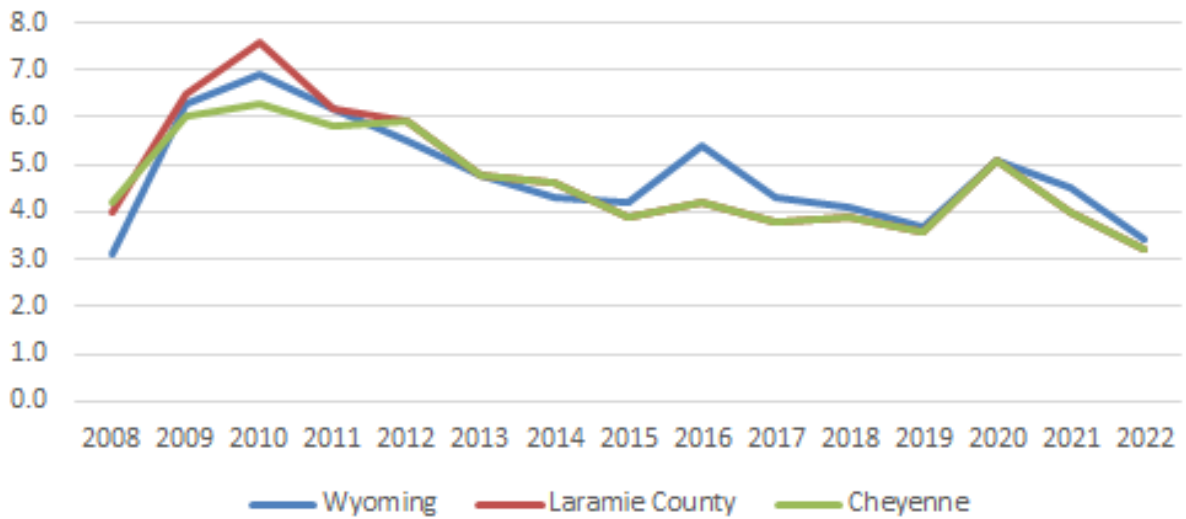


Table 2.1

**Laramie County Employment**  
**Full & Part Time Employment By Industry**  
**2008-2021**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Total Employment</b>	62,254	61,625	61,441	62,826	63,565	65,591	66,331	67,107	67,489	68,811	70,820	72,218	73,401	75,024
<b>By Type</b>														
Wage and salary employment	50,249	49,128	48,730	49,536	50,293	51,599	52,268	52,562	51,842	51,942	52,468	53,539	51,941	52,739
Proprietors employment	12,005	12,497	12,711	13,290	13,272	13,992	14,063	14,545	15,647	16,869	18,352	18,679	21,460	22,285
Farm proprietors employment	779	836	898	963	991	984	1,024	1,033	1,044	1,032	1,029	1,037	1,038	1,055
Nonfarm proprietors employment	11,226	11,661	11,813	12,327	12,281	13,008	13,039	13,512	14,603	15,837	17,323	17,642	20,422	21,230
<b>By Industry</b>														
Farm employment	999	1057	1,135	1,253	1,334	1,323	1,354	1,385	1,400	1,430	1,389	1,415	1,390	1,369
Nonfarm employment	61,255	60,568	60,306	61,573	62,231	64,268	64,977	65,722	66,089	67,381	69,431	70,803	72,011	73,655
Private nonfarm employment	44,150	43,171	42,777	44,047	44,708	46,621	47,549	48,224	48,539	49,813	51,839	53,094	54,329	56,103
Forestry, fishing, and related activities	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	(D)	(D)	(D)	(D)	(D)	649	922	956	945	1059	1121	1062	783	683
Utilities	155	142	143	142	146	155	173	204	214	196	193	181	187	184
Construction	4,151	3,830	3,553	3,728	3,896	4,393	4,328	4,364	4,149	4,080	4,249	4,633	4,570	4,716
Manufacturing	1,850	1,692	1,609	1,669	1,551	1,588	1,575	1,596	1,567	(D)	1,580	1,647	1,611	1,509
Wholesale trade	1,061	1,021	1,008	1,062	1,176	1,227	1,393	1,464	1,260	1,269	1,290	1,326	1,307	1,298
Retail trade	7,063	6,870	6,659	6,740	6,767	7,028	6,838	7,160	7,195	6,977	6,648	6,520	6,494	6,685
Transportation and warehousing	3,663	3,478	3,468	3,660	3,687	3,765	4,236	4,232	3,924	4,033	4,184	4,451	4,663	4,960
Information	1,231	1,243	1,242	1,286	1,345	1,384	1,438	1,415	1,410	(D)	1,303	1,245	1,101	1,071
Finance and insurance	2,884	3,320	3,421	3,682	3,659	3,800	3,715	3,791	4,171	4,695	5,789	6,176	7,668	8,087
Real estate and rental and leasing	2,992	2,836	2,916	2,963	2,951	3,108	3,294	3,348	3,478	3,686	4,134	4,160	4,858	4,987
Professional, scientific, and technical services	2,783	2,632	2,706	2,695	2,774	2,891	2,966	3,098	3,185	3,366	3,428	3,436	3,409	3,505
Management of companies and enterprises	200	177	198	174	136	233	275	(D)	(D)	(D)	(D)	484	574	612
Administrative and waste management services	2,447	2,432	2,487	2,506	2,561	2,585	2,577	2,477	2,500	2,818	2,935	2,796	3,021	3,335
Educational services	496	517	566	558	546	594	593	602	621	601	554	602	540	570
Health care and social assistance	4,675	4,756	4,768	4,817	4,812	4,808	4,777	4,717	4,951	5,154	5,278	5,324	5,234	5,219
Arts, entertainment, and recreation	770	772	768	806	854	(D)	(D)	850	958	1031	1053	(D)	(D)	(D)
Accommodation and food services	4,533	4,366	4,195	4,299	4,337	4,446	4,675	4,752	4,628	4,661	4,704	4,906	4,356	4,626
Other services, except public administration	2,629	2,565	2,508	2,658	2,707	2,916	2,728	2,717	2,689	2,714	2,826	2,838	2,698	2,726
Government and government enterprises	17,105	17,397	17,529	17,526	17,523	17,647	17,428	17,498	17,550	17,568	17,592	17,709	17,682	17,552
Federal, civilian	2,585	2,693	2,683	2,663	2,583	2,589	2,566	2,641	2,719	2,773	2,800	2,787	2,809	2,775
Military	3,445	3,478	3,575	3,594	3,565	3,645	3,476	3,466	3,356	3,510	3,588	3,645	3,763	3,727
State and local	11,075	11,226	11,271	11,269	11,375	11,413	11,386	11,391	11,475	11,285	11,204	11,277	11,110	11,050
State government	4,219	4,229	4,195	4,191	4,228	4,220	4,190	4,205	4,098	4,107	4,060	3,941	3,928	3,814
Local government	6,856	6,997	7,076	7,078	7,147	7,193	7,196	7,186	7,377	7,178	7,144	7,336	7,182	7,236

N/A - Data are not available

Note: (D) Not shown to avoid disclosure of confidential information. Estimates for this item are included in the totals.

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis



Table 2.2

**Current Employment Statistics**  
**Laramie County Nonagricultural Wage and Salary Employment**  
**Employment In Thousands**  
**2003-2022**

	2003 (fb)	2004 (fb)	2005 (fb)	2006 (fb)	2007 (fb)	2008 (fb)	2009 (fb)	2010 (fb)	2011 (fb)	2012 (fb)	2013 (fb)	2014 (fb)	2015 (fb)	2016 (fb)	2017 (fb)	2018 (fb)	2019 (fb)	2020 (p)	2021 (p)	2022 (p)
<b>Total Nonfarm</b>	<b>40.2</b>	<b>40.8</b>	<b>41.7</b>	<b>42.9</b>	<b>44.2</b>	<b>45.2</b>	<b>44.1</b>	<b>43.3</b>	<b>44.2</b>	<b>44.8</b>	<b>46.1</b>	<b>46.9</b>	<b>47.2</b>	<b>46.7</b>	<b>46.5</b>	<b>46.6</b>	<b>47.1</b>	<b>47.4</b>	<b>47.1</b>	<b>48.0</b>
<b>Total Private</b>	<b>28.0</b>	<b>28.4</b>	<b>29.0</b>	<b>30.1</b>	<b>30.9</b>	<b>31.6</b>	<b>30.2</b>	<b>29.5</b>	<b>30.2</b>	<b>30.8</b>	<b>32.1</b>	<b>33.0</b>	<b>33.2</b>	<b>32.7</b>	<b>32.6</b>	<b>33.0</b>	<b>33.1</b>	<b>33.5</b>	<b>33.5</b>	<b>34.4</b>
Goods Producing	4.1	4.2	4.4	4.9	4.8	4.9	4.5	4.1	4.3	4.3	4.9	5.1	5.2	4.8	4.8	5.1	5.0	5.4	4.9	5.8
Natural Resources, Mining and Construction	2.6	2.7	2.9	3.3	3.1	3.3	3.0	2.7	2.9	3.0	3.5	3.8	3.8	3.5	3.5	3.8	3.7	4.0	3.6	4.6
Manufacturing	1.5	1.6	1.6	1.6	1.6	1.7	1.5	1.4	1.4	1.3	1.4	1.4	1.4	1.3	1.3	1.3	1.3	1.4	1.3	1.2
Service Providing	36.1	36.5	37.3	38.0	39.4	40.2	39.7	39.3	39.9	40.5	41.2	41.7	42.0	41.9	41.7	41.5	42.1	42.1	42.2	42.6
Private Service Providing	23.9	24.2	24.6	25.1	26.2	26.7	25.7	25.5	25.9	26.6	27.4	28.0	27.9	28.0	27.5	27.9	28.1	28.2	28.6	28.6
Trade, Transportation, and Utilities	8.5	8.6	9.0	9.2	9.8	9.8	9.1	9.0	9.3	9.6	10.0	10.3	10.5	10.4	10.2	10.2	9.9	10.0	10.5	10.1
Wholesale Trade	0.7	0.7	0.8	0.8	0.8	0.9	0.8	0.8	0.8	0.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.0	1.0
Retail Trade	5.5	5.5	5.6	5.6	5.7	5.7	5.3	5.2	5.3	5.4	5.5	5.4	5.7	5.7	5.5	5.5	5.1	5.2	5.4	5.2
Transportation and Utilities	2.3	2.4	2.6	2.8	3.3	3.3	3.0	3.0	3.2	3.2	3.5	3.9	3.8	3.7	3.6	3.6	3.8	3.8	4.1	3.8
Information	1.1	1.0	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.1	1.1	1.0	1.0	0.9	0.8	0.8
Financial Activities	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2	2.2	2.2	2.3	2.3	2.2	2.2	2.2	2.3	2.3	2.3	2.3
Professional and Business Services	3.4	3.3	3.2	3.3	3.4	3.4	3.2	3.2	3.2	3.3	3.4	3.4	3.3	3.5	3.6	3.7	3.8	3.7	4.1	4.1
Education and Health Services	3.0	3.2	3.3	3.5	3.8	3.9	4.0	4.1	4.2	4.3	4.3	4.3	4.2	4.4	4.5	4.6	4.6	4.6	4.7	4.7
Leisure and Hospitality	4.3	4.4	4.4	4.4	4.5	4.6	4.4	4.3	4.3	4.4	4.6	4.8	4.8	4.8	4.7	4.6	4.9	5.0	4.7	5.0
Other Services	1.6	1.7	1.7	1.7	1.7	1.7	1.7	1.6	1.6	1.7	1.8	1.7	1.6	1.6	1.6	1.6	1.6	1.6	1.5	1.6
<b>Government</b>	<b>12.3</b>	<b>12.4</b>	<b>12.8</b>	<b>12.8</b>	<b>13.2</b>	<b>13.6</b>	<b>13.9</b>	<b>13.8</b>	<b>14.0</b>	<b>14.0</b>	<b>14.0</b>	<b>13.9</b>	<b>14.0</b>	<b>14.0</b>	<b>13.9</b>	<b>13.6</b>	<b>14.1</b>	<b>13.9</b>	<b>13.6</b>	<b>13.6</b>
Federal Government	2.6	2.6	2.5	2.5	2.6	2.7	2.7	2.7	2.6	2.6	2.5	2.6	2.7	2.7	2.7	2.7	2.9	2.7	2.7	2.7
State Government	3.9	3.8	3.9	3.9	4.0	4.1	4.1	4.0	4.0	4.0	4.0	4.0	4.0	3.9	3.8	3.8	3.9	3.9	3.8	3.7
Local Government	5.8	5.9	6.3	6.5	6.7	7.0	7.1	7.1	7.3	7.4	7.4	7.4	7.4	7.4	7.3	7.1	7.3	7.3	7.1	7.2

Notes: (fb) final benchmark, (pb) preliminary benchmark, (p) preliminary data. Each year, the CES survey employment estimates are benchmarked to comprehensive counts of employment for the month of March.

Sources: 2003-2019 data: WCBEA from Wyoming Department of Workforce Services, Labor Market Information

2020-2022 data: WCBEA from U.S. Department of Commerce, Bureau of Labor Statistics

**Table 2.3****Laramie County Proprietors****1992-2021**

<b>Year</b>	<b>Non-Farm Proprietors</b>	<b>Avg Non-Farm Proprietor Income</b>	<b>Farm Proprietors</b>	<b>Avg Farm Proprietor Income</b>	<b>Total Proprietors</b>
1992	6,999	\$9,616	582	\$21,249	7,581
1993	7,285	\$10,564	582	\$26,531	7,867
1994	7,976	\$11,396	579	\$6,914	8,555
1995	7,958	\$13,327	584	\$16,793	8,542
1996	8,237	\$14,107	580	\$10,743	8,817
1997	8,607	\$11,997	586	\$30,536	9,193
1998	8,541	\$14,503	610	\$16,174	9,151
1999	8,547	\$15,430	628	\$11,013	9,175
2000	8,968	\$16,847	660	\$11,905	9,628
2001	8,415	\$17,923	679	\$17,931	9,094
2002	8,798	\$18,490	749	-\$4,027	9,547
2003	9,041	\$18,598	678	\$8,024	9,719
2004	9,313	\$19,803	652	\$8,414	9,965
2005	9,794	\$18,810	636	\$14,821	10,430
2006	9,964	\$20,374	608	\$7,684	10,572
2007	11,070	\$16,239	723	\$13,044	11,793
2008	11,226	\$19,928	779	\$25,761	12,005
2009	11,661	\$17,246	836	\$15,831	12,497
2010	11,813	\$21,634	898	\$24,086	12,711
2011	12,327	\$26,116	963	\$61,079	13,290
2012	12,281	\$29,152	991	\$22,412	13,272
2013	13,008	\$29,762	984	\$14,840	13,992
2014	13,039	\$26,287	1024	\$20,002	14,063
2015	13,512	\$25,837	1033	\$1,945	14,545
2016	14,603	\$22,701	1044	-\$3,219	15,647
2017	15,837	\$22,151	1032	-\$4,598	16,869
2018	17,323	\$22,188	1029	-\$6,617	18,352
2019	17,642	\$23,415	1037	\$2,436	18,679
2020	20,422	\$24,245	1038	-\$10,172	21,460
2021	21,230	\$24,245	1055	\$8,377	22,285

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 2.4**

## Laramie County Employment Projections

### Jobs by Place of Work

**2020-2024**

	Actual 2020 <sup>(p)</sup>	Projected 2020 <sup>3</sup>	Actual Less Projected 2020	Actual 2021 <sup>(p)</sup>	Projected 2021 <sup>3</sup>	Actual Less Projected 2021	Projected 2022 <sup>3</sup>	Projected 2023	Projected 2024
<b>Total Employment<sup>1</sup></b>	73,401	71,816	1,585	75,024	69,543	5,481	75,220	76,818	78,450
<b>Private</b>									
Farm proprietors	1,038	1,042	-4	1,055	1,042	13	1,064	1,072	1,081
Mining <sup>4</sup>	783	1,069	-286	683	1,069	-386	591	512	443
Utilities	187	174	13	184	174	10	182	180	178
Construction	4,570	4,651	-81	4,716	4,651	65	4,862	5,012	5,167
Manufacturing	1,611	1,711	-100	1,509	1,711	-202	1,474	1,439	1,406
Transportation & Warehousing	4,663	4,402	261	4,960	4,402	558	5,239	5,534	5,845
Wholesale Trade	1,307	1,410	-103	1,298	1,410	-112	1,298	1,298	1,299
Retail Trade	6,494	6,481	13	6,685	6,481	204	6,698	6,712	6,725
Finance, Insurance & Real Estate	12,526	10,600	1,926	13,074	10,600	2,474	14,504	16,101	17,884
Professional & Tech. Services	3,409	3,658	-249	3,505	3,658	-153	3,544	3,584	3,624
Administrative & Management	3,021	2,871	150	3,335	2,871	464	3,536	3,750	3,977
Information	1,101	1,235	-134	1,071	1,235	-164	1,013	957	905
Educational Services	540	574	-34	570	574	-4	570	571	571
Health Care & Social Assistance	5,234	5,376	-142	5,219	5,376	-157	5,208	5,197	5,187
Arts, Entertainment, & Recreation <sup>4</sup>	(D)	877	N/A	(D)	877	N/A	877	877	877
Accommodation & Food Services	4,356	5,025	-669	4,626	5,025	-399	4,629	4,632	4,635
Other Services	2,698	2,939	-241	2,726	2,939	-213	2,711	2,695	2,680
<b>Government</b>									
Federal Civilian	2,809	2,735	74	2,775	2,735	40	2,768	2,762	2,755
Military	3,763	3,452	311	3,727	3,452	275	3,769	3,812	3,855
State & Local									
Government	11,110	11,229	-119	11,050	11,246	-196	10,984	10,917	10,852

Notes: <sup>1</sup> Sector totals will not equal Total Employment due to non-disclosures in the Forestry, Fishing and Related Activities sector as well as

WCBEA reporting elections.

<sup>2</sup> BEA revises data annually to account for new and revised source data as well as new or improved estimating methodologies.

<sup>3</sup> 2022 projections provided because 2022 actual data are not yet available.

<sup>4</sup> WCBEA did not project mining and arts employment previously due to lack of historical data.

(D) Not shown to avoid disclosure of confidential information; estimates are included in totals.

(p) Preliminary BEA data.

Source: WCBEA and U.S. Department of Commerce, Bureau of Economic Analysis

**Table 2.5**

**Firms by Size and Industry**  
**Laramie County**  
**Number of Establishments by Employment-Size Class <sup>1</sup>**  
**2020**

2018	Total Firms	Total Employees	Firm Size								
			1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
Forestry, fishing, hunting, agriculture	5	13	4	0	0	0	0	0	0	0	0
Mining	24	405	10	0	4	6	0	0	0	0	0
Utilities	17	225	8	3	0	3	0	0	0	0	0
Construction	347	2,515	219	63	34	24	4	3	0	0	0
Manufacturing	86	1,393	46	12	15	6	4	0	0	0	0
Wholesale trade	121	962	71	22	14	12	0	0	0	0	0
Retail trade	373	6,173	158	83	70	34	15	10	3	0	0
Transportation & warehousing	138	2,643	78	21	18	15	0	0	0	0	0
Information	89	1,084	65	7	7	6	0	0	0	0	0
Finance & insurance	213	1,556	130	48	19	13	0	0	0	0	0
Real estate & rental & leasing	195	807	151	26	11	4	3	0	0	0	0
Professional, scientific & tech. services	605	2,432	506	52	23	18	5	0	0	0	0
Management of companies & enterprises	17	106	12	0	0	0	0	0	0	0	0
Admin, support, waste mgt, remed. serv.	200	1,426	128	41	17	9	3	0	0	0	0
Educational services	38	275	25	8	0	0	0	0	0	0	0
Health care and social assistance	360	6,790	199	58	49	35	11	4	0	0	0
Arts, entertainment & recreation	42	512	26	3	6	4	0	0	0	0	0
Accommodation & food services	215	4,073	55	33	49	58	16	4	0	0	0
Other services (except public admin.)	292	1,561	181	66	32	13	0	0	0	0	0
Unclassified establishments.	15	41	12	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3,392</b>	<b>34,992</b>	<b>2,084</b>	<b>546</b>	<b>368</b>	<b>260</b>	<b>61</b>	<b>21</b>	<b>3</b>	<b>0</b>	<b>0</b>

Notes: <sup>1</sup> Does not include proprietors, government, household services, or railroad workers.

(D) Not shown to avoid disclosure of confidential information

Source: WCBEA from U.S. Census Bureau, County Business Patterns

## Wages, Earnings & Income Trends

The Wages, Earnings and Income Trends section presents data series on average wages, earnings, and personal income for residents of Laramie County. The most recent income data available are for 2021. The U.S. Census Bureau provides various income measures using the American Community Survey (ACS). The ACS provides 1-year and 5-year estimates. The 1-year estimate is available for geographic areas with 65,000+ persons. The 5-year estimates are available for the 1-year areas and those with less than 65,000 persons. The 5-year estimates, while not as timely, are based on 5 times as many sample cases as 1-year estimates.<sup>3</sup>

### Wages, Earnings & Income Trends

#### Tables and Figures

Table 3.0	Income & Average Wages (2011-2021)
Figure 5	Average Wage and Average Compensation Per Job (2011-2021)
Table 3.1	Average Annual Earned Income (2012-2021)
Table 3.2	Per Capita Personal Income (1994-2021)
Figure 6	Per Capita Personal Income (1994-2021)
Table 3.3	Personal Income and Earnings by Industry (2012-2021)
Figure 7	Percentage Change in Personal Income (2002-2021)
Table 3.4	Total Payroll (2012-2021)

The key thing to note about the 1-year and 5-year estimates is that they should NOT be compared with each other. Comparisons may be made from 1-year estimate to 1-year estimate and from 5-year estimate to 5-year estimate (as long as they are not overlapping). However, accurate comparisons cannot be made between the data series. For example, it is not statistically appropriate to compare 1-year estimates to 5-year estimates.

- Income figures will vary depending upon which estimate is used. The ACS income estimates are published at the 90 percent confidence level; the end result is that reported income measures can vary widely from year-to-year in both absolute size and in the rates of change. **Please use extreme caution when drawing definitive conclusions about income measures.** The footnotes in Table 3.0 identify which of the estimates are being used.
- Table 3.0 (a) presents ACS 5-year estimates of household income in Laramie County. In 2021, median household income was \$71,550 and average (mean) household income was \$92,058. The mean is the arithmetic average of a set of numbers. The mean is particularly sensitive to outliers – numbers that are significantly larger or smaller than the rest of the numbers in the set. In this case, Laramie County's mean income is much higher than the median income because of the effect of high income households.
- Table 3.0(c) shows Earnings by Gender. Median earnings for males in 2021 were \$55,822 and \$40,266 for females. Male median earnings were 38.8 percent higher than female median earnings. Mean earnings for males were \$64,341 and mean earnings for females were \$48,885. Male mean (average) earnings were 31.6 percent higher than female mean earnings. This large wage gap in

<sup>3</sup> ACS 3-year estimates have been discontinued. The last period for which these estimates were available was 2011-2013. Past 3-year estimates will remain available, but no new 3-year estimates will be produced.

Laramie County is consistent with the State of Wyoming's persistent wage gap. In 2021, Wyoming had the largest wage gap among the 50 states and Washington D.C.. A woman in Wyoming made 68.5 cents for every dollar a man made.<sup>4</sup>In every other state and district, women made at least 72 cents for every dollar a man made.

- Figure 7 shows the percentage changes in growth in annual personal income for the United States, the State of Wyoming, and Laramie County. Fluctuations in Laramie County's personal income closely mirror both national and state income changes most years. The magnitude of changes in both state and local personal income is greater than those on a national level in some years. This difference is a function of the State of Wyoming's dependence on the volatile mineral industry. Comparing the fluctuations in personal income at the state level and in Laramie County shows annual changes are greater at the state level relative to the county, providing evidence that Laramie County's economy is more stable than that of the state.
- Table 3.1 presents data on Average Annual Earned Income by sector in Laramie County in 2021. Average annual earned income across all sectors rose from \$50,700 to \$53,027 (+4.6%) from 2020 to 2021. The three sectors with the highest average annual earned incomes were Management of Companies and Enterprises (\$105,365), Utilities (\$96,824), and Mining (\$86,255). The three sectors with the highest growth in wages were Educational Services(+15.0%), Construction(+11.6%), and Finance and Insurance(+8.7%).
- Despite rising over \$3,500 in 2021(+6.7%), per capita personal income in Laramie County continued lagging behind the national average. In 2021, per capita personal income in the county was \$58,646 and the national per capita income was \$64,143. 2021 marks the sixth year in a row that Laramie County per capita income has lagged behind the national average. The percentage point gap(-8.6%) is the widest recorded in the last 30 years. At the state level, per capita personal income is higher than the national average. Per capita income in 2021 for the state of Wyoming was \$69,666, 8.6 percent higher than the national average. These data are shown in Table 3.2.

<sup>4</sup> "Wage Gap: State Rankings 2021", National Women's Law Center, [www.nwlc.org](http://www.nwlc.org)

**Table 3.0****2021 Household Income****Laramie County****(a)**

	Households	% of Households
<b>Total Households: *</b>	<b>40,842</b>	
Less than \$10,000	1,843	4.9%
\$10,000 to \$14,999	1,300	3.6%
\$15,000 to \$24,999	2,708	7.5%
\$25,000 to \$34,999	3,467	8.4%
\$35,000 to \$49,999	4,502	11.6%
\$50,000 to \$74,999	7,548	19.5%
\$75,000 to \$99,999	6,123	15.5%
\$100,000 to \$149,999	7,761	18.1%
\$150,000 to \$199,999	3,204	6.5%
\$200,000 or more	2,386	4.4%
<b>Mean and Median Income</b>		
Median household income	\$71,550	
Mean household income	\$92,058	

\* 90 percent confidence level margin of error

Source: WCBEA from U.S. Census Bureau, American Community Survey,  
5 Year Estimates**Median Household Income****Laramie County****(b)**

Year	Median Household Income	Percent Change
2011	\$50,053	-
2012	\$54,192	8.3%
2013	\$55,864	3.1%
2014	\$57,551	3.0%
2015	\$60,599	5.3%
2016	\$62,221	2.7%
2017	\$62,879	1.1%
2018	\$64,306	2.3%
2019	\$66,910	4.0%
2020	\$69,369	3.7%
2021	\$71,550	3.1%

Source: WCBEA from U.S. Census Bureau, American Community Survey,  
1 Year Estimates**2021 Earnings by Gender****Population 16 Years and Over****(Full-time, year-round)****Laramie County****(c)**

	Males	Females
<b>Total Full-time workers:</b>	<b>20,902</b>	<b>13,848</b>
\$1 to \$9,999 or less	66	386
\$10,000 to \$14,999	398	288
\$15,000 to \$24,999	1,839	1,929
\$25,000 to \$34,999	2,489	2,891
\$35,000 to \$49,999	4,140	3,002
\$50,000 to \$64,999	4,231	2,817
\$65,000 to \$74,999	1,572	571
\$75,000 to \$99,999	3,372	1,084
\$100,000 or more	2,795	880
<b>Mean and Median Earnings</b>		
Median earnings	\$55,822	\$40,266
Mean earnings	\$64,341	\$48,885

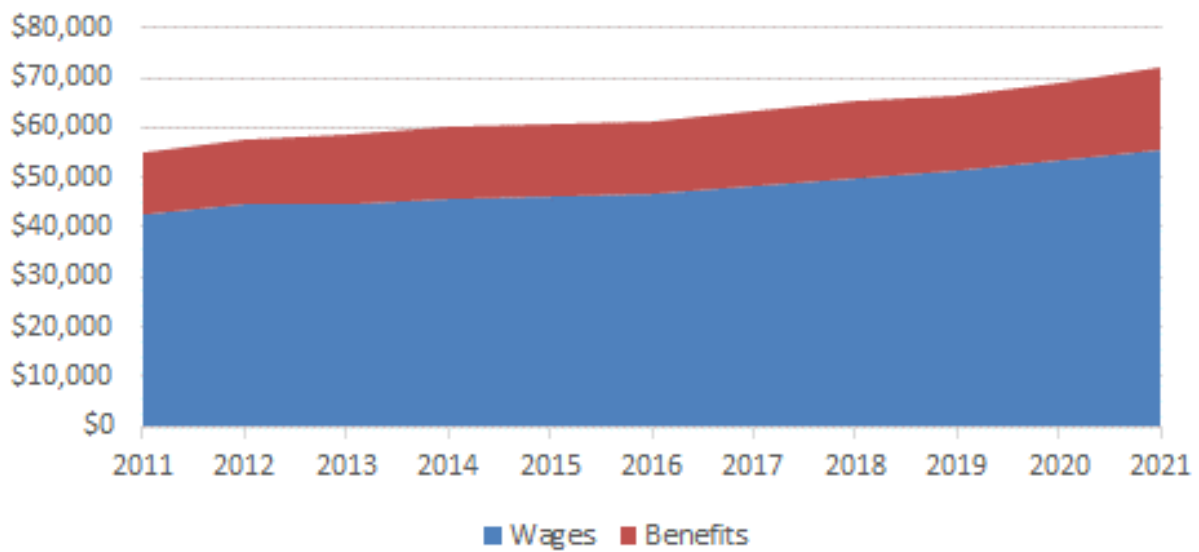
Source: WCBEA from U.S. Census Bureau, American Community Survey,  
5 Year Estimates**Average Wage and  
Compensation Per Job****Laramie County****(d)**

Year	Compensation	Percent Change	Wages <sup>1</sup>	Percent Change
2011	\$54,801	-	\$ 42,360	-
2012	\$57,357	4.7%	\$ 44,461	5.0%
2013	\$58,699	2.3%	\$ 44,631	0.4%
2014	\$59,968	2.2%	\$ 45,601	2.2%
2015	\$60,743	1.3%	\$ 46,173	1.3%
2016	\$61,419	1.1%	\$ 46,796	1.3%
2017	\$63,101	2.7%	\$ 48,088	2.8%
2018	\$65,350	3.6%	\$ 49,834	3.6%
2019	\$66,618	1.9%	\$ 51,338	3.0%
2020	\$69,036	3.6%	\$ 53,413	4.0%
2021	\$71,957	4.2%	\$ 55,566	4.0%

<sup>1</sup> Does not include benefits

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 5. Average Wages and Benefits Per Job,  
2011-2021





**Table 3.1**

**Laramie County Average Annual Earned Income<sup>1</sup>**  
**(Dollars)**  
**2012-2021**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Average Annual Earned Income</b>	41,899	42,146	42,900	44,239	44,252	45,461	47,138	48,919	50,700	53,027
<b>Private</b>	37,674	37,973	38,792	40,274	39,585	40,872	43,004	46,072	47,255	49,621
Agriculture	29,705	30,238	33,033	35,828	34,073	35,282	36,127	37,700	40,027	41,223
Mining	75,608	74,022	80,145	70,486	64,870	77,012	85,059	87,945	83,551	86,255
Utilities	81,380	80,028	81,484	82,784	81,120	85,683	92,248	97,864	97,188	96,824
Construction	42,276	46,046	47,606	49,179	48,594	49,972	51,558	57,148	57,135	63,752
Manufacturing	57,343	58,916	62,296	65,247	65,663	67,886	72,033	71,890	73,710	75,972
Wholesale trade	53,105	52,260	56,251	56,381	56,043	56,290	57,954	62,712	62,088	65,026
Retail trade	29,250	26,052	26,793	27,872	27,898	28,327	28,730	29,536	31,785	34,021
Transportation and warehousing	41,262	41,795	41,418	42,237	41,535	43,797	45,461	49,647	49,686	52,832
Information	45,032	47,047	47,957	51,363	50,804	53,248	54,964	55,419	64,181	69,004
Finance and insurance	51,636	51,493	54,353	59,033	56,966	58,032	59,280	64,194	67,158	73,008
Real estate and rental and leasing	36,205	38,792	39,663	42,887	43,498	44,915	47,372	52,208	51,402	54,535
Professional, scientific and technical services	57,382	56,160	57,551	63,076	59,345	61,763	67,002	67,756	76,206	78,208
Management of companies and enterprises	68,432	68,887	71,838	85,163	82,537	88,920	88,426	90,428	104,793	105,365
Administrative and waste management services	25,077	25,038	25,844	27,313	27,872	29,601	30,797	35,191	34,372	36,790
Educational services	25,675	25,506	27,755	25,727	24,674	24,869	27,313	31,928	36,712	42,211
Health care and social assistance	46,098	43,602	44,005	45,864	44,330	44,694	45,305	45,981	48,659	50,882
Arts, entertainment and recreation	13,000	14,742	15,145	15,405	15,704	15,353	16,055	18,707	17,238	17,901
Accommodation and food services	17,134	20,137	17,407	17,771	18,473	17,979	20,202	22,152	23,166	22,685
Other services	31,382	34,749	31,486	32,578	32,721	33,969	35,243	36,699	39,130	41,535
<b>Government</b>	51,194	51,740	52,676	53,547	55,016	55,016	56,917	57,572	58,692	61,268
Federal government	63,206	62,361	64,545	63,323	67,210	68,744	70,187	72,111	74,659	78,806
State government	57,473	57,915	58,747	60,437	61,347	61,321	61,685	60,918	61,230	62,153
Local government	43,329	44,460	45,110	46,319	47,151	48,464	49,179	48,321	51,129	54,080

Notes: <sup>1</sup> Compiled using quarterly data of average weekly wages

Source: WCBEA from Wyoming Department of Workforce Services, Quarterly Census of Employment and Wages

**Table 3.2**

**Per Capita Personal Income**  
**Laramie County**  
**1994-2021**

Year	Laramie County	Wyoming	United States	Percent Difference Laramie County and U.S.
1994	\$21,826	\$21,034	\$22,575	-3.3%
1995	\$22,725	\$21,818	\$23,607	-3.7%
1996	\$23,298	\$22,693	\$24,771	-5.9%
1997	\$24,435	\$24,282	\$25,993	-6.0%
1998	\$26,215	\$25,755	\$27,557	-4.9%
1999	\$27,572	\$27,518	\$28,693	-3.9%
2000	\$29,291	\$29,607	\$30,672	-4.5%
2001	\$30,423	\$31,347	\$31,617	-3.8%
2002	\$32,065	\$31,854	\$31,839	0.7%
2003	\$33,968	\$33,686	\$32,717	3.8%
2004	\$35,662	\$36,065	\$34,280	4.0%
2005	\$37,443	\$39,385	\$35,868	4.4%
2006	\$40,119	\$44,492	\$38,120	5.2%
2007	\$41,762	\$46,278	\$39,883	4.7%
2008	\$45,442	\$49,746	\$41,026	10.8%
2009	\$42,172	\$44,564	\$39,356	7.2%
2010	\$43,333	\$46,649	\$40,683	6.5%
2011	\$48,089	\$50,783	\$42,747	12.5%
2012	\$48,515	\$54,213	\$44,548	8.9%
2013	\$48,498	\$53,776	\$44,798	8.3%
2014	\$49,794	\$57,749	\$46,887	6.2%
2015	\$50,058	\$57,846	\$48,725	2.7%
2016	\$48,294	\$54,827	\$49,613	-2.7%
2017	\$49,620	\$57,184	\$51,550	-3.7%
2018	\$52,113	\$60,472	\$53,786	-3.1%
2019	\$53,181	\$64,117	\$56,250	-5.5%
2020	\$54,959	\$65,782	\$59,765	-8.0%
2021	\$58,646	\$69,666	\$64,143	-8.6%

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 6. Per Capita Personal Income, 1994-2021

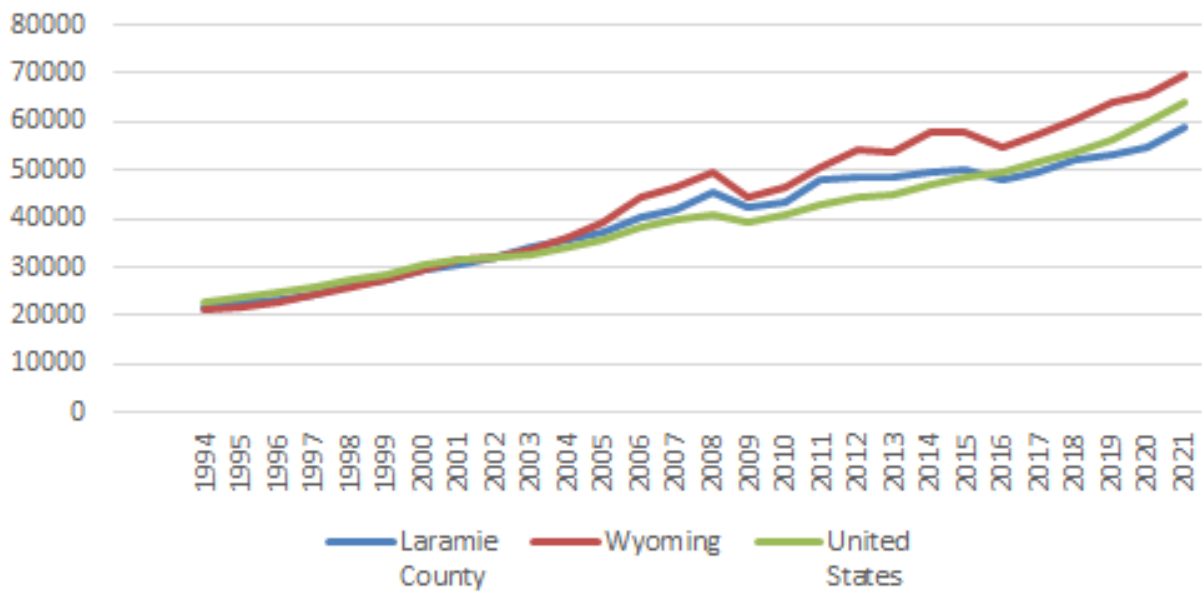


Table 3.3

## Laramie County Personal Income and Earnings by Industry

(Thousands of Dollars)

2012-2021

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Total Personal Income</b>	4,597,599	4,646,282	4,787,400	4,861,385	4,736,057	4,894,308	5,175,230	5,313,563	5,533,843	5,915,191
<b>Derivation of Total Personal Income</b>										
Earnings by Place of Work	3,264,882	3,430,547	3,497,633	3,543,892	3,512,242	3,623,658	3,806,349	3,982,276	4,020,724	4,266,191
Less: Personal Contributions for Social Insurance <sup>1</sup>	369,815	424,333	442,769	445,653	444,842	458,496	467,417	496,127	510,253	535,437
Plus: Adjustment for Residence	-133,614	-153,791	-155,439	-157,966	-159,747	-163,578	-172,713	-185,610	-190,150	-210,886
Equals: Net Earn. by Place of Residence	2,761,453	2,852,424	2,899,425	2,940,273	2,907,653	3,001,584	3,166,219	3,300,539	3,320,321	3,519,868
Plus: Dividends, Interest, and Rent <sup>2</sup>	1,145,415	1,088,857	1,146,153	1,141,050	1,021,071	1,048,430	1,126,435	1,087,715	1,063,877	1,122,082
Plus: Transfer Payments	690,731	705,001	741,822	780,062	807,333	844,294	882,576	925,309	1,149,645	1,273,241
<b>Industry Earnings</b>										
Farm	38,397	32,884	38,070	16,771	13,747	13,419	11,134	15,927	8,181	29,628
Nonfarm	3,226,485	3,397,663	3,459,563	3,527,121	3,498,495	3,610,239	3,795,215	3,966,349	4,012,543	4,236,563
Private	1,961,365	2,063,681	2,096,466	2,135,536	2,084,041	2,164,865	2,316,577	2,478,343	2,496,654	2,667,692
Ag. Serv., For., Fish, and Other <sup>3</sup>	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	(D)	67,634	59,196	42,499	34,121	71,481	113,816	115,743	67,842	62,692
Construction	206,344	241,511	245,548	249,293	230,951	231,559	253,081	313,101	315,900	359,054
Manufacturing	111,647	125,670	145,665	152,772	142,659	(D)	142,447	141,858	132,764	122,226
Transportation and Warehousing	250,204	259,428	273,792	277,042	245,199	259,302	265,368	289,970	331,787	355,214
Wholesale Trade	76,406	77,198	82,989	76,089	72,760	82,563	90,814	97,708	94,429	98,709
Retail Trade	228,098	217,397	215,153	229,602	230,826	227,891	223,611	234,581	245,932	271,123
Finance and insurance	116,430	122,970	127,777	135,454	133,764	132,404	140,311	143,317	164,792	176,659
Real estate and rental and leasing	106,948	108,960	103,255	110,762	105,724	89,078	88,229	114,380	83,140	86,237
Information	78,443	83,342	83,850	87,435	83,917	(D)	83,645	80,826	71,184	76,961
Utilities	15,625	17,125	19,073	22,555	23,506	22,946	24,224	23,734	24,890	24,023
Services	711,227	729,974	729,355	743,355	771,039	719,839	880,036	908,753	949,672	1,018,699
Professional & business services	155,013	155,979	164,825	170,312	183,055	205,455	221,590	228,839	239,151	254,310
Management of Companies & Enterprises	7,119	8,514	7,358	(D)	(D)	(D)	(D)	10,375	12,718	15,825
Administrative & Waste Services	68,742	74,726	78,733	75,835	76,350	87,829	99,840	102,242	114,769	134,069
Educational Services	14,130	14,160	13,684	12,365	11,802	13,179	13,914	16,204	16,670	19,588
Healthcare & Social Assistance	270,557	263,054	267,222	271,728	282,935	194,214	308,195	313,199	328,601	341,645
Arts, Entertainment, & Recreation	8,281	(D)	(D)	7,562	9,396	12,143	11,881	(D)	(D)	(D)
Accommodation & Food Service	96,282	115,582	107,815	114,273	116,193	113,082	122,967	133,577	127,880	137,908
Other services	91,103	97,959	89,718	91,280	91,308	93,937	101,649	104,317	109,883	115,354
Government & Government Enterprises	1,265,120	1,333,982	1,363,097	1,391,585	1,414,454	1,445,374	1,478,638	1,488,006	1,515,889	1,568,871
Federal, Civilian	228,590	228,075	234,004	246,079	257,390	272,400	282,794	291,000	302,478	312,863
Military	278,829	277,532	273,703	263,747	278,762	285,978	295,697	315,929	337,077	349,568
State government	325,123	348,861	356,847	366,911	357,507	361,243	362,398	349,229	342,425	339,991
Local government	432,578	479,514	498,543	514,848	520,795	525,753	537,749	531,848	533,909	566,449

Notes: <sup>1</sup>Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.<sup>2</sup>Includes the capital consumption adjustment for rental income of persons.<sup>3</sup>"Other" consists of wages and salaries of US residents employed by international organizations and foreign embassies and consulates in the United States.

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 7. Percentage Change in Personal Income,  
2002-2021

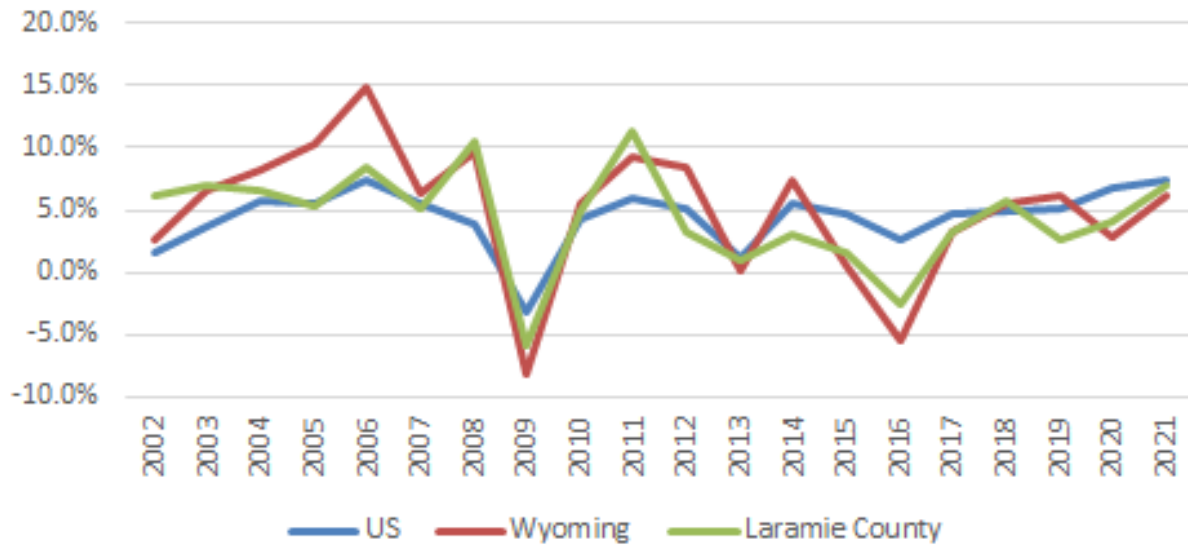


Table 3.4

**Laramie County Total Payroll**  
**Covered Employment by Standard Industrial Classification**  
**(Dollars)**  
**2012-2021**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Total Payroll</b>	1,833,229,568	1,897,789,079	1,968,546,998	2,037,818,976	2,017,331,596	2,073,578,286	2,169,575,486	2,282,177,904	2,315,015,458	2,457,288,637
<b>Private Employment</b>	1,135,267,034	1,190,663,201	1,251,834,712	1,298,640,701	1,259,496,622	1,304,080,396	1,391,905,309	1,494,034,740	1,512,375,329	1,629,108,537
Agriculture	9,147,726	9,833,027	10,925,637	11,945,096	12,041,741	11,911,307	11,851,239	12,880,009	13,275,999	13,625,224
Mining	16,069,304	18,271,221	36,746,444	31,713,717	27,399,879	43,321,382	59,144,597	61,232,820	35,382,264	29,065,205
Utilities	11,346,358	11,905,631	13,338,731	15,935,085	15,771,446	15,832,828	16,780,588	16,340,175	16,548,685	15,110,898
Construction	119,007,166	153,122,829	156,794,955	160,613,254	148,727,942	148,262,109	159,930,794	191,676,676	189,567,589	223,908,055
Manufacturing	76,581,505	79,486,491	85,441,010	87,798,883	83,716,811	85,270,907	93,588,140	99,321,816	93,160,499	88,976,987
Wholesale Trade	48,854,179	50,342,810	56,422,191	56,440,862	53,776,881	54,425,764	58,137,913	65,964,250	63,421,796	65,403,305
Retail Trade	159,202,396	146,390,669	145,875,391	159,442,478	159,778,885	155,105,777	150,438,356	153,685,238	162,918,567	178,544,549
Transportation & Warehousing	99,439,524	104,852,909	125,262,815	126,530,128	117,999,144	124,465,433	134,563,573	146,251,105	155,011,774	173,049,843
Information	51,344,774	53,136,597	55,090,520	59,933,250	56,721,866	56,832,091	56,059,055	55,598,751	52,029,051	52,983,865
Finance & Insurance	83,684,314	85,715,539	91,352,904	100,327,377	95,034,770	95,689,633	99,395,589	105,950,153	117,405,801	127,141,296
Real Estate & Rental & Leasing	20,222,251	21,846,836	23,153,669	25,014,509	24,501,793	25,023,930	26,551,519	31,176,993	28,384,367	30,650,324
Services	440,367,564	455,758,642	450,569,905	462,946,062	464,025,464	487,939,234	524,884,809	552,984,573	581,490,163	625,755,454
Professional & Business Services	86,998,429	89,006,158	92,861,694	101,537,201	100,660,380	108,445,501	115,569,899	121,310,247	136,099,232	148,035,096
Mgmt of Companies & Enterprises	5,226,787	6,260,857	5,559,084	3,475,413	4,152,254	5,085,834	6,092,565	7,572,245	8,467,673	10,778,454
Administrative & Waste Services	41,747,994	41,964,586	44,994,859	43,931,942	43,577,275	52,190,737	58,186,346	60,931,769	68,477,297	80,795,790
Educational Services	6,411,418	6,310,818	6,642,068	6,182,578	5,558,048	5,351,043	5,172,796	6,374,561	7,827,072	10,139,989
Health Care & Social Assistance	184,088,711	175,000,127	177,943,948	184,142,402	184,358,493	191,259,709	200,379,845	205,986,583	213,085,751	221,593,976
Arts, Entertainment, & Recreation	3,783,961	4,323,156	4,577,058	4,742,780	5,516,138	5,931,146	6,695,293	6,834,133	6,648,264	8,277,150
Accommodation & Food Services	70,670,357	84,987,353	77,377,408	78,745,864	81,120,933	79,065,952	89,494,274	98,734,677	95,848,700	86,889,031
Other Services	41,439,907	47,905,587	40,613,786	40,187,882	39,081,943	40,609,312	43,293,891	45,240,358	45,036,174	49,245,968
<b>Government</b>	697,962,534	707,125,878	716,712,286	739,178,275	757,834,974	769,497,890	777,690,177	788,143,464	802,640,129	828,180,100
Federal Government	162,087,394	160,211,778	163,783,608	164,993,074	180,164,524	187,613,565	193,403,784	197,424,966	205,574,100	213,013,578
State Government	229,117,402	230,258,496	231,431,857	238,359,987	236,438,079	237,056,984	235,938,841	237,342,431	236,451,003	233,087,400
Local Government	306,757,741	316,655,604	321,496,821	335,825,214	341,232,371	344,827,341	348,327,552	353,376,067	360,615,026	382,079,122

Source: WCBEA from Wyoming Department of Workforce Services, Quarterly Covered Employment and Wages

## Demographic Trends

The Demographic Trends section presents population data and population forecasts for both Cheyenne and Laramie County. Table 4.0 presents population details for Census Designated Places as of the 2020 Decennial Census.

- Table 4.1 provides population estimates and projections from the Wyoming Department of Administration and Information, Economic Analysis Division (EAD).
- Table 4.2 (a) contains data on the age distribution of Laramie County residents. The median age of Laramie County residents was 38.8 in 2021, up from 37.4 in 2020. This is the highest median age in the last 10 years.
- The population 65 years of age and older continued to increase, from 16,692 in 2020 to 17,183 in 2021 (+2.9%). The 55 to 64 year age cohort decreased slightly, from 13,133 to 12,890 (-1.9%). These two cohorts together accounted for 29.8 percent of the population, evidence of the continued aging of Laramie County's population.
- The number of workers in the prime working age cohort (25 to 44 years) increased from 27,523 in 2020 to 27,637 in 2021, an increase of 0.4 percent.
- Table 4.4(a) contains migration statistics for Laramie County from 2003 through 2021. For the second time in the last four years, out-migration has exceeded in-migration. In 2020, the net number of migrants, (in-migrants minus out-migrants), was 79. In 2021, the net number was -10. These are the two most balanced years in the last 20 in terms of migration. Normally, we see a net migration of 543 in-migrant minus out-migrants.
- Table 4.5 presents data on the inflow and outflow of earnings and the net resident adjustment between the two. The inflow of earnings is the amount of money brought back into the county's economy by Laramie County residents who commute to work outside of the county. The outflow of earnings represents workers who commute into the county for work, but live outside of the county and take their earnings back to their county of residence. In 2021, \$118,899,000 flowed into the county and \$329,785,000 flowed out of the county, resulting in a net outflow of \$210,886,000. The pattern has been consistent over time – net outflows have been larger than inflows. This means more dollars left the local economy than were returned by Laramie County residents working

### Demographic Trends

#### Tables and Figures

Table 4.0	Census Detail (2000-2020)
Table 4.1	Population & Household Estimates (1996-2026)
Figure 8	Population Forecasts (1996-2026)
Table 4.2	Population Profile (2012-2021)
Table 4.3	Population by Race & Ethnicity (1990-2020) Population by Age & Gender (2010-2021)
Table 4.4	Migration & Commuters (2002-2021)
Figure 9	Commuting Flows (1995-2021)
Figure 10	Net Commuting Residential Adjustment (1995-2021)
Table 4.5	Commuter Income Flows (1995-2021)
Table 4.6	Education Profiles & ACT Scores
Table 4.7	School Enrollments (1996-2022)
Figure 11	School Enrollments (1996-2022)



outside Laramie County. While these may look like large numbers, the net outflow of \$210,886,000 represents only 3.6 percent of total personal income in Laramie County.

- Table 4.6 presents data on the level of education attained by Laramie County residents. In 2021, 92.8 percent of the adult population had graduated from high school and 30.7 percent had a Bachelor's degree or higher. There is moderate variation in these estimates from one year to the next which makes year-to-year comparisons problematic. Statewide, 93.6 percent of the adult population had graduated from high school and 29.2 had obtained a Bachelor's degree or higher. Nationally, 89.3 percent of adults had graduated from high school while 35.0 percent had obtained a Bachelor's degree or higher.<sup>5</sup>
- Table 4.7 contains data on public and private school enrollments within Laramie County. Total public school enrollment (LCSD1 and LCSD2) decreased, from 15,076 in 2021 to 14,722 (-2.3%) in 2022. From 2020 to 2021, all levels of public schooling(Elementary, Junior High, Senior High) saw small decreases in enrollment.
- Table 4.7 also presents Laramie County Community College (LCCC) enrollments. Enrollments at LCCC were pushed down due to the coronavirus pandemic and student preference for in-person learning. In 2022, LCCC started seeing a bounce back in enrollment. The headcount of students learning in Laramie County is up 18.3 percent from last year and FTE is up 8.9 percent. I expect those numbers to continue to improve.
- Home schooled enrollments decreased in 2022. This is likely due to students returning to in-person learning. Home schooled enrollment decreased from 511 in 2021 to 452 in 2022(-11.5%). The last three years have been the highest home school enrollments recorded, but I expect more students to return to the classroom as the pandemic effects lessen.

<sup>5</sup> U.S. Census Bureau, American Community Survey, 1 Year Estimates.



**Table 4.0****Census Population Detail****2000 - 2020**

	2000	2010	2020	10 yr % Change	20 yr % Change
Cheyenne City	53,011	59,466	65,132	9.5%	22.9%
Burns	285	301	356	18.3%	24.9%
Fox Farm/College	3,272	3,647	4,549	24.7%	39.0%
Pine Bluffs	1,153	1,129	1,172	3.8%	1.6%
Ranchettes	4,869	5,798	6,199	6.9%	27.3%
South Greeley	4,201	4,217	4,733	12.2%	12.7%
Warren AFB	4,440	3,072	2,863	-6.8%	-35.5%
Albin Town	120	181	169	-6.6%	40.8%
Carpenter CDP		94	93	-1.1%	N/A
<b>Subtotal</b>	71,351	77,905	85,266	9.4%	19.5%
Balance of County	10,256	13,833	15,246	10.2%	48.7%
<b>Total</b>	81,607	91,738	100,512	9.6%	23.2%

Source: WCBEA from U.S. Census Bureau Decennial Census 2000, 2010, 2020

**Table 4.1****Population Estimates and Projections****Laramie County****1996-2026**

Year	Laramie County Population <sup>1</sup>	City of Cheyenne Population <sup>1</sup>	Laramie County Households
1996	80,186	53,182	31,174 <sup>3</sup>
1997	80,328	53,002	31,719 <sup>3</sup>
1998	80,522	52,856	32,274 <sup>3</sup>
1999	81,009	52,899	32,837 <sup>3</sup>
2000	81,825	53,474	31,927 <sup>2</sup>
2001	82,554	53,934	32,364 <sup>4</sup>
2002	83,226	54,332	32,808 <sup>4</sup>
2003	84,084	54,852	33,257 <sup>4</sup>
2004	85,427	55,693	33,713 <sup>4</sup>
2005	85,732	55,845	34,394 <sup>3</sup>
2006	86,819	56,468	33,463 <sup>3</sup>
2007	87,654	56,958	33,640 <sup>3</sup>
2008	89,077	57,829	33,276 <sup>3</sup>
2009	90,430	58,658	33,871 <sup>3</sup>
2010	91,885	59,547	35,790 <sup>2</sup>
2011	92,561	60,159	36,566 <sup>3</sup>
2012	94,690	61,420	36,736 <sup>3</sup>
2013	95,706	62,104	36,859 <sup>3</sup>
2014	96,038	62,259	37,364 <sup>3</sup>
2015	97,006	62,904	37,294 <sup>3</sup>
2016	97,978	63,483	37,362 <sup>3</sup>
2017	98,460	63,587	38,447 <sup>3</sup>
2018	98,976	63,957	39,179 <sup>3</sup>
2019	99,500	64,235	39,683 <sup>4</sup>
2020	100,690	65,161	40,202 <sup>3</sup>
2021	100,863	65,051	40,842 <sup>4</sup>
2022	101,451	65,370	41,577 <sup>4</sup>
2023	102,042	65,691	42,325 <sup>4</sup>
2024	102,637	66,013	43,086 <sup>4</sup>
2025	103,235	66,337	43,861 <sup>4</sup>
2026	103,836	66,662	44,650 <sup>4</sup>

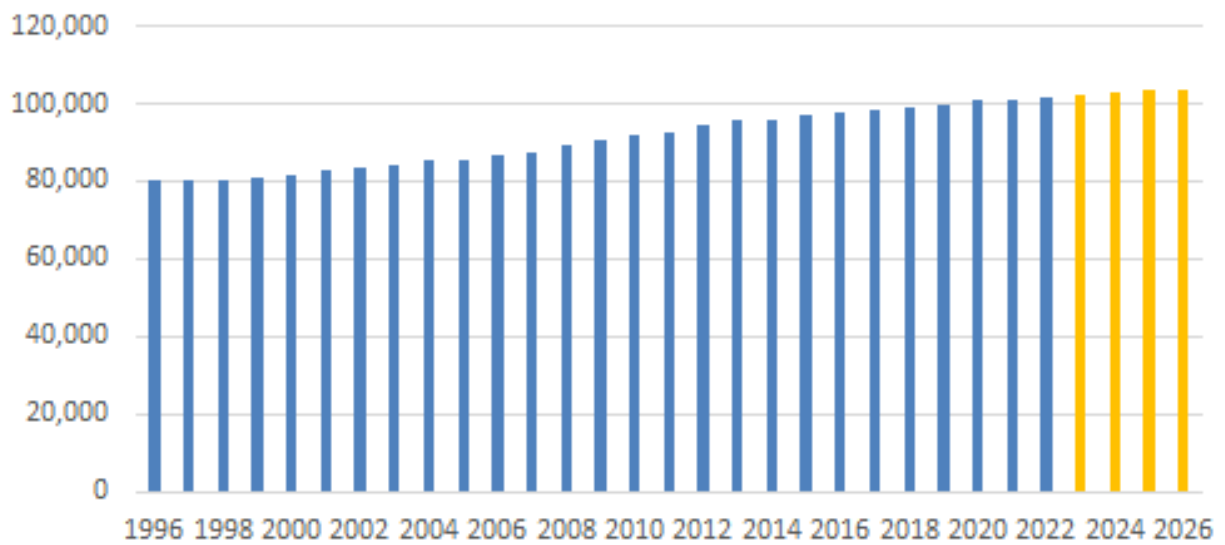
Sources: <sup>1</sup>WCBEA from Wyoming Department of Administration & Information, Economic Analysis Division (EAD), Population Estimates as of July 1 of each year. Data for 2021 through 2024 represent population projections by EAD for the City of Cheyenne (2021 through 2024 for Laramie County).

<sup>2</sup>WCBEA from U.S. Census Bureau, Decennial Census

<sup>3</sup>WCBEA from U.S. Census Bureau, ACS 5-year household estimates

<sup>4</sup>WCBEA projections

Figure 8. Laramie County Population and Population Projections, 1996-2026



**Table 4.2****Laramie County Population Profiles****2012-2021****(a)**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Census Population<sup>1</sup></b>	94,785	95,929	96,264	97,183	98,136	98,327	98,976	99,500	100,690	100,863
<b>Age Distribution<sup>1</sup></b>										
Less than 5	6,493	6,390	6,380	6,305	6,285	6,342	6,300	6,243	6,058	6,243
5 - 19 years	18,298	18,602	18,560	18,636	18,914	18,803	19,580	18,909	19,434	19,388
20 - 44 years	31,873	32,326	32,671	33,026	33,242	33,308	31,373	33,732	34,113	34,386
45 - 64 years	25,613	25,445	25,096	24,888	24,892	24,565	25,561	24,226	24,393	24,078
65 and over	12,617	13,243	13,762	14,266	14,803	15,309	16,163	16,390	16,692	17,183
Less than 5	6,493	6,390	6,380	6,305	6,285	6,342	6,300	6,243	6,058	5,828
5 to 9 years	6,509	6,690	6,641	6,676	6,638	6,539	6,215	6,371	6,359	6,232
10 to 14 years	5,985	6,056	6,164	6,253	6,429	6,476	6,840	6,614	6,931	6,861
15 to 19 years	5,804	5,856	5,755	5,707	5,847	5,788	6,525	5,924	6,144	6,295
20 to 24 years	7,182	7,331	7,433	7,290	7,074	6,778	5,079	6,625	6,590	6,749
25 to 34 years	13,244	13,496	13,763	14,170	14,411	14,580	14,845	14,524	14,481	14,267
35 to 44 years	11,447	11,499	11,475	11,566	11,757	11,950	11,449	12,583	13,042	13,370
45 to 54 years	13,220	12,875	12,471	12,228	12,068	11,727	12,635	11,242	11,260	11,188
55 to 64 years	12,393	12,570	12,625	12,660	12,824	12,838	12,926	12,984	13,133	12,890
65 and over	12,617	13,243	13,762	14,266	14,803	15,309	16,163	16,390	16,692	17,183
<b>Additional Data<sup>2</sup></b>										
Median Age	37.1	37.0	36.8	36.8	36.8	37.0	37.9	37.4	37.4	38.8
Persons Per Household	2.64	2.62	2.44	2.52	2.52	2.47	2.45	2.34	2.42	2.27

Source: <sup>1</sup>WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1. An estimate for Laramie County for 2021 and revised estimates for prior years have recently been released and are shown in Table 4.1. However, detailed data by age distribution are not yet available and previous estimates are reported.

<sup>1</sup>Note: Previous WCBEA Trends reported population statistics from the U.S. Census Bureau, American Community Survey 1 Year Estimates.

<sup>2</sup>WCBEA from American Community Survey 1 Year Estimates for years 2012-2021

**Laramie County Income Profiles****2012-2021****(b)**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Per Capita Income</b>	28,463	28,761	28,934	33,278	29,310	32,574	34,448	35,190	36,421	34,538
<b>Median Household Income</b>	54,192	61,661	57,551	60,599	62,221	61,961	64,306	66,910	69,369	61,381
<b>Median Family Income</b>	68,441	80,429	73,201	75,770	72,136	73,555	82,617	85,483	82,325	81,627

Source: <sup>1</sup>WCBEA from American Community Survey 1 Year Estimates for years 2012-2021

**Table 4.3****Population by Race and Ethnicity****1990 - 2020****(a)**

Year	White	Black	Native American	Asian	Other	Two or more races	Totals	Hispanic (Ethnicity)
<b>Laramie County</b>								
1990	66,280	2,218	528	821	3,295	N/A	73,142	7,310
2000	72,563	2,124	693	777	3,356	2,094	81,607	8,897
2010	81,205	2,248	878	976	3,620	2,811	91,738	11,978
2020	75,279	2,200	596	1,228	654	4,953	100,512	15,602
<b>Wyoming</b>								
1990	427,061	3,606	9,479	2,806	10,636	N/A	453,588	25,524
2000	454,670	3,722	11,435	2,771	12,301	8,883	493,782	31,669
2010	511,279	4,748	13,763	4,426	17,049	12,361	563,626	50,231
2020	469,664	4,735	11,781	5,037	2,914	23,674	576,851	59,046

Source: WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Decennial Census Wyoming Data.

Note: People of Hispanic origin may be of any race. Native American is defined as American Indian and Alaska Native. Asian is defined as Asian and or Other Pacific Islander.

**Population by Age and Gender****Laramie County****2010-2021****(b)**

Age	2010			2020			2021			% Change 2020 to 2021
	Male	Female	Total	Male	Female	Total	Male	Female	Total	
Under 5	3,447	3,298	6,745	3,146	2,923	6,069	2,939	2,889	5,828	-4.0%
5 to 19	9,262	8,863	18,125	10,013	9,382	19,395	9,974	9,414	19,388	0.0%
20 to 24	3,415	3,083	6,498	3,698	2,936	6,634	3,722	3,027	6,749	1.7%
25 to 34	6,356	6,167	12,523	7,538	6,949	14,487	7,411	6,856	14,267	-1.5%
35 to 54	12,535	12,370	24,905	12,616	11,599	24,215	12,685	11,873	24,558	1.4%
55 to 64	5,807	5,934	11,741	6,523	6,612	13,135	6,462	6,428	12,890	-1.9%
65 and Over	5,258	6,476	11,734	7,801	8,776	16,577	8,037	9,146	17,183	3.7%
<b>Total</b>	<b>46,080</b>	<b>46,191</b>	<b>92,271</b>	<b>51,335</b>	<b>49,177</b>	<b>100,512</b>	<b>51,230</b>	<b>49,633</b>	<b>100,863</b>	<b>0.3%</b>

Source: WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1 of each year.

**Table 4.4****Laramie County Migration Data<sup>1</sup>****2002-2021**

<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Migrants</b>
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012	2,534	2,276	258
2013	2,728	2,269	459
2014	2,887	2,392	495
2015	3,061	2,406	655
2016	3,090	2,614	476
2017	3,416	2,502	914
2018	3,444	4,237	-793
2019	3,644	3,060	584
2020	3,574	3,495	79
2021	3,566	3,576	-10
<b>Total</b>	<b>55,598</b>	<b>46,293</b>	<b>9,305</b>

<sup>1</sup> Driver Licenses Exchanged & Surrendered

Source: WCBEA from Wyoming Housing Database Partnership Reports

Figure 9. Earnings Flows by Commuters into and out of Laramie County, 1995-2021

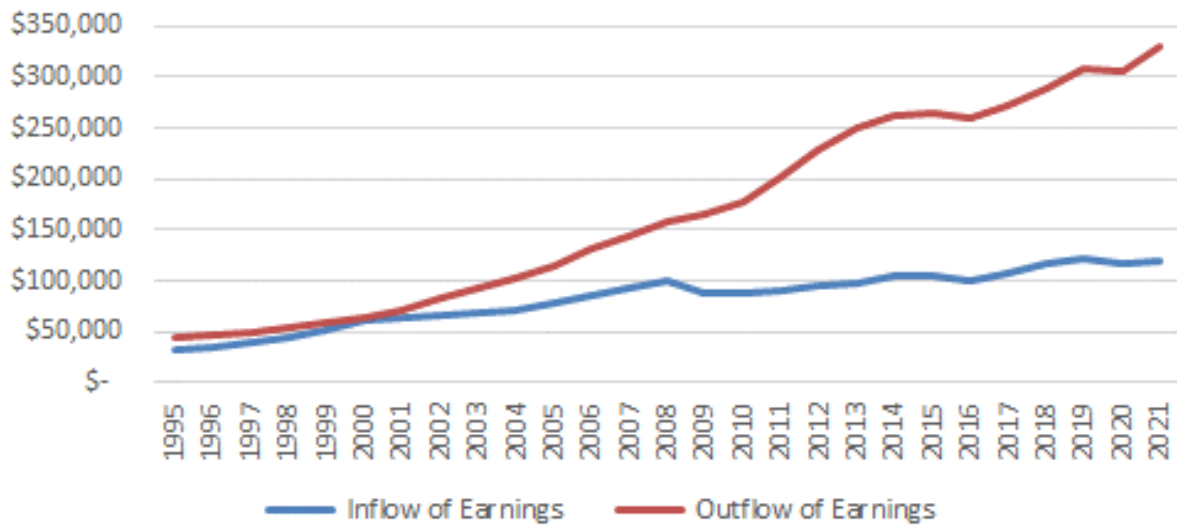
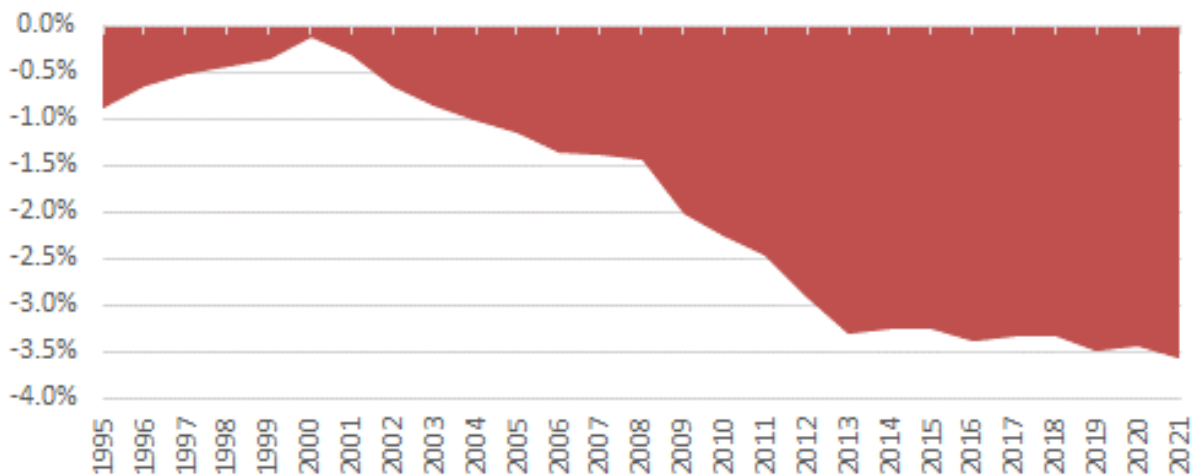


Figure 10. Laramie County Net Residential Adjustment as a Percentage of Total Income, 1995-2021



**Table 4.5****Commuter Income Flows****Laramie County****1995-2021**

Year	Inflows of Earnings (\$000)	Outflow of Earnings (\$000)	Net Resident Adjustments (\$000)	Net Adjustment as a % of TPI <sup>1</sup>
1995	31,228	45,556	-14,328	-0.9%
1996	35,162	46,548	-11,386	-0.7%
1997	39,822	49,293	-9,471	-0.5%
1998	45,692	53,967	-8,275	-0.4%
1999	51,711	58,692	-6,981	-0.4%
2000	60,239	63,030	-2,791	-0.1%
2001	63,927	71,700	-7,773	-0.3%
2002	65,496	83,073	-17,577	-0.7%
2003	68,011	92,989	-24,978	-0.9%
2004	72,071	103,305	-31,234	-1.0%
2005	77,180	114,490	-37,310	-1.2%
2006	84,987	132,304	-47,317	-1.4%
2007	93,363	144,388	-51,025	-1.4%
2008	100,606	159,189	-58,583	-1.4%
2009	88,835	166,099	-77,264	-2.0%
2010	87,444	177,224	-89,780	-2.2%
2011	91,522	201,070	-109,548	-2.5%
2012	94,862	228,476	-133,614	-2.9%
2013	97,532	251,322	-153,790	-3.3%
2014	105,874	261,313	-155,439	-3.2%
2015	105,987	263,953	-157,966	-3.2%
2016	100,707	260,454	-159,747	-3.4%
2017	107,888	271,466	-163,578	-3.3%
2018	117,129	289,842	-172,713	-3.3%
2019	122,207	307,817	-185,610	-3.5%
2020	116,211	306,361	-190,150	-3.4%
2021	118,899	329,785	-210,886	-3.6%

Notes: <sup>1</sup>TPI=Total Personal Income

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis



**Table 4.6**

**Laramie County Education Profiles  
2012-2021**

**(a)**

	2012 <sup>2</sup>	2013 <sup>2</sup>	2014 <sup>2</sup>	2015 <sup>2</sup>	2016 <sup>2</sup>	2017 <sup>2</sup>	2018 <sup>2</sup>	2019 <sup>2</sup>	2020 <sup>2</sup>	2021 <sup>2</sup>
<b>Total Population 25+</b>	<b>62,201</b>	<b>63,961</b>	<b>65,009</b>	<b>64,281</b>	<b>67,239</b>	<b>67,446</b>	<b>68,017</b>	<b>67,775</b>	<b>67,950</b>	<b>69,242</b>
<b>Educational Attainment</b>										
Elementary (K-8)	1.9%	0.9%	2.4%	1.6%	1.7%	1.9%	0.9%	2.4%	1.7%	2.7%
High School, no diploma	5.8%	3.8%	4.7%	6.3%	4.3%	6.1%	5.0%	3.2%	4.2%	4.5%
High School graduate	30.8%	24.2%	24.8%	25.9%	25.3%	25.7%	28.6%	28.0%	25.5%	21.9%
Some College, no degree	27.3%	30.3%	22.9%	26.8%	26.5%	25.1%	28.0%	24.9%	25.5%	24.3%
Associate's Degree	10.4%	12.7%	14.4%	12.0%	14.9%	13.1%	11.0%	11.5%	12.9%	15.8%
Bachelor's Degree	15.6%	16.7%	20.7%	17.0%	17.4%	16.0%	17.7%	17.8%	18.9%	18.4%
Graduate or Professional School Degree	8.1%	11.5%	10.0%	10.5%	9.9%	11.9%	8.7%	12.3%	11.3%	12.3%
Percent High School Graduates	92.2%	95.4%	92.8%	92.2%	94.0%	91.9%	94.1%	94.4%	94.1%	92.8%
Percent Bachelor's degree or higher	23.7%	28.2%	30.7%	27.5%	27.3%	27.9%	26.5%	30.1%	30.2%	30.7%

Source: <sup>1</sup>WCBEA from U.S. Census Bureau Decennial Census

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

**Average ACT Scores  
2010-2022**

**(b)**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Laramie County <sup>1</sup>	19.1	20.5	N/A	20.1	20.4	20.1	20.6	19.7	19.5	19.7	19.8	19.0	18.4
Wyoming <sup>2</sup>	20.0	20.3	20.3	19.8	20.1	20.2	20.0	20.2	19.5	19.5	20.0	19.7	19.2
United States <sup>2</sup>	21.0	21.1	21.1	20.9	21.0	21.0	20.8	21.0	20.8	20.7	20.8	20.6	19.8

Source: <sup>1</sup>WCBEA from Wyoming Department of Education, ACT, PLAN and EXPLORE Averages District Level, LCSD#1

<sup>2</sup>WCBEA from ACT, The Condition of College & Career Readiness, 2022.

[http://www.act.org/content/dam/act/secured/documents/cccr2017/CCCR\\_National\\_2021.pdf](http://www.act.org/content/dam/act/secured/documents/cccr2017/CCCR_National_2021.pdf)

**Table 4.7**

**Public and Private School Enrollment**  
**Cheyenne and Laramie County**  
**1996-2022**

Year	Elementary	Junior High	Senior High	Private <sup>1</sup>	Home Schooled	Total Public School	LCCC Headcount <sup>2</sup>	LCCC FTE
1996	8,036	2,378	4,410	394	221	14,824	3,220	1,590
1997	7,822	2,505	4,413	468	238	14,740	3,218	1,553
1998	7,782	2,410	4,406	478	269	14,598	3,035	1,697
1999	7,711	2,360	4,252	450	305	14,323	3,524	1,665
2000	7,555	2,339	4,303	415	333	14,197	3,431	1,620
2001	7,532	2,364	4,303	360	346	14,199	3,178	1,600
2002	7,415	2,333	4,276	360	326	14,024	3,331	1,863
2003	7,285	2,325	4,315	409	317	13,925	3,951	2,292
2004	7,104	2,318	4,285	535	305	13,707	3,818	2,279
2005	7,053	2,368	4,223	471	295	13,644	4,028	2,309
2006	7,168	2,191	4,367	415	331	13,726	3,544	2,307
2007	7,263	2,067	4,374	394	357	13,704	3,972	2,463
2008	7,459	2,058	4,257	406	380	13,774	4,149	2,412
2009	7,738	2,090	4,239	453	377	14,067	4,493	2,542
2010	7,782	2,122	4,192	433	336	14,096	4,865	2,826
2011	8,004	2,175	4,107	405	291	14,286	5,095	2,850
2012	8,014	2,151	4,162	441	255	14,327	4,845	2,695
2013	8,260	2,182	4,151	457	269	14,593	4,607	2,602
2014	8,400	2,137	4,211	346	306	14,748	4,284	2,380
2015	8,532	2,243	4,224	230	322	14,999	4,054	2,344
2016	8,456	2,354	4,227	239	328	15,037	4,032	2,313
2017	8,516	2,329	4,277	262	356	15,122	4,013	2,255
2018	8,433	2,420	4,430	306	344	15,283	4,066	2,251
2019	8,431	2,504	4,385	385	349	15,320	4,091	2,297
2020	7,933	2,429	4,523	378	477	14,885	3,497	2,219
2021	7,992	2,511	4,573	338	511	15,076	2,774	2,065
2022	7,797	2,404	4,521	345	452	14,722	3,282	2,248

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

<sup>2</sup>Footnote for School Districts: LCCC Headcount and FTE numbers are for the Cheyenne Campus and F.E. Warren AFB only and do not include the Albany County Campus.

1992 forward figures for Elementary, Junior High and Senior High represent the official yearly Oct 1 Enrollment from Wyoming Department of Education. Elementary includes K-6, Junior High includes 7-8 and Senior High includes 9-12

Sources: WCBEA from:

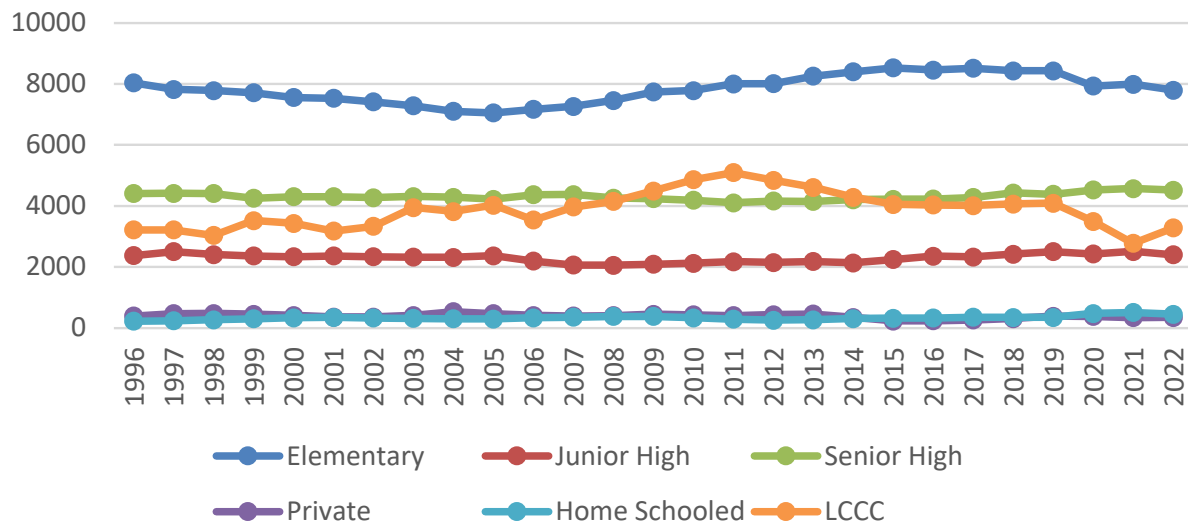
Laramie County School District #1, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

Laramie County School District #2, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

Laramie County Community College

Cheyenne area Private Schools

Figure 11. Laramie County Public School and College Enrollment, 1996-2022



## Housing Trends

The Housing Trends section contains data compiled from various sources that may be useful in assessing the local housing market.

- Table 5.0 presents data obtained from the Cheyenne Board of Realtors. From 2021 to 2022, the average monthly number of residential units available for sale rose sharply from 88 to 152 (+72.7%) in the city of Cheyenne and rose from 38 to 85 (+123.7%) in the county.
- The total number of units – city **and** county -- sold fell from 1,988 in 2021 to 1,579 in 2022 (-20.6%). In the city, the average selling price rose from \$331,048 to \$362,147 (+9.4%) and in the county, the average selling price rose from \$514,793 to \$578,303 (+12.3%)
- Table 5.4 presents data on building permits issued in the city of Cheyenne and Laramie County. In the city, the number of building permits for new single-family homes rose from 203 in 2021 to 212 in 2022 (+4.4%) and new apartments/duplexes rose from 4 in 2021 to 49 in 2022. In total, these multi-family permits added 412 units, more than the last three years combined. In the county, outside the city of Cheyenne, the number of single-family building permits fell from 303 in 2021 to 160 in 2022 (-47.2%).
- Housing rental rates in Cheyenne are presented in Table 5.1. Rental rates for single-family homes increased from \$1,455 to \$1,587 (+9.1%) from second quarter 2021 to second quarter 2022. Rental rates for apartments increased from \$924 in the second quarter of 2021 to \$1,008 in the second quarter of 2022 (+9.1%).
- Table 5.7 presents apartment vacancy rates in Laramie County. Vacancy rates at large apartment complexes rose from 0.6 percent in the fourth quarter of 2021 to 1.3 percent in the fourth quarter of 2022.

### Housing Trends

#### Tables and Figures

Table 5.0	Residentials for Sale, Sold & Price (1993-2022)
Table 5.1	Cheyenne Housing Rental Rates (2005-2022)
Table 5.2	Laramie County Housing Profile (1991-2022)
Figure 12	Laramie County New Single Family Permits (2003-2022)
Table 5.3	New Residential Housing Permits (2010-2022)
Table 5.4	Building Permits (2008-2022)
Table 5.5	Residential Construction Activity (1993-2022)
Table 5.6	Historic Housing Occupancy (1970-2020)
Table 5.7	Vacancy Rates (2006-2022)

**Table 5.0****Residentials for Sale, Sold & Price****1993-2022**

Year	Average Residential Units For Sale		Average Days On The Market <sup>1</sup>		Average Selling Price		Laramie County Average Sales Price Reported by Assessor <sup>3</sup>	Total Units Sold - City & Rural
	City	Rural	City	Rural	City	Rural		
1993	222	44	53		\$76,808	\$104,867	n/a	1,710
1994	240	59	47		\$81,775	\$123,725	n/a	1,872
1995	133	42	16		\$87,924	\$139,313	n/a	n/a
1996	330	78	59		\$88,868	\$129,079	n/a	2,135
1997	407	82	68		\$99,140	\$144,695	n/a	2,093
1998	453	114	97		\$100,053	\$156,345	n/a	2,393
1999	380	121	129		\$107,081	\$154,805	\$110,429	2,899
2000	345	117	126		\$108,509	\$168,607	\$119,107	1,321
2001	333	99	112		\$114,819	\$186,935	\$123,583	1,508
2002	247	110	102		\$123,556	\$195,434	\$131,599	1,497
2003	271	102	98		\$136,139	\$216,344	\$145,087	1,605
2004	371	111	116		\$147,921	\$231,846	\$155,467	1,858
2005	475	145	120	129 <sup>2</sup>	\$161,219	\$248,114	\$165,743	1,879
2006	680	189	89	93	\$172,455	\$253,026	\$179,338	1,840
2007	717	172	85	101	\$175,088	\$261,145	\$191,863	1,586
2008	670	205	89	110	\$174,366	\$251,418	\$202,304	1,360
2009	456	132	78	128	\$172,355	\$261,529	\$193,759	1,331
2010	487	166	75	97	\$182,630	\$262,112	\$208,842	1,291
2011	412	162	82	102	\$180,676	\$265,153	\$197,700	1,348
2012	345	140	72	86	\$191,846	\$285,984	\$206,659	1,510
2013	316	130	67	79	\$200,079	\$296,570	\$215,288	1,711
2014	281	128	59	83	\$205,864	\$302,432	\$220,878	1,797
2015	237	105	43	65	\$213,453	\$325,566	\$230,987	1,931
2016	242	109	45	71	\$224,499	\$349,838	\$235,903	1,948
2017	242	99	42	63	\$240,112	\$356,755	\$251,660	1,994
2018	232	89	36	52	\$254,758	\$374,048	\$268,100	1,703
2019	147	64	32	41	\$268,334	\$421,414	\$288,199	1,720
2020	149	65	28	41	\$298,203	\$450,179	\$312,532	1,933
2021	88	38	19	29	\$331,048	\$514,793	N/A	1,988
2022	152	85	22	28	\$362,147	\$578,303	N/A	1,579

Notes: <sup>1</sup>As of January 2006, Cheyenne Board of Realtors (CBR) changed the calculation of the days on the market to the number of days from the day listed to the day under contract. Prior to 2006, days on the market was calculated from day listed to the day of closing.

<sup>2</sup>CBR began reporting average days on the market separately for city and rural areas.

<sup>3</sup>Source: WCBEA from Laramie County Assessor's Office

Sources: WCBEA from Cheyenne Board of Realtors and Wyoming Housing Database Partnership

**Table 5.1****Cheyenne Housing Rental Rates****2005-2022**

Quarter/Year	House	Apartment	Mobile Home	Mobile Home Lot Rent
2Q05	\$829	\$542	\$594	\$243
4Q05	\$816	\$573	\$546	\$221
2Q06	\$860	\$551	\$631	\$245
4Q06	\$835	\$564	\$588	\$252
2Q07	\$864	\$558	\$575	\$230
4Q07	\$864	\$557	\$594	\$239
2Q08	\$899	\$601	\$559	\$290
4Q08	\$856	\$587	\$616	\$266
2Q09	\$892	\$587	\$576	\$293
4Q09	\$902	\$594	\$633	\$265
2Q10	\$936	\$621	\$630	\$309
4Q10	\$983	\$640	\$597	\$276
2Q11	\$991	\$654	\$656	\$287
4Q11	\$1,057	\$649	\$586	\$284
2Q12	\$965	\$649	\$667	\$308
4Q12	\$1,072	\$673	\$753	\$316
2Q13	\$1,034	\$678	\$768	\$315
4Q13	\$1,085	\$708	\$855	\$354
2Q14	\$1,143	\$769	\$809	\$363
4Q14	\$1,129	\$772	\$782	\$378
2Q15	\$1,126	\$786	\$817	\$396
4Q15	\$1,121	\$793	\$826	\$394
2Q16	\$1,141	\$779	\$864	\$398
4Q16	\$1,129	\$787	\$848	\$411
2Q17	\$1,164	\$782	\$882	\$416
4Q17	\$1,180	\$785	\$868	\$452
2Q18	\$1,215	\$779	\$882	\$455
4Q18	\$1,227	\$803	\$904	\$444
2Q19	\$1,311	\$831	\$915	\$442
4Q19	\$1,257	\$846	\$951	\$454
2Q20	\$1,347	\$906	\$928	\$468
4Q20	\$1,370	\$907	\$965	\$470
2Q21	\$1,455	\$924	\$979	\$490
4Q21	\$1,508	\$974	\$1,027	\$490
2Q22	\$1,587	\$1,008	\$1,152	\$522

Definitions: House - 2 or 3 bedroom, single-family, excluding gas or electric.

Apartment - 2 bedroom, unfurnished, excluding gas or electric

Mobile Homes - Total monthly expenses, including water and lot rent

Mobile Home Lot Rent - Single wide, including water

Source: WCBEA from State of Wyoming Economic Analysis Division

**Table 5.2**

**Housing Profile**  
**Laramie County**  
**1991-2022**

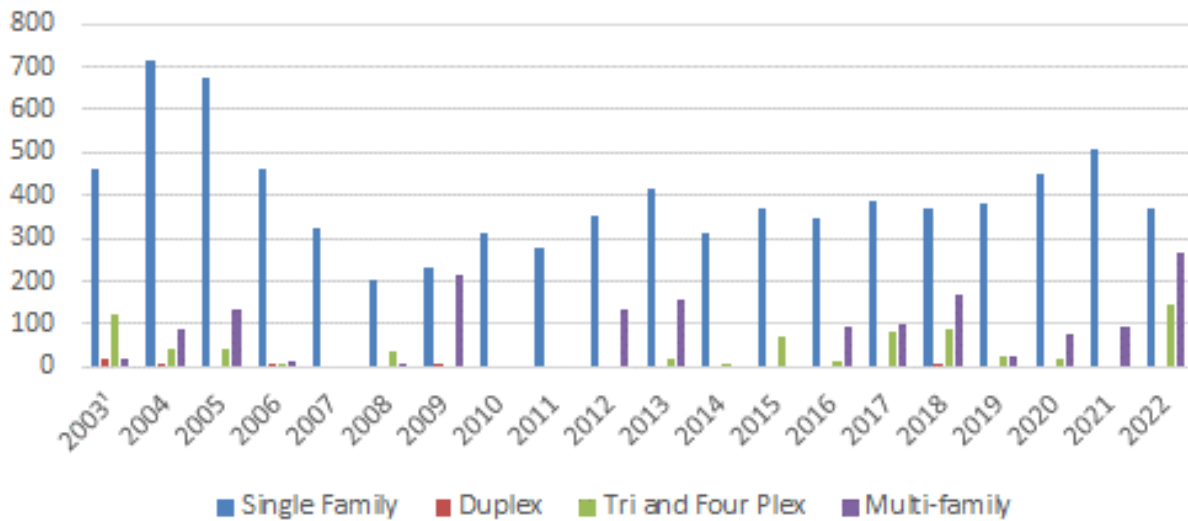
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation SFU	
	SF Units	Duplex Units	Tri & Four Plex Units	MF Units	Total Units	\$000s of Real 2020 \$	% Change
1991	92	0	0	0	92	169.3	-
1992	210	2	4	8	224	163.5	-3.4%
1993	269	4	16	0	289	171.2	4.7%
1994	296	0	4	12	312	163.2	-4.7%
1995	223	22	4	14	263	159.0	-2.6%
1996	260	2	68	292	622	163.8	3.0%
1997	239	6	17	198	460	160.8	-1.8%
1998	262	24	4	121	411	161.4	0.4%
1999	254	0	4	30	288	178.3	10.5%
2000	219	0	0	0	219	196.7	10.3%
2001	246	2	4	56	308	202.0	2.7%
2002	393	12	0	20	425	186.5	-7.7%
2003 <sup>1</sup>	461	16	120	21	618	184.5	-1.1%
2004	717	4	40	88	849	187.5	1.6%
2005	674	0	44	132	850	197.7	5.1%
2006	460	2	4	11	477	219.4	11.0%
2007	321	0	0	0	321	204.4	-6.8%
2008	203	0	36	6	245	152.7	-25.3%
2009	229	2	0	216	447	198.1	29.7%
2010	312	0	0	0	312	192.6	-2.8%
2011	277	0	0	0	277	208.1	8.0%
2012	350	0	0	132	482	169.0	-18.8%
2013	415	0	16	156	587	187.3	10.8%
2014	313	0	4	0	317	194.7	4.0%
2015	370	0	68	0	438	199.5	2.5%
2016	347	0	15	93	455	188.8	-5.4%
2017	387	0	82	102	571	184.2	-2.4%
2018	368	8	88	166	630	192.9	4.7%
2019	383	0	24	22	429	217.3	12.6%
2020	452	0	16	76	544	217.3	0.0%
2021	506	0	0	96	602	-	-
2022	372	0	144	268	784	-	-

Notes: N/A - Data are not available

<sup>1</sup>Estimates since 2003 calculated by the Wyoming Center for Business & Economic Analysis  
 Estimates prior to 2003 were calculated by the Census Bureau

Sources: WCBEA from U.S. Census Bureau and Wyoming Housing Database Partnership

Figure 12. Laramie County New Residential Housing Units, 2003-2022





**Table 5.3****Housing Profile**

**City of Cheyenne**  
**2010-2022**

(a)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Total Housing Units</b>	27,682	27,879	28,261	28,711	28,912	29,198	30,066	30,637	31,259	31,688	31,993	32,292	32,916
<b>Single-Family Units</b>													
Total Units	20,219	20,416	20,666	21,081	21,394	21,764	22,119	22,506	22,874	23,257	23,470	23,673	23,885
% of Total	73.0%	73.2%	73.1%	72.9%	73.1%	73.2%	73.6%	73.5%	73.2%	73.4%	73.4%	73.3%	72.6%
<b>Multi-Family Units</b>													
Total Units	7,463	7,463	7,595	7,767	7,771	7,839	7,947	8,131	8,385	8,431	8,523	8,619	9,031
% of Total	27.0%	26.8%	26.9%	27.1%	26.9%	26.8%	26.4%	26.5%	26.8%	26.6%	26.6%	26.7%	27.4%

Source: WCBEA from City of Cheyenne Building Safety Department

**Households by Unit Type**

**Laramie County**  
**2021**

(b)

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Single-Family Unit	26,713	4,346	31,059	76.0%
Duplex	115	562	677	1.7%
Tri- or Four-Plex	75	2,522	2,597	6.4%
Apartment	130	2,799	2,929	7.2%
Mobile Home	2,431	1,104	3,535	8.7%
Boat, RV, Van, Etc.	34	11	45	0.1%
<b>Total</b>	<b>29,498</b>	<b>11,344</b>	<b>40,842</b>	<b>100.0%</b>

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 year estimates

**Table 5.4****Building Permits**

**City of Cheyenne  
2008-2022**

**(a)**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Total Single-Family	127	173	238	197	250	269	197	218	173	222	192	165	213	203	212	3,049
New Apartments/ Duplex	12	2	0	0	2	5	1	17	6	28	44	10	9	4	49	189
Mobile Homes/ Constr. Trailers	8	12	1	0	1	2	0	1	1	1	0	0	0	0	0	27
Demolish	32	17	0	0	2	1	0	0	0	0	0	0	0	0	0	52

Source: WCBEA from City of Cheyenne Safety Department

**Building Permits**

**Laramie County (not including City of Cheyenne)  
2008-2022**

**(b)**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Total Rural Single-Family Permits <sup>1</sup>	76	56	74	80	100	146	116	152	174	165	176	218	239	303	160	2,235
Total Multi-Family Permits	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2

<sup>1</sup> Does not include Mobile or Modular Home permits.

Source: WCBEA from Laramie County Planning and Development Office

**Table 5.5****Residential Construction Activity****City of Cheyenne****1993-2022**

Year	Housing Permits	Five-Year Average <sup>1</sup>	New Net Housing Units <sup>2</sup>	New Permit Valuation
1993	263	103	206	\$16,648,538
1994	353	132	234	\$15,110,883
1995	258	158	194	\$12,686,701
1996	237	268	551	\$16,005,852
1997	189	260	386	\$13,349,673
1998	218	206	346	\$13,419,234
1999	175	215	204	\$14,639,384
2000	143	192	143	\$15,069,862
2001	158	177	210	\$17,125,015
2002	262	191	279	\$29,060,916
2003	404	228	604	\$36,668,479
2004	509	295	606	\$67,770,878
2005	443	355	587	\$65,952,762
2006	295	383	296	\$49,764,021
2007	204	371	204	\$32,930,502
2008	139	318	177	\$23,947,298
2009	175	251	391	\$46,116,022
2010	238	210	238	\$37,359,022
2011	197	191	197	\$33,107,179
2012	253	200	382	\$51,318,559
2013	276	228	441	\$55,016,206
2014	198	232	201	\$36,044,582
2015	236	232	286	\$45,253,232
2016	180	229	221	\$40,029,855
2017	251	228	406	\$61,340,653
2018	236	220	442	\$63,916,171
2019	175	216	211	\$42,027,677
2020	222	213	305	\$72,935,516
2021	207	218	299	\$65,289,399
2022	261	220	624	\$120,264,112

Notes: <sup>1</sup>The five year average is a moving average. For example, the five year average of 232

in 2015 represents the mean number of Housing Permits issued from 2011 through 2015.

<sup>2</sup>Housing units are defined as New Residences, Townhouses, Condominiums, Multi-plexes and Apartment units.

1983 - 1988: Reported Apartment permits were not extended into units.

1989 - 1991: No new apartments or multi-plexed units were built.

Source: WCBEA from City of Cheyenne Building Safety Department

**Table 5.6****Historic Housing Occupancy****Laramie County****1970-2020**

	1970	1980	1990	2000	2010	2020
Total Units	19,437	27,275	30,507	34,213	40,462	44,181
Owner Occupied Units	11,220	16,930	18,406	22,054	25,533	30,087
% of Total	57.7%	62.1%	60.3%	64.4%	68.0%	68.1%
Renter Occupied Units	6,646	8,362	9,686	9,873	12,043	11,346
% of Total	34.2%	30.7%	31.8%	28.9%	32.0%	25.7%
Vacant	1,571	1,983	2,415	2,286	2,886	2,748
% of Total	8.1%	7.3%	7.9%	6.7%	7.1%	6.2%

Source: WCBEA from U.S. Census of Population and Housing

**Table 5.7****Vacancy Rates****Laramie County****2006-2022**

Year	Large Apartment Complexes Only <sup>1</sup>			Vacancy Rate <sup>2</sup>
	Avg # units Sampled	Avg # units Vacant	% Vacant	
2Q06	920	40	4.3%	2.4
4Q06	903	39	4.3%	4.0
2Q07	893	52	5.9%	2.3
4Q07	838	31	3.7%	2.0
2Q08	822	30	3.6%	2.8
4Q08	855	29	3.4%	4.2
2Q09	864	30	3.5%	3.6
4Q09	870	46	5.3%	4.2
2Q10	873	35	4.0%	3.5
4Q10	896	36	4.0%	4.4
2Q11	750	24	3.2%	1.9
4Q11	757	28	3.7%	3.5
2Q12	752	20	2.7%	2.3
4Q12	730	14	1.9%	2.0
2Q13	946	16	1.7%	2.3
4Q13	845	13	1.5%	4.5
2Q14	794	11	1.4%	3.1
4Q14	862	30	3.5%	4.2
2Q15	987	8	0.8%	3.8
4Q15	986	30	3.0%	4
2Q16	994	27	2.7%	4.3
4Q16	994	49	4.9%	4.8
2Q17	1016	53	5.2%	4.5
4Q17	1116	50	4.5%	5.1
2Q18	1117	59	5.3%	3.8
4Q18	1117	23	2.1%	3.1
2Q19	1117	12	1.1%	2.3
4Q19	1117	17	1.5%	3.2
2Q20	1117	11	1.0%	2.3
4Q20	1117	7	0.6%	3.2
2Q21	1117	5	0.4%	1.7
4Q21	1117	7	0.6%	1.8
2Q22	1117	10	0.9%	-
4Q22	1117	14	1.3%	-

Notes:<sup>1</sup>WCBEA proprietary database<sup>2</sup>Wyoming Housing Database Partnership

Source: WCBEA from proprietary data and Wyoming Housing Database Partnership

## Development Trends

The Development Trends section presents data on commercial and industrial development in Cheyenne and Laramie County.

- In 2022, the city of Cheyenne annexed 1,433 acres, which increased the size of the city by 6.5 percent.
- Table 6.1 contains detailed information on the level of commercial construction within the city borders. The total number of permits rose from 134 in 2021 to 153 in 2022 (+14.2%). The total valuation of all permits fell by 89.6 percent. The large decrease in permit values is almost entirely due to a new data center and additions being added in 2021.
- The value of new industrial/commercial construction fell in the city and rose in the county in 2022. Total new dollar valuation was \$12.5 million in the city and \$186.6 million in the county. In the city, most of the major projects were renovations of existing properties, like the Flying J gas station and an HVAC air handler replacement for CRMC. In the county, multiple data center projects accounted for over 170 million of the 186 million dollars in permit values. See Table 6.2 for details.
- Vacancy statistics for commercial properties are presented in Table 6.3. This table presents quarterly data through the fourth quarter of 2022. The number of available office spaces decreased by 4 from 32 in the fourth quarter of 2021 to 28 in the fourth quarter of 2022, while the average rent for office spaces rose by nearly \$3 per square foot.
- The number of vacant warehouse properties fell by 7 over the year, moving from 21 in the fourth quarter of 2021 to 14 in the fourth quarter of 2022. The total available square footage of warehouse space fell by over 200,000 sf in 2022.
- The number of available retail properties increased from 30 in the fourth quarter of 2021 to 40 in the fourth quarter of 2022. There are still over a dozen empty storefronts in the Frontier Mall.
- Data on the assessed value of real and personal property are found in Table 6.4. Combined, property valuation for the city of Cheyenne and Laramie County was \$2.48 billion, an increase of 28.4 percent over 2021. Total city valuation was \$941.7 million dollars in 2022, an increase of 14.5 percent over 2021 and total county valuation was \$1.54 billion dollars, an increase of 38.9 percent from 2021. These large increases in value are built on two primary changes. First, the 2021 values included a large drop in industrial property values. Second, there were multiple data center projects in 2021 that finished in 2022.

### Development Trends

#### Tables and Figures

Table 6.0	Annexation Trends (1990-2022)
Table 6.1	Commercial Construction Activity (1994-2022)
Figure 13	Residential and Commercial Construction Valuation (2011-2020)
Table 6.2	New Commercial/Industrial Construction (2011-2022)
Table 6.3	Commercial Property For Sale & Lease (2020-2022)
Table 6.4	Assessed Real Property Values (2013-2022)
Figure 14	Assessed Real & Personal Property Values (2013-2022)
Table 6.5	Major Property Tax Districts (2013-2022)
Figure 15	Major Property Tax Districts - Revenues (2013-2022)

- Every type of real property, including vacant property, saw an increase in value in both the city and in the county. Over half of the large spike in overall values was a correction in industrial property values in the county.
- Table 6.5 presents property tax revenues generated for various local governmental entities. The city of Cheyenne's property tax revenues rose 14.5 percent from 2021 to 2022. This provided the city with additional revenue of \$951,466. Laramie County's property tax revenues rose 28.4 percent over the same time period, which resulted in an increase of \$10,469,764 in tax revenue.

## Economic Development

- Laramie County's economic development organization, Cheyenne LEADS, reported that it had 13 active projects in 2022. They've done a great job of working with local schools and colleges on presenting the new projects and jobs coming to Cheyenne.
- In 2022, 6 new businesses committed to Cheyenne. These include MineOne, a crypto company, UMC Technologies, a fencing manufacturer.

**Table 6.0****Annexation Trends****City of Cheyenne****1990-2022**

<b>Year</b>	<b>Acres Annexed</b>	<b>City Size Sq. Miles</b>	<b>Annual Growth %</b>
1990	306.10	19.64	-
1991	114.21	19.82	0.9%
1992	54.08	19.91	0.5%
1993	22.01	19.94	0.2%
1994	12.96	19.96	0.1%
1995	307.82	20.44	2.4%
1996	18.11	20.47	0.1%
1997	66.66	20.57	0.5%
1998	0.99	20.57	0.0%
1999	640.00	21.20	3.1%
2000	6.25	21.30	0.5%
2001	48.73	21.38	0.4%
2002	942.53	21.70	1.5%
2003	93.67	22.10	1.8%
2004	74.00	22.22	0.5%
2005	332.82	22.74	2.3%
2006	945.53 <sup>2</sup>	24.22	6.5%
2007	39.33	24.31	0.4%
2008	185.26	24.60	1.2%
2009	205.45	24.92	1.3%
2010	177.87	25.15	0.9%
2011	214.11	25.48	1.3%
2012	123.20	25.52	0.2%
2013	897.78	26.93	5.5%
2014	30.33	26.97	0.1%
2015	273.70	27.30	1.2%
2016	881.03	28.73	5.2%
2017	19.63	28.75	0.1%
2018	2336.65	32.41	12.7%
2019	75.03	32.53	0.4%
2020	2.79	32.54	0.0%
2021	1129.88	34.29	5.4%
2022	1432.89	36.53	6.5%
<b>Total</b>	<b>12,011.39</b>		

Notes: <sup>1</sup>Includes the Cheyenne Business Parkway: 1069.2 Acres<sup>2</sup>Does not include the North Range Business Park.

Source: WCBEA from City of Cheyenne Engineer's Office

1982 - 2007 Data: City of Cheyenne Building and  
Engineering Department Annual Report.



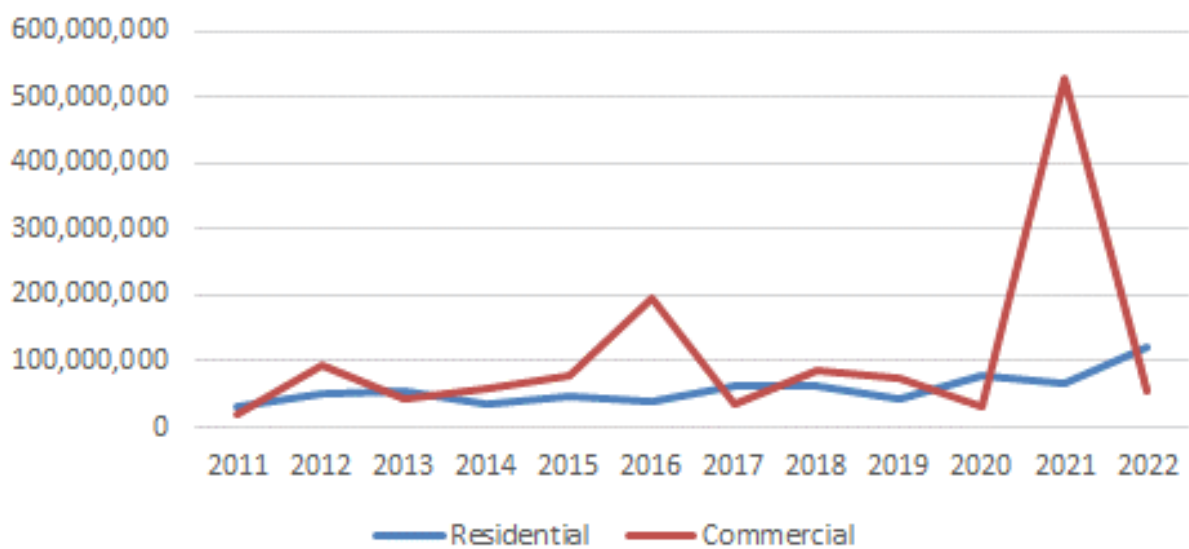
**Table 6.1**

**Commercial Construction Activity**  
**City of Cheyenne**  
**1994-2022**

Year	New Construction		Additions & Remodels		Annual Total		Percent Change	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
1994	29	\$10,871,043	118	\$10,359,677	147	\$21,230,720	-	-
1995	20	\$16,434,056	133	\$7,295,663	153	\$23,729,872	4.1%	11.8%
1996	19	\$12,925,969	121	\$6,029,289	140	\$18,955,258	-8.5%	-20.1%
1997	19	\$20,839,102	168	\$12,317,511	187	\$33,156,613	33.6%	74.9%
1998	32	\$12,161,139	134	\$14,437,090	166	\$26,598,229	-11.2%	-19.8%
1999	20	\$7,846,454	142	\$11,044,908	162	\$18,891,362	-2.4%	-29.0%
2000	31	\$24,320,755	191	\$15,831,825	222	\$40,152,580	37.0%	112.5%
2001	50	\$51,451,096	166	\$19,480,513	216	\$70,931,609	-2.7%	76.7%
2002	38	\$21,573,880	190	\$26,125,665	241	\$56,970,212	11.6%	-19.7%
2003	13	\$6,485,220	124	\$15,901,576	154	\$23,364,196	-36.1%	-59.0%
2004	19	\$18,912,595	142	\$16,961,616	161	\$35,874,211	4.5%	53.5%
2005	65	\$35,703,309	116	\$12,515,338	181	\$48,218,647	12.4%	34.4%
2006	62	\$30,680,571	87	\$10,286,203	149	\$40,966,774	-17.7%	-15.0%
2007	51	\$40,113,164	103	\$33,570,621	154	\$73,683,785	3.4%	79.9%
2008	33	\$28,163,235	109	\$22,082,443	142	\$50,245,678	-7.8%	-31.8%
2009	20	\$3,857,698	61	\$20,823,825	81	\$24,681,523	-43.0%	-50.9%
2010	14	\$27,254,322	84	\$12,754,133	98	\$40,008,455	21.0%	62.1%
2011	10	\$3,909,712	105	\$14,937,762	115	\$18,847,474	17.3%	-52.9%
2012	18	\$51,346,615	110	\$41,893,966	128	\$93,240,581	11.3%	394.7%
2013	18	\$26,633,403	99	\$17,975,533	117	\$44,608,936	-8.6%	-52.2%
2014	20	\$31,960,257	113	\$25,381,807	133	\$57,342,064	13.7%	28.5%
2015	26	\$62,126,950	108	\$16,200,252	134	\$78,327,202	0.8%	36.6%
2016	22	\$15,817,459	132	\$180,827,259	154	\$196,644,718	14.9%	151.1%
2017	22	\$20,133,915	108	\$16,973,027	130	\$37,106,942	-15.6%	-81.1%
2018	21	\$24,250,762	119	\$62,315,863	140	\$86,566,625	7.7%	133.3%
2019	31	\$49,485,419	81	\$26,016,333	112	\$75,501,752	-20.0%	-12.8%
2020	12	\$11,359,986	78	\$20,510,535	90	\$31,870,521	-19.6%	-57.8%
2021	36	\$507,777,445	98	\$22,168,727	134	\$529,946,172	48.9%	1562.8%
2022	28	\$12,508,823	125	\$42,640,415	153	\$55,149,238	14.2%	-89.6%

Source: WCBEA from City of Cheyenne Building Safety Department

Figure 13. City of Cheyenne Residential and Commercial Construction Value, 2011-2022



**Table 6.2****New Commercial/Industrial Construction  
2011-2022**

Year	City	County	Total	% change
2011	\$3,909,712	\$22,999,557	\$26,909,269	-
2012	\$51,346,615	\$115,559,215	\$166,905,830	520.3%
2013	\$26,633,403	\$20,642,263	\$47,275,666	-71.7%
2014	\$31,960,257	\$204,856,374	\$236,816,631	400.9%
2015	\$62,126,950	\$45,561,092	\$107,688,042	-54.5%
2016	\$15,817,459	\$5,771,837	\$21,589,296	-80.0%
2017	\$20,133,915	\$19,989,081	\$40,122,996	85.8%
2018	\$24,250,762	\$550,875,573	\$575,126,335	1333.4%
2019	\$49,485,419	\$72,034,910	\$121,520,329	-78.9%
2020	\$11,359,986	\$198,053,213	\$209,413,199	72.3%
2021	\$507,777,445	\$10,304,203	\$518,081,648	147.4%
2022	\$12,508,823	\$186,564,011	\$199,072,834	-61.6%

Sources: WCBEA from City of Cheyenne Building Safety Department and Laramie County Planning  
& Development

**Table 6.3**

**Commercial Property  
For Sale & Lease (1,500 Sq. Ft. and Above)  
2020-2022**

Summary Table Commercial Property for Sale or Lease Updated: 12/30/2022				
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate
<b>First Quarter 2020</b>				
Warehouse	18	371,335	\$7.60	6.25 - 8.50
Retail	48	372,156	\$15.57	12.00 - 23.50
Office Space	33	144,786	\$13.15	10.00 - 16.00
<b>Second Quarter 2020</b>				
Warehouse	22	543,134	\$7.52	6.25 - 8.50
Retail	57	392,572	\$15.50	8.00 - 23.50
Office Space	34	140,960	\$12.86	7.00 - 16.00
<b>Third Quarter 2020</b>				
Warehouse	19	587,978	\$7.60	6.25 - 8.50
Retail	58	447,840	\$14.78	8.00 - 23.50
Office Space	35	166,962	\$15.35	11.00 - 21.00
<b>Fourth Quarter 2020</b>				
Warehouse	23	643,145	\$8.57	6.75 - 12.00
Retail	48	451,081	\$14.75	4.99 - 23.50
Office Space	42	214,915	\$14.07	8.00 - 21.00
<b>First Quarter 2021</b>				
Warehouse	20	414,847	\$8.36	5.00 - 12.00
Retail	40	413,042	\$15.50	4.99 - 23.50
Office Space	35	200,183	\$14.35	7.00 - 21.00
<b>Second Quarter 2021</b>				
Warehouse	25	474,551	\$8.60	5.00 - 12.00
Retail	43	430,832	\$13.08	6.95 - 22.00
Office Space	30	243,400	\$14.55	12.00 - 18.00
<b>Third Quarter 2021</b>				
Warehouse	21	452,740	\$8.82	6.95 - 12.00
Retail	38	358,900	\$13.93	7.95 - 19.00
Office Space	31	229,380	\$14.51	12.00 - 19.00
<b>Fourth Quarter 2021</b>				
Warehouse	21	532,031	\$10.92	8.50 - 12.00
Retail	30	303,918	\$13.89	7.95 - 19.00
Office Space	32	182,278	\$13.97	10.20 - 19.00
<b>First Quarter 2022</b>				
Warehouse	15	466,936	\$10.70	8.50 - 12.00
Retail	24	287,618	\$13.65	7.95 - 22.00
Office Space	26	146,744	\$13.87	9.00 - 19.00
<b>Second Quarter 2022</b>				
Warehouse	10	252,781	\$12.00	12.00 - 12.00
Retail	34	248,521	\$16.50	9.00 - 22.00
Office Space	25	165,624	\$15.30	9.95 - 20.00
<b>Third Quarter 2022</b>				
Warehouse	11	172,300	\$12.00	12.00 - 12.00
Retail	36	234,466	\$15.26	8.00 - 22.00
Office Space	26	204,371	\$15.68	9.95 - 19.00
<b>Fourth Quarter 2022</b>				
Warehouse	14	328,371	\$8.71	5.00 - 12.00
Retail	40	287,955	\$12.78	8.00 - 22.00
Office Space	28	200,992	\$16.75	9.95 - 22.00

Table 6.4

**Assessed Real and Personal Property Value**  
**Laramie County**  
**2013-2022**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Total</b>										
City (\$)	546,175,351	577,640,123	602,314,817	633,142,098	633,837,566	682,048,050	734,748,763	774,126,602	822,759,799	941,683,550
County (\$)	499,979,970	589,237,324	782,647,869	758,645,746	785,249,941	982,896,691	1,337,160,914	1,449,466,588	1,107,871,237	1,538,830,037
<b>Residential</b>										
City (\$)	351,192,921	364,624,106	376,283,694	400,482,865	424,669,398	443,690,971	484,255,726	521,067,311	562,506,363	645,421,189
County (\$)	198,696,636	208,964,245	216,096,457	225,761,591	237,019,097	257,471,499	276,113,351	296,465,811	321,636,233	368,171,868
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
<b>Commercial</b>										
City (\$)	149,188,739	157,521,658	163,287,705	165,313,797	169,878,108	171,021,081	179,590,471	181,690,087	185,352,725	209,601,397
County (\$)	34,652,660	63,890,725	70,972,473	101,444,916	120,131,457	123,811,174	146,345,868	146,349,806	145,563,558	174,856,687
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
<b>Industrial<sup>1</sup></b>										
City (\$)	35,488,431	45,386,285	52,554,162	56,600,373	58,771,145	57,290,427	60,621,657	60,677,471	64,883,738	73,547,576
County (\$)	232,767,593	281,186,079	459,099,414	393,869,098	390,112,000	563,976,141	876,927,603	968,562,319	601,539,846	953,278,815
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50
<b>Agricultural<sup>2</sup></b>										
City (\$)	2,266	2,943	3,043	3,345	28,524	27,877	51,684	50,334	54,274	54,495
County (\$)	19,790,334	22,044,898	23,382,049	24,882,546	25,425,566	24,981,164	24,428,839	24,293,226	24,528,914	24,687,353
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
<b>Vacant</b>										
City (\$)	10,302,994	10,105,131	10,186,213	10,741,718	10,490,391	10,017,694	10,229,225	10,641,389	9,962,699	13,058,893
County (\$)	14,072,747	13,151,377	13,097,476	12,687,595	12,561,821	12,656,713	13,345,253	13,795,426	14,602,686	17,835,314
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50

Notes: <sup>1</sup>Fluctuations in valuations are due primarily to changes in mineral valuations.

<sup>2</sup>As of 2007, Agricultural data refers to land only. All other data such as improvements and personal property are now included in residential or commercial data.

Source: WCBEA from Laramie County Assessor's Office

Figure 14. Assessed Real and Personal Property Values, Cheyenne and Laramie County, 2013-2022

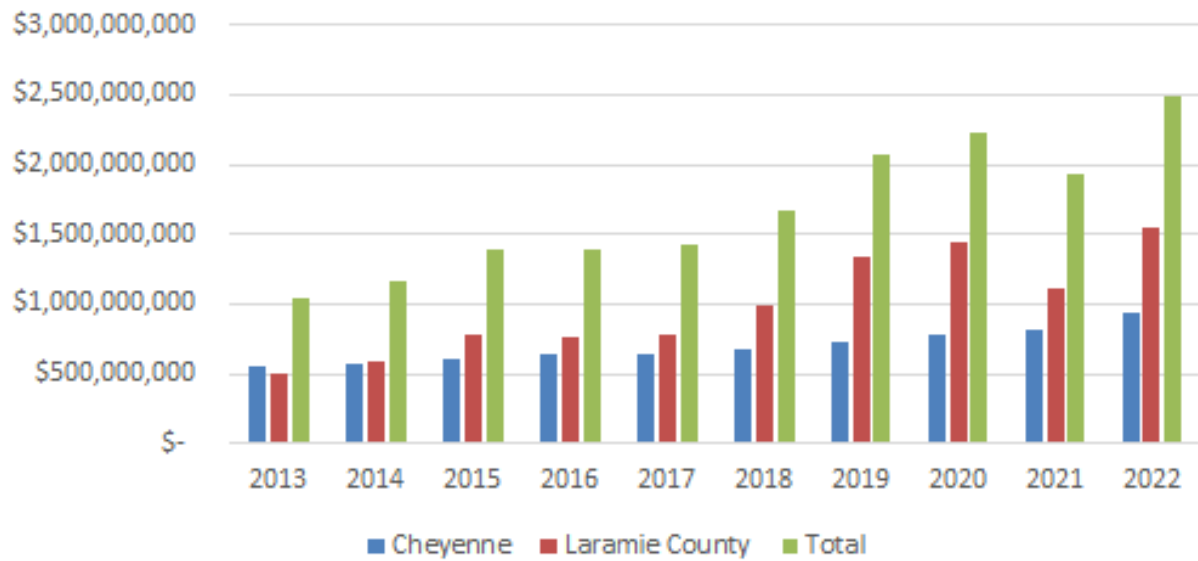


Table 6.5

## Major Property Tax Districts

## Revenues

2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>City of Cheyenne</b>										
Value (\$)	546,175,351	577,640,126	602,206,337	633,142,098	663,837,566	685,730,266	734,748,763	774,126,602	822,759,799	941,693,050
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	4,369,403	4,621,121	4,817,651	5,065,137	5,310,701	5,485,842	5,877,990	6,193,013	6,582,078	7,533,544
<b>Laramie County</b>										
Value (\$)	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,226,593,159	1,930,631,036	2,480,513,587
Mill Levy	17.00	18.69	18.23	18.20	18.20	18.20	18.90	18.84	19.04	19.04
Revenue (\$)	17,784,640	21,808,939	25,247,870	25,330,539	26,373,393	30,301,994	39,159,093	41,949,015	36,759,215	47,228,979
<b>LCSD #1</b>										
Value (\$)	920,033,773	1,029,384,392	1,209,350,376	1,217,062,612	1,289,871,261	1,455,272,484	1,718,022,367	1,740,286,771	1,653,817,130	1,972,743,418
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	40,481,486	45,292,913	53,211,417	53,550,755	56,754,335	64,031,989	75,592,984	76,572,618	72,767,954	86,800,710
<b>LCSD #2</b>										
Value (\$)	126,121,548	137,493,055	175,612,310	174,725,232	159,216,246	209,672,257	353,887,310	483,306,388	276,813,906	507,770,169
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	5,549,348	6,049,694	7,726,942	7,687,910	7,005,515	9,225,579	15,571,042	21,265,481	12,179,812	22,341,887
<b>LC Conservation District</b>										
Value (\$)	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,223,593,159	1,930,631,036	2,480,513,587
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	523,078	583,439	692,481	695,894	724,544	832,472	1,035,955	1,111,797	965,316	1,240,257
<b>South Cheyenne Water &amp; Sewer</b>										
Value (\$)	37,120,879	38,206,295	40,877,618	43,624,219	47,429,045	48,781,285	52,761,539	54,480,077	57,446,220	64,981,231
Mill Levy	7.82	3.99	4.38	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	290,285	152,443	179,044	348,994	379,432	390,250	422,092	435,841	459,570	519,850
<b>Weed and Pest District</b>										
Value (\$)	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,223,593,159	1,930,631,036	2,480,513,587
Mill Levy	1.50	1.50	1.50	1.50	1.50	1.50	0.80	0.80	0.80	0.80
Revenue (\$)	1,569,233	1,750,316	2,077,444	2,087,682	2,173,631	2,497,417	1,657,528	1,778,875	1,544,505	1,984,411

Source: WCBEA from Laramie County Assessor's Office

Figure 15. Major Property Tax Districts and Revenues, 2013-2022

