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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 WCBEA@LCCC.

Preface

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

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

Economic Indicators Analysis

Economic Indicators for the First Quarter 2020

Overview

Some of Laramie County's economic indicators were concerning in the first quarter of 2020. The coronavirus began shutting down parts of the economy in March. Schools moved to online classes and restaurants were limited to take away and drive thru only. Oil prices fell to their lowest levels in over a decade in March, at one point pushing futures into negative prices. Housing indicators were mixed, with the average house price increasing in Cheyenne, but the number of single-family permits decreasing. Labor numbers were negative, as unemployment rose above 4 percent and initial unemployment claims rose sharply over the year. Airplane enplanements declined and commercial service was suspended in April. Some good numbers also arose during the quarter. The number of loans delinquent to credit unions declined over the quarter and their net incomes rose over the year. Bankruptcy counts were down over the quarter and year. Retail sales were up from this time last year. Single family construction increased in both volume and value.

Laramie County labor data for the first quarter of 2020 were mixed. Both the Local Area Unemployment Statistics (LAUS) data and Current Employment Statistics (CES) data showed an increase in the number of jobs in Laramie County over the year. The LAUS data indicated a gain of 976 jobs (+2.1%) while the CES data indicated an increase of 267 jobs (+0.5%) from the first quarter of 2019 to the first quarter of 2020. From the fourth quarter of 2019 to the first quarter of 2020, LAUS data reported a gain of 585 jobs (+1.2%), but CES data indicated a decrease of 500 jobs during the same time period (-1.0%). It is important to keep in mind the difference between the LAUS data and the CES data.¹ LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that more Laramie County **residents** were working. The CES data reflect a count of **jobs** not workers and showed an decrease in the number of jobs in the county.

The number of unemployed workers rose over the last quarter and year, from 1,594 in the fourth quarter of 2019 to 1,948 in the first quarter of 2020 (+22.2%) and from 1,819 in the first quarter of 2019 to 1,948 in the first quarter of 2020 (+7.1%). Correspondingly, the average monthly unemployment rate also rose over the last quarter and year, increasing from 3.3 percent in the fourth quarter of 2019 to 4.0 percent in the first quarter of 2020 and rose slightly over the last year, from an average monthly rate of 3.8 percent in the first quarter of 2019 to 4.0 percent in the first quarter of 2020.

The general level of economic activity in Laramie County – as measured by retail sales – increased 12.1 percent from one year ago and both total tax collections and tax receipts by local governments

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

increased over the last year – tax collections rose by 2.8 percent and tax receipts rose by 8.2 percent from the first quarter of 2019 to the first quarter of 2020.

Oil activity in Laramie County was down from last year in Laramie County – oil production was down 7.0 percent, yet the number of active wells rose 13.6 percent. Since we started tracking oil prices in 2011, prices reached their lowest monthly average price in March 2020 with a nadir of \$29.21. Average oil prices fell over the year, moving from \$54.83 in the first quarter of 2019 to \$45.76 in the first quarter of 2020.

Residential construction values improved over the last year while residential construction numbers weakened over the last year in the city of Cheyenne and in the rural part of Laramie County. In the city of Cheyenne, the number of single-family building permits decreased from 33 in the first quarter of 2019 to 30 in the first quarter of 2020 (-9.1 %). Outside Cheyenne, single-family building permits decreased, from 48 in the first quarter of 2019 to 42 in the first quarter of 2020 (-12.5%). The average monthly value of single family unit construction in the city increased 2.1 percent over the last year and increased 5.2 percent in the rural area of the county.

Annual real estate sales prices continued to climb in the first quarter of 2020. In the city, the average sales price rose from \$256,962 in the first quarter of 2019 to \$284,545 in the first quarter of 2020 (+10.7%). In the county, the year-over-year the average sales price for homes rose by 4.0 percent, from \$413,223 in the first quarter of 2019 to \$429,832 in the first quarter of 2020.

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

Labor Market

From the first quarter of 2019 to the first quarter of 2020, the Local Area Unemployment Statistics (LAUS) data indicated an increase in both the labor force and the number of jobs in Laramie County and the Current Employment Statistics (CES) data indicated an increase in the number of jobs in Laramie County. The LAUS data showed an increase in the labor force of 1,104 (+2.3%) and an increase of 976 jobs (+2.1%) while the CES data indicated a gain of 267 jobs (+0.5%) over the year. From the fourth quarter of 2019 to the first quarter of 2020, LAUS data reported an increase in the labor force of 939 (+1.9%) and a gain of 585 jobs (+1.3%), while CES data indicated a decrease of 500 jobs during the same time period (-1.0%). It is important to keep in mind the difference between the LAUS data and the CES data.² LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that fewer Laramie County **residents** were working. The CES data reflect a count of **jobs** not workers and showed an increase in the number of jobs in the county.

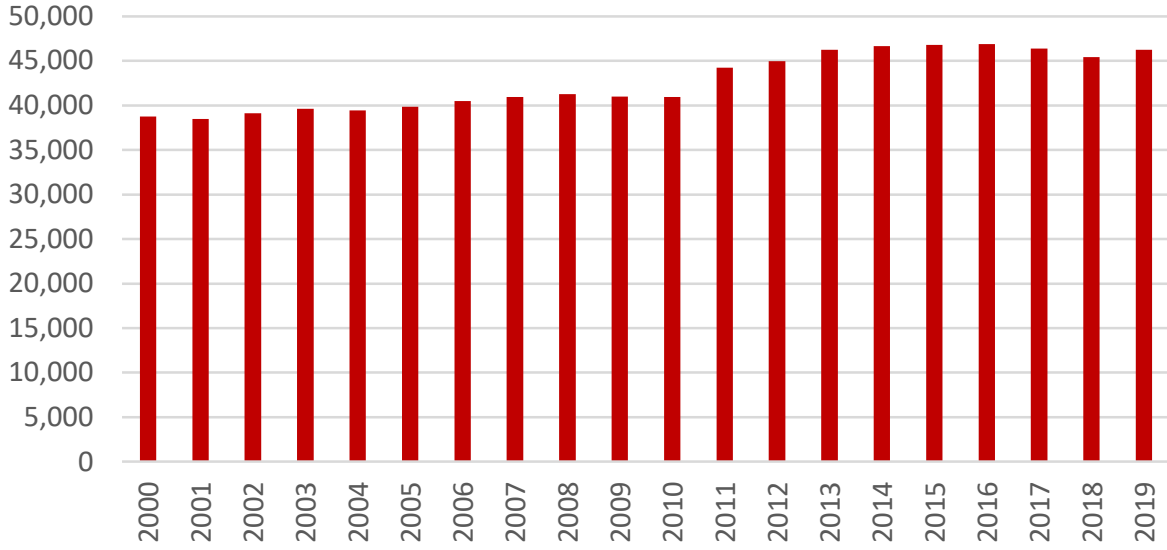
The number of unemployed workers increased over the last year, from 1,819 in the first quarter of 2019 to 1,948 in the first quarter of 2020 (+7.1%). The number of unemployed workers also increased over the last quarter, from 1,594 in the fourth quarter of 2019 to 1,948 in the first quarter of 2020 (+22.2%).

The average monthly unemployment rate increased slightly over the last year, moving from 3.8 percent in the first quarter of 2019 to 4.0 percent in the first quarter of 2020. The unemployment rate rose more sharply over the last quarter, from an average monthly rate of 3.3 percent in the fourth quarter of 2019 to 4.0 percent in the first quarter of 2020.

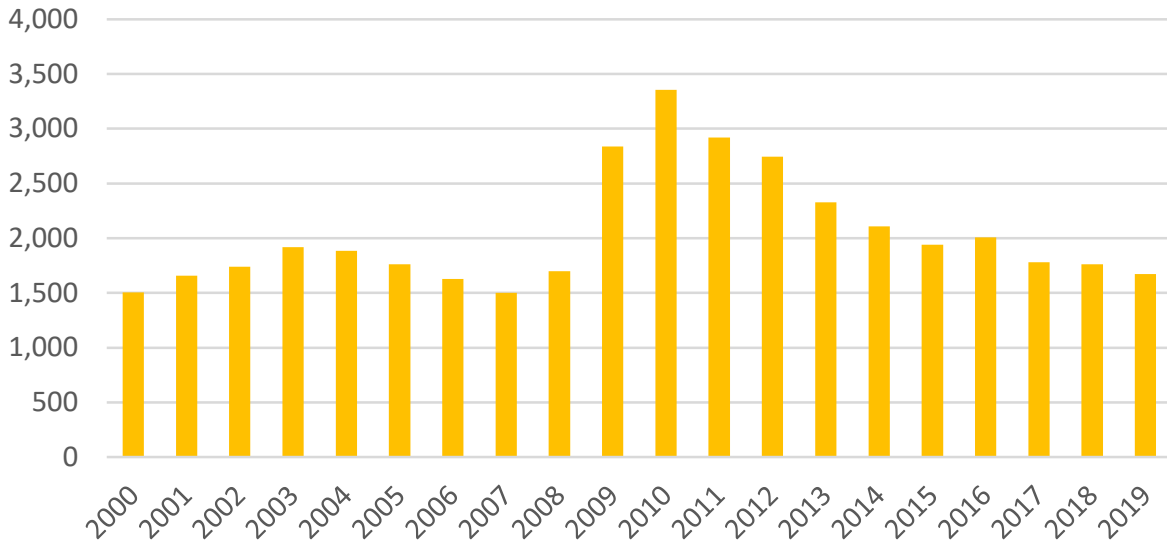
Initial unemployment claims were up over the last year, from a monthly average of 54 in the first quarter of 2019 to a monthly average of 73 in the first quarter of 2020 (+35.2%). Initial unemployment claims also increased over the last quarter, from 58 in the fourth quarter of 2019 to 73 in the first quarter of 2020 (+25.9%). The number of help wanted ads fell by over half over the last year, from a monthly average of 714 in the first quarter of 2019 to 338 in the first quarter of 2020 (-52.7%). The number of help wanted ads fell slightly over the last quarter, from a monthly average of 349 in the fourth quarter of 2019 to 338 in the first quarter of 2020 (-3.2%). See Table 1 below for additional details.

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

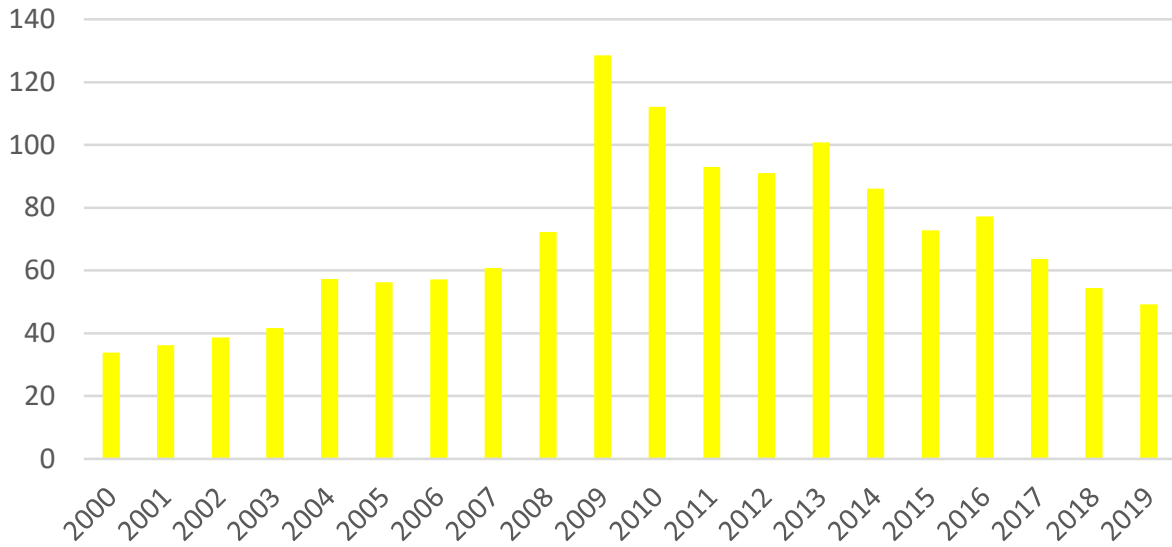
Laramie County Monthly Employment, 2000-2019



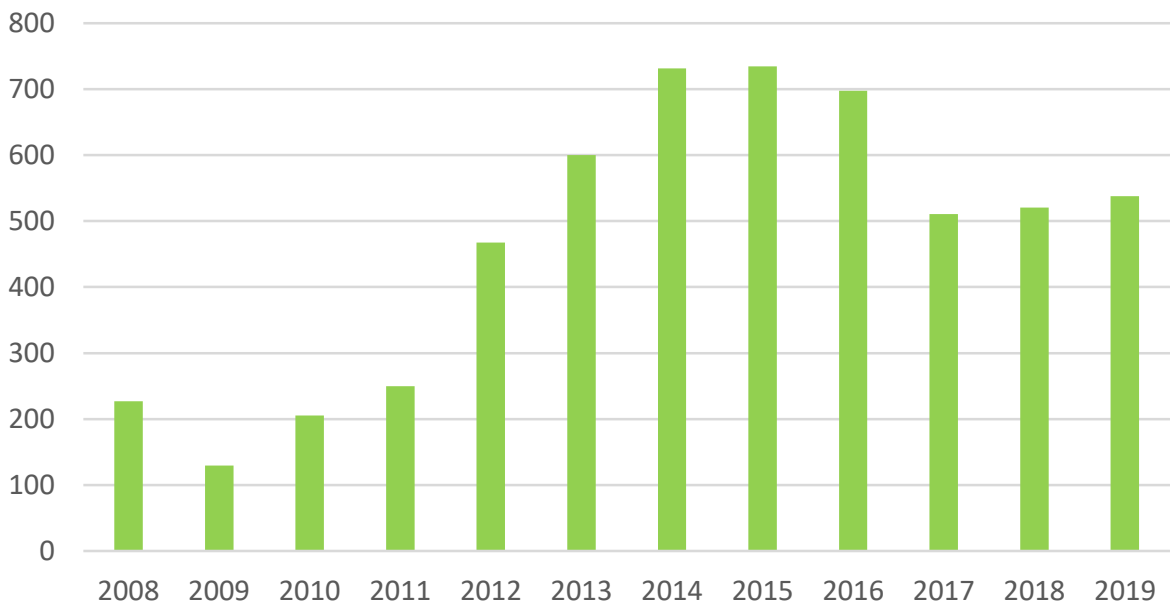
Laramie County Monthly Unemployment, 2000-2019



Monthly Initial Unemployment Claims, 2000-2019



Help Wanted Ads, Cheyenne, 2008-2019



**Table 1
Labor Market ***

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Avg Monthly Civilian Labor Force (LAUS)	47,690	48,080	48,245	49,184	3.13	2.30	1.95
Avg Monthly Employment (LAUS)	45,759	46,262	46,651	47,236	3.23	2.11	1.25
Avg Monthly Employment (CES)	45,600	46,433	47,200	46,700	2.41	0.58	-1.06
Avg Monthly Unemployment (LAUS)	1,930	1,819	1,594	1,948	0.93	7.09	22.21
Avg Monthly Unemployment Rate (LAUS)	4.1	3.8	3.3	4.0	-2.44	5.26	21.21
Avg Monthly Initial Unemployment Claims (LAUS)	77	54	58	73	-5.19	35.19	25.86
Avg Monthly Help Wanted Ads	517	714	349	338	-34.62	-52.66	-3.15

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

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

Figures reported are the monthly average for the quarter.

General Business Activity

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

Estimated retail sales for the first quarter of 2020 were \$358,535,000. This represented an increase of 12.2 percent from one year ago and a decrease of 7.2 percent from the fourth quarter of 2019. Detailed information about retail sales by subsector is available in Table 3A in the Government Finances section of this report.

Average monthly enplanements – defined as commercial passenger boardings – decrease over the last year, from a monthly average of 1059 in the first quarter of 2019 to a monthly average of 921 in the first quarter of 2020 (-13.0%). On April 7, 2020, the Cheyenne Regional Airport suspended all commercial flights. Enplanements also decreased over the quarter, from a monthly average of 1,114 in the fourth quarter of 2019 to 921 in the first quarter of 2020 (-17.3%).

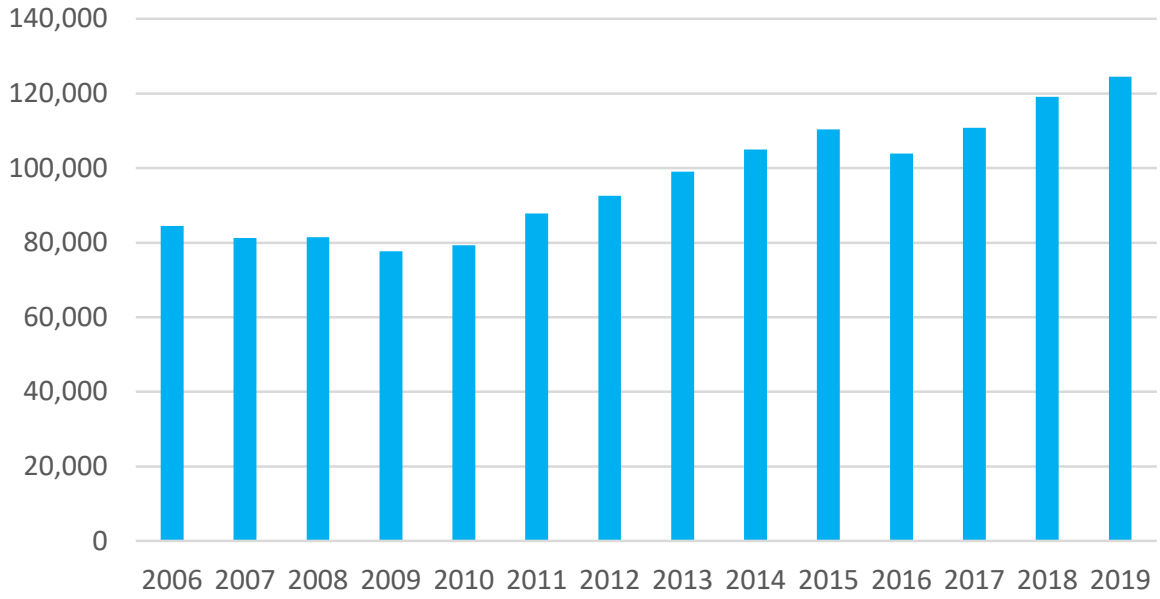
Average monthly auto registrations increased over the year, from 2,598 in the first quarter of 2019 to 2,784 in the first quarter of 2020 (+7.2%). Auto registrations decreased from 3,002 in the fourth quarter of 2019 to 2,784 in the first quarter of 2020 (-7.3%).

Bankruptcies decreased slightly over the last year, from a monthly average of 10 in the first quarter of 2019 to 9 in the first quarter of 2020. However, the average monthly number of bankruptcies fell sharply over the last quarter, from 15 in the fourth quarter of 2019 to 9 in the first quarter of 2020.

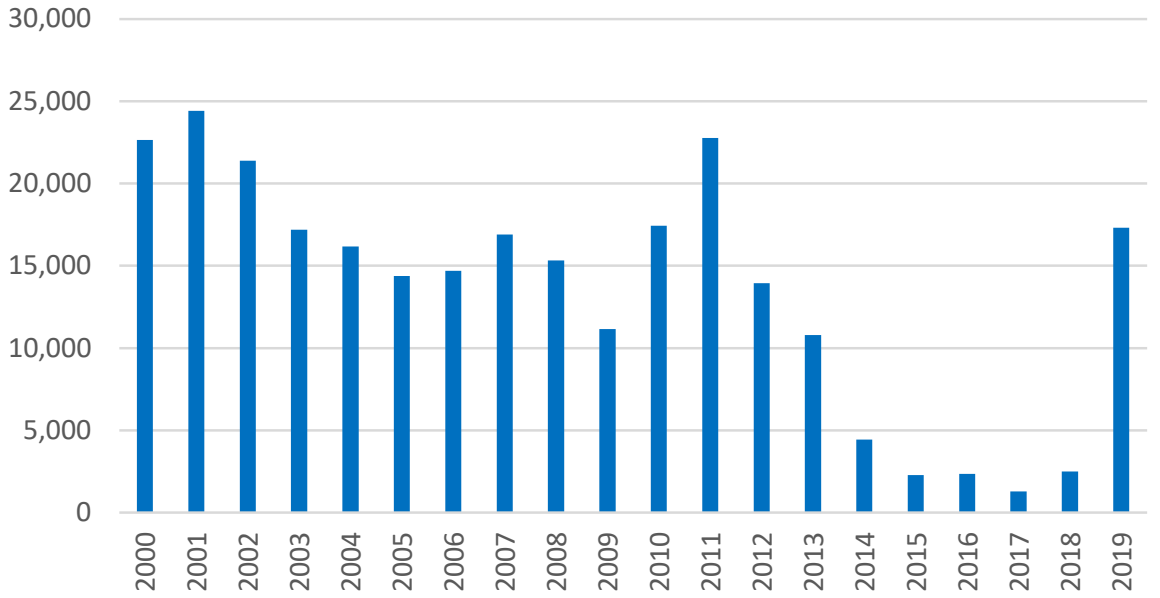
Table 2A provides information on the oil sector and oil activity in Laramie County. National oil prices began plummeting in March 2020, causing them to fall over the year, from an average of just under \$54.83 per barrel in the first quarter of 2019 to just over \$45.76 per barrel in the first quarter of 2020 (-16.4%). Oil prices were also down over the quarter, from about \$56.96 to \$45.76 per barrel (-19.7%). Oil production dipped over the last year in Laramie County. Average monthly production fell almost 75,000 barrels per month over the year and fell by 160,000 barrels per month over the quarter. Average monthly production is just under 1 million barrels per month.

The number of active wells in the county rose over the last year, from a monthly average of 396 in the first quarter of 2019 to 450 in the first quarter of 2020 (+13.6%). The number of active wells fell slightly over the quarter, from 452 in the fourth quarter of 2019 to 450 in the first quarter of 2020 (-0.4%).

Laramie County Retail Sales(in 000s), 2006-2019



Cheyenne Airport Enplanements, 2000-2019



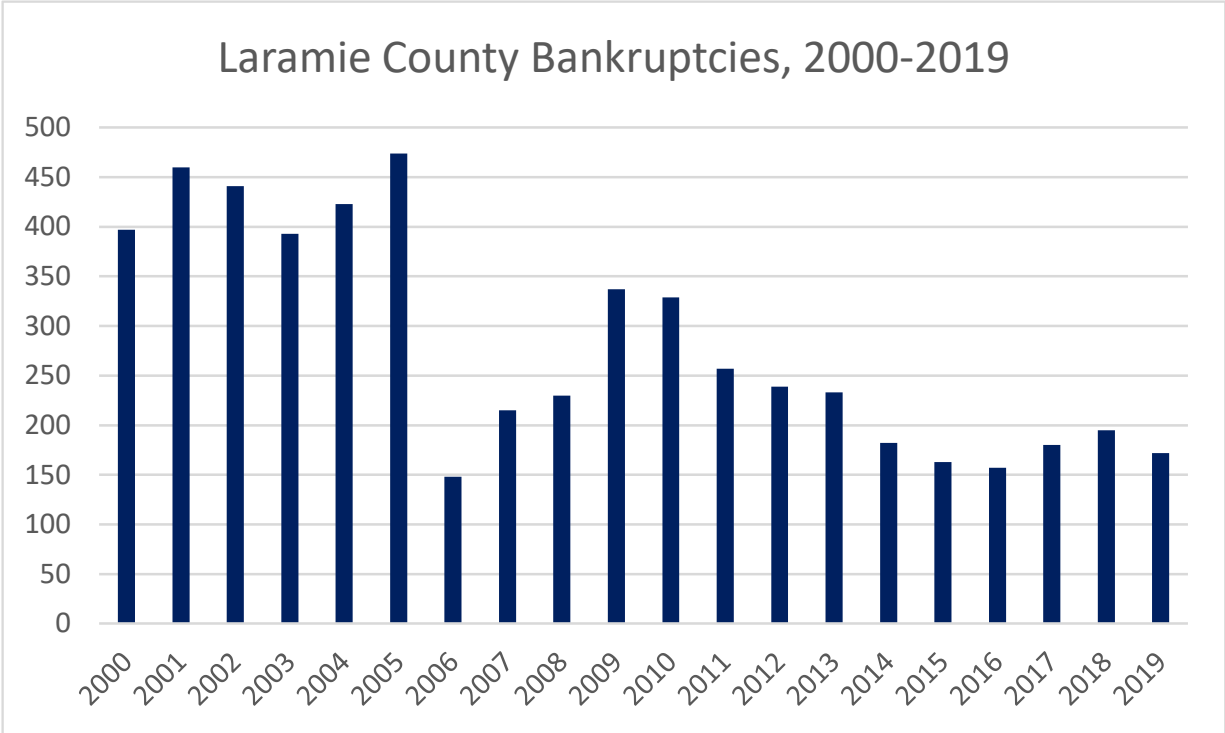


Table 2
General Business Activity

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Total Retail Sales (\$000)	\$327,465	\$319,628	\$386,149	\$358,535	9.49	12.17	-7.15
Avg Monthly Enplanements - Cheyenne Regional Airport	89	1,059	1,114	921	934.83	-13.03	-17.32
Avg Monthly Auto Registrations New & Used	2,771	2,598	3,002	2,784	0.47	7.16	-7.26
Avg Monthly Bankruptcies	14	10	15	9	-35.71	-10.00	-40.00

Sources: Retail sales from WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.
Other data sources include: WCBEA from Cheyenne Regional Airport, Laramie County Clerk, U.S. Clerk of Bankruptcy Court.

**Table 2A
Oil Activity**

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Avg Monthly Oil Production (Barrels)	667,698	1,074,496	1,162,608	999,159	49.64	-7.01	-14.06
Avg Monthly Oil Prices, Per Barrel (\$)	\$ 62.88	\$ 54.83	\$ 56.96	\$ 45.76	-27.23	-16.54	-19.66
Avg Monthly Active Wells	320	396	452	450	40.63	13.64	-0.44
Avg Monthly Applications for Permit to Drill ¹	190	331	300	59	-68.95	-82.18	-80.33

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

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

Government Finances

Table 3 provides information on tax collections and receipts.

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

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

Both total tax collections and tax receipts by local governments rose from the first quarter of 2019 to the first quarter of 2020. Tax collections rose by 2.8 percent and tax receipts rose by 8.2 percent. Both of these indicators fell slightly over the quarter. Tax collections fell by 1.2 percent and tax receipts fell by 0.1 percent from the fourth quarter of 2019 to the first quarter of 2020.

Lodging tax receipts were up 6.5 percent over the last year, from the first quarter of 2019 to the first quarter of 2020. Following the typical seasonal pattern, lodging receipts decreased 47.8 percent from the fourth quarter of 2019 to the first quarter of 2020.

Table 3A presents Laramie County total taxable sales and estimated retail sales by subsector. Over the last year, total taxable sales rose by 2.7 percent and estimated total retail sales rose by 12.2 percent.

From the first quarter of 2019 to the first quarter of 2020, eight of the fourteen retail subsectors had an increase in sales. Four subsectors are consistently the top contributors, accounting for over 60 percent of retail sales in Laramie County – Automobile Sales, Eating and Drinking Places, Building Material & Garden, and General Merchandise Stores. Of these top four subsectors, three saw an increase in sales. Building Material and Garden Stores (+9.3%), Automobiles (+18.5%), and Eating and Drinking Places (+1.1%) all increased their sales revenues over the last year while General Merchandise Stores (-4.1%) suffered a loss in revenue over the year.

**Table 3
Government Tax Collections and Receipts**

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Tax Collections							
Total Sales and Use Tax Collections 4% State, 1% General Purpose Optional, & Lodging (\$000) ¹	\$ 27,304	\$ 31,325	\$ 32,602	\$ 32,202	17.94	2.80	-1.23
Tax Receipts							
Total Sales and Use Tax Receipts - 4% State and 1% General Purpose Optional (\$000) ²	\$ 11,783	\$ 12,869	\$ 13,941	\$ 13,922	18.15	8.18	-0.14
4% State (\$000)	\$ 6,416	\$ 6,703	\$ 7,582	\$ 7,589	18.28	13.22	0.09
1% General Purpose Optional (\$000)	\$ 5,367	\$ 6,165	\$ 6,360	\$ 6,333	18.00	2.73	-0.42
Lodging Tax Receipts	\$297,893	\$308,705	\$629,419	\$328,887	10.40	6.54	-47.75
1% Specific Purpose Optional Tax Receipts (\$000)	\$ 5,269	\$ 6,159	\$ 6,355	\$ 6,229	18.22	1.14	-1.98

¹Includes the 4% Sales and Use Tax, the 1% Optional Sales and Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. Data represent the total share of collected taxes received by entities within Laramie County including Laramie County, the city of Cheyenne, the town of Burns, the town of Albin and the town of Pine Bluffs.

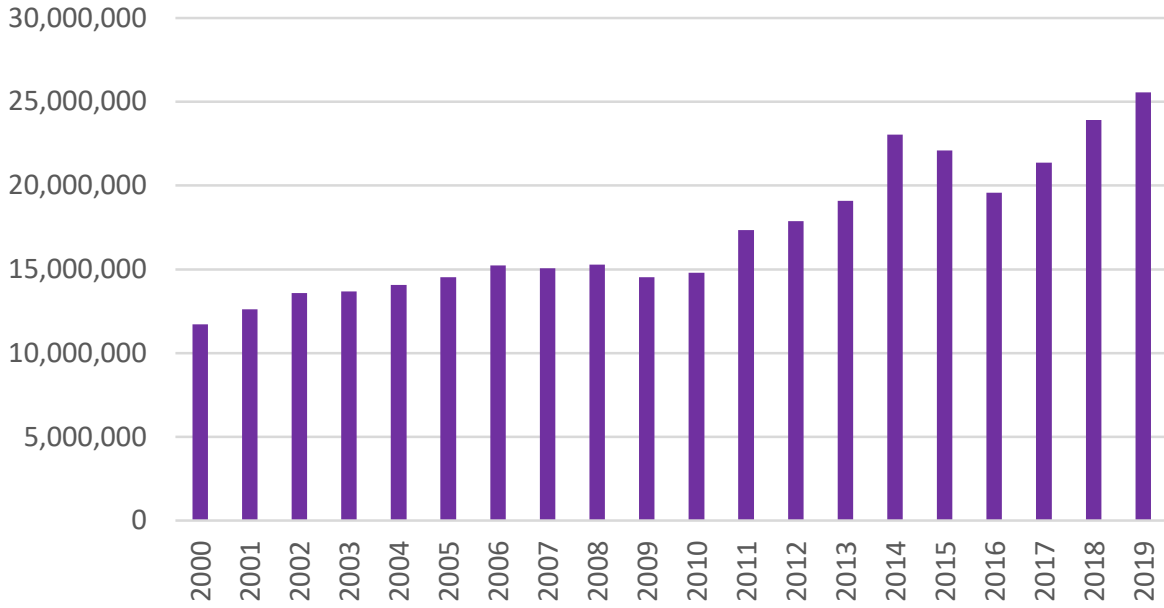
Source: WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

**Table 3A
Total Taxable Sales and Estimated Retail Sales by Subsector**

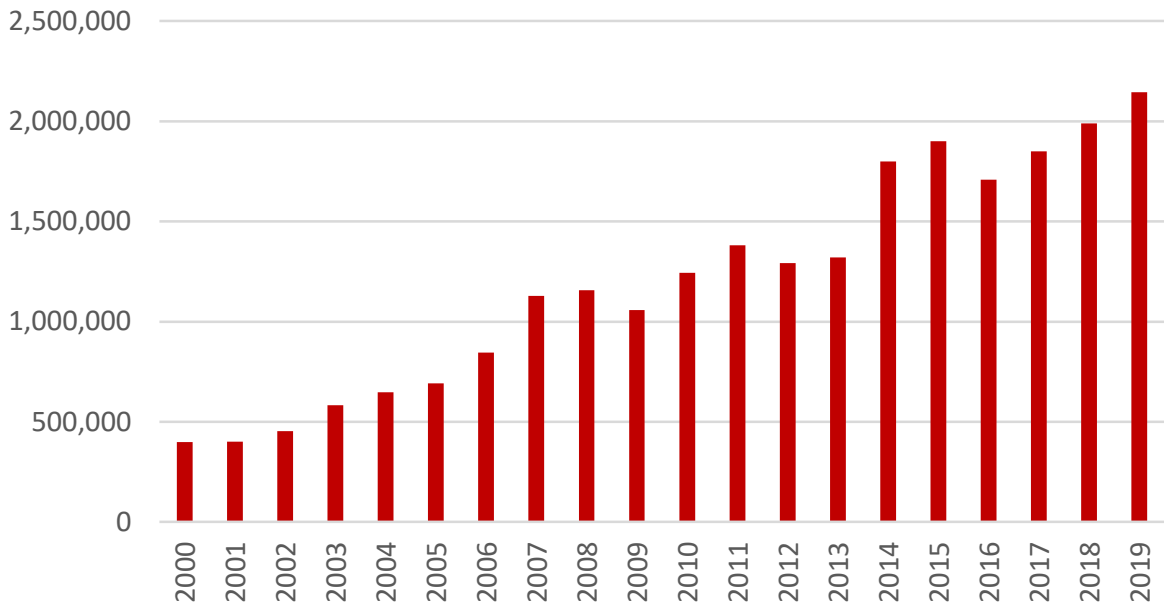
	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Total Taxable Sales (\$000)	\$536,677	\$616,522	\$635,956	\$633,335	18.01	2.73	-0.41
Total Retail Sales (\$000)	\$ 327,465	\$ 319,627	\$ 386,148	\$ 358,534	9.49	12.17	-7.15
Auto Dealers and Parts	\$ 18,108	\$ 23,860	\$ 25,028	\$ 22,610	24.86	-5.24	-9.66
Gasoline Stations	\$ 13,494	\$ 18,467	\$ 19,168	\$ 15,916	17.95	-13.81	-16.97
Home Furniture and Furnishings	\$ 9,020	\$ 10,055	\$ 9,288	\$ 8,783	-2.63	-12.65	-5.44
Electronic and Appliance Stores	\$ 37,743	\$ (6,973)	\$ 19,048	\$ 23,655	-37.33	-439.24	24.19
Building Material & Garden	\$ 41,127	\$ 48,970	\$ 64,572	\$ 53,541	30.18	9.33	-17.08
Grocery and Food Stores	\$ 6,009	\$ 6,019	\$ 4,558	\$ 6,113	1.73	1.56	34.12
Liquor Stores	\$ 4,590	\$ 4,805	\$ 4,382	\$ 5,326	16.03	10.84	21.54
Clothing and Shoe Stores	\$ 12,494	\$ 13,581	\$ 14,674	\$ 14,093	12.80	3.77	-3.96
Department Stores	\$ 12,014	\$ 9,946	\$ 8,932	\$ 9,713	-19.15	-2.34	8.74
General Merchandise Stores	\$ 36,781	\$ 39,924	\$ 41,887	\$ 38,281	4.08	-4.12	-8.61
Miscellaneous Retail	\$ 21,770	\$ 29,267	\$ 31,680	\$ 26,478	21.63	-9.53	-16.42
Lodging Services	\$ 10,589	\$ 10,690	\$ 17,284	\$ 11,256	6.30	5.29	-34.88
Eating and Drinking Places	\$ 44,865	\$ 50,480	\$ 55,151	\$ 51,050	13.79	1.13	-7.44
Automobile Sales	\$ 58,856	\$ 60,531	\$ 70,492	\$ 71,714	21.85	18.47	1.73

Source: WCBEA analysis from Wyoming Department of Revenue.

General Purpose Tax Receipts, 2000-2019



Lodging Tax Receipts, 2000-2019



Financial Sector

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

WCBEA reports data from the National Credit Union Administration for credit unions that are headquartered in Cheyenne, Wyoming. The data available for each credit union summarize the financial activity of multiple credit union branches/locations, if more than one location exists. As a result, changes occur periodically in the composition of credit union data reported. Most recently, our data no longer include Shyann Credit Union, which merged with NuVision Credit Union in early 2019; NuVision is headquartered in California. Shyann was the smallest credit union in our data in terms of total assets.

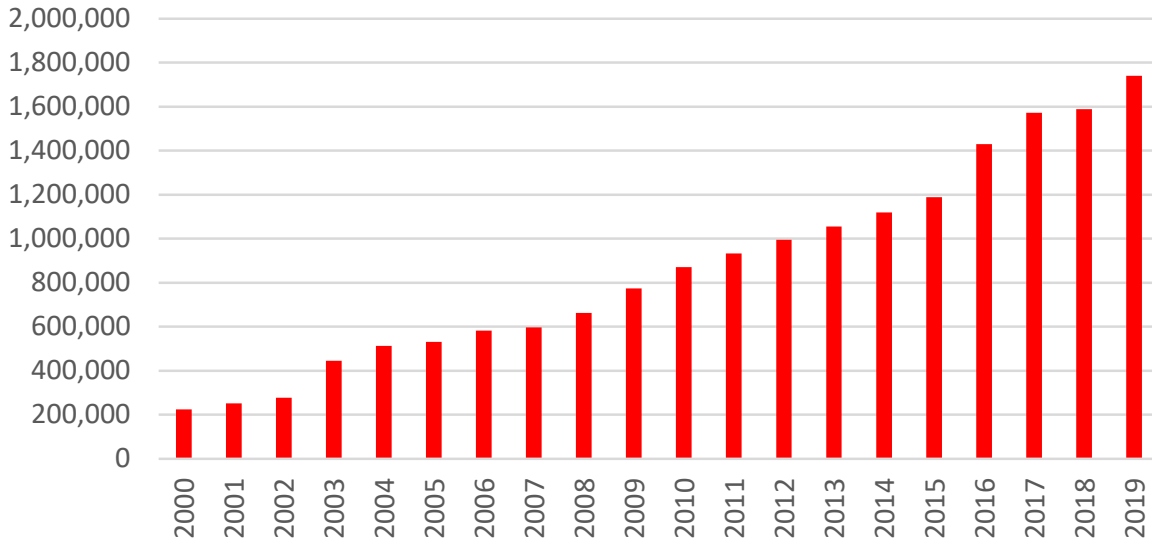
One significant change in the recent past included the addition of BLUE Federal Credit Union in 2015, formed when a local credit union, Warren Federal Credit Union, merged with Community Financial Credit Union, headquartered in Colorado. Data for BLUE Federal Credit Union currently include five local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

Deposits to and loans from Laramie County credit unions increased from the first quarter of 2019 to the first quarter of 2020. Credit union deposits grew by 18.5 percent over the last year and 8.7 percent from the fourth quarter of 2019 to the first quarter of 2020. The value of loans made by Laramie County credit unions increased by 13.0 percent over the year and increased by 6.7 percent from the fourth quarter of 2019 to the first quarter of 2020. The total value of loans made by Laramie County credit unions that were delinquent in repayment increased 61.9 percent over the year, but decreased by 18.0 percent from the fourth quarter of 2019 to the first quarter of 2020.

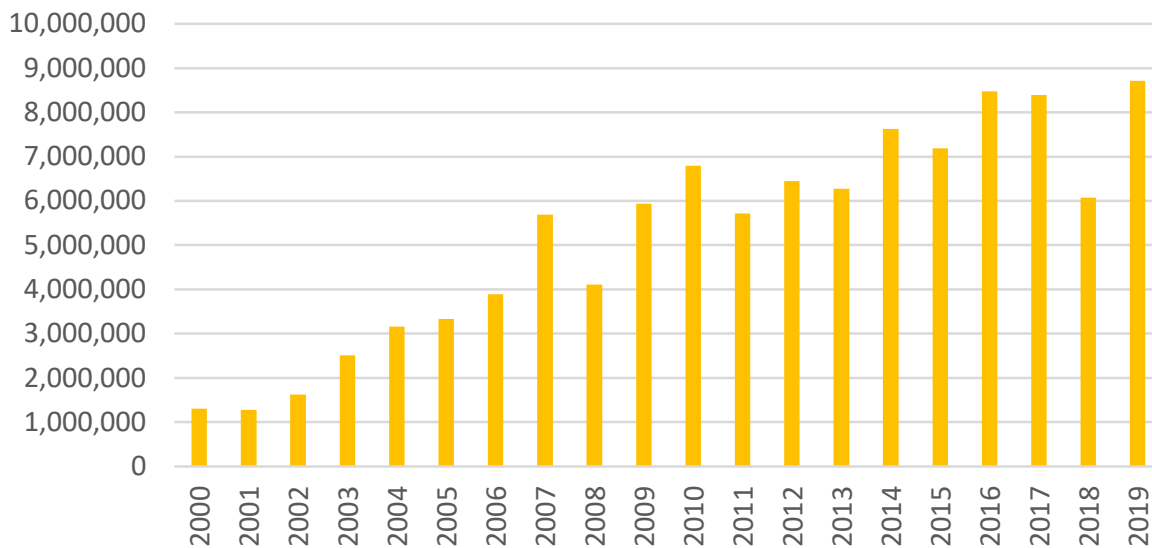
Data on total deposits in all FDIC-insured institutions (commercial banks) in Laramie County are available only on an annual basis and were updated for the Third Quarter 2019 Economic Indicators report. Total deposits in commercial banks were up 2.5 percent since 2016, up 6.9 percent since 2017, but down 1.1 percent over the last year.

Table 4A shows commercial banks, their total deposits, and their market share. This table is updated annually. The largest bank in Laramie County is Wells Fargo Bank with \$366,227,000 in deposits representing a 20.0 percent market share. However, Wells Fargo Bank's deposits fell almost 120,000,000 in the last year, allowing firms like ANB Bank, First Interstate Bank, US Bank, and Banner Capital to each gain over \$10,000,000 in deposits over the last year. The five largest banks together have a 62.6 percent share of the market. That is, these five largest banks taken together hold 62.6 percent of all deposits in Laramie County commercial banks.

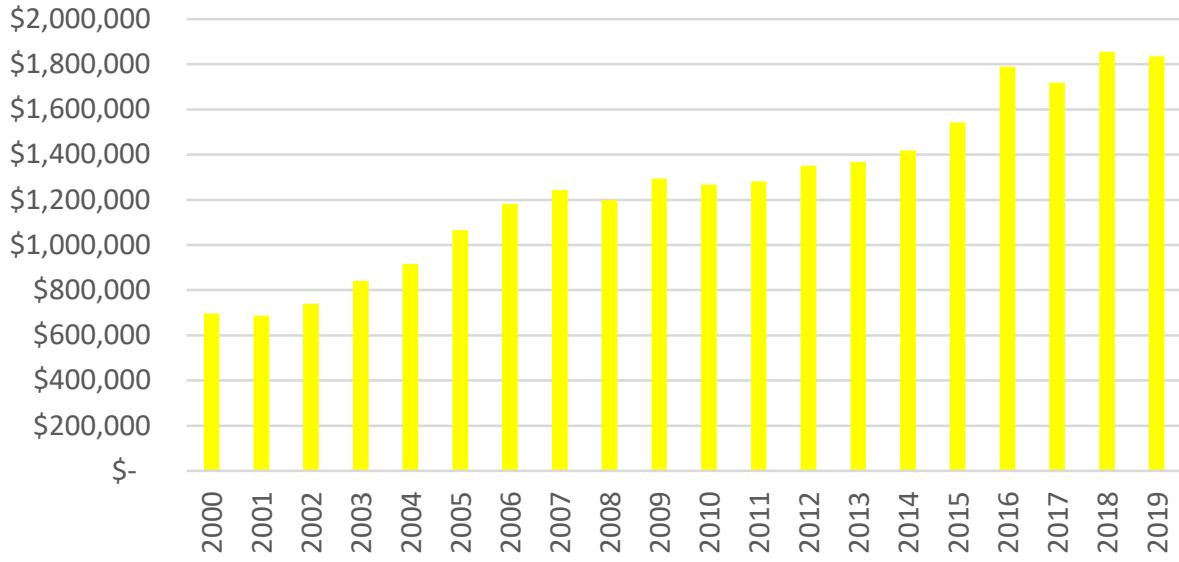
Total Deposits(in \$000), Cheyenne Area Credit Unions, 2000-2019



Total Delinquencies, Cheyenne Area Credit Unions, 2000-2019



Total Deposits in Laramie County Banks, 2000-2019



**Table 4
BANKING**

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Credit Union Data							
Deposits (\$000)	\$ 1,568,147	\$ 1,660,206	\$ 1,809,204	\$ 1,967,378	25.46	18.50	8.74
Loans (\$000)	\$ 1,817,811	\$ 1,974,024	\$ 2,089,948	\$ 2,230,321	22.69	12.98	6.72
Net Income YTD (\$)	\$ 3,171,342	\$ 3,732,794	\$15,261,935	\$ 4,412,249	39.13	18.20	-71.09
Delinquencies (\$)	\$ 6,078,334	\$ 5,845,626	\$11,539,693	\$ 9,466,183	55.74	61.94	-17.97
Memberships	139,167	146,026	154,138	158,405	13.82	8.48	2.77
	FY 2016	FY 2017	FY 2018	FY 2019	3 Year % Chg FY 2016 - FY 2019	2 Year % Chg FY 2017 - FY 2019	1 Year % Chg FY 2018 - FY 2019
Banking Data							
Deposits (\$000) ¹	\$ 1,789,595	\$ 1,717,499	\$ 1,855,700	\$ 1,835,079	2.54	6.85	-1.11

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

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

Table 4A
BANKING DEPOSIT MARKET SHARE
LARAMIE COUNTY INSTITUTIONS
as of June 30, 2019

Institution Name	State (Hqtrd)	No. of Branches Inside of Laramie County	Deposits in Laramie County (000s)	Institution Market Share	Cumulative Market Share
Wells Fargo Bank, National Association	SD	2	\$ 366,227	20.0%	20.0%
ANB Bank	CO	2	\$ 260,391	14.2%	34.1%
First Interstate Bank	MT	2	\$ 219,939	12.0%	46.1%
Wyoming Bank & Trust	WY	2	\$ 166,520	9.1%	55.2%
Bank of the West	CA	3	\$ 135,684	7.4%	62.6%
Western States Bank	WY	2	\$ 135,341	7.4%	70.0%
Jonah Bank of Wyoming	WY	2	\$ 121,956	6.6%	76.6%
U.S. Bank National Association	OH	2	\$ 100,370	5.5%	82.1%
Platte Valley Bank	WY	2	\$ 65,158	3.6%	85.6%
Security First Bank	WY	2	\$ 52,923	2.9%	88.5%
Pinnacle Bank - Wyoming	WY	2	\$ 42,595	2.3%	90.8%
Banner Capital Bank	NM	1	\$ 39,636	2.2%	93.0%
Cheyenne State Bank	WY	1	\$ 35,122	1.9%	94.9%
FirsTier Bank	NE	1	\$ 33,476	1.8%	96.7%
Points West Community Bank	NE	1	\$ 32,205	1.8%	98.5%
Farmers State Bank	WY	1	\$ 22,760	1.2%	99.7%
Central Bank and Trust	WY	1	\$ 4,776	0.3%	100.0%
All Institutions			\$ 1,835,079	100.0%	

Source: FDIC Deposit Market Share Report. 2019 data represent 17 institutions and 29 branch banks.

Note: Banking data reflect deposits as of June 30, 2019.

Residential and Commercial Construction

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

Due to the coronavirus, employees in the city permit office were required to work from home in March. As a result, March data for city building permits has been omitted for this report. When those reports are finished, the data will be included in future reports. Permit counts will be understated. Average values will be for January and February only.

In the city of Cheyenne, the number of single-family residential building permits issued declined over the last year and the last quarter. The number of permits issued fell from 33 in the first quarter of 2019 to 30 in the first quarter of 2020 (-9.1%). Over the quarter, the number of permits issued fell from 47 in the fourth quarter of 2019 to 30 in the first quarter of 2020 (-36.2%).

Outside Cheyenne, the number of single-family residential building permits issued fell over the year but rose over the quarter. The number of permits issued fell from 48 in the first quarter of 2019 to 42 in the first quarter of 2020 (-12.5%). The number of permits issued rose over the last quarter, from 37 in the fourth quarter of 2019 to 42 in the first quarter of 2020 (+13.5%).

The average monthly value of authorized construction in the city decreased 26.5 percent over the last year, from first quarter of 2019 to the first quarter of 2020, and decreased 23.6 percent from the fourth quarter of 2019 to the first quarter of 2020. The majority of the value of authorized construction during the first quarter of 2020 belonged to a pair of renovation projects. One was a new chiller for the Cheyenne Regional Medical Center and the other was an office renovation for Teton Therapy. Those two projects accounted for over 57 percent of the total authorized construction in the city. In the county, a renovation to the O&M Oil Storage facility and the new building for 4G Properties accounted for nearly 80 percent of the total authorized construction in the county.

The Utilities section of Table 5 presents data on utility usage in Laramie County. Average monthly commercial and industrial power usage increased 8.4 percent from the fourth quarter of 2019 to the first quarter of 2020 and increased 5.5 percent from one year ago.

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

**Table 5
Construction**

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Construction							
Total Single-Family Bldg Permits - City	67	33	47	30	-55.22	-9.09	-36.17
Total Single-Family Bldg Permits - Rural	38	48	37	42	10.53	-12.50	13.51
Avg Monthly Building permits (All Construction) - City ¹	150	172	165	145	-3.33	-15.70	-12.12
Avg Monthly Septic Permits - Rural	12	12	21	21	75.00	75.00	0.00
Avg Monthly Value of Authorized Construction - City (\$000)	\$ 7,682	\$ 9,669	\$ 9,300	\$ 7,104	-7.52	-26.53	-23.61
Avg Monthly Value New Residential Construction - City (\$000)	\$ 3,214	\$ 2,343	\$ 3,663	\$ 3,253	1.21	38.84	-11.19
Utilities							
Avg Monthly Commercial & Industrial Power Usage ('000,000) Kwh	109.4	116.4	113.3	122.8	12.25	5.50	8.38
Avg Monthly Residential Gas Usage ('000) Mcf	388	407	267	403	3.87	-0.98	50.94
Avg Monthly Metered Water Taps (CBPU)	23,908	24,163	24,348	24,373	1.94	0.87	0.10
Avg Monthly Metered Water Taps (SCWSD)	3,376	3,385	3,398	3,404	0.83	0.56	0.18

(a) Data includes building and non-building.

Single Family Building Permits are a total of the figures for three months.

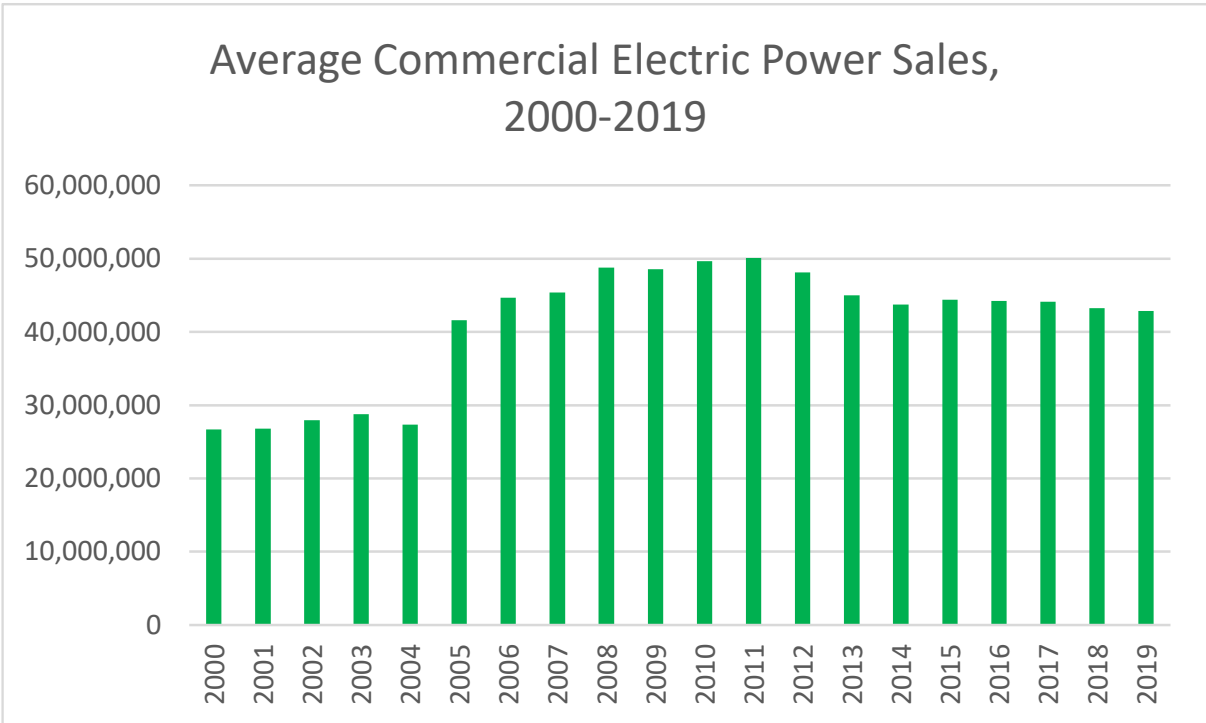
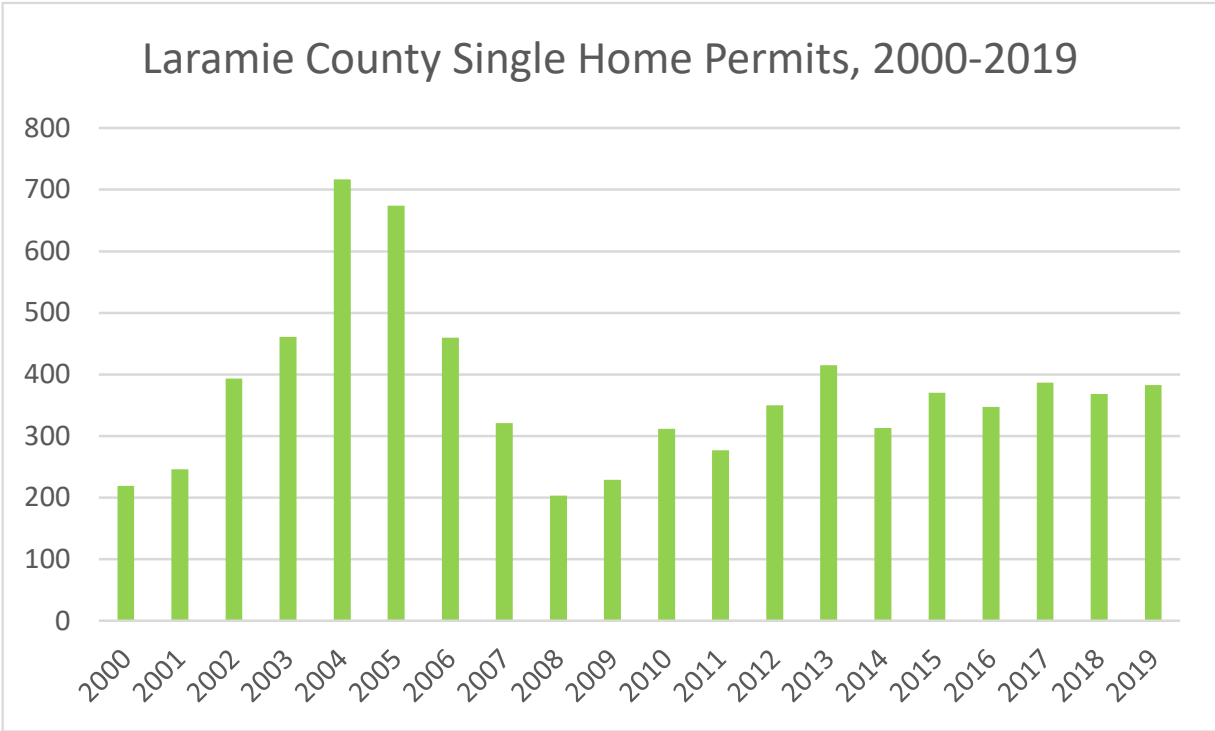
All other construction figures are the monthly average for the quarter.

CPBU - Cheyenne Board of Public Utilities

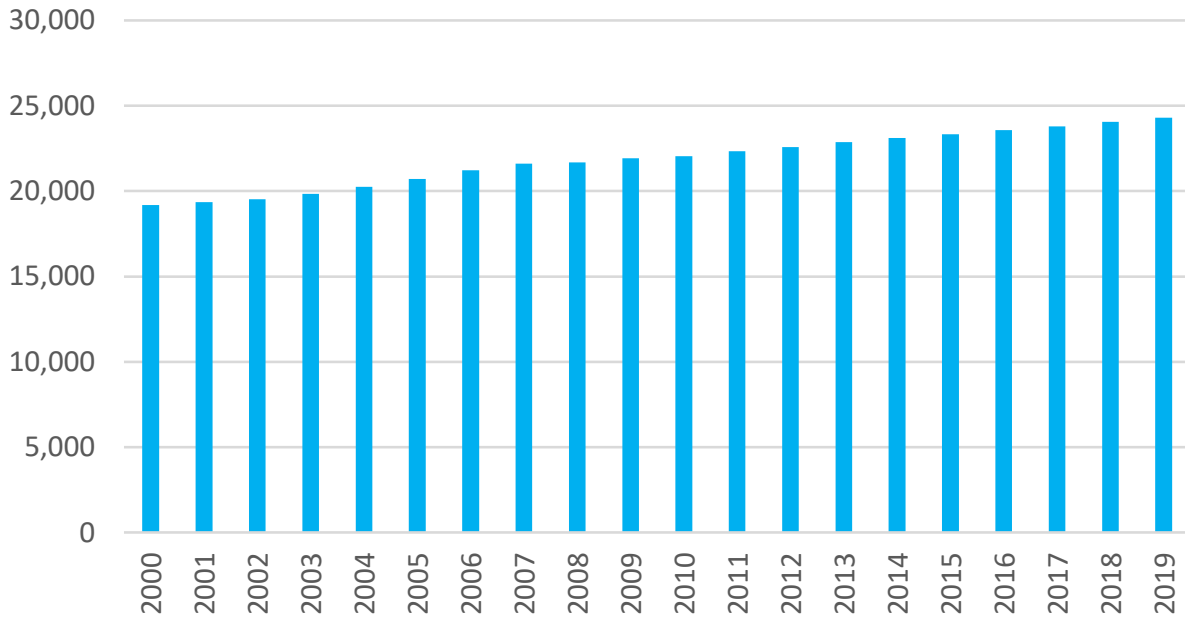
SCW&SD - South Cheyenne Water & Sewer District

Table 5A
New Residential Construction
 Number of Permitted Units
Laramie County - City and Rural

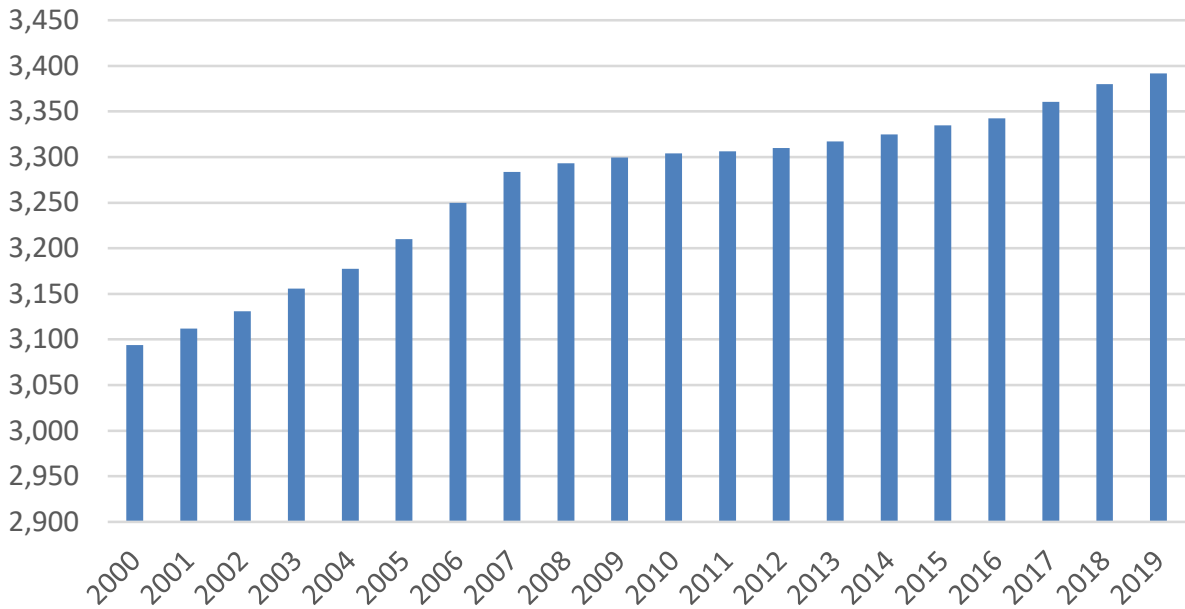
2015													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	10	19	48	40	29	24	64	26	24	24	22	40	370
Manufactured	0	0	0	2	1	0	8	0	0	8	1	4	24
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	20	12	8	0	0	8	20	68
Multi-family	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	10	19	48	42	30	44	84	34	24	32	31	64	462
2016													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	17	13	32	34	36	37	37	32	23	42	26	26	355
Manufactured	0	0	2	1	1	1	2	0	0	0	0	0	7
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	4	0	0	0	0	0	0	0	0	5	6	0	15
Multi-family	0	0	0	0	93	0	0	0	0	0	0	0	93
Total	21	13	34	35	130	38	39	32	23	47	32	26	470
2017													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	35	34	40	38	34	28	34	28	20	43	32	21	387
Manufactured	1	0	0	2	0	0	0	2	2	2	8	1	18
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	12	6	36	12	0	0	0	0	16	82
Multi-family	0	0	0	0	0	0	0	0	40	0	62	0	102
Total	36	34	40	52	40	64	46	30	62	45	102	38	589
2018													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	20	19	44	31	62	32	24	22	28	30	28	28	368
Manufactured	0	0	0	0	1	0	0	10	0	1	2	0	14
Duplex	0	0	0	0	0	0	0	0	8	0	0	0	8
Tri & Four Plex	0	9	0	0	0	24	0	12	15	24	4	0	88
Multi-family	12	0	0	0	0	0	0	0	25	57	72	0	166
Total	32	28	44	31	63	56	24	44	76	112	106	28	644
2019													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	19	32	30	30	45	33	29	51	30	33	29	22	383
Manufactured	1	0	3	2	3	0	0	0	0	0	0	0	9
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	16	8	0	0	24
Multi-family	0	0	0	6	0	0	0	0	16	0	0	0	22
Total	20	32	33	38	48	33	29	51	62	41	29	22	438
2020													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	35	27	10	-	-	-	-	-	-	-	-	-	72
Manufactured	2	0	0	-	-	-	-	-	-	-	-	-	2
Duplex	0	0	0	-	-	-	-	-	-	-	-	-	0
Tri & Four Plex	0	16	0	-	-	-	-	-	-	-	-	-	16
Multi-family	16	0	0	-	-	-	-	-	-	-	-	-	16
Total	53	43	10	0	0	0	0	0	0	0	0	0	106



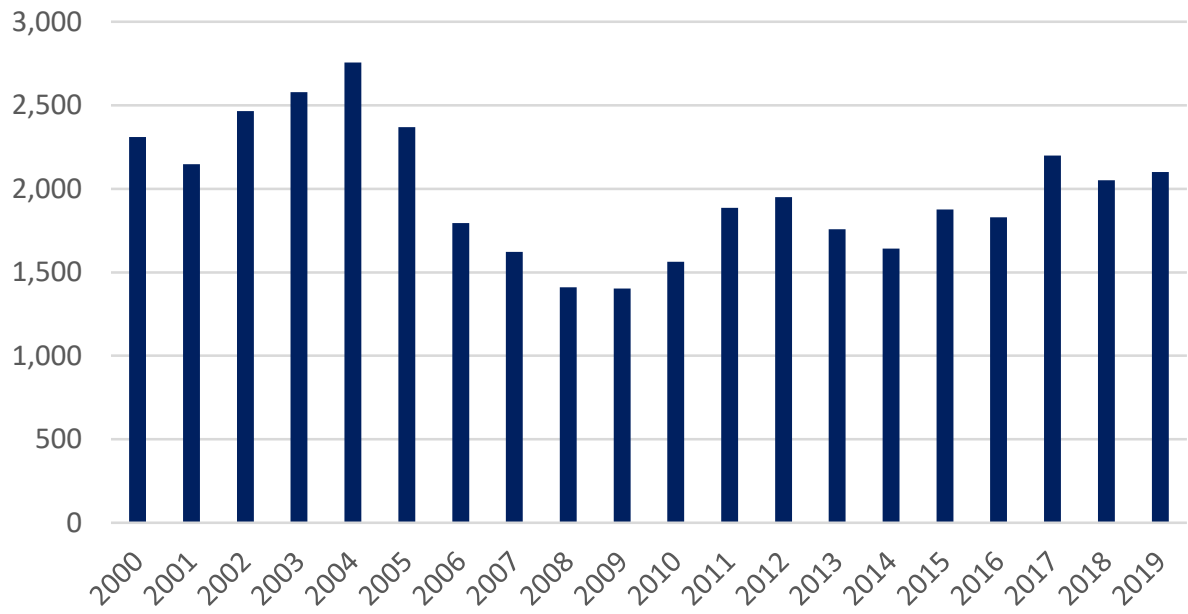
Cheyenne Metered Water Taps, 2000-2019



South Cheyenne Metered Water Taps, 2000-2019



Cheyenne Building Permits, 2000-2019



Commercial Property Vacancies

By the end of the first quarter of 2020, there were 103 active properties on the local commercial real estate market, a 1.0 percent increase from the fourth quarter of 2019, and a 14.2 percent decrease from one year ago. During the quarter, the number of available properties increased in two of the three major categories: Retail spaces and Office spaces. The number of retail spaces increased from 47 to 48 over the quarter and the number of office spaces increased from 31 to 33. The number of warehouse spaces shrank by 3 units, from 21 to 18, over the quarter.

From the fourth quarter of 2019 to the first quarter of 2020, the number of available warehousing units for sale and/or lease decreased 14.2 percent (-3 units), the total available square footage decreased 3.2 percent, and the overall vacancy rate improved, decreasing from 6.8 percent to 6.6 percent. The average lease rate increased from \$6.99/sf to \$7.60/sf at the end of the first quarter. Total vacant square footage ended the quarter at 371,335 sf as compared to 383,516 sf at the end of the fourth quarter of 2019.

The number of available retail properties for sale and/or lease increased 1.0 percent over the quarter while the overall retail vacancy rate decreased from 8.4 percent to 9.1 percent in the first quarter of 2020. Vacancy in the Frontier Mall decreased from 2.4 percent to 2.1 percent during the first quarter of 2020. Vacancy at the Cheyenne Shopping Plaza stayed constant over the quarter at 32.9 percent. The Holiday Home Plaza had no new vacancies listed. Other shopping centers saw no new changes in vacancies. The total amount of vacant retail space ended the quarter at 372,156 sf, a 9.7 percent increase compared to 339,157 sf at the end of the fourth quarter of 2019. Several additional large properties remained vacant, including the former K-Mart (44,625 sf) and Pioneer Printing (24,956 sf).

The number of available office properties increased 6.4 percent and the total square footage increased 2.2 percent over the quarter. The vacancy rate for office properties fell to 6.6 percent and is down from one year ago when it stood at 9.7 percent at the end of the first quarter of 2019. Total vacant office space by the quarter's end had decreased to 144,786 sf from 148,153 sf in the fourth quarter of 2019.

The number of medical spaces available for sale or lease during the first quarter of 2020 increased from 3 to 4. Vacancy rates increased to 3.4%.

NOTE: For a complete listing of available commercial properties in the Greater Cheyenne area and discussion of changes in the commercial building market over the first quarter of 2020, please see the Wyoming Center for Economic Analysis @ LCCC's homepage (www.wyomingeconomicdata.com) and click on Commercial Property Opportunities.

Table 6. Commercial Property for Sale and Lease, Cheyenne, 2017-2020

Summary Table Commercial Property For Sale and Lease					
Updated: 03/17/2020					
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate	Vacancy Rate
Second Quarter 2017					
Warehouse	28	492,320	\$8.24	4.50 - 14.50	8.7%
Retail	42	455,448	\$13.00	8.00 - 20.00	11.2%
Office Space	50	274,990	\$14.03	8.00 - 22.00	12.6%
Third Quarter 2017					
Warehouse	27	442,067	\$7.84	4.50 - 14.50	7.8%
Retail	50	474,625	\$13.47	8.00 - 20.00	11.6%
Office Space	48	266,931	\$14.00	10.00 - 22.00	12.3%
Fourth Quarter 2017					
Warehouse	26	456,368	\$7.85	4.50 - 14.50	8.1%
Retail	49	434,979	\$11.63	5.50 - 17.00	10.7%
Office Space	47	315,920	\$14.50	7.50 - 22.00	14.5%
First Quarter 2018					
Warehouse	28	464,432	\$7.78	4.50 - 14.50	8.2%
Retail	57	571,496	\$10.90	5.50 - 17.00	14.0%
Office Space	45	352,421	\$14.90	7.80 - 23.60	16.2%
Second Quarter 2018					
Warehouse	27	461,361	\$7.68	4.50 - 14.50	8.1%
Retail	60	573,636	\$13.77	6.00 - 23.50	14.1%
Office Space	40	315,683	\$15.13	7.80 - 23.60	14.5%
Third Quarter 2018					
Warehouse	34	532,596	\$7.67	4.50 - 12.75	9.4%
Retail	68	590,744	\$12.75	6.00 - 23.50	14.5%
Office Space	40	300,933	\$14.65	7.80 - 21.50	13.8%
Fourth Quarter 2018					
Warehouse	26	479,393	\$8.46	4.50 - 12.75	8.4%
Retail	76	675,179	\$12.96	6.00 - 23.50	16.6%
Office Space	40	298,603	\$15.54	10.00 - 27.43	13.7%
First Quarter 2019					
Warehouse	23	451,421	\$7.33	4.50 - 12.75	8.0%
Retail	63	561,916	\$13.21	6.00 - 23.50	13.8%
Office Space	34	210,885	\$14.16	10.00 - 18.50	9.7%
Second Quarter 2019					
Warehouse	19	392,028	\$6.24	4.50 - 8.00	6.9%
Retail	52	511,569	\$13.26	6.00 - 23.50	12.6%
Office Space	34	184,319	\$14.23	10.00 - 18.50	8.5%
Third Quarter 2019					
Warehouse	16	332,094	\$6.85	4.50 - 8.50	5.8%
Retail	52	434,220	\$13.51	6.00 - 23.50	10.7%
Office Space	34	156,252	\$14.57	10.00 - 18.50	7.2%
Fourth Quarter 2019					
Warehouse	21	383,516	\$6.99	4.50 - 8.50	6.8%
Retail	47	339,957	\$15.08	12.00 - 23.50	8.4%
Office Space	31	148,153	\$13.25	10.00 - 16.00	6.8%
First Quarter 2020					
Warehouse	18	371,335	\$7.60	6.25 - 8.50	6.6%
Retail	48	372,156	\$15.57	12.00 - 23.50	9.1%
Office Space	33	144,786	\$13.15	10.00 - 16.00	6.6%

Source: WCBEA from Laramie County Assessor property database.

Residential Housing Market

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

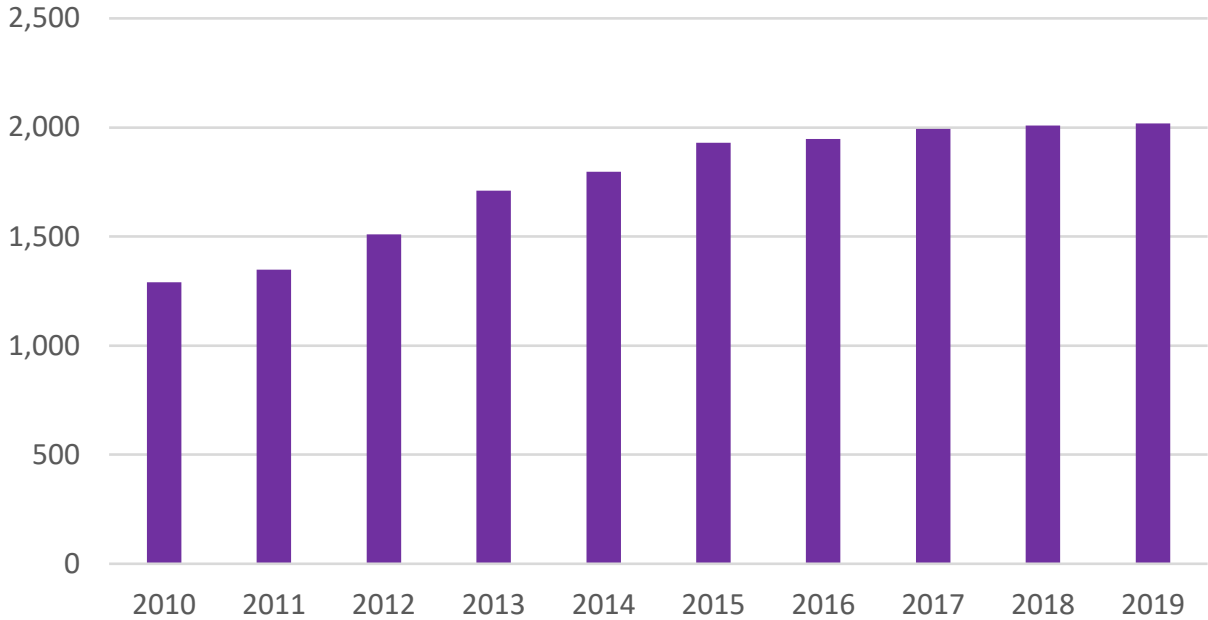
The Cheyenne Board of Realtors reported a 7.1 percent decrease in the supply of homes for sale in the city of Cheyenne and a 29.1 percent decrease in the supply of homes for sale in the rural part of Laramie County from the first quarter of 2019 to the first quarter of 2020. Over the last year, the supply of homes for sale decreased in the city of Cheyenne, from a monthly average of 140 units for sale in the first quarter of 2019 to a monthly average of 130 units for sale in the first quarter of 2020. In rural Laramie County, there was an increase in the supply of homes for sale over the last year, from a monthly average of 55 in the first quarter of 2019 to a monthly average of 71 in the first quarter of 2020.

The average sales price for homes in the city of Cheyenne rose 6.0 percent over the last quarter and 10.7 percent over the year. The average sales price rose to \$284,545 during the first quarter of 2020, up from \$268,524 in the fourth quarter of 2019 and \$256,952 in the first quarter of 2019.

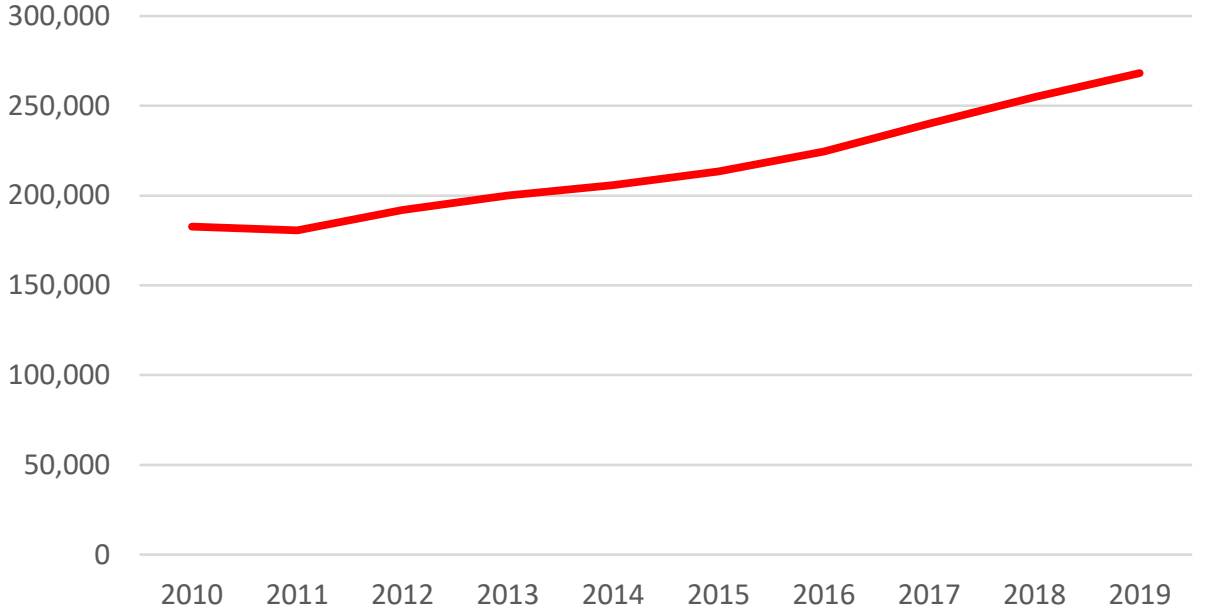
The average sales price for homes in rural Laramie County decreased over the quarter, moving from \$443,449 in the fourth quarter of 2019 to \$429,832 in the first quarter of 2020 (-3.1%). Year-over-year, the average sales price for homes in rural Laramie County rose from \$413,223 in the first quarter of 2019 to \$429,832 in the first quarter of 2020 (+4.0%).

The condo and townhouse market has also tightened. The number of townhouses and condominiums available for sale fell over the quarter and over the year. From the fourth quarter of 2019 to the first quarter of 2020, the average monthly townhouses and condos for sale fell from 33 to 22 (-33.3%). Year-over-year, the number of townhouses and condos for sale fell from 45 to 22 (-51.1%). The average sales price for townhouses and condos fell over the quarter (-9.9%), but rose over the year (+1.1%).

Total Housing Units Sold, 2010-2019



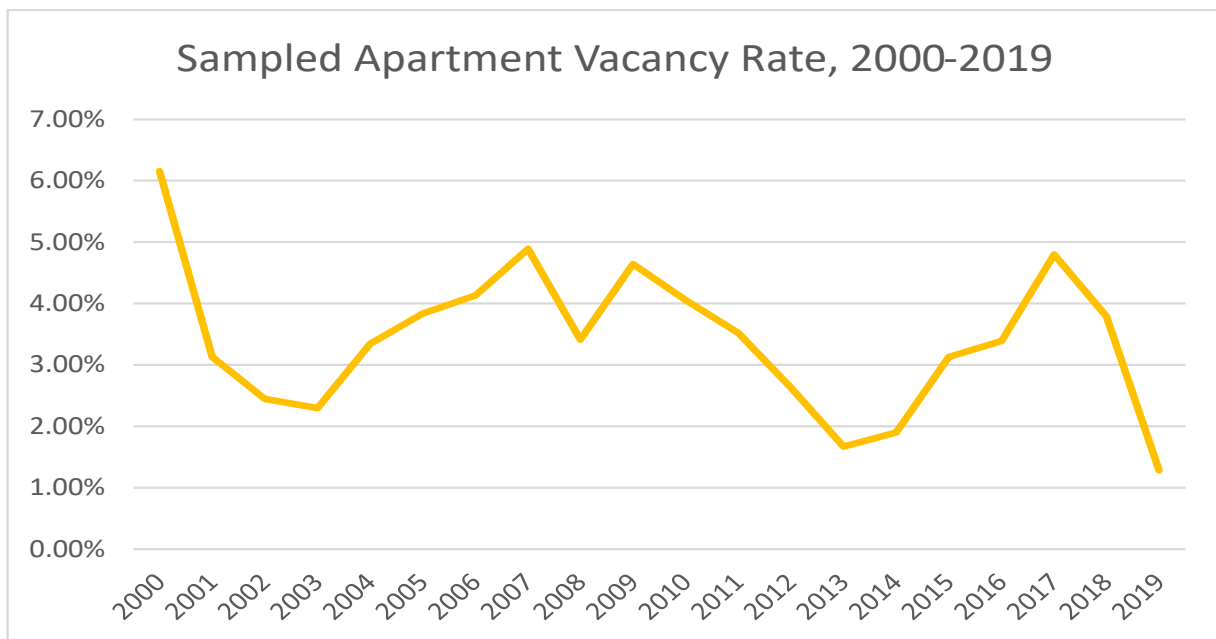
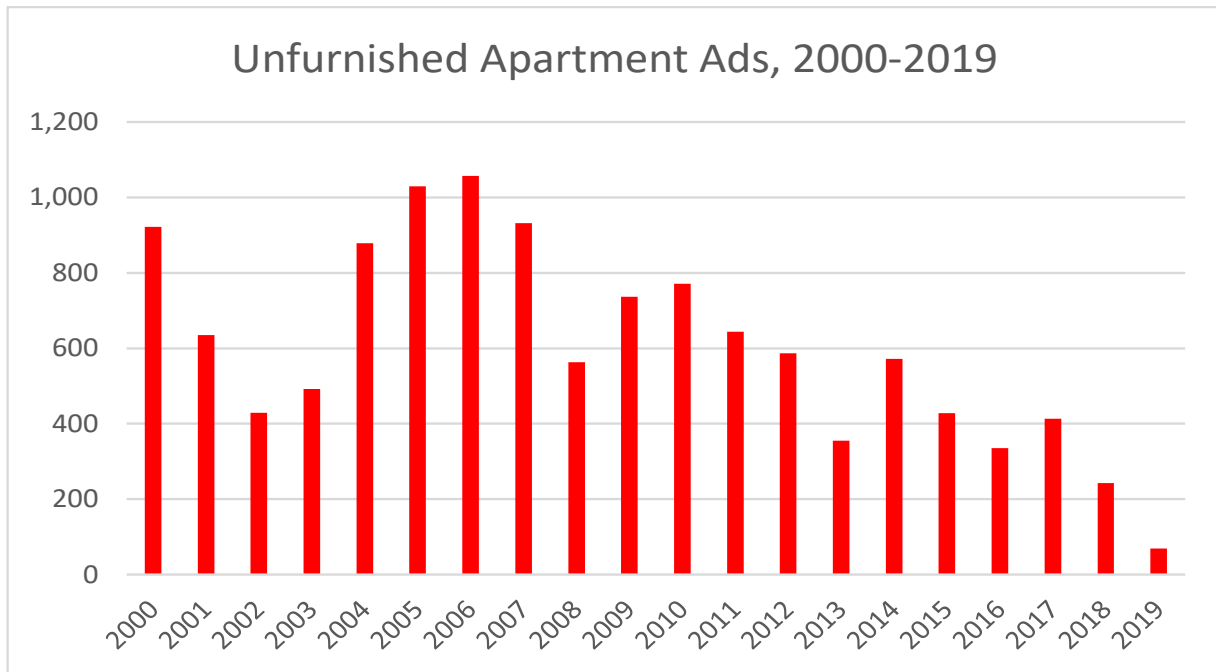
Cheyenne Average House Price, 2010-2019



Apartment Vacancies

The vacancy rate in sampled apartments fell slightly over the quarter and the year. It fell from 1.5 percent in the fourth quarter of 2019 to 1.4 percent in the first quarter of 2020. This vacancy rate decreased from 1.6 percent in the first quarter of 2019 to 1.4 percent in the first quarter of 2020.

Table 7 below presents the above data.



**Table 7
Residential Housing Market**

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Cheyenne Board of Realtors							
Avg Monthly Residentials Sold	143	137	148	140	-2.1	2.2	-5.4
City							
Avg Monthly Units For Sale	199	140	151	130	-34.7	-7.1	-13.9
Avg Sale Price (\$)	\$237,017	\$256,962	\$268,524	\$284,545	20.1	10.7	6.0
Avg Days on Market	40	46	27	33	-17.5	-28.3	22.2
Rural							
Avg Monthly Units For Sale	85	55	66	71	-16.5	29.1	7.6
Avg Sale Price (\$)	\$365,060	\$413,223	\$443,449	\$429,832	17.7	4.0	-3.1
Avg Days on Market	65	65	43	55	-15.4	-15.4	27.9
Vacancies⁵							
Avg Monthly Furnished Apartments	2	0	0	0	-100.0	-	-
Avg Monthly Unfurnished Apartments	34	8	3	10	-70.6	25.0	233.3
Avg Monthly Homes and Duplexes	7	4	4	3	-57.1	-25.0	-25.0
Avg Monthly Mobile Homes	4	2	1	1	-75.0	-50.0	0.0
Sampled Apartments Vacancy Rate	4.7%	1.6%	1.5%	1.4%	-70.2	-12.5	-6.7
Avg Monthly Sample Sizes	1,117	1,117	1,117	1117	0.0	0.0	0.0

Demographics and Tourism

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

The average number of people sheltered at the safehouse stayed constant over the last quarter with a monthly average of 43 people staying there. This number is down sharply from 63 a year ago (-31.7%).

There has been a fairly consistent decline since 2013 in the number of Department of Family Services (DFS) – Temporary Assistance for Needy Families (TANF) distributions. These distributions continued to decrease over the last year, from 101 to 94 (-6.9%). However, distributions rose from the fourth quarter of 2019 to the first quarter of 2020, moving from a monthly average of 84 to 94 (+11.9%).

Local tourism numbers were generally negative over the last year. Only the Cheyenne Visitor Center(+16.4%) saw an increase in visitors over the last year. Occupancy rates at local hotels decreased from 57.3 percent in the first quarter of 2019 to 49.9 percent in the first quarter of 2020.

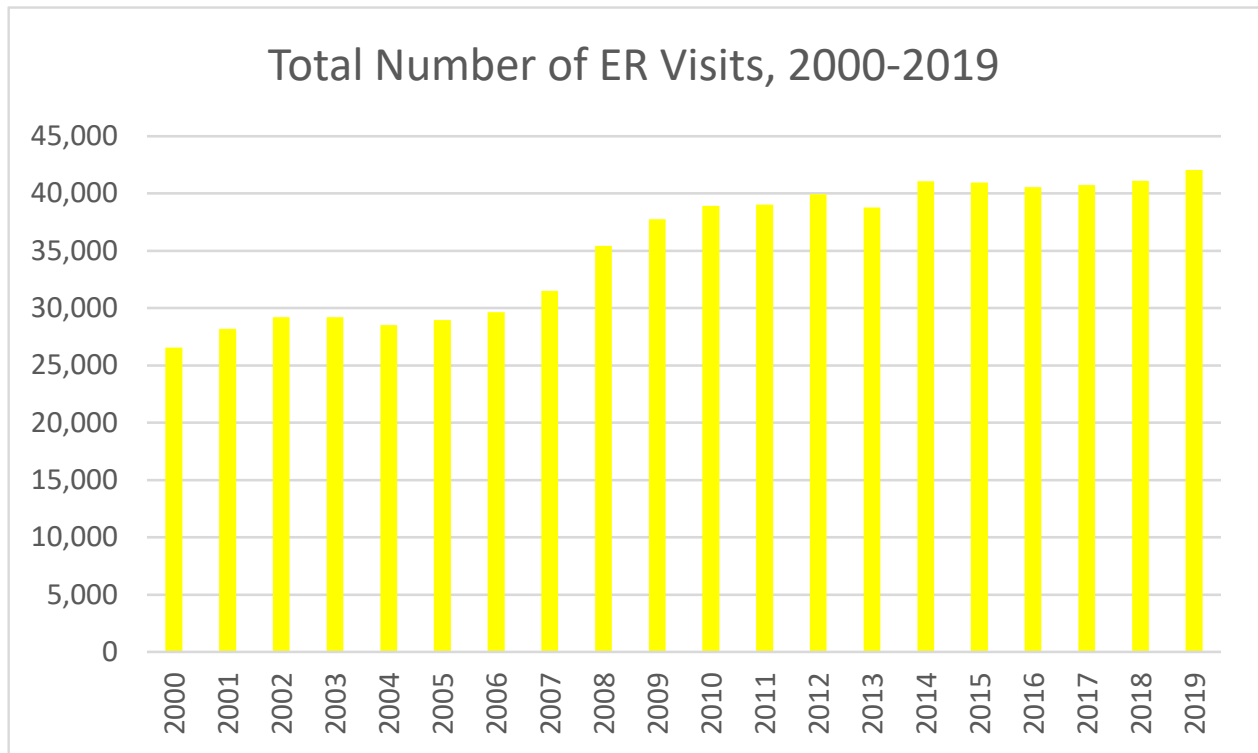
**Table 8
Demographics**

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Human Services							
Emergency Room Visits	3,499	3,575	3,456	3,369	-3.7	-5.8	-2.5
Safehouse - # Sheltered	50	40	49	50	0.0	25.0	2.0
DFS/TANF Distributions	118	101	84	94	-20.3	-6.9	11.9
School Enrollments							
Laramie County School District #1	13,615	13,761	13,889	13,832	1.6	0.5	-0.4
Laramie County School District #2	1,028	1,030	1,039	1,041	1.3	1.1	0.2
Private Schools ¹	264	346	423	423	60.2	22.3	0.0
Home Schooling	373	314	384	384	2.9	22.3	0.0
Poder Academy	217	244	282	268	23.5	9.8	-5.0
Total School Enrollment ²	15,497	15,695	16,017	15,948	2.9	1.6	-0.4
LCCC Enrollment - FTE (Laramie County Sites)	2,574	2,644	2,726	N/A	-	-	-
LCCC Enrollment - Headcount (Laramie County)	4,700	4,701	4,713	N/A	-	-	-

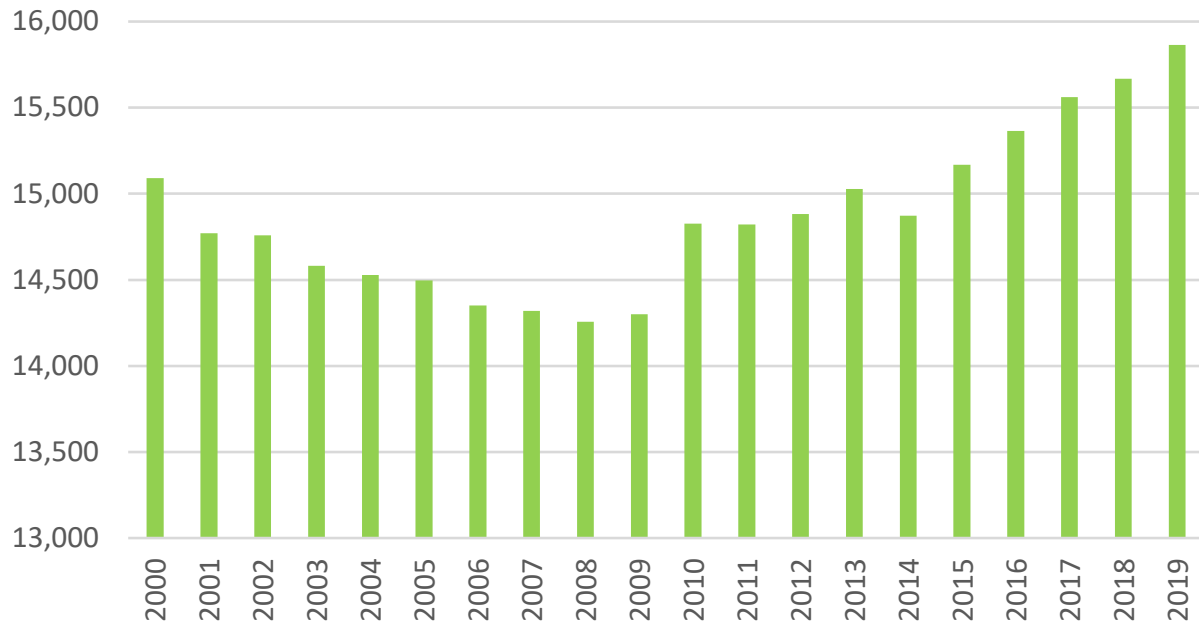
N/A - Not Available

**Table 9
Tourism**

	1Q 2018	1Q 2019	4Q 2019	1Q 2020	2 Year % Chg 1Q/2018 - 1Q/2020	1 Year % Chg 1Q/2019 - 1Q/2020	Qtrly % Chg 4Q/2019 - 1Q/2020
Avg Monthly Accomodations Data							
Available Rooms	83,910	80,790	82,585	80,790	-3.72	0.00	-2.17
Nights Occupied	36,006	45,808	46,587	40,113	11.41	-12.43	-13.90
Occupancy Rate (%)	42.9%	56.7%	56.4%	49.7%	15.71	-12.43	-11.98
Average Room Rate	\$ 79.39	\$ 84.54	\$ 86.01	\$ 80.09	0.88	-5.26	-6.88
Avg Monthly Visitor Data							
Visit Cheyenne Walk-in Count	2,328	2,109	2,412	2,455	5.46	16.41	1.78
Trolley Ridership	264	295	1,875	482	82.58	63.39	-74.29
Wyoming State Museum	2,428	2,461	2,513	1,145	-52.84	-53.47	-54.44
I-25 State Visitor Center	3,575	3,006	4,629	2,587	-27.64	-13.94	-44.11
Old West Museum Paid Visitor	603	797	682	499	-17.25	-37.39	-26.83



Total School Enrollment, 2000-2019



Detailed Tables

Table 10
Employment, Labor Force, and General Business Activity

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Employment														
Total Civilian Labor Force (LAUS)	48,126	47,854	48,261	47,611	47,215	47,648	48,194	47,944	47,426	48,217	48,555	47,964	47,918	2019
	48,858	49,166	49,529	-	-	-	-	-	-	-	-	-	49,184	2020
Total Employment (LAUS)	46,052	46,213	46,520	46,117	45,696	45,863	46,467	46,256	45,810	46,648	46,946	46,360	46,246	2019
	46,912	47,167	47,629	-	-	-	-	-	-	-	-	-	47,236	2020
Total Employment (CES)	46,300	46,400	46,600	46,600	47,200	47,400	48,000	47,800	47,400	47,600	47,200	46,800	47,108	2019
	46,400	46,600	47,100	-	-	-	-	-	-	-	-	-	46,700	2020
Total Unemployment (LAUS)	2,074	1,641	1,741	1,494	1,519	1,785	1,727	1,688	1,616	1,569	1,609	1,604	1,672	2019
	1,946	1,999	1,900	-	-	-	-	-	-	-	-	-	1,948	2020
Unemployment Rate (LAUS)	4.3	3.4	3.6	3.1	3.2	3.7	3.6	3.5	3.4	3.3	3.3	3.3	3.5	2019
	4.0	4.1	3.8	-	-	-	-	-	-	-	-	-	4.0	2020
Initial Unemployment Claims	84	36	41	65	25	34	36	51	43	38	57	80	49	2019
	68	96	56	-	-	-	-	-	-	-	-	-	73	2020
Help Wanted Ads	644	920	578	409	829	488	491	409	640	509	298	240	538	2019
	424	276	315	-	-	-	-	-	-	-	-	-	338	2020
General Business Activity														
Auto Registrations	2,341	2,897	2,556	2,802	3,276	3,505	3,500	3,696	3,581	3,246	3,430	2,330	3,097	2019
	2,526	3,053	2,774	-	-	-	-	-	-	-	-	-	2,784	2020
Enplanements - CYS	1,061	890	1,225	979	1,924	1,897	2,129	1,837	2,026	1,178	1,049	1,115	1,443	2019
	1,015	901	767	-	-	-	-	-	-	-	-	-	894	2020
Retail Sales (\$)	\$ 110,160,500	\$ 104,009,900	\$ 105,457,400	\$ 116,344,100	\$ 121,776,800	\$ 127,641,000	\$ 140,549,200	\$ 146,769,600	\$ 134,688,600	\$ 141,431,300	\$ 127,363,900	\$ 117,353,400	\$ 124,462,142	2019
	\$ 137,459,900	\$ 113,155,400	\$ 107,919,300	-	-	-	-	-	-	-	-	-	\$ 119,511,533	2020
Bankruptcies	9	7	15	17	16	16	15	20	12	14	14	17	14	2019
	9	8	10	-	-	-	-	-	-	-	-	-	9	2020

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

Table 11
Housing and Construction

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Housing														
Real Estate Data														
Total Residential Units for Sale	233	233	252	237	231	241	237	273	333	283	247	223	252	2019
	206	192	272	-	-	-	-	-	-	-	-	-	223	2020
Total Residential Units Sold	108	141	187	162	199	210	237	195	180	148	141	155	172	2019
	113	144	162	-	-	-	-	-	-	-	-	-	140	2020
Average Residential Sold Price (City)	\$250,516	\$262,644	\$257,727	\$272,380	\$267,994	\$273,027	\$269,670	\$277,687	\$282,789	\$261,703	\$274,912	\$268,956	\$268,334	2019
	\$285,621	\$270,500	\$297,515	-	-	-	-	-	-	-	-	-	\$284,545	2020
Rental Data														
Furnished Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0.0	2019
	0	0	0	-	-	-	-	-	-	-	-	-	0	2020
Unfurnished Apartments	10	9	6	5	5	7	5	7	7	2	4	3	5.8	2019
	6	11	13	-	-	-	-	-	-	-	-	-	10.0	2020
Homes & Duplexes	6	4	3	1	3	2	2	2	4	4	7	1	3.3	2019
	1	6	2	-	-	-	-	-	-	-	-	-	3.0	2020
Mobile Homes	2	2	2	2	2	2	1	1	1	1	1	1	1.5	2019
	2	1	1	-	-	-	-	-	-	-	-	-	1.3	2020
Sampled Apartments % Vacant	1.5%	1.4%	1.8%	1.2%	1.1%	0.9%	1.1%	1.1%	0.9%	0.9%	1.6%	2.0%	1.3%	2019
	1.4%	1.5%	1.3%	-	-	-	-	-	-	-	-	-	1.4%	2020
Construction														
City														
Single-Family Permits	13	9	11	12	14	13	12	25	9	19	17	11	14	2019
	16	14	-	-	-	-	-	-	-	-	-	-	15	2020
Total Building Permits	192	170	154	196	182	172	146	184	209	170	171	154	175	2019
	140	150	-	-	-	-	-	-	-	-	-	-	145	2020
Value of Authorized Construction	\$14,504,483	\$4,501,400	\$9,999,660	\$12,234,345	\$20,319,389	\$14,973,102	\$6,511,605	\$22,164,960	\$9,976,526	\$15,352,083	\$7,909,424	\$4,639,231	\$11,923,851	2019
	\$6,983,442	\$7,225,570	-	-	-	-	-	-	-	-	-	-	\$7,104,506	2020
Residential Permit Value	\$2,855,744	\$1,926,776	\$2,249,116	\$3,027,107	\$3,379,480	\$3,202,401	\$2,185,060	\$5,924,604	\$5,320,805	\$5,191,283	\$3,667,608	\$3,096,693	\$3,502,223	2019
	\$4,607,383	\$5,027,411	-	-	-	-	-	-	-	-	-	-	\$4,817,397	2020
Rural														
Single-Family Permits	6	23	19	18	31	20	17	26	21	14	12	11	18.2	2019
	19	13	10	-	-	-	-	-	-	-	-	-	14.0	2020

Table 12
Utilities, Human Services, and School Enrollments

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Utilities														
Commercial & Industrial Power (Kwh) (000)	122,204	116,340	110,537	116,622	113,129	118,754	116,659	123,098	118,940	114,219	108,789	116,968	116,355	2019
	124,485	125,661	118,275	-	-	-	-	-	-	-	-	-	122,807	2020
Residential Gas Usage (Mcf) ('000)	411	397	410	261	192	140	66	51	49	132	294	373	231	2019
	417	423	368	-	-	-	-	-	-	-	-	-	403	2020
Metered Water Taps (CBPU)	24,137	24,168	24,183	24,219	24,307	24,296	24,421	24,387	24,382	24,386	24,305	24,354	24,295	2019
	24,364	24,339	24,415	-	-	-	-	-	-	-	-	-	24,373	2020
Metered Water Taps (SCW&SD)	3,384	3,386	3,386	3,386	3,390	3,394	3,394	3,394	3,394	3,396	3,396	3,402	3,392	2019
	3,402	3,402	3,402	-	-	-	-	-	-	-	-	-	3,402	2020
Human Services														
Total Emergency Room Visits	3,708	3,459	3,558	3,340	3,540	3,414	3,629	3,541	3,501	3,465	3,351	3,551	3,505	2019
	3,761	3,351	2,994	-	-	-	-	-	-	-	-	-	3,369	2020
Safehouse - Number of People Sheltered	43	37	40	45	44	40	58	59	53	51	40	56	47	2019
	45	51	55	-	-	-	-	-	-	-	-	-	50	2020
School Enrollments														
Laramie County District #1	13,820	13,756	13,706	13,765	13,563	-	-	13,993	13,878	13,922	13,889	13,855	13,815	2019
	13,870	13,828	13,797	-	-	-	-	-	-	-	-	-	13,832	2020
Laramie County District #2	1,033	1,029	1,029	1,026	1,031	-	-	1,044	1,048	1,039	1,040	1,039	1,036	2019
	1,039	1,041	1,043	-	-	-	-	-	-	-	-	-	1,041	2020
Total School Enrollment	15,757	15,689	15,639	15,695	15,498	-	-	16,198	16,108	16,052	16,020	15,980	15,864	2019
	15,987	15,943	15,912	-	-	-	-	-	-	-	-	-	15,947	2020
LCCC Enrollment - FTE (Laramie County Sites)	2,644	2,644	2,644	2,644	2,644	356	356	2,726	2,726	2,726	2,726	2,726	2,297	2019
	-	-	-	-	-	-	-	-	-	-	-	-	-	2020
LCCC Enrollment - Headcount (Laramie County Sites)	4,701	4,701	4,701	4,701	4,701	1,013	1,013	4,713	4,713	4,713	4,713	4,713	4,091	2019
	-	-	-	-	-	-	-	-	-	-	-	-	-	2020

Table 13
Taxes and Tourism

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Taxes														
Tax Collections - 4% State, 1% Optional, & Lodging	\$11,093,018	\$10,331,066	\$9,900,809	\$10,445,707	\$10,443,540	\$10,556,960	\$11,425,750	\$12,545,236	\$11,344,417	\$11,611,062	\$10,758,358	\$10,232,320	\$10,890,687	2019
	\$12,231,095	\$10,262,321	\$9,708,795	-	-	-	-	-	-	-	-	-	\$10,734,070	2020
Tax Collections - Wholesale and Retail Sales and Use Tax	\$5,064,673	\$4,026,649	\$4,209,448	\$4,564,969	\$5,064,348	\$4,990,365	\$5,675,587	\$5,621,811	\$5,223,360	\$5,393,360	\$5,068,692	\$5,279,631	\$5,015,241	2019
	\$6,643,787	\$4,805,629	\$4,749,332	-	-	-	-	-	-	-	-	-	\$5,399,583	2020
Tax Receipts to County Entities - 4% State & 1% Optional	\$4,120,854	\$4,462,836	\$4,284,946	\$4,502,986	\$4,500,874	\$4,548,508	\$4,882,782	\$5,330,912	\$4,831,145	\$4,928,686	\$4,622,897	\$4,389,529	\$4,617,246	2019
	\$5,302,867	\$4,441,325	\$4,177,898	-	-	-	-	-	-	-	-	-	\$4,640,697	2020
Tax Receipts - 1% Optional Sales and Use Tax	\$2,186,274	\$2,026,794	\$1,946,217	\$2,050,004	\$2,036,905	\$2,066,021	\$2,225,451	\$2,426,635	\$2,200,450	\$2,255,751	\$2,098,248	\$2,000,683	\$2,126,619	2019
	\$2,412,291	\$2,019,379	\$1,797,553	-	-	-	-	-	-	-	-	-	\$2,076,408	2020
Tax Receipts - Lodging Tax	\$109,740	\$107,320	\$91,645	\$133,286	\$144,550	\$145,358	\$226,485	\$316,428	\$240,410	\$298,783	\$173,889	\$156,747	\$178,720	2019
	\$99,664	\$97,363	\$131,860	-	-	-	-	-	-	-	-	-	\$109,629	2020
Tourism														
Available Rooms	83,483	75,404	83,483	80,790	83,483	80,790	83,483	83,483	80,790	83,483	80,790	83,483	81,912	2019
	83,483	75,404	83,483	-	-	-	-	-	-	-	-	-	80,790	2020
Nights Occupied	46,560	44,265	46,599	46,951	58,387	63,164	66,565	66,123	66,536	60,196	42,607	36,598	53,713	2019
	39,270	44,298	36,770	-	-	-	-	-	-	-	-	-	40,113	2020
Occupancy Percentage	55.0	59.6	57.4	60.2	69.9	77.8	79.6	79.2	82.4	72.1	52.7	44.3	65.9	2019
	47.0	58.7	44.0	-	-	-	-	-	-	-	-	-	49.9	2020
Average Room Rate	\$82.95	\$85.10	\$85.57	\$88.93	\$93.50	\$101.27	\$141.76	\$102.04	\$98.16	\$92.14	\$85.01	\$80.89	\$94.78	2019
	\$78.80	\$83.59	\$77.88	-	-	-	-	-	-	-	-	-	\$80.09	2020
Visit Cheyenne Walk-In Count	2,098	2,072	2,157	2,103	4,897	6,099	10,742	7,066	6,482	2,800	2,259	2,178	4,246	2019
	1,800	3,661	1,904	-	-	-	-	-	-	-	-	-	2,455	2020
Trolley Ridership	512	158	214	428	3,842	3,608	3,264	2,500	2,399	857	178	4,602	1,880	2019
	327	1,066	52	-	-	-	-	-	-	-	-	-	482	2020
Pine Bluffs Information Center*	5,245	4,060	4,805	4,645	4,698	18,327	12,524	9,756	-	-	-	-	8,008	2019
	-	-	-	-	-	-	-	-	-	-	-	-	-	2020
Wyoming State Museum	2,110	2,875	2,399	3,181	44,515	4,699	12,671	5,595	3,110	2,854	2,744	1,942	7,391	2019
	344	1,651	1,441	-	-	-	-	-	-	-	-	-	1,145	2020
I-25 State Visitor Center	2,110	2,769	4,140	5,603	13,788	23,904	28,574	21,837	19,015	7,555	2,732	3,599	11,302	2019
	3,097	2,590	2,075	-	-	-	-	-	-	-	-	-	2,587	2020
Old West Museum Paid Visitor	627	653	1,112	1,145	2,946	3,333	6,707	2,812	2,214	1,214	478	355	1,966	2019
	613	597	286	-	-	-	-	-	-	-	-	-	499	2020

*- Pine Bluffs Information Center stopped collecting data in September 2019.

Cheyenne/Laramie County Profile

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Demography					
Total Population - Cheyenne ¹	2018	63,957	2017	63,587	0.6%
Total Population - Laramie County ¹	2018	98,976	2017	98,460	0.5%
Total Male Population ¹	2018	50,170	2017	49,964	0.4%
Total Female Population ¹	2018	48,806	2017	48,496	0.6%
% of Population - Under 20 Years Old ¹	2018	25.5%	2017	25.7%	-0.8%
% of Population - 65 Years & Older ¹	2018	16.0%	2017	15.5%	3.2%
Median Age ²	2018	37.9	2017	37.4	1.3%
% of Population - White Alone (Non-Hispanic) ¹	2018	78.5%	2017	78.6%	-0.1%
% of Population - Native American Alone ¹	2018	0.3%	2017	0.3%	0.0%
% of Population - Hispanic or Latino ¹	2018	14.8%	2017	14.8%	0.0%
Households - County ²	2018	39,678	2017	39,054	1.6%
Average Household Size - County ²	2018	2.45	2017	2.62	-6.3%
Households - Cheyenne ³	2018	26,635	2017	26,243	1.5%
% of Households (HH) Headed by Married Couples ²	2018	51.1%	2017	49.9%	2.4%
% of HH Headed by Single Female (w/own children <18 yrs.) ²	2018	4.7%	2017	6.6%	-28.8%
Weather & Geography					
Total Area (sq. miles) ⁴	2010	2,686	-	-	-
Total Area (sq. miles) ¹¹ - Cheyenne	2019	32.53	2018	32.41	0.4%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.) ⁵	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne ⁵	1981 - 10	58.6	1971 - 00	58.1	0.9%
Avg Min Temperature (F) - Cheyenne ⁵	1981 - 10	33.9	1971 - 00	33.5	1.2%
Average Annual Precipitation (inches) - Cheyenne ⁵	1981 - 10	15.9	1971 - 00	15.5	2.8%
Average Daily Wind Speed (mph) ⁵	1996 - 08	12.1	1996 - 06	12.4	-2.4%
Crime & Law Enforcement⁶					
Crimes	2018	3,498	2017	3,060	14.3%
Crimes per 10,000 Persons	2018	353.3	2017	311.2	13.5%
Homicides per 10,000 Persons	2018	0.2	2017	0.5	-60.8%
Rapes per 10,000 Persons	2018	3.3	2017	4.1	-19.5%
Robberies per 10,000 Persons	2018	2.3	2017	3.6	-35.2%
Aggravated Assaults per 10,000 Persons	2018	15.5	2017	21.1	-26.5%
Burglaries per 10,000 Persons	2018	28.4	2017	38.3	-25.8%
Larcenies & Thefts per 10,000 Persons	2018	208.6	2017	219.1	-4.8%
Motor Vehicle Thefts per 10,000 Persons	2018	21.9	2017	24.5	-10.6%
Education					
% of Pop. (25 yrs. & older) with High School Diploma or higher ²	2018	93.2%	2017	93.2%	0.0%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher ²	2018	28.7%	2017	29.5%	-2.7%
Student-Teacher Ratio in LCSD #1 ⁷	2017-18	14.0	2016-17	13.3	5.3%
Student-Teacher Ratio in LCSD #2 ⁷	2017-18	11.3	2016-17	10.4	8.7%
Expenditures Per Pupil in LCSD #1 ⁷	2017-18	\$17,078	2016-17	\$18,369	-7.0%
Expenditures Per Pupil in LCSD #2 ⁷	2017-18	\$24,066	2016-17	\$25,364	-5.1%
LCSD #1 Enrollment ⁸	2018-19	14,122	2017-18	14,048	0.5%
LCSD #2 Enrollment ⁸	2018-19	1,044	2017-18	1,053	-0.9%
Total School Enrollments Laramie County ⁹	2018-19	15,826	2017-18	15,739	0.6%
% of Students in Private Schools ⁹	2018-19	2.2%	2017-18	1.7%	29.8%
% of Students Home-Schooled ⁹	2018-19	2.0%	2017-18	2.4%	-16.5%
ACT Average Composite Score (range 1-36) LCSD #1 ¹⁰	2018-19	19.7	2017-18	19.5	1.0%
ACT Average Composite Score (range 1-36) LCSD #2 ¹⁰	2018-19	20.0	2017-18	19.0	5.3%
LCSD #1 Graduation Rate ¹¹	2018-19	81.6%	2017-18	79.8%	2.3%
LCSD #2 Graduation Rate ¹¹	2018-19	97.1%	2017-18	82.8%	17.3%

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester) ¹²	2018	3,028.0	2017	3,236.0	-6.4%
Average Student Age at LCCC (Fall Semester) ¹²	2018	23.0	2017	22.8	0.7%
Median Student Age at LCCC (Fall Semester) ¹²	2018	20.0	2017	20.0	0.0%
3 -Year Graduation Rate at LCCC ¹²	2018	28.0%	2017	24.0%	16.7%
3 - Year Rate of Transfer from LCCC ¹²	2018	21.0%	2017	24.0%	-12.5%
Housing					
Average Rent for 2-3 Bedroom House (\$) ¹³	2Q19	\$1,311	4Q18	\$1,227	6.8%
Average Rent for 2 Bedroom Apartment (\$) ¹³	2Q19	\$831	4Q18	\$803	3.5%
Average Rent for 2-3 Bedroom Mobile Home (\$) ¹³	2Q19	\$915	4Q18	\$904	1.2%
Average Sales Price - Cheyenne ¹⁴	2019	\$268,334	2018	\$254,758	5.3%
Average Sales Price - Rural Laramie County ¹⁴	2019	\$421,414	2018	\$374,048	12.7%
Laramie County's Economy					
Median Household Income ²	2018	\$64,306	2017	\$61,961	3.8%
Mean Household Income ²	2018	\$84,033	2017	\$79,176	6.1%
Per Capita Personal Income (\$) ¹⁵	2018	\$52,039	2017	\$49,746	4.6%
Average Wage per Job ¹⁵	2018	\$54,356	2017	\$52,684	3.2%
Average Annual Pay (\$) ¹⁶	2018	\$47,143	2017	\$45,454	3.7%
Employment & Labor					
Employment ¹⁷	2018	46,800	2017	46,800	0.0%
Unemployment Rate ¹⁸	2018	3.7%	2017	3.7%	0.0%
Total Non-farm Jobs ¹⁵	2018	68,562	2017	67,579	1.5%
Percent of Jobs in Selected Industries					
% of Jobs in Farming	2018	2.0%	2017	2.1%	-4.1%
% of Jobs in Mining	2018	1.7%	2017	1.6%	11.4%
% of Jobs in Government	2018	25.7%	2017	26.0%	-1.4%
% of Jobs in Construction	2018	6.2%	2017	6.0%	2.8%
% of Jobs in Manufacturing	2018	2.3%	2017	n/a	n/a
% of Jobs in Trans. & Ware.	2018	6.4%	2017	6.2%	2.7%
% of Jobs in FIRE	2018	12.6%	2017	12.4%	1.3%
% of Jobs in Retail Trade	2018	9.8%	2017	10.3%	-5.1%
% of Jobs in Wholesale	2018	1.8%	2017	1.9%	-3.2%
Labor Force Demographics²					
% of Labor Force Age 16-19	2018	4.6%	2017	5.3%	-14.5%
% of Labor Force Age 20-24	2018	8.9%	2017	10.1%	-11.7%
% of Labor Force Age 25-44	2018	44.4%	2017	46.6%	-4.7%
% of Labor Force Age 45-54	2018	19.7%	2017	16.1%	22.3%
% of Labor Force Age 55-64	2018	16.7%	2017	14.7%	13.2%
% of Labor Force Age 65-74	2018	4.7%	2017	4.1%	13.7%
% of Labor Force Age 75 and over	2018	1.1%	2017	0.4%	149.7%
% of Labor Force Male	2018	55.0%	2017	54.1%	1.7%
% of Labor Force Female	2018	45.0%	2017	45.9%	-2.0%
% of Males in Labor Force	2018	83.5%	2017	85.9%	-2.8%
% of Females in Labor Force	2018	73.7%	2017	77.2%	-4.5%
CPI					
U.S. CPI ¹⁹	2018	251.1	2017	245.1	2.4%
Annual Inflation Rate - Cheyenne ¹³	2Q19	1.7%	4Q18	1.9%	-10.5%

Sources:

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

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

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

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

⁵Western Regional Climate Center

⁶Wyoming Division of Criminal Investigation

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

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

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

¹⁰Wyoming Department of Education, Assessment Reports

¹²Laramie County Community College, Institutional Research Office

¹³Wyoming Department of Administration & Information,

¹⁴Cheyenne Board of Realtors

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

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

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

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

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

Data Sources

Automobile Registrations:

- Laramie County Clerk

Banking Data:

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

Bankruptcies:

- U.S. Clerk of Bankruptcy Court

Building Permits:

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

Employment:

- Wyoming Department of Workforce Services

Enplanements:

- Cheyenne Regional Airport

Housing:

- Cheyenne area apartment complexes
- Cheyenne Board of Realtors

Human Services:

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

Oil:

- Wyoming Oil and Gas Commission

Planning and Development:

- City of Cheyenne Planning Commission
- Laramie County Planning Commission

Taxes:

- Wyoming Department of Revenue

Schools:

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

Tourism:

- Visit Cheyenne

Utilities:

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

