

Table of Contents

Front Matter

Preface	ii
---------------	----

Economic Indicators for the Second Quarter of 2022

Overview	2
Labor Market	4
General Business Activity	8
Government Finances	12
Financial Sector	15
Residential and Commercial Construction	20
Commercial Property Vacancies	24
Residential Housing Market	26
Apartment Vacancies	28
Demographics and Tourism	30
Detailed Tables.....	33
Cheyenne/Laramie County Profile	37
Data Sources	39

Communications

WCBEA Phone: 307.778.1151
Editor email: ncolsch@lccc.wy.edu
Website: www.wyomingeconomicdata.com
Mailing Address: Wyoming Center for Business and Economic Analysis @ LCCC
1400 E College Drive
Cheyenne, WY 82007

Editor Nick Colsch

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.

Sign up for notification of publication releases at www.wyomingeconomicdata.com or send us an email at staff@wyomingeconomicdata.com.

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

Economic Indicators Analysis

Economic Indicators for the Second Quarter 2022

Overview

Most of Laramie County's economic indicators had continued success in the second quarter of 2022. The residential housing market is hitting record high prices in both Cheyenne and rural Laramie County. Oil prices improved during the quarter. Unemployment rates neared 3 percent. Retail sales were up 7.5 percent over last year. Tourism visitor counts are back to normal levels. Commercial air service was suspended in April 2021 to make necessary improvements to the runway, but now enplanements are back to pre-Covid levels. Credit union and banking deposits both increased over the year. Inflation is still high, but most indicators haven't been negatively impacted.

Laramie County labor data for the second quarter of 2022 were positive over the year and mixed over the quarter. Local Area Unemployment Statistics (LAUS) data showed an increase in employment and the Current Employment Statistics (CES) data showed an increase in the number of jobs in Laramie County over the year. Over the year, LAUS data showed an increase of 1,056 jobs (+2.3%) while the CES data indicated an increase of 933 jobs (+2.0%) from the second quarter of 2021 to the second quarter of 2022. From the first quarter of 2022 to the second quarter of 2022, LAUS data reported a decrease of 737 jobs (-1.5%) and CES data indicated an increase of 467 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 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.

The number of unemployed workers decreased over the year and over the quarter. The number of unemployed workers decreased from 2,137 in the second quarter of 2021 to 1,503 in the second quarter of 2022 (-29.7%). The number decreased from 1,789 in the first quarter of 2022 to 1,503 in the second quarter of 2022 (-16.0%). Correspondingly, the average monthly unemployment rate also fell over the year and over the quarter, decreasing from 4.4 percent in the second quarter of 2021 to 3.1 percent in the second quarter of 2022 and decreased from an average monthly rate of 3.6 percent in the first quarter of 2022 to 3.1 percent in the second quarter of 2022.

The general level of economic activity in Laramie County – as measured by retail sales – increased 7.5 percent from one year ago. Both total tax collections and tax receipts by local governments increased

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>.

over the last year – tax collections rose 13.2 percent and tax receipts rose 12.2 percent from the second quarter of 2021 to the second quarter of 2022.

Oil activity in Laramie County declined from last year – oil production was down 7.6 percent – despite oil prices eclipsing \$100/barrel. Production was also down over the quarter. Production decreased by over 20,000 barrels per month(-3.9%) from the first quarter of 2022 to the second quarter of 2022. Oil prices, however, increased over the quarter and over the year. From the first quarter of 2022 to the second quarter of 2022, oil prices increased from \$94.45 to \$108.72(+15.1%). Over the year, prices moved from \$66.09 in the second quarter of 2021 to \$108.72 in the second quarter of 2022(+64.5%).

Residential construction in Cheyenne increased over the year and fell over the quarter. The number of single-family building permits increased from a monthly average of 50 in the second quarter of 2021 to 62 in the second quarter of 2022(+24%). Over the quarter, the monthly average decreased from 105 to 62(-41%). Outside Cheyenne, single-family building permits decreased over the year and increased over the quarter. The number moved from 83 in the second quarter of 2021 to 66 in the second quarter of 2022(-20.5%). Over the quarter, the number increased from 45 in the first quarter of 2022 to 66 in the second quarter of 2022(+46.7%). Combined residential construction over the year was nearly flat. The changes in the city and county occurred mostly due to new housing developments on the south side of Cheyenne. Some new builds are just within city limits and others are just outside and belong to the county, hence the flip-flopping of figures.

Annual real estate sales prices continued to climb in the second quarter of 2022. In the city, the average sales price rose from \$325,283 in the second quarter of 2021 to \$372,979 in the second quarter of 2022 (+14.7%). In the county, the year-over-year average sales price for homes rose by 20.2 percent, from \$514,042 in the second quarter of 2021 to \$618,053 in the second quarter of 2022.

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

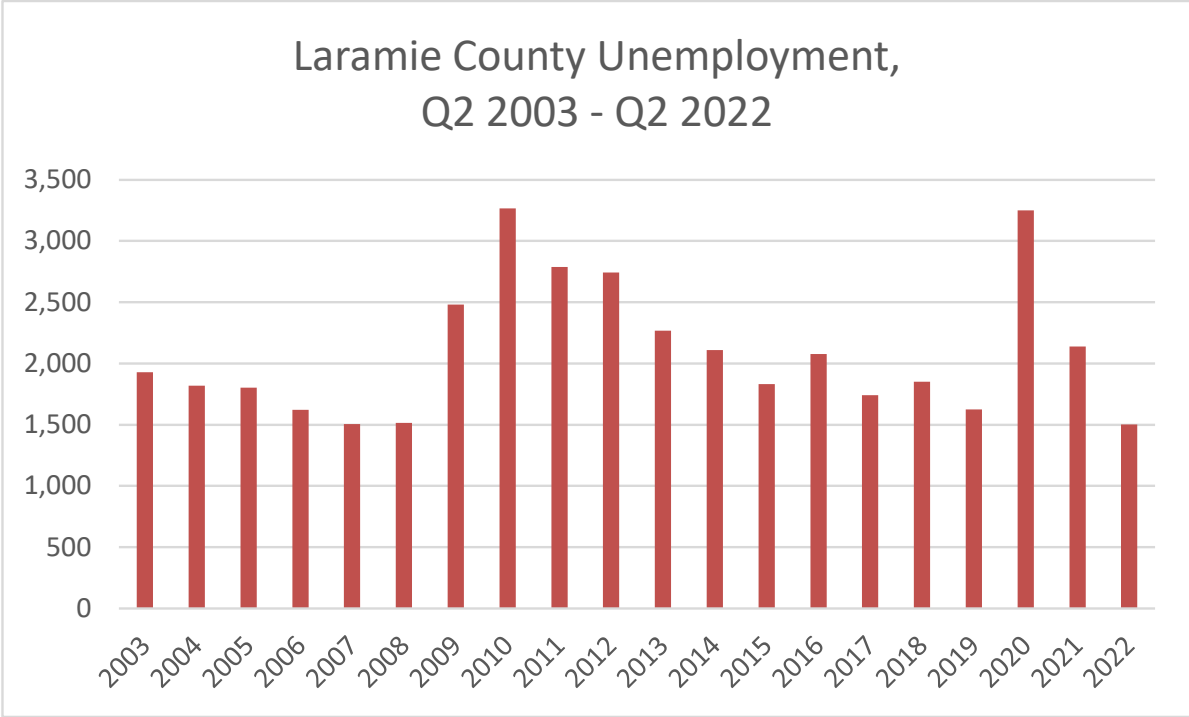
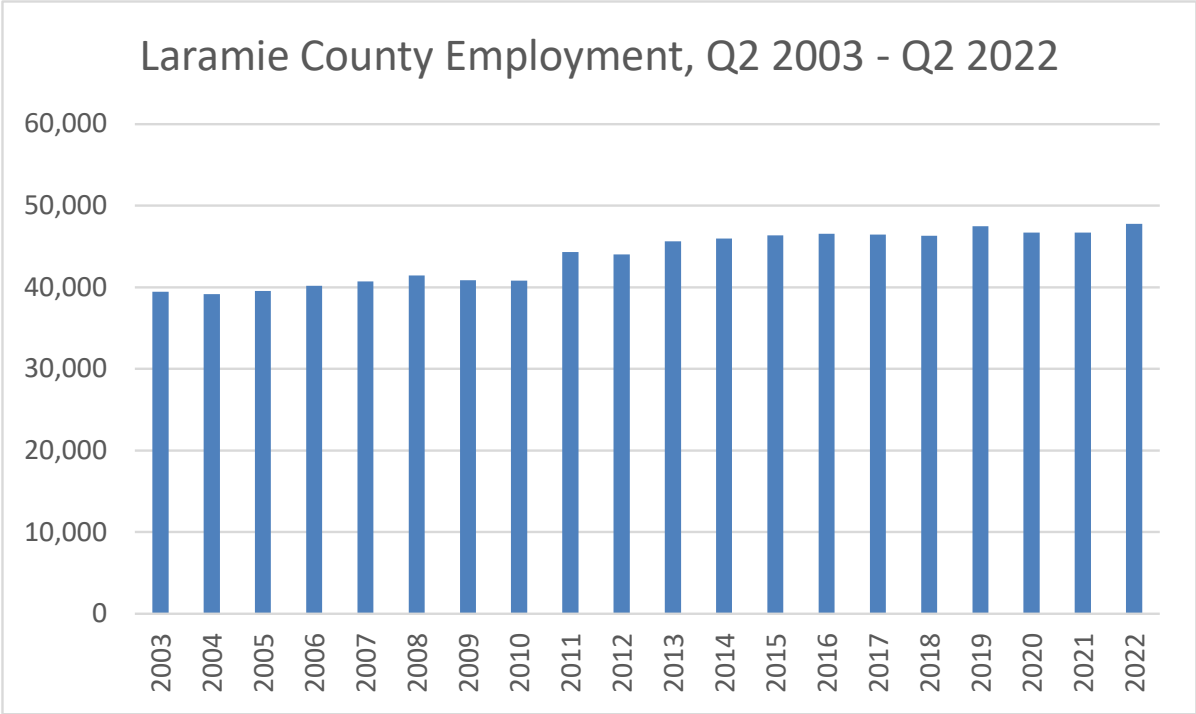
Laramie County labor data for the second quarter of 2022 were positive over the year and mixed over the quarter. Local Area Unemployment Statistics (LAUS) data showed an increase in employment and the Current Employment Statistics (CES) data showed an increase in the number of jobs in Laramie County over the year. Over the year, LAUS data showed an increase of 1,056 jobs (+2.3%) while the CES data indicated an increase of 933 jobs (+2.0%) from the second quarter of 2021 to the second quarter of 2022. From the first quarter of 2022 to the second quarter of 2022, LAUS data reported a decrease of 737 jobs (-1.5%) and CES data indicated an increase of 467 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 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.

The number of unemployed workers decreased over the year and over the quarter. The number of unemployed workers decreased from 2,137 in the second quarter of 2021 to 1,503 in the second quarter of 2022 (-29.7%). The number decreased from 1,789 in the first quarter of 2022 to 1,503 in the second quarter of 2022 (-16%).

The average monthly unemployment rate also fell over the year and over the quarter, decreasing from 4.4 percent in the second quarter of 2021 to 3.1 percent in the second quarter of 2022. The rate decreased from an average monthly rate of 3.6 percent in the first quarter of 2022 to 3.1 percent in the second quarter of 2022.

Initial unemployment claims were down sharply from last year, from a monthly average of 135 in the second quarter of 2021 to a monthly average of 40 in the second quarter of 2022(-70.4%). Initial unemployment claims decreased by 25 over the last quarter, from a monthly average of 65 in the first quarter of 2022 to 40 in the second quarter of 2022(-38.5%). The number of help wanted ads increased over the quarter and decreased over the year. The number of ads fell from a monthly average of 630 in the second quarter of 2021 to 595 in the second quarter of 2022(-5.6%). The number of help wanted ads rose over the last quarter, from a monthly average of 420 in the first quarter of 2022 to 595 in the second quarter of 2022(+41.7%). 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>.



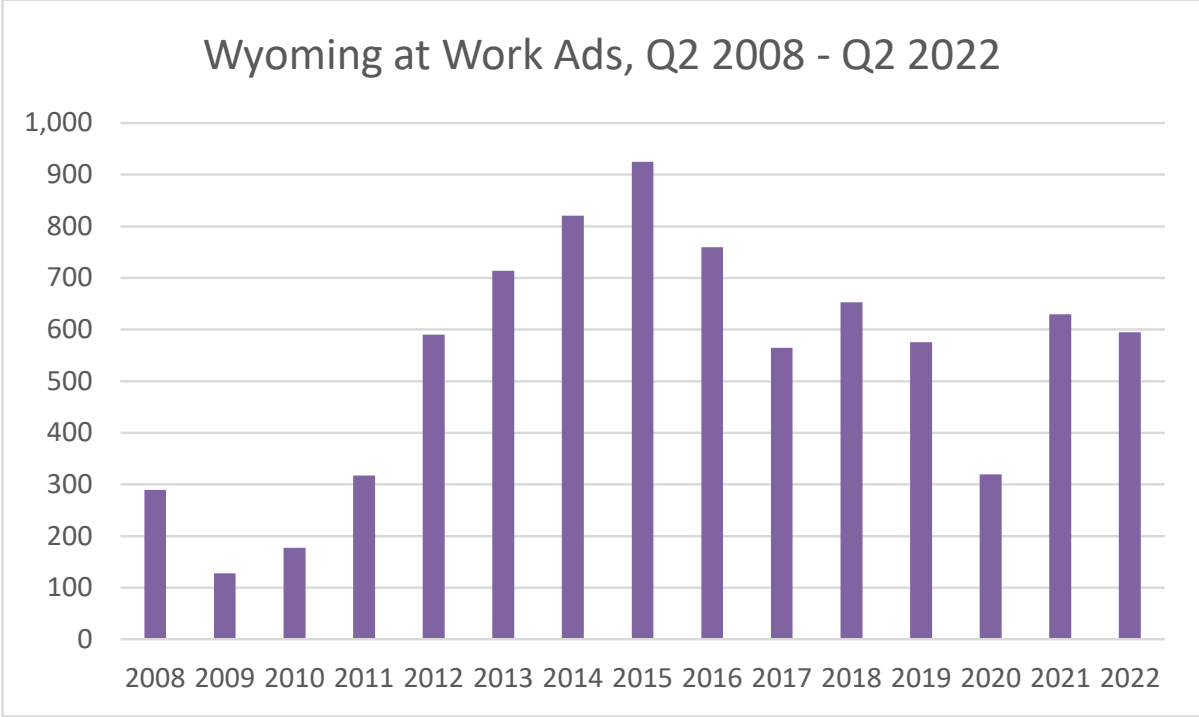


Table 1
Labor Market *

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Avg Monthly Civilian Labor Force (LAUS)	49,950	48,857	50,302	49,279	-1.34	0.86	-2.03
Avg Monthly Employment (LAUS)	46,700	46,720	48,513	47,776	2.30	2.26	-1.52
Avg Monthly Employment (CES)	45,267	46,767	47,233	47,700	5.37	1.99	0.99
Avg Monthly Unemployment (LAUS)	3,249	2,137	1,789	1,503	-53.74	-29.67	-15.99
Avg Monthly Unemployment Rate (LAUS)	6.5	4.4	3.6	3.1	-52.31	-29.55	-13.89
Avg Monthly Initial Unemployment Claims (LAUS)	419	135	65	40	-90.45	-70.37	-38.46
Avg Monthly Help Wanted Ads	320	630	420	595	85.94	-5.56	41.67

* 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 second quarter of 2022 were \$443,224,000. This represented an increase of 7.5 percent from one year ago and an increase of 8.8 percent from the first quarter of 2022. Detailed information about retail sales by subsector is available in Table 3A in the Government Finances section of this report.

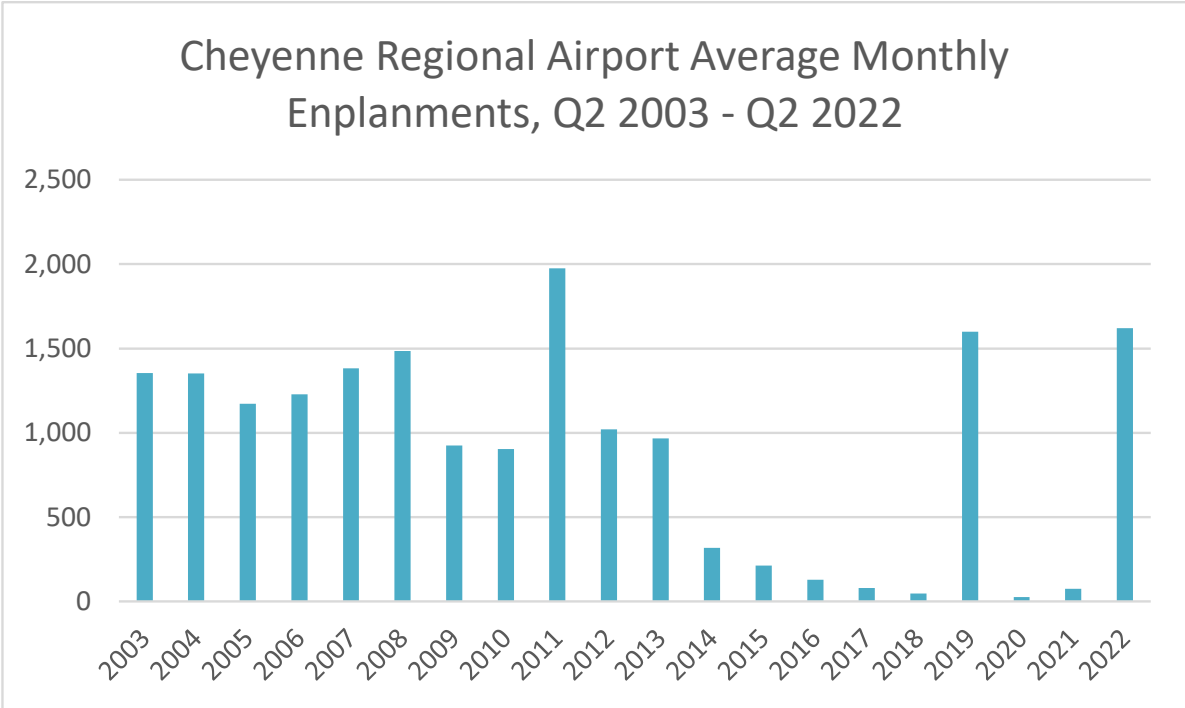
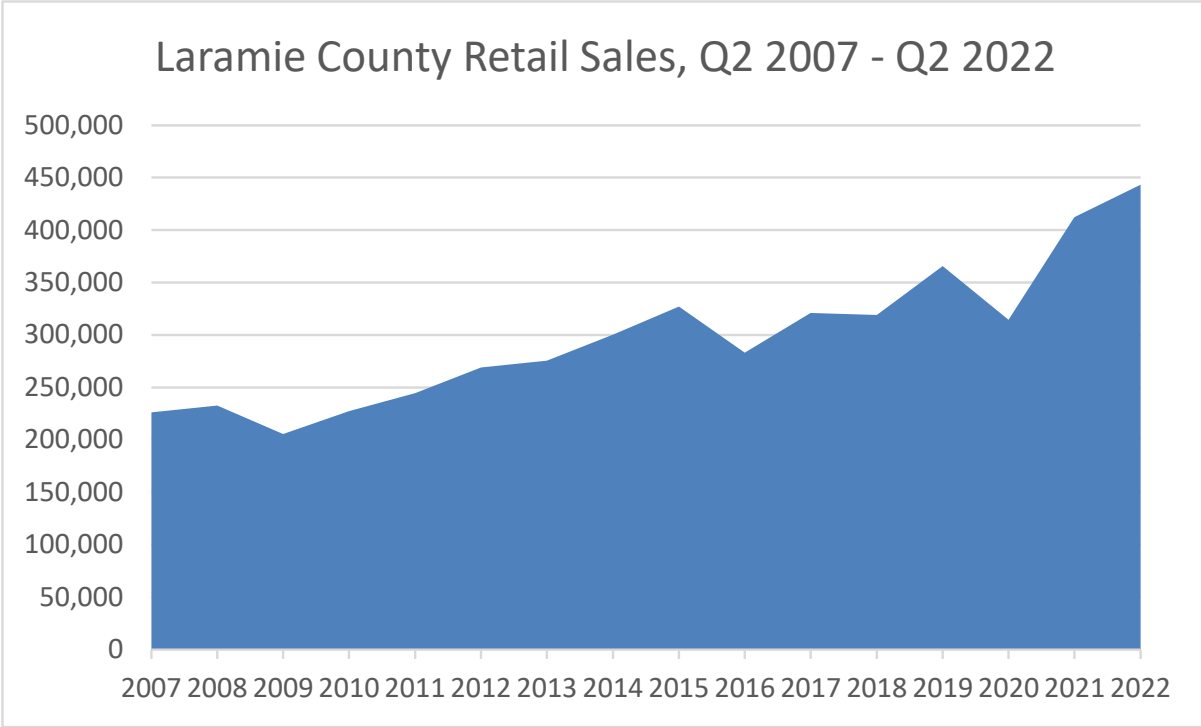
Average monthly enplanements – defined as commercial passenger boardings – increased over the last year, from a monthly average of 75 in the second quarter of 2021 to a monthly average of 1,620 in the second quarter of 2022 (+2,060%). From the first quarter of 2022 to the second quarter of 2022, the number of enplanements increased from a monthly average of 974 to 1,620(+66.3%). In April 2021, the airport began runway construction, suspending air travel in the middle of the month. Air service returned in November 2021. The 1,620 passengers per month is slightly above the pre-Covid average of 1,600 passengers per month in the second quarter of 2019.

Average monthly auto registrations decreased over the year, from 3,632 in the second quarter of 2021 to 3,319 in the second quarter of 2022(-8.6%). Auto registrations increased over the quarter, from 2,860 in the first quarter of 2022 to 3,319 in the second quarter of 2022(+16.1%).

Bankruptcies were flat over the last year, sticking to a monthly average of 11 in the second quarter of 2021 and the second quarter of 2022. The average monthly number of bankruptcies increased over the last quarter, from a monthly average of 4 in the first quarter of 2022 to 11 in the second quarter of 2022.

Table 2A provides information on the oil sector and oil activity in Laramie County. National oil prices were up over the quarter and over the year. Prices rose from an average of \$66.09 per barrel in the second quarter of 2021 to \$108.72 per barrel in the second quarter of 2022(+64.5%). Oil prices rose over the quarter, from \$94.45 to \$108.72 per barrel(+15.1%). However, oil production is down from last year and down over the quarter. From the second quarter of 2021 to the second quarter of 2022, production fell from 729,608 barrels per month to 674,322 barrels per month(-7.6%). From the first quarter of 2022 to the second quarter of 2022, production fell from 702,004 barrels per month to 674,322 barrels per month(-3.9%).

The number of active wells in the county rose over the last year and over the quarter. The number of active wells increased from a monthly average of 466 in the second quarter of 2021 to 472 in the second quarter of 2022(+1.3%). The number of active wells increased over the quarter, moving from 446 wells in the first quarter of 2022 to 472 wells in the second quarter of 2022(+5.8%).



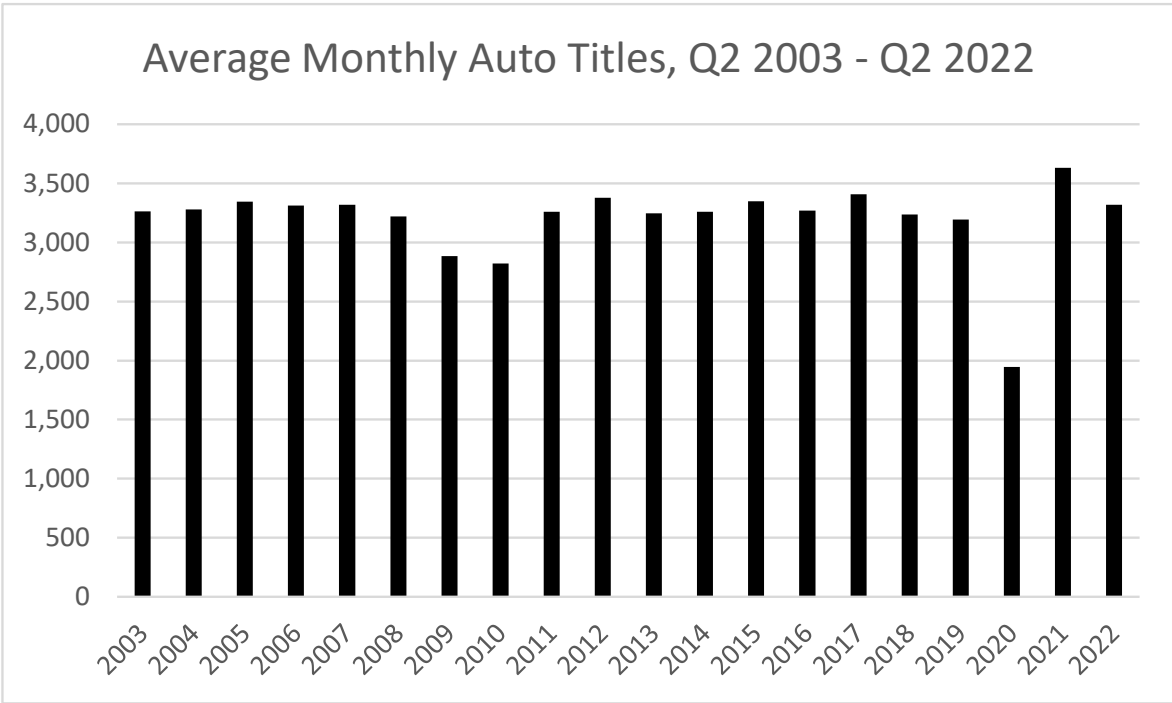
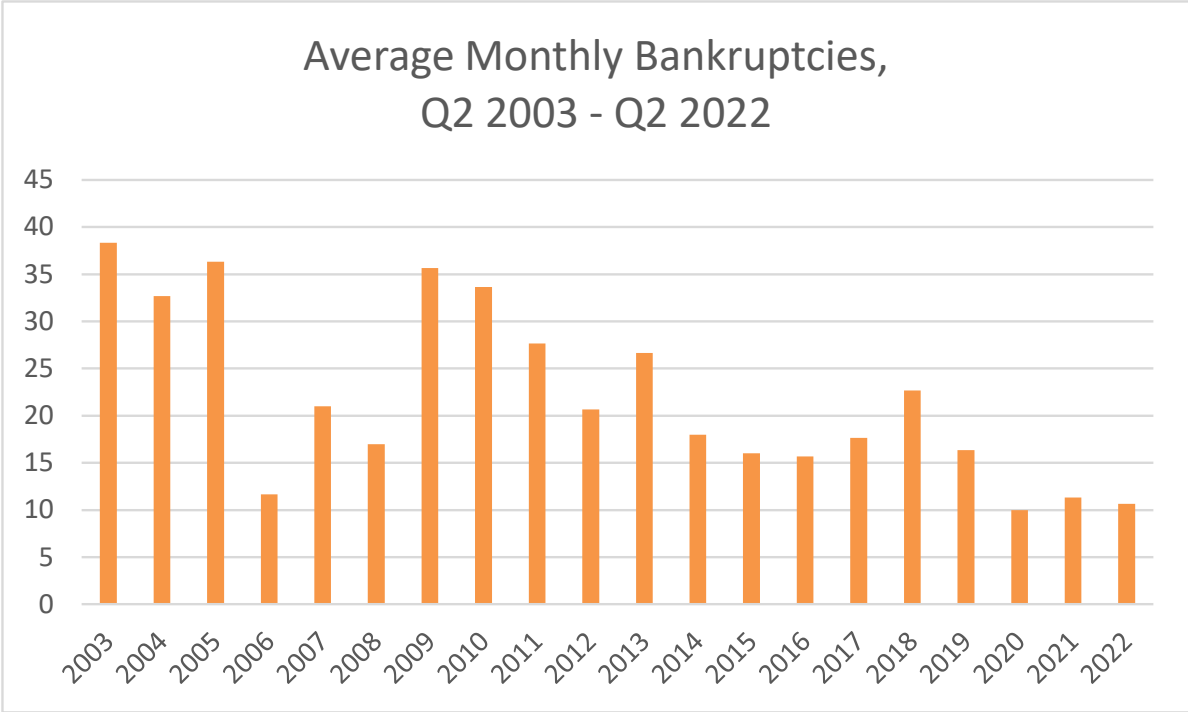


Table 2
General Business Activity

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Total Retail Sales (\$000)	\$314,306	\$412,326	\$407,246	\$443,224	41.02	7.49	8.83
Avg Monthly Enplanements - Cheyenne Regional Airport	25	75	974	1,620	6380.00	2060.00	66.32
Avg Monthly Auto Registrations New & Used	1,946	3,632	2,860	3,319	70.55	-8.62	16.05
Avg Monthly Bankruptcies	10	11	4	11	10.00	0.00	175.00

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

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Avg Monthly Oil Production (Barrels)	446,555	729,608	702,004	674,322	51.01	-7.58	-3.94
Avg Monthly Oil Prices, Per Barrel (\$)	\$ 27.81	\$ 66.09	\$ 94.45	\$ 108.72	290.94	64.50	15.11
Avg Monthly Active Wells	344	466	446	472	37.21	1.29	5.83
Avg Monthly Applications for Permit to Drill ¹	59	54	18	30	-49.15	-44.44	66.67

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 April 1, 2022. 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 second quarter of 2021 to the second quarter of 2022. Tax collections rose by 13.2 percent and tax receipts rose by 12.2 percent. Both of these indicators also rose over the quarter. Tax collections rose by 8.8 percent and tax receipts rose by 7.9 percent from the first quarter of 2022 to the second quarter of 2022.

Lodging tax receipts were up 37.7 percent over the last year, from the second quarter of 2021 to the second quarter of 2022. This sharp increase is due to the coronavirus shutting down international travel and limiting airplane travel in 2020 and 2021. Following the typical seasonal pattern, lodging receipts increased 58.4 percent from the first quarter of 2022 to the second quarter of 2022.

Table 3A presents Laramie County total taxable sales and estimated retail sales by subsector. Over the last year, total taxable sales rose 12.1 percent and estimated total retail sales rose 7.5 percent.

From the second quarter of 2021 to the second quarter of 2022, 9 of the 14 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, two saw an increase in sales. Building Material and Garden Stores (+14.5%) and Eating and Drinking Places (+6.2%), increased revenues over the year. Automobile Sales(-11.2%) and General Merchandise Stores(-0.7%) saw a decrease in revenue over the year.

Table 3
Government Tax Collections and Receipts

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Tax Collections							
Total Sales and Use Tax Collections 4% State, 1% General Purpose Optional, & Lodging (\$000) ¹	\$ 28,571	\$ 35,232	\$ 36,657	\$ 39,885	39.60	13.21	8.81
Tax Receipts							
Total Sales and Use Tax Receipts - 4% State and 1% General Purpose Optional (\$000) ²	\$ 12,379	\$ 15,161	\$ 15,759	\$ 17,009	37.40	12.19	7.93
4% State (\$000)	\$ 6,752	\$ 8,256	\$ 8,598	\$ 9,270	37.29	12.28	7.82
1% General Purpose Optional (\$000)	\$ 5,627	\$ 6,905	\$ 7,161	\$ 7,739	37.53	12.08	8.07
Lodging Tax Receipts	\$246,296	\$409,996	\$356,331	\$564,352	129.14	37.65	58.38
1% Specific Purpose Optional Tax Receipts (\$000)	\$ 5,627	\$ 6,998	\$ 122	\$ 4,750	-15.59	-32.12	3793.44

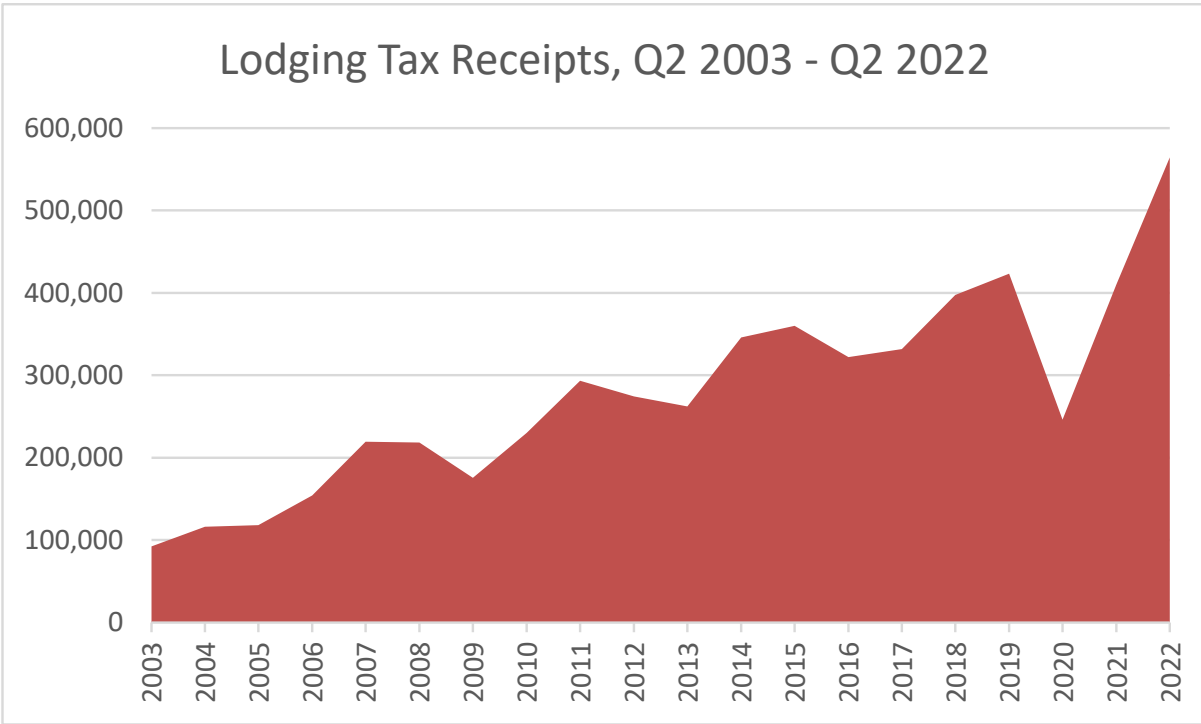
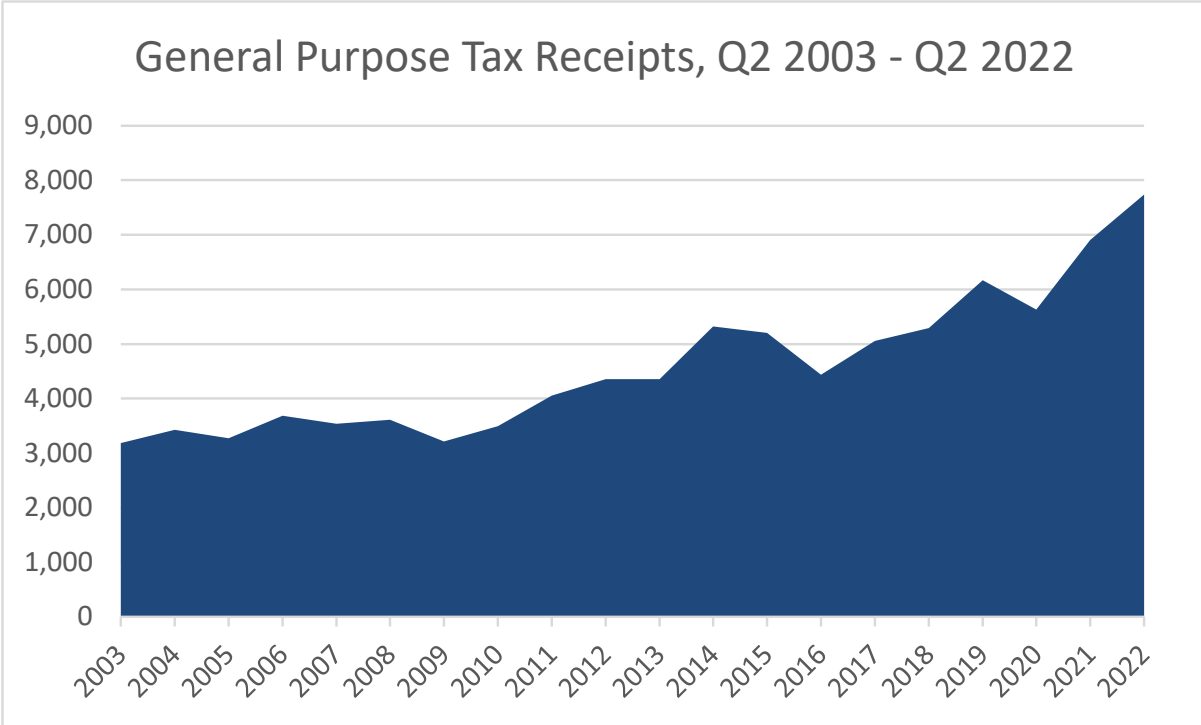
¹Includes the 4% Sales and Use Tax, the 1% Optional Sales and Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. Data represent the total share of collected taxes received by entities within Laramie County including Laramie County, the city of Cheyenne, the town of Burns, the town of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

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Total Taxable Sales (\$000)	562,682	690,515	716,103	773,869	37.53	12.07	8.07
Total Retail Sales (\$000)	314,306	412,326	407,246	443,224	41.02	7.49	8.83
Auto Dealers and Parts	23,000	25,874	20,621	27,654	20.23	6.88	34.11
Gasoline Stations	13,743	16,392	16,820	20,301	47.72	23.85	20.70
Home Furniture and Furnishings	7,084	9,995	10,294	9,335	31.78	-6.60	-9.32
Electronic and Appliance Stores	13,780	-4,821	22,521	20,552	49.14	-526.30	-8.74
Building Material & Garden	70,530	86,871	82,512	99,438	40.99	14.47	20.51
Grocery and Food Stores	4,790	5,136	6,833	5,317	11.00	3.52	-22.19
Liquor Stores	6,036	5,898	6,715	6,430	6.53	9.02	-4.24
Clothing and Shoe Stores	7,138	14,384	15,299	13,853	94.07	-3.69	-9.45
Department Stores	7,350	8,427	11,115	9,015	22.65	6.98	-18.89
General Merchandise Stores	32,596	41,953	41,262	41,666	27.83	-0.68	0.98
Miscellaneous Retail	21,858	36,412	28,774	27,240	24.62	-25.19	-5.33
Lodging Services	7,315	15,740	11,606	18,802	157.03	19.45	62.00
Eating and Drinking Places	42,764	59,643	58,601	63,336	48.11	6.19	8.08
Automobile Sales	56,287	90,417	74,266	80,278	42.62	-11.21	8.10

Source: WCBEA analysis from Wyoming Department of Revenue.



Financial Sector

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

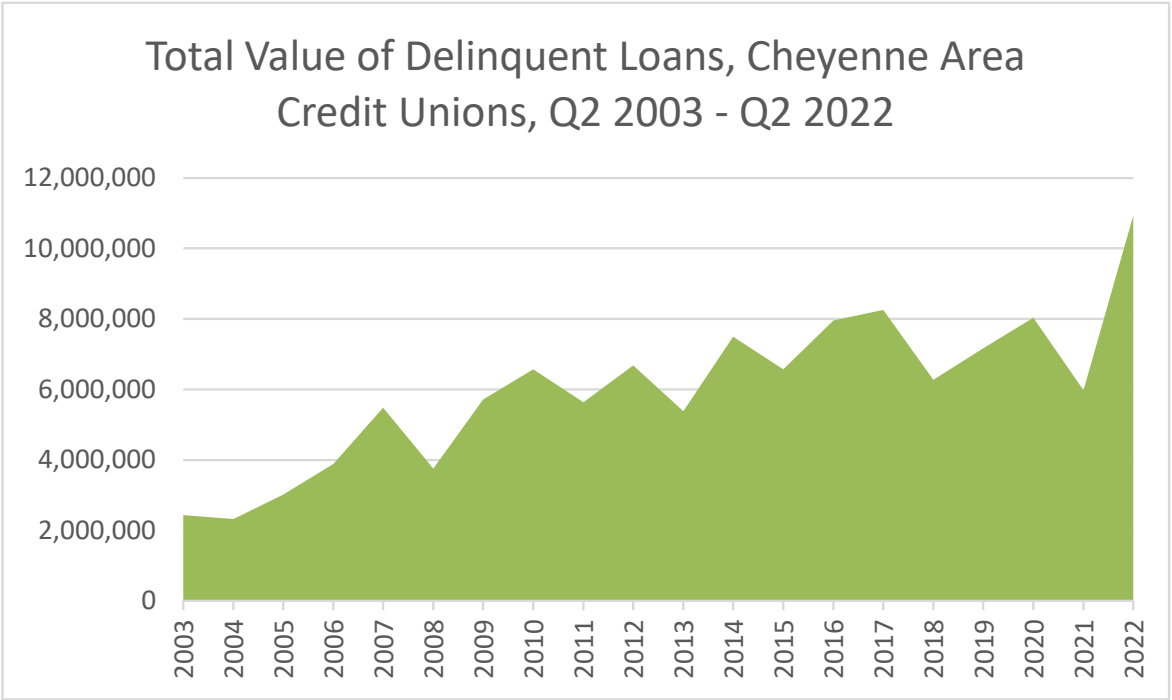
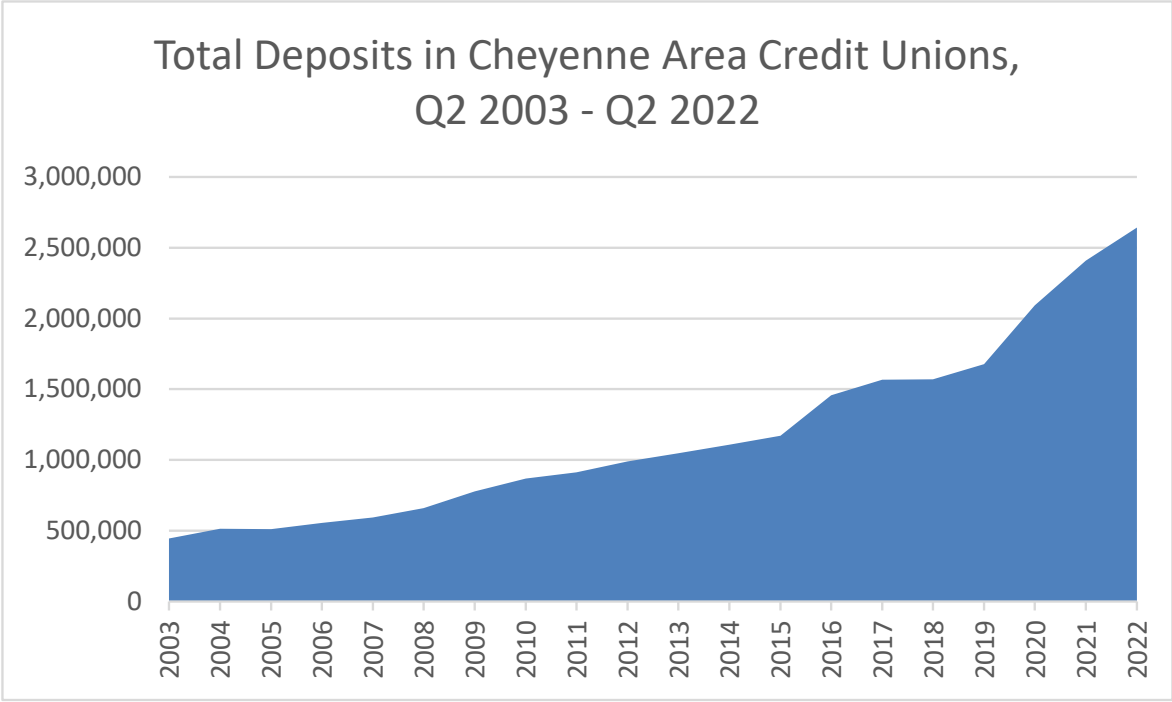
WCBEA reports data from the National Credit Union Administration for credit unions that are headquartered in Cheyenne, Wyoming. The data available for each credit union summarize the financial activity of multiple credit union branches/locations, if more than one location exists.

Deposits to and loans from Laramie County credit unions increased from the second quarter of 2021 to the second quarter of 2022. Credit union deposits grew by 9.7 percent over the last year and 0.8 percent from the first quarter of 2022 to the second quarter of 2022. The value of loans made by Laramie County credit unions increased by 16.9 percent over the year and increased 5.1 percent over the quarter. The total value of loans made by Laramie County credit unions that were delinquent in repayment increased 82.7 percent over the year and increased 13.1 percent from the first quarter of 2022 to the second quarter of 2022.

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 2021 Economic Indicators report. Total deposits in commercial banks were up 33 percent from 2018, up 34.5 percent from 2019, and up 14.2 percent over the last year.

Table 4B 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 \$570,729,000 in deposits, representing a 23.1 percent market share. Wells Fargo Bank's deposits rose almost 70,000,000 in the last year. Nearly every bank increased the size of their deposits over the last year. The five largest banks together have a 62.7 percent share of the market. That is, these five largest banks taken together hold 62.7 percent of all deposits in Laramie County commercial banks. Chase Bank opened their first location in Cheyenne during fiscal year 2021 and Bank of the West closed one of their locations.

In July 2020, we began tracking data on commercial banks chartered in Wyoming and operating in Laramie County to help approximate the health of financial institutions outside of credit unions. While this data omits larger banks, like Wells Fargo and Bank of the West, it gives a better idea of Wyoming-specific commercial banks and how they are operating in Laramie County. That information is gathered in Table 4A.



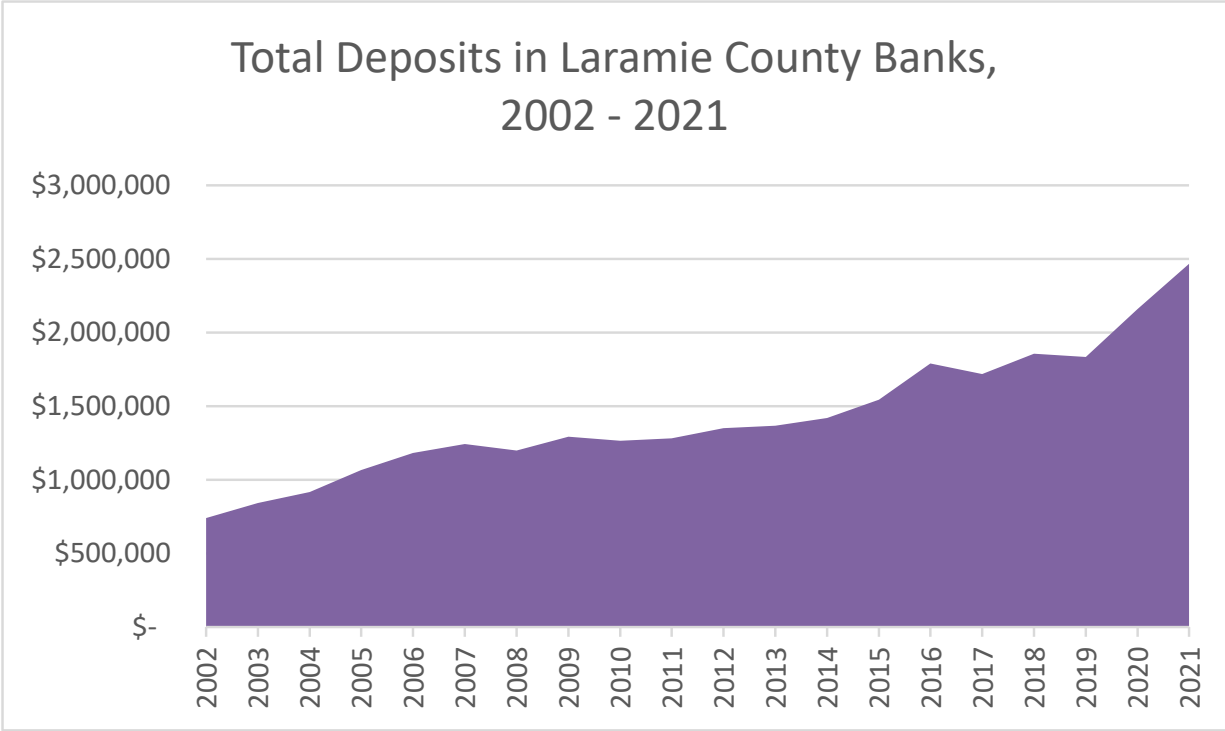


Table 4
BANKING

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Credit Union Data							
Deposits (\$000)	\$ 2,092,318	\$ 2,408,670	\$ 2,621,952	\$ 2,643,301	26.33	9.74	0.81
Loans (\$000)	\$ 2,371,602	\$ 2,702,194	\$ 3,006,586	\$ 3,158,762	33.19	16.90	5.06
Net Income YTD (\$)	\$ 7,753,961	\$ 10,379,086	\$ 6,099,738	\$ 9,845,321	26.97	-5.14	61.41
Delinquencies (\$)	\$ 8,031,123	\$ 5,982,758	\$ 9,665,958	\$ 10,930,472	36.10	82.70	13.08
Memberships	161,261	172,769	202,599	197,758	22.63	14.46	-2.39
	FY 2018	FY 2019	FY 2020	FY 2021	3 Year % Chg FY 2018 - FY 2021	2 Year % Chg FY 2019 - FY 2021	1 Year % Chg FY 2020 - FY 2021
Banking Data							
Deposits (\$000) ¹	\$ 1,855,700	\$ 1,835,079	\$ 2,159,853	\$ 2,467,450	32.97	34.46	14.24

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
Commercial Banking

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Commercial Banks							
Earning Assets (\$000)	\$1,124,680	\$1,358,758	\$1,450,503	\$1,425,109	26.71	4.88	-1.75
Deposits (\$000)	\$1,061,142	\$1,275,926	\$1,416,477	\$1,386,986	30.71	8.70	-2.08
Net Income YTD (\$000)	\$ 9,604	\$ 11,422	\$ 7,288	\$ 14,107	46.89	23.51	93.56

Source: Federal Financial Institutions Examination Council

Table 4B
BANKING DEPOSIT MARKET SHARE
LARAMIE COUNTY INSTITUTIONS
as of June 30, 2021

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	\$ 570,729	23.1%	23.1%
ANB Bank	CO	2	\$ 293,788	11.9%	35.0%
First Interstate Bank	MT	2	\$ 266,107	10.8%	45.8%
Wyoming Bank & Trust	WY	2	\$ 225,403	9.1%	55.0%
Jonah Bank of Wyoming	WY	2	\$ 190,214	7.7%	62.7%
US Bank National Association	OH	2	\$ 143,636	5.8%	68.5%
Western States Bank	WY	2	\$ 133,251	5.4%	73.9%
Bank of the West	CA	2	\$ 118,910	4.8%	78.7%
Firstier Bank	NE	1	\$ 101,564	4.1%	82.8%
Pinnacle Bank - Wyoming	WY	2	\$ 99,431	4.0%	86.9%
Platte Valley Bank	WY	2	\$ 85,758	3.5%	90.3%
Banner Capital Bank	NE	1	\$ 75,008	3.0%	93.4%
First State Bank	NE	2	\$ 53,376	2.2%	95.5%
Cheyenne State Bank	WY	1	\$ 40,456	1.6%	97.2%
Points West Community Bank	CO	1	\$ 35,089	1.4%	98.6%
Farmers State Bank	WY	1	\$ 27,230	1.1%	99.7%
Central Bank and Trust	WY	1	\$ 7,483	0.3%	100.0%
JP Morgan Chase Bank, National Association	OH	1	\$ 17	0.0%	100.0%
All Institutions			\$ 2,467,450	100.0%	

Source: FDIC Deposit Market Share Report. 2021 data represent 18 institutions and 29 branch banks.

Note: Banking data reflect deposits as of June 30, 2021.

Residential and Commercial Construction

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

In Cheyenne, the number of single-family residential building permits issued increased over the year and decreased over the quarter. The number of permits increased from 50 in the second quarter of 2021 to 62 in the second quarter of 2022(+24%). The number of permits issued over the quarter decreased from 105 in the first quarter of 2022 to 62 in the second quarter of 2022(-41%).

Outside Cheyenne, the number of single-family residential building permits issued decreased over the year and increased over the quarter. The number of permits issued fell from 83 in the second quarter of 2021 to 66 in the second quarter of 2022(-20.5%). The number of permits issued increased from 45 in the first quarter of 2022 to 66 in the second quarter of 2022(+46.7%). The number of single family homes being built in the county and city combined are comparable to years past, but the addresses for the new builds are landing under Cheyenne jurisdiction, not the county.

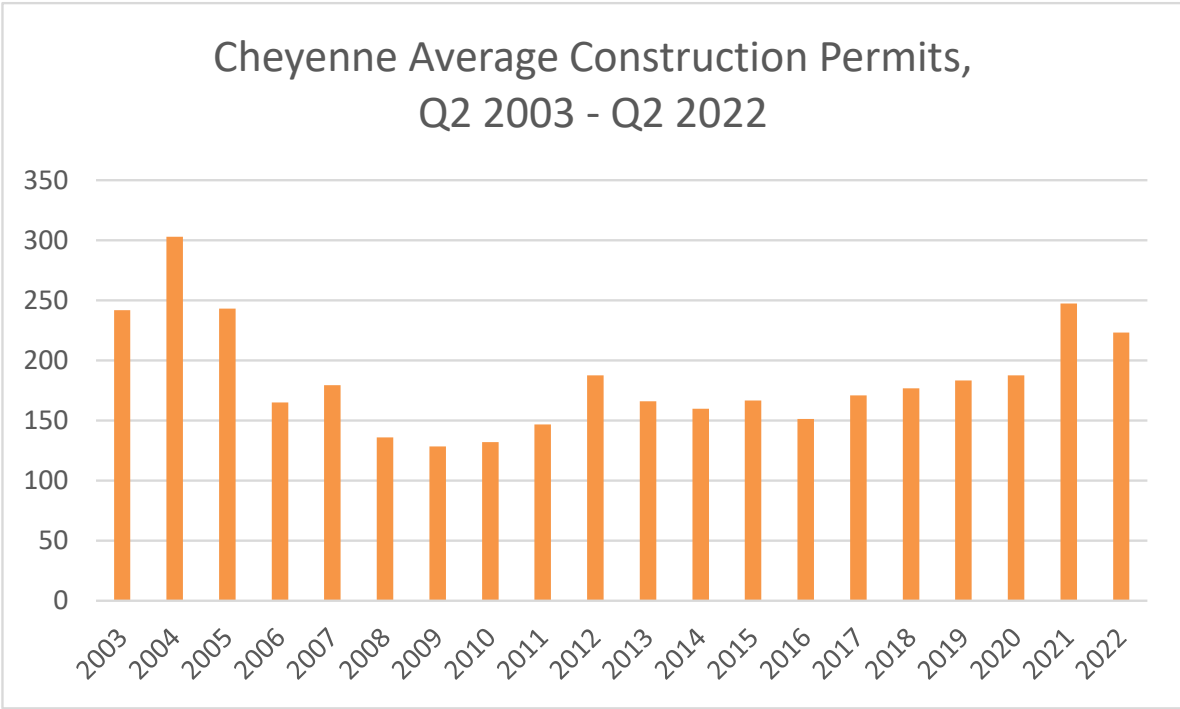
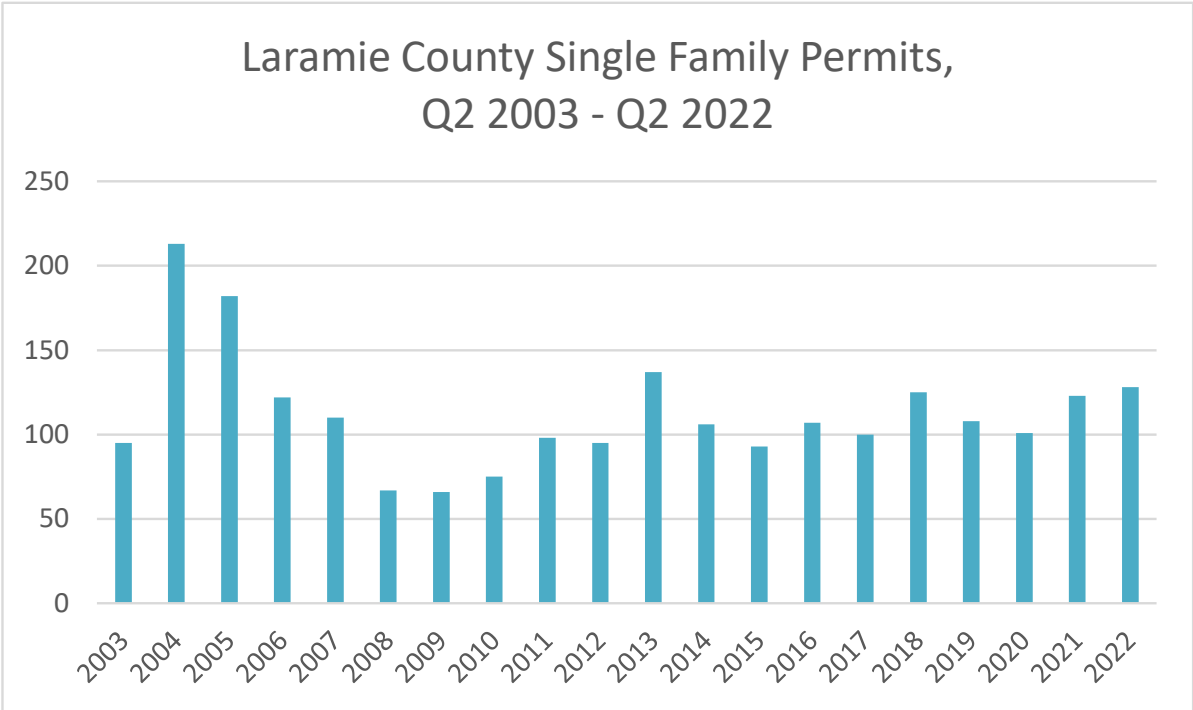
In Cheyenne, the major construction projects involved renovating office space for American National Bank and the Wyoming Army National Guard alongside converting a CRMC operating room into a urology suite. In the county, a new Microsoft data center accounted for nearly 64 of the 67 million dollars in projects over the quarter.

**Table 5
Construction**

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Construction							
Total Single-Family Bldg Permits - City	37	50	105	62	67.57	24.00	-40.95
Total Single-Family Bldg Permits - Rural	64	83	45	66	3.13	-20.48	46.67
Avg Monthly Building permits (All Construction) - City ¹	188	247	223	223	18.62	-9.72	0.00
Avg Monthly Septic Permits - Rural	30	31	25	26	-13.33	-16.13	4.00
Avg Monthly Value of Authorized Construction - City (\$000)	\$ 13,484	\$ 88,424	\$ 15,147	\$ 20,581	52.63	-76.72	35.88
Avg Monthly Value New Residential Construction - City (\$000)	\$ 4,088	\$ 4,812	\$ 9,631	\$ 5,992	46.58	24.52	-37.78

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

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	38	30	36	35	51	35	68	27	35	35	452
Manufactured	2	0	0	1	4	6	1	2	1	2	0	0	19
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	16	0	0	0	0	0	0	0	0	0	0	16
Multi-family	16	0	0	0	0	0	0	0	0	0	0	60	76
Total	53	43	38	31	40	41	52	37	69	29	35	95	563
2021													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	44	56	47	47	32	44	37	36	39	47	39	38	506
Manufactured	3	1	3	1	1	3	3	1	10	1	2	1	30
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family	0	0	0	0	0	0	0	96	0	0	0	0	96
Total	47	57	50	48	33	47	40	133	49	48	41	39	632
2022													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	38	64	48	41	48	39	-	-	-	-	-	-	278
Manufactured	0	0	2	2	5	3	-	-	-	-	-	-	12
Duplex	0	0	0	0	0	0	-	-	-	-	-	-	0
Tri & Four Plex	0	40	0	0	0	0	-	-	-	-	-	-	40
Multi-family	0	0	0	0	0	0	-	-	-	-	-	-	0
Total	38	104	50	43	53	42	0	0	0	0	0	0	330



Commercial Property Vacancies

By the end of the second quarter of 2022, there were 69 active properties on the local commercial real estate market, a 6.1 percent increase from the first quarter of 2022 and a 29.6 percent decrease from one year ago. During the quarter, the number of office spaces decreased, the number of retail spaces increased, and the number of warehouse spaces decreased. The number of office spaces decreased from 26 to 25, the number of retail spaces increased from 24 to 34, and the number of warehouses decreased from 15 to 10.

From the first quarter of 2022 to the second quarter of 2022, the number of available warehousing units for sale and/or lease decreased 33.3 percent (-5 units) and the total available square footage decreased 45.9 percent. The average lease rate increased from \$10.70/sf to \$12.00/sf at the end of the second quarter. Total vacant square footage ended the quarter at 252,781 sf, down from 466,936 sf at the end of the first quarter of 2022. The sharp decline is due to the push for more advanced manufacturing in Cheyenne.

The number of available retail properties for sale and/or lease increased 41.6 percent (+10 units) over the quarter and the total available square footage decreased 13.6 percent. The total amount of vacant retail space ended the quarter at 248,521 sf, decreasing from 287,618 sf at the end of the first quarter of 2022. Vacancy in the Frontier Mall decreased from 22.2 percent during the first quarter of 2022 to 21.3 percent in the second quarter of 2022. There were 16 vacancies, including the Dillard's West location and Frontier Nine Theatres which are listed separately based on their size. The Holiday Home Plaza on Nationway had 0 vacancies. Other shopping centers saw few or no changes in vacancies. The number of properties increasing and square footage decreasing is due to some business owners selling the property and business together, so the new owner would have an existing business. Also, the sharp increase in number of properties available is slightly overstated, as 5 of the 16 new properties were pending sales.

The number of available office properties decreased 3.9 percent (-1 unit) over the quarter and the total square footage decreased 19.5 percent over the quarter. Total vacant office space by the quarter's end increased to 165,624 sf from 146,744 sf in the first quarter of 2022. The increase is due to a former warehouse being reclassified as office space. This property alone added over 15,000 sf of available office space.

The number of medical spaces available for sale or lease during the second quarter of 2022 increased from 2 to 3.

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 second quarter of 2022, 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, 2019-2022

Summary Table Commercial Property for Sale or Lease Updated: 6/30/2022				
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate
Third Quarter 2019				
Warehouse	16	332,094	\$6.85	4.50 - 8.50
Retail	52	434,220	\$13.51	6.00 - 23.50
Office Space	34	156,252	\$14.57	10.00 - 18.50
Fourth Quarter 2019				
Warehouse	21	383,516	\$6.99	4.50 - 8.50
Retail	47	339,957	\$15.08	12.00 - 23.50
Office Space	31	148,153	\$13.25	10.00 - 16.00
First Quarter 2020				
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
Second Quarter 2020				
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
Third Quarter 2020				
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
Fourth Quarter 2020				
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
First Quarter 2021				
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
Second Quarter 2021				
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
Third Quarter 2021				
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
Fourth Quarter 2021				
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
First Quarter 2022				
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
Second Quarter 2022				
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

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.

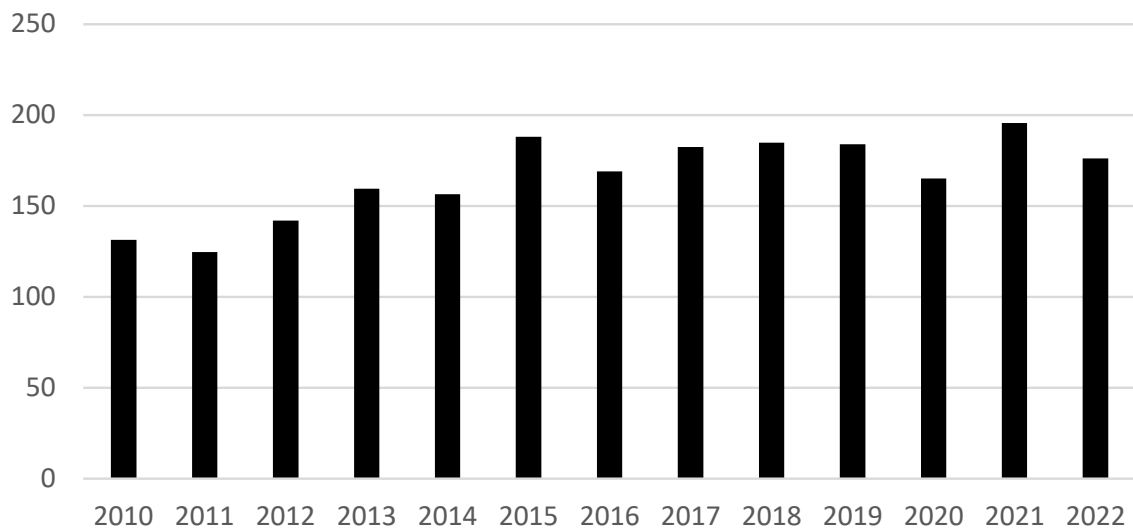
The housing market in Cheyenne and Laramie County is offering more homes, but is still seeing sales prices increase. The Cheyenne Board of Realtors reported a 93.1 percent increase in the supply of homes for sale in the city of Cheyenne and a 64.5 percent increase in the supply of homes for sale in the rural part of Laramie County from the second quarter of 2021 to the second quarter of 2022. Over the last year, the supply of homes for sale increased in the city of Cheyenne, from a monthly average of 72 units for sale in the second quarter of 2021 to a monthly average of 139 units for sale in the second quarter of 2022. In rural Laramie County, there was an increase in the supply of homes for sale over the last year, from a monthly average of 31 in the second quarter of 2021 to a monthly average of 51 in the second quarter of 2022.

The average sales price for homes in the city of Cheyenne rose over the year and over the quarter. The average sales price was \$372,979 during the second quarter of 2022, up from \$325,283 in the second quarter of 2021(+14.7%) and up from \$344,478 in the first quarter of 2022(+8.3%).

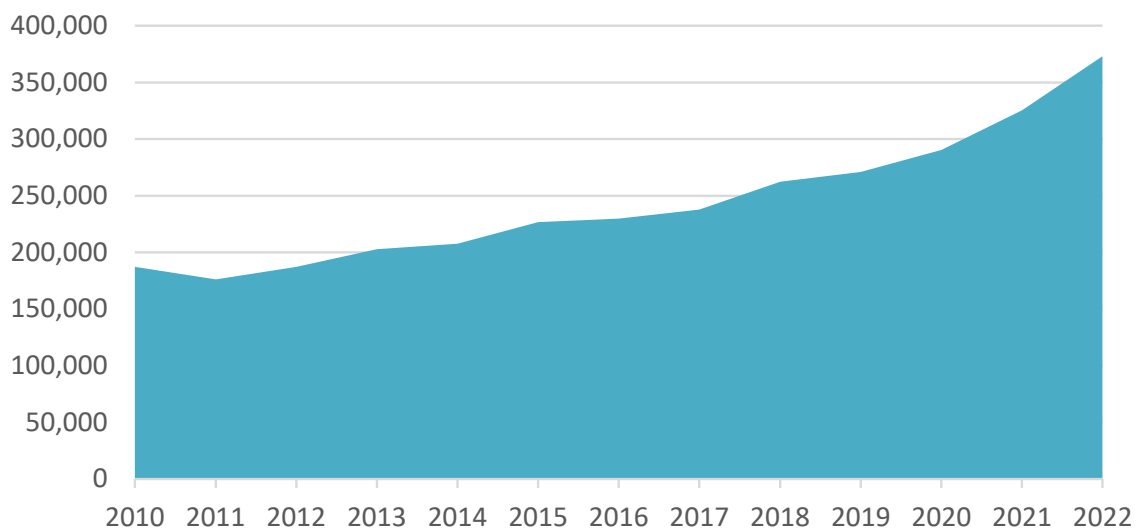
The average sales price for homes in rural Laramie County increased over the year and over the quarter. The average sales price was \$618,053, up from \$514,042 in the second quarter of 2021(+20.2%) and up from \$558,896 in the first quarter of 2022(+10.6%).

The condo and townhouse market is following the single family residence market. The number of townhouses and condominiums available for sale increased over the year and over the quarter. From the second quarter of 2021 to the second quarter of 2022, the average number of condos and townhouses for sale increased from 5 to 17. From the first quarter of 2022 to the second quarter of 2022, the average number of townhouses and condos for sale increased from 8 to 17. The average sales price for townhouses and condos also increased over the year and over the quarter. From the second quarter of 2021 to the second quarter of 2022, the average sales price increased from \$277,253 to \$319,879(+15.4%). From the first quarter of 2022 to the second quarter of 2022, the average sales price increased from \$318,085 to \$319,879(+0.5%).

Average Monthly Residential Units Sold,
Q2 2010 - Q2 2022



Cheyenne Average Home Price,
Q2 2010 - Q2 2022



Apartment Vacancies

The vacancy rate in sampled apartments rose over the year and fell over the quarter. It rose from 0.4 percent in the second quarter of 2021 to 0.9 percent in the second quarter of 2022. This vacancy rate fell from 1.4 percent in the first quarter of 2022 to 0.9 percent in the second quarter of 2022.

Table 7 below presents the above data.

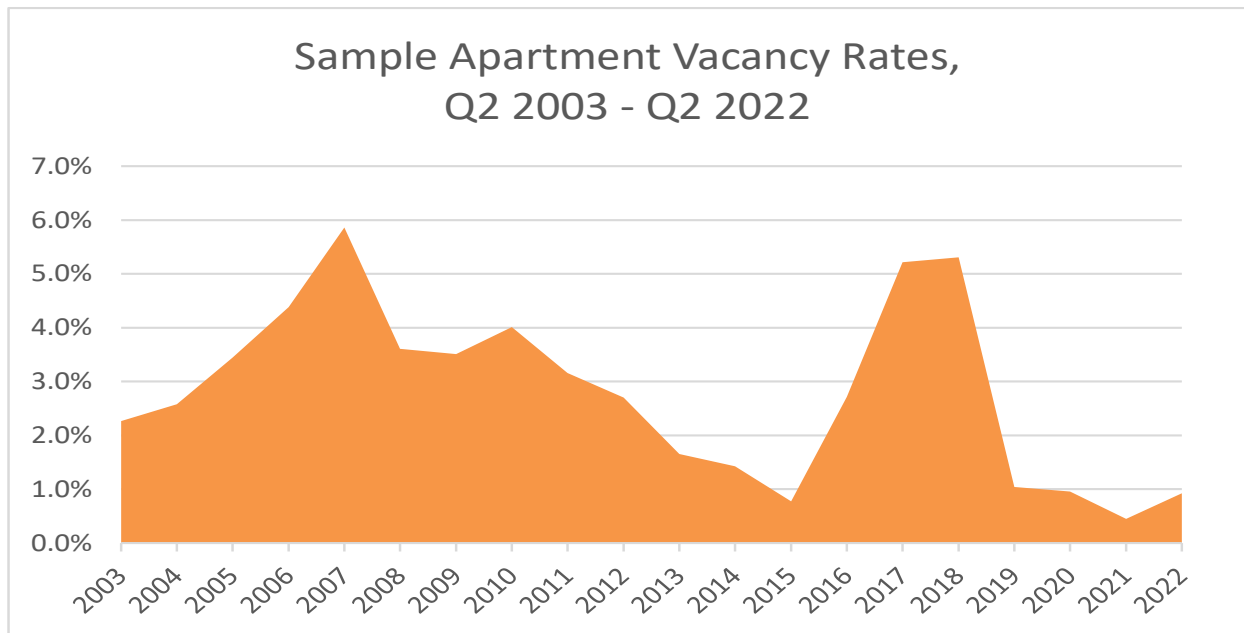
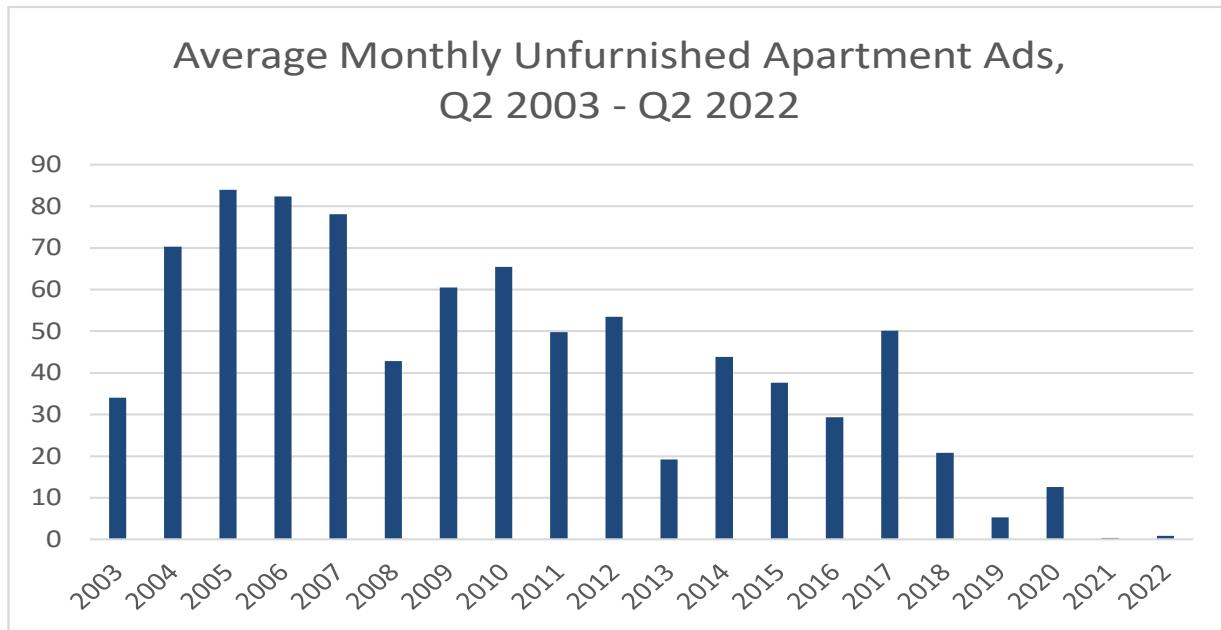


Table 7
Residential Housing Market

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Cheyenne Board of Realtors							
Avg Monthly Residentials Sold	165	196	143	176	6.7	-10.2	23.1
City							
Avg Monthly Units For Sale	178	72	51	139	-21.9	93.1	172.5
Avg Sale Price (\$)	\$290,559	\$325,283	\$344,478	\$372,979	28.4	14.7	8.3
Avg Days on Market ⁴	22	16	28	12	-45.5	-25.0	-57.1
Rural							
Avg Monthly Units For Sale	82	31	27	51	-37.8	64.5	88.9
Avg Sale Price (\$)	\$425,291	\$514,042	\$558,896	\$618,053	45.3	20.2	10.6
Avg Days on Market	38	27	32	30	-21.1	11.1	-6.3
Vacancies⁵							
Avg Monthly Furnished Apartments	0	0	0	1	-	-	-
Avg Monthly Unfurnished Apartments	13	0	1	1	-92.3	-	0.0
Avg Monthly Homes and Duplexes	2	0	0	0	-100.0	-	-
Avg Monthly Mobile Homes	1	1	1	1	0.0	0.0	0.0
Sampled Apartments Vacancy Rate ⁶	1.0%	0.4%	1.4%	0.9%	-10.0	125.0	-35.7

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

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 fell over the year and over the quarter. From the second quarter of 2021 to the second quarter of 2022, the monthly average number of people sheltered decreased from 49 to 46(-6.1%). Over the quarter, the monthly average decreased from 51 to 46(-9.8%).

The number of Temporary Assistance for Needy Families (TANF) distributions over the year was constant and saw a decrease over the quarter. The number held at 81 over the year and dipped from 87 to 81(-6.9%) over the quarter.

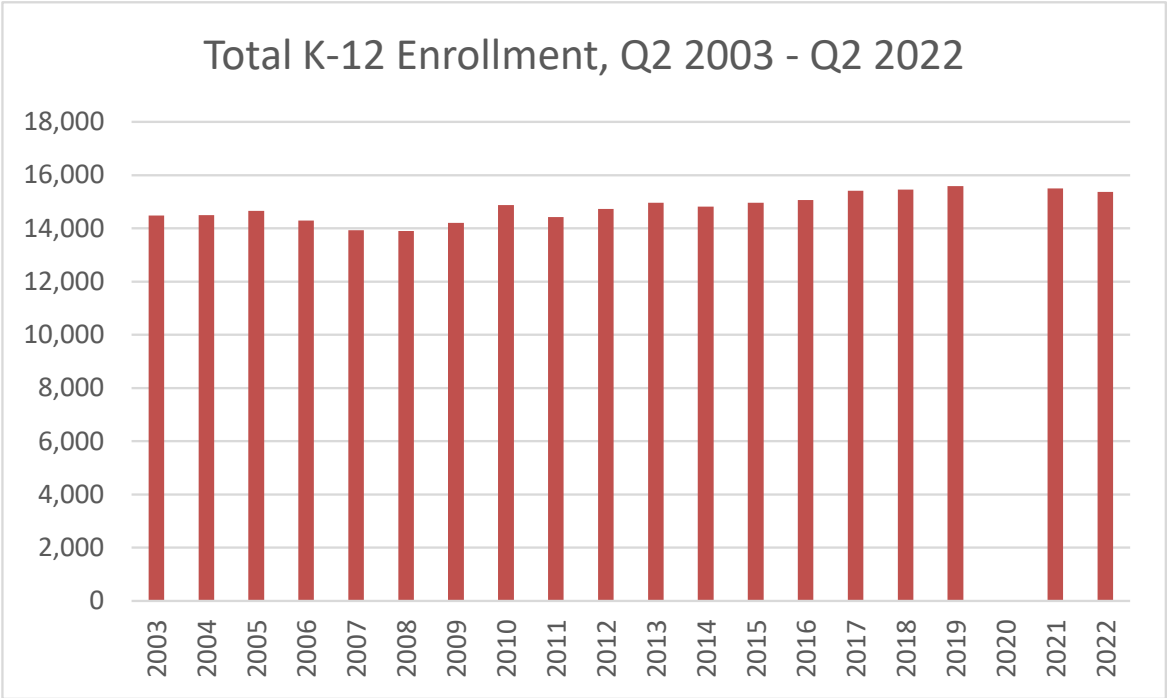
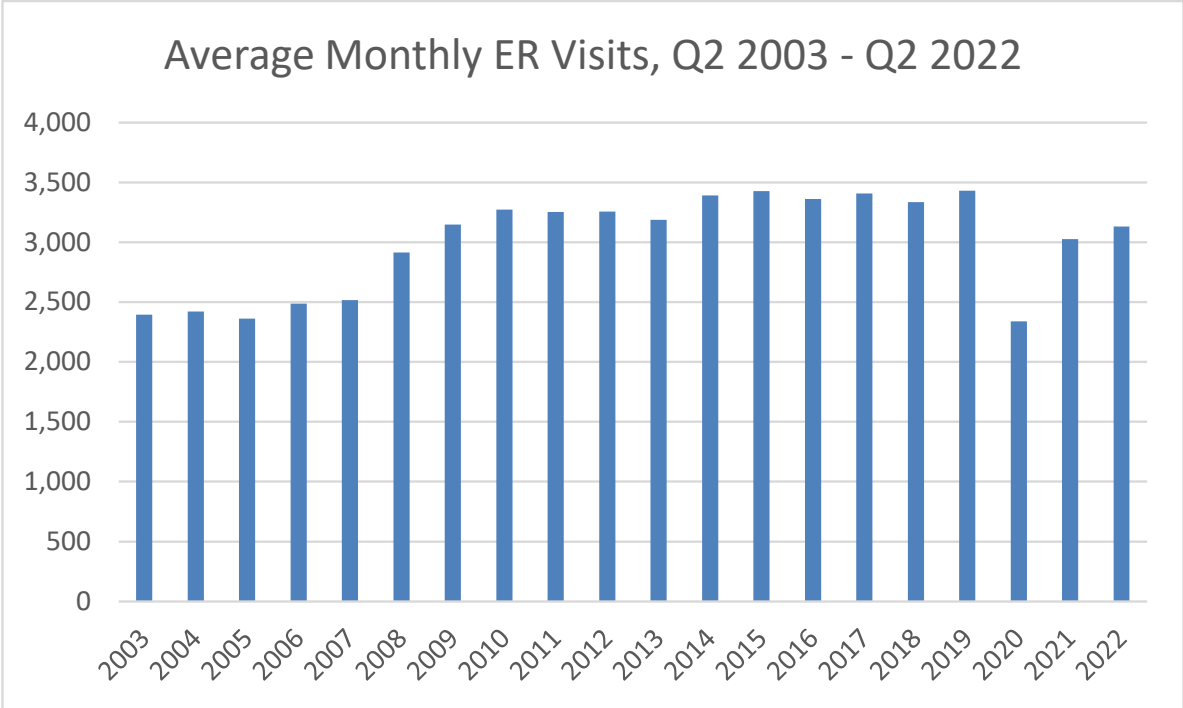
Local tourism numbers were mostly positive over the last year. The Cheyenne Visitor Center saw their numbers increase from the second quarter of 2021 to the second quarter of 2022(+9.5%). The Pine Bluffs Information Center saw a 31.8 percent increase in visitors from the second quarter of 2021 to the second quarter of 2022. Occupancy rates at local hotels increased from 60.5 percent in the second quarter of 2021 to 66.1 percent in the second quarter of 2022.

**Table 8
Demographics**

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020 - 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Human Services							
Emergency Room Visits	2,339	3,026	2,987	3,130	33.8	3.4	4.8
Safehouse - # Sheltered	33	49	51	46	39.4	-6.1	-9.8
DFS/TANF Distributions	99	81	87	81	-18.2	0.0	-6.9
School Enrollments							
Laramie County School District #1	N/A	13,325	13,411	13,272	-	-0.4	-1.0
Laramie County School District #2	1,037	1,030	1,047	1,044	0.7	1.4	-0.3
Private Schools ¹	423	332	344	344	-18.7	3.6	0.0
Home Schooling	384	570	452	452	17.7	-20.7	0.0
Poder Academy	N/A	255	274	269	-	5.5	-1.8
Total School Enrollment ²	N/A	15,511	15,528	15,381	-	-0.8	-0.9
LCCC Enrollment - FTE (Laramie County Sites)	1,871	1,652	2,536	N/A	-	-	-
LCCC Enrollment - Headcount (Laramie County)	3,472	2,269	3,771	N/A	-	-	-

**Table 9
Tourism**

	2Q 2020	2Q 2021	1Q 2022	2Q 2022	2 Year % Chg 2Q/2020- 2Q/2022	1 Year % Chg 2Q/2021 - 2Q/2022	Qtrly % Chg 1Q/2022 - 2Q/2022
Avg Monthly Accomodations Data							
Occupancy Rate (%)	47.1%	60.5%	51.0%	66.1%	40.34	9.26	29.61
Average Room Rate	\$ 77.10	\$ 87.01	\$ 89.93	\$ 105.63	37.00	21.40	17.46
Avg Monthly Visitor Data							
Visit Cheyenne Walk-in Count	422	4,511	2,463	4,941	1070.85	9.53	100.61
Trolley Ridership	72	349	300	677	840.28	93.98	125.67
Pine Bluffs Info Center	N/A	4,424	N/A	5,830	-	31.78	-
I-25 State Visitor Center	427	9,851	1,600	7,950	1761.83	-19.30	396.88
Old West Museum Paid Visitor	391	1,536	548	1,324	238.62	-13.80	141.61



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)	49,525	49,567	49,514	49,166	49,328	49,076	49,156	48,885	49,002	49,518	50,620	50,117	49,456	2021
	50,508	50,337	50,061	49,626	48,851	49,359	-	-	-	-	-	-	49,790	2022
Total Employment (LAUS)	46,958	47,001	47,165	47,098	46,241	46,820	47,200	47,142	47,423	47,949	49,097	48,671	47,397	2021
	48,657	48,493	48,390	48,099	47,457	47,772	-	-	-	-	-	-	48,145	2022
Total Employment (CES)	45,300	45,400	45,900	46,300	47,000	47,000	47,300	47,300	47,200	47,300	47,200	47,100	47,100	2021
	47,100	47,300	47,300	47,400	47,600	48,100	-	-	-	-	-	-	47,467	2022
Total Unemployment (LAUS)	2,567	2,566	2,349	2,068	2,087	2,256	1,956	1,743	1,579	1,569	1,523	1,446	1,976	2021
	1,851	1,844	1,671	1,527	1,394	1,587	-	-	-	-	-	-	1,646	2022
Unemployment Rate (LAUS)	5.2	5.2	4.7	4.2	4.3	4.6	4.0	3.6	3.2	3.2	3.0	2.9	4.0	2021
	3.7	3.7	3.3	3.1	2.9	3.2	-	-	-	-	-	-	3.3	2022
Initial Unemployment Claims	201	167	113	223	118	65	46	40	54	38	49	78	99	2021
	78	60	56	45	40	36	-	-	-	-	-	-	53	2022
Help Wanted Ads	421	258	458	696	476	718	418	366	454	456	284	270	440	2021
	317	484	458	786	545	454	-	-	-	-	-	-	507	2022
General Business Activity														
Auto Registrations	3,040	2,891	2,883	3,817	3,415	3,663	3,628	3,847	3,218	3,313	2,788	2,865	3,281	2021
	2,716	2,655	3,209	3,180	3,129	3,647	-	-	-	-	-	-	3,089	2022
Enplanements - CYS	349	414	459	224	0	0	0	0	0	0	1,223	1,492	347	2021
	839	837	1,245	1,475	1,615	1,770	-	-	-	-	-	-	1,297	2022
Retail Sales (\$)	\$ 133,006,500	\$ 121,897,600	\$ 114,192,900	\$ 120,242,200	\$ 150,054,300	\$ 142,029,500	\$ 169,792,200	\$ 175,108,600	\$ 193,963,400	\$ 156,059,700	\$ 151,576,400	\$ 149,851,900	\$ 148,147,933	2021
	\$ 154,183,100	\$ 121,213,700	\$ 131,849,500	\$ 148,627,700	\$ 142,008,300	\$ 152,587,800	-	-	-	-	-	-	\$ 141,745,017	2022
Bankruptcies	10	6	10	12	15	7	6	9	3	5	5	8	8	2021
	5	4	4	14	11	7	-	-	-	-	-	-	8	2022

* 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	94	95	120	83	110	129	134	164	191	176	166	132	133	2021
	101	68	88	112	212	295	-	-	-	-	-	-	146	2022
Total Residential Units Sold	133	143	170	178	187	222	214	197	193	194	187	208	186	2021
	119	135	176	162	176	190	-	-	-	-	-	-	160	2022
Average Residential Sold Price (City)	\$302,287	\$303,619	\$312,134	\$341,236	\$313,993	\$320,620	\$331,335	\$347,725	\$351,352	\$355,346	\$338,469	\$354,463	\$331,048	2021
	\$326,837	\$341,481	\$365,116	\$372,183	\$373,785	\$372,970	-	-	-	-	-	-	\$358,729	2022
Rental Data														
Furnished Apartments	0	0	0	0	0	0	0	0	1	0	0	0	0.1	2021
	0	0	0	1	1	0	-	-	-	-	-	-	0.3	2022
Unfurnished Apartments	1	1	1	1	0	0	0	1	1	1	0	0	0.6	2021
	2	3	0	2	1	0	-	-	-	-	-	-	1.3	2022
Homes & Duplexes	1	3	0	0	0	0	0	0	0	0	1	2	0.6	2021
	1	0	0	0	1	0	-	-	-	-	-	-	0.3	2022
Mobile Homes	1	1	1	1	1	1	1	1	1	1	1	1	1.0	2021
	1	1	1	2	1	1	-	-	-	-	-	-	1.2	2022
Sampled Apartments % Vacant	1.0%	1.1%	0.8%	0.8%	0.3%	0.3%	0.4%	0.1%	0.0%	0.2%	0.4%	1.3%	0.6%	2021
	1.5%	1.4%	1.2%	1.0%	0.9%	0.9%	-	-	-	-	-	-	1.2%	2022
Construction														
City														
Single-Family Permits	12	28	22	22	7	21	13	11	16	19	15	17	16.9	2021
	23	54	28	21	28	13	-	-	-	-	-	-	27.8	2022
Total Building Permits	200	212	212	245	228	269	249	305	245	204	226	190	232	2021
	202	235	233	208	233	229	-	-	-	-	-	-	223	2022
Value of Authorized Construction	\$5,947,838	\$18,894,892	\$266,321,295	\$22,346,242	\$41,958,010	\$200,968,550	\$10,022,025	\$34,957,000	\$11,174,002	\$22,341,833	\$6,758,101	\$17,530,570	\$54,935,030	2021
	\$10,001,145	\$19,426,611	\$16,014,417	\$38,208,553	\$14,133,352	\$9,400,462	-	-	-	-	-	-	\$17,864,090	2022
Residential Permit Value	\$3,350,000	\$6,212,542	\$6,357,435	\$6,112,526	\$1,950,293	\$6,373,322	\$2,776,335	\$14,633,001	\$3,974,567	\$5,647,944	\$3,767,388	\$4,134,046	\$5,440,783	2021
	\$6,074,157	\$16,130,112	\$6,688,723	\$5,868,385	\$8,387,341	\$3,721,657	-	-	-	-	-	-	\$7,811,729	2022
Rural														
Single-Family Permits	32	28	25	25	25	23	24	25	23	28	24	21	25.3	2021
	15	10	20	20	20	26	-	-	-	-	-	-	18.5	2022

Table 12
Human Services and School Enrollments

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Human Services														
Total Emergency Room Visits	2,816	2,431	2,739	2,933	3,130	3,014	3,379	3,272	3,117	3067	3146	3220	3,022	2021
	3,258	2,689	3,015	2,966	3,222	3,202	-	-	-	-	-	-	3,059	2022
Total CRMC Admissions	800	665	781	785	927	830	825	858	679	737	749	741	781	2021
	776	681	804	821	860	803	-	-	-	-	-	-	791	2022
Safehouse - Number of People Sheltered	38	37	40	41	41	64	63	44	60	68	73	70	53	2021
	51	53	48	39	43	57	-	-	-	-	-	-	49	2022
TANF Distribution Counts	77	81	86	85	81	76	84	81	86	83	90	92	84	2021
	88	90	84	82	83	79	-	-	-	-	-	-	84	2022
School Enrollments														
Laramie County District #1	13,577	13,463	13,513	13,328	13,321	-	-	13,896	13,717	13,636	13569	13506	13,553	2021
	13,445	13,418	13,370	13,323	13,221	-	-	-	-	-	-	-	13,355	2022
Laramie County District #2	1,028	1,033	1,033	1,030	1,030	-	-	1,048	1,048	1,043	1040	1048	1,038	2021
	1,053	1,042	1,045	1,044	1,043	-	-	-	-	-	-	-	1,045	2022
Total School Enrollment	15,766	15,657	15,707	15,515	15,507	-	-	16,028	15,844	15,755	15688	15633	15,710	2021
	15,572	15,531	15,480	15,432	15,329	-	-	-	-	-	-	-	15,469	2022
LCCC Enrollment - FTE (Laramie County Sites)	2,336	2,336	2,336	2,336	2,336	184	184	2,506	2,506	2,506	2,506	2,506	2,048	2021
	2,536	2,536	2,536	2,536	2,536	-	-	-	-	-	-	-	-	2022
LCCC Enrollment - Headcount (Laramie County Sites)	3,069	3,069	3,069	3,069	3,069	669	669	3,322	3,322	3,322	3,322	3,322	2,774	2021
	3,771	3,771	3,771	3,771	3,771	-	-	-	-	-	-	-	-	2022

N/A - Not Available

Note: Data are not seasonally adjusted.

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	\$11,517,340	\$10,528,229	\$10,020,972	\$10,836,592	\$12,351,750	\$12,044,050	\$14,126,178	\$14,453,414	\$15,409,581	\$14,144,158	\$13,862,876	\$13,184,236	\$12,706,615	2021
	\$14,256,254	\$10,960,440	\$11,439,869	\$13,743,742	\$12,603,313	\$13,538,374	-	-	-	-	-	-	\$12,756,999	2022
Tax Collections - Wholesale and Retail Sales and Use Tax	\$6,489,730	\$5,385,096	\$5,239,415	\$5,321,590	\$6,194,140	\$5,940,880	\$7,156,610	\$6,895,233	\$8,201,278	\$6,567,490	\$6,476,354	\$6,892,836	\$6,396,721	2021
	\$7,950,672	\$5,669,222	\$5,959,457	\$6,882,464	\$6,797,570	\$6,564,292	-	-	-	-	-	-	\$6,637,280	2022
Tax Receipts to County Entities - 4% State & 1% Optional	\$4,999,134	\$4,557,699	\$4,312,073	\$4,697,993	\$5,315,194	\$5,147,713	\$5,970,874	\$6,036,859	\$6,516,703	\$5,962,148	\$5,909,349	\$5,657,291	\$5,423,586	2021
	\$6,147,695	\$4,700,306	\$4,910,901	\$5,893,284	\$5,384,318	\$5,731,252	-	-	-	-	-	-	\$5,461,293	2022
Tax Receipts - 1% Optional Sales and Use Tax	\$2,275,670	\$2,074,256	\$1,945,773	\$2,253,333	\$2,408,675	\$2,335,893	\$2,712,696	\$2,743,556	\$2,956,406	\$2,705,675	\$291,215	\$79,039	\$2,065,182	2021
	\$106,944	\$5,515	\$9,745	\$17,038	\$2,152,852	\$2,579,992	-	-	-	-	-	-	\$812,014	2022
Tax Receipts - Lodging Tax	\$87,121	\$74,543	\$89,136	\$118,164	\$131,322	\$160,510	\$277,216	\$367,544	\$303,359	\$295,402	\$210,197	\$154,905	\$189,118	2021
	\$123,189	\$118,333	\$114,809	\$176,727	\$145,416	\$242,209	-	-	-	-	-	-	\$153,447	2022
Tourism														
Occupancy Percentage	42.9	44.2	54.7	51.4	70.9	59.2	62.0	63.9	65.1	66.9	64.3	44.9	57.5	2021
	45.3	51.0	56.7	58.9	67.3	72.2	-	-	-	-	-	-	58.6	2022
Average Room Rate	\$74.96	\$75.41	\$76.97	\$81.14	\$92.44	\$87.45	\$167.22	\$117.75	\$109.78	\$100.33	\$94.00	\$90.72	\$97.35	2021
	\$85.79	\$92.08	\$91.93	\$93.92	\$103.73	\$119.25	-	-	-	-	-	-	\$97.78	2022
Visit Cheyenne Walk-In Count	462	505	1,549	2,011	4,667	6,855	10,877	7,188	4,926	3,953	3,379	2,679	4,088	2021
	1,669	2,648	3,073	3,501	4,643	6,680	-	-	-	-	-	-	3,702	2022
Trolley Ridership	-	-	-	271	211	566	2,356	654	1,191	481	200	3,382	1,035	2021
	42	398	461	551	867	613	-	-	-	-	-	-	489	2022
Wyoming State Museum	1,683	-	-	2,020	3,670	6,547	7,272	4,028	2,784	4,889	2,241	2,555	3,769	2021
	161	2,125	2,042	2,697	3,036	3,547	-	-	-	-	-	-	2,268	2022
I-25 State Visitor Center	-	-	-	-	2,206	17,496	22,182	13,658	12,525	7,201	1,681	942	9,736	2021
	1,388	1,348	2,063	2,576	5,680	15,595	-	-	-	-	-	-	4,775	2022
Old West Museum Paid Visitor	-	270	549	728	1,615	2,264	7,394	2,631	1,805	1,010	674	578	1,774	2021
	339	415	889	787	1,393	1,792	-	-	-	-	-	-	936	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 ¹	2020	65,132	2019	64,235	1.4%
Total Population - Laramie County ¹	2020	100,512	2019	99,500	1.0%
Total Male Population ¹	2020	50,959	2019	50,413	1.1%
Total Female Population ¹	2020	49,552	2019	49,087	0.9%
% of Population - Under 18 Years Old ¹	2020	23.0%	2019	25.3%	-9.1%
% of Population - 65 Years & Older ¹	2020	16.7%	2019	16.5%	1.2%
Median Age ²	2020	37.4	2019	37.4	0.0%
% of Population - White Alone (Non-Hispanic) ¹	2020	78.5%	2019	81.0%	-3.1%
% of Population - Native American Alone ¹	2020	0.8%	2019	0.7%	14.3%
% of Population - Hispanic or Latino ¹	2020	14.7%	2019	13.1%	12.2%
Households - County ²	2020	41,739	2019	39,683	5.2%
Average Household Size - County ²	2020	2.34	2019	2.43	-3.7%
Households - Cheyenne ³	2020	27,344	2019	27,344	0.0%
% of Households (HH) Headed by Married Couples ²	2020	50.9%	2019	50.7%	0.4%
% of HH Headed by Single Female (w/own children <18 yrs.) ²	2020	4.1%	2019	5.0%	-18.0%
Weather & Geography					
Total Area (sq. miles) ⁴	2010	2,686	-	-	-
Total Area (sq. miles) ¹¹ - Cheyenne	2021	34.29	2020	32.54	5.4%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.) ⁵	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne ⁵	1991 - 20	59.2	1981 - 10	58.6	1.0%
Avg Min Temperature (F) - Cheyenne ⁵	1991 - 20	34.6	1981 - 10	33.9	2.1%
Average Annual Precipitation (inches) - Cheyenne ⁵	1991 - 20	15.4	1981 - 10	15.9	-3.3%
Average Daily Wind Speed (mph) ⁵	2001-11	11.8	1996 - 06	12.4	-4.8%
Crime & Law Enforcement ⁶					
Crimes	2020	3,185	2019	2,957	7.7%
Crimes per 10,000 Persons	2020	316.9	2019	297.1	6.7%
Homicides per 10,000 Persons	2020	0.2	2019	0.5	-62.0%
Rapes per 10,000 Persons	2020	3.5	2019	4.3	-19.1%
Robberies per 10,000 Persons	2020	2.7	2019	2.7	-0.7%
Aggravated Assaults per 10,000 Persons	2020	17.9	2019	14.5	23.4%
Burglaries per 10,000 Persons	2020	17.1	2019	21.1	-19.0%
Larcenies & Thefts per 10,000 Persons	2020	175.9	2019	161.3	9.1%
Motor Vehicle Thefts per 10,000 Persons	2020	24.5	2019	17.5	39.8%
Education					
% of Pop. (25 yrs. & older) with High School Diploma or higher ²	2020	94.4%	2019	93.0%	1.5%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher ²	2020	30.1%	2019	28.5%	5.6%
Student-Teacher Ratio in LCSD #1 ⁷	2020-21	13.3	2019-20	14.0	-5.0%
Student-Teacher Ratio in LCSD #2 ⁷	2020-21	11.1	2019-20	11.0	0.9%
Expenditures Per Pupil in LCSD #1 ⁷	2020-21	\$20,061	2019-20	\$18,857	6.4%
Expenditures Per Pupil in LCSD #2 ⁷	2020-21	\$23,043	2019-20	\$21,867	5.4%
LCSD #1 Enrollment ⁸	2020-21	13,994	2019-20	14,421	-3.0%
LCSD #2 Enrollment ⁸	2020-21	1,056	2019-20	1,059	-0.3%
Total School Enrollments Laramie County ⁹	2020-21	15,733	2019-20	15,858	-0.8%
% of Students in Private Schools ⁹	2020-21	2.2%	2019-20	2.1%	4.8%
% of Students Home-Schooled ⁹	2020-21	2.9%	2019-20	3.6%	-19.4%
ACT Average Composite Score (range 1-36) LCSD #1 ¹⁰	2020-21	19.0	2019-20	19.8	-4.0%
ACT Average Composite Score (range 1-36) LCSD #2 ¹⁰	2020-21	19.0	2019-20	20.2	-5.9%
LCSD #1 Graduation Rate ¹¹	2020-21	80.3%	2019-20	77.9%	3.1%
LCSD #2 Graduation Rate ¹¹	2020-21	89.0%	2019-20	94.5%	-5.8%

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester) ¹²	2020	2,788.0	2019	3,053.0	-8.7%
Average Student Age at LCCC (Fall Semester) ¹²	2020	23.0	2019	22.9	0.4%
Median Student Age at LCCC (Fall Semester) ¹²	2020	19.0	2019	19.0	0.0%
3 -Year Graduation Rate at LCCC ¹²	2020	27.0%	2019	30.0%	-10.0%
3 - Year Rate of Transfer from LCCC ¹²	2020	24.0%	2019	29.0%	-17.2%
Housing					
Average Rent for 2-3 Bedroom House (\$) ¹³	2Q21	\$1,455	4Q20	\$1,370	6.2%
Average Rent for 2 Bedroom Apartment (\$) ¹³	2Q21	\$924	4Q20	\$907	1.9%
Average Rent for 2-3 Bedroom Mobile Home (\$) ¹³	2Q21	\$979	4Q20	\$965	1.5%
Average Sales Price - Cheyenne ¹⁴	2021	\$331,048	2020	\$298,203	11.0%
Average Sales Price - Rural Laramie County ¹⁴	2021	\$514,793	2020	\$450,179	14.4%
Laramie County's Economy					
Median Household Income ²	2020	\$70,567	2019	\$66,910	5.5%
Mean Household Income ²	2020	\$95,612	2019	\$85,483	11.8%
Per Capita Personal Income (\$) ¹⁵	2020	\$55,094	2019	\$53,532	2.9%
Average Wage per Job ¹⁵	2020	\$57,561	2019	\$55,251	4.2%
Average Annual Pay (\$) ¹⁶	2020	\$53,367	2019	\$51,341	3.9%
Employment & Labor					
Employment ¹⁷	2021	46,692	2020	45,992	1.5%
Unemployment Rate ¹⁸	2021	3.9%	2020	5.4%	-27.8%
Total Non-farm Jobs ¹⁵	2020	69,824	72196	70,692	-1.2%
Percent of Jobs in Selected Industries					
% of Jobs in Farming	2020	2.0%	2019	2.0%	1.6%
% of Jobs in Mining	2020	1.1%	2019	1.5%	-28.3%
% of Jobs in Government	2020	25.3%	2019	24.5%	3.3%
% of Jobs in Construction	2020	6.5%	2019	6.4%	0.6%
% of Jobs in Manufacturing	2020	2.2%	2019	2.3%	-2.7%
% of Jobs in Trans. & Ware.	2020	6.3%	2019	6.2%	2.1%
% of Jobs in FIRE	2020	14.2%	2019	14.3%	-1.0%
% of Jobs in Retail Trade	2020	9.1%	2019	9.0%	1.3%
% of Jobs in Wholesale	2020	1.8%	2019	1.8%	0.4%
Labor Force Demographics²					
% of Labor Force Age 16-19	2020	5.1%	2019	4.6%	10.6%
% of Labor Force Age 20-24	2020	11.1%	2019	8.9%	24.4%
% of Labor Force Age 25-44	2020	43.0%	2019	44.4%	-3.3%
% of Labor Force Age 45-54	2020	19.0%	2019	19.7%	-3.4%
% of Labor Force Age 55-64	2020	16.5%	2019	16.7%	-0.8%
% of Labor Force Age 65-74	2020	4.8%	2019	4.7%	2.5%
% of Labor Force Age 75 and over	2020	0.5%	2019	1.1%	-50.6%
% of Labor Force Male	2020	52.1%	2019	51.9%	0.4%
% of Labor Force Female	2020	47.9%	2019	48.1%	-0.4%
% of Males in Labor Force	2020	87.9%	2019	83.5%	5.3%
% of Females in Labor Force	2020	76.6%	2019	73.7%	3.9%
CPI					
U.S. CPI ¹⁹	2020	277.9	2020	258.8	7.4%
Annual Inflation Rate - Cheyenne ¹³	2Q21	7.2%	4Q20	1.9%	278.9%

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

¹¹Laramie County Community College, Institutional Research Office

¹²Wyoming Department of Administration & Information, Economic

¹³Cheyenne Board of Realtors

¹⁴U.S. Department of Commerce, Bureau of Economic Analysis

Note: Non-farm employment data include proprietors

¹⁵U.S. Department of Labor, Bureau of Labor Statistics

¹⁶Wyoming Department of Workforce Services, Labor Market Information, CES Data

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

¹⁸U.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
- Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD).
- FDIC Deposit Market Share Report
- Federal Financial Institutions Examination Center

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

