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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

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Preface

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

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

Economic Indicators Analysis

Economic Indicators for the Third Quarter 2022

Overview

Laramie County's economic indicators were a real mixed bag in the third quarter of 2022. Unemployment stayed low, hitting 3.0 percent during the quarter. Enplanements rose to their highest level since 2019. Bankruptcies are near record lows. Tax receipts were up. Deposits to and loans from banks and credit unions increased. We're starting to see more multi-family construction and the total housing units permitted already exceeds 2021's figures. Oil is still over \$90/barrel.

Retail sales dipped slightly from last year, despite inflation rates over 7 percent. Oil prices are still high, but down over the quarter and production is down over the quarter and the year. The value of loans qualifying as delinquent increased. Single family home and total monthly construction permits are down over the quarter and the year. Housing prices have started cooling off in Cheyenne and dropping in rural Laramie County.

Laramie County labor data for the third quarter of 2022 were positive over the year and 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 773 workers (+1.6%) while the CES data indicated an increase of 1,166 jobs (+2.5%) from the third quarter of 2021 to the third quarter of 2022. From the second quarter of 2022 to the third quarter of 2022, LAUS data reported an increase of 252 workers (+0.5%) and CES data indicated an increase of 733 jobs during the same time period (+1.5%). It is important to keep in mind the difference between the LAUS data and the CES data.¹ LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated 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 1,759 in the third quarter of 2021 to 1,478 in the third quarter of 2022 (-16%). The number decreased from 1,503 in the second quarter of 2022 to 1,478 in the third quarter of 2022 (-1.7%). Correspondingly, the average monthly unemployment rate also fell over the year and over the quarter, decreasing from 3.6 percent in the third quarter of 2021 to 3.0 percent in the third quarter of 2022 and decreased from an average monthly rate of 3.1 percent in the second quarter of 2022 to 3.0 percent in the third quarter of 2022.

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>.

The general level of economic activity in Laramie County – as measured by retail sales – decreased slightly from one year ago. However, both total tax collections and tax receipts by local governments increased over the last year – tax collections rose 4.6 percent and tax receipts rose 4.1 percent from the third quarter of 2021 to the third quarter of 2022.

Oil activity in Laramie County declined from last year – oil production was down 26.4 percent – despite oil prices staying north of \$90/barrel. Production was also down over the quarter. Production decreased by over 120,000 barrels per month(-17.3%) from the second quarter of 2022 to the third quarter of 2022. Oil prices were down over the quarter, but higher than this point last year. From the second quarter of 2022 to the third quarter of 2022, oil prices decreased from \$108.72 to \$93.18 per barrel (-14.3%). Over the year, prices moved from \$70.62 in the third quarter of 2021 to \$93.18 in the third quarter of 2022(+32.0%).

Single family construction in Cheyenne decreased over the year and over the quarter. The number of single-family building permits decreased from a monthly average of 40 in the third quarter of 2021 to 27 in the third quarter of 2022(-32.5%). Over the quarter, the monthly average decreased from 62 to 27(-56.5%). Outside Cheyenne, single-family building permits decreased over the year and over the quarter. The number moved from 72 in the third quarter of 2021 to 33 in the third quarter of 2022(-54.2%). Over the quarter, the number decreased from 66 in the second quarter of 2022 to 33 in the third quarter of 2022(-50%). However, we saw 35 multi-family permits get approved in the third quarter of 2022, adding 324 housing units. We saw just 10 multi-family units approved in the first two quarters of 2022 combined.

We are finally starting to see housing prices cool off in the third quarter of 2022. In the city, the average sales price rose from \$343,471 in the third quarter of 2021 to \$373,448 in the third quarter of 2022 (+8.7%). However, over the quarter, housing prices only increased 0.1 percent. In the county, the year-over-year average sales price for homes rose by 9.1 percent, from \$530,908 in the third quarter of 2021 to \$579,239 in the third quarter of 2022. Over the quarter, prices actually fell 6.3 percent. We should see this trend continue as interest rates continue to rise to help combat inflation.

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

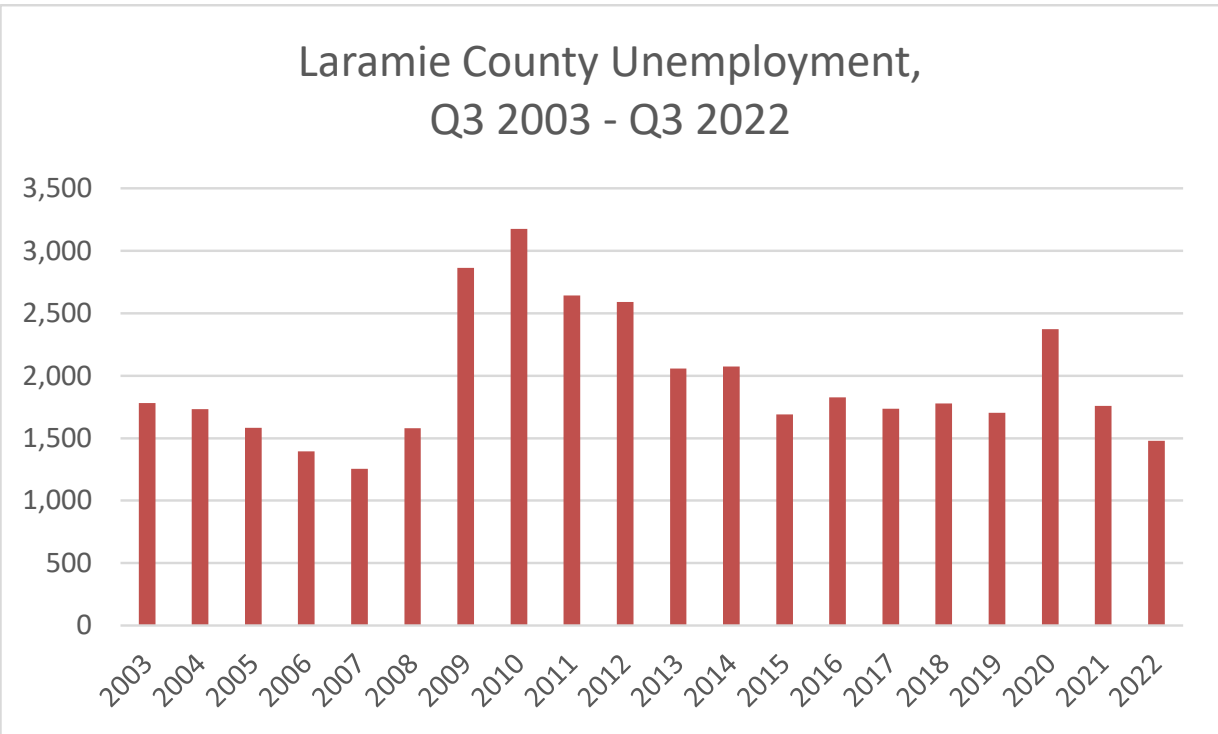
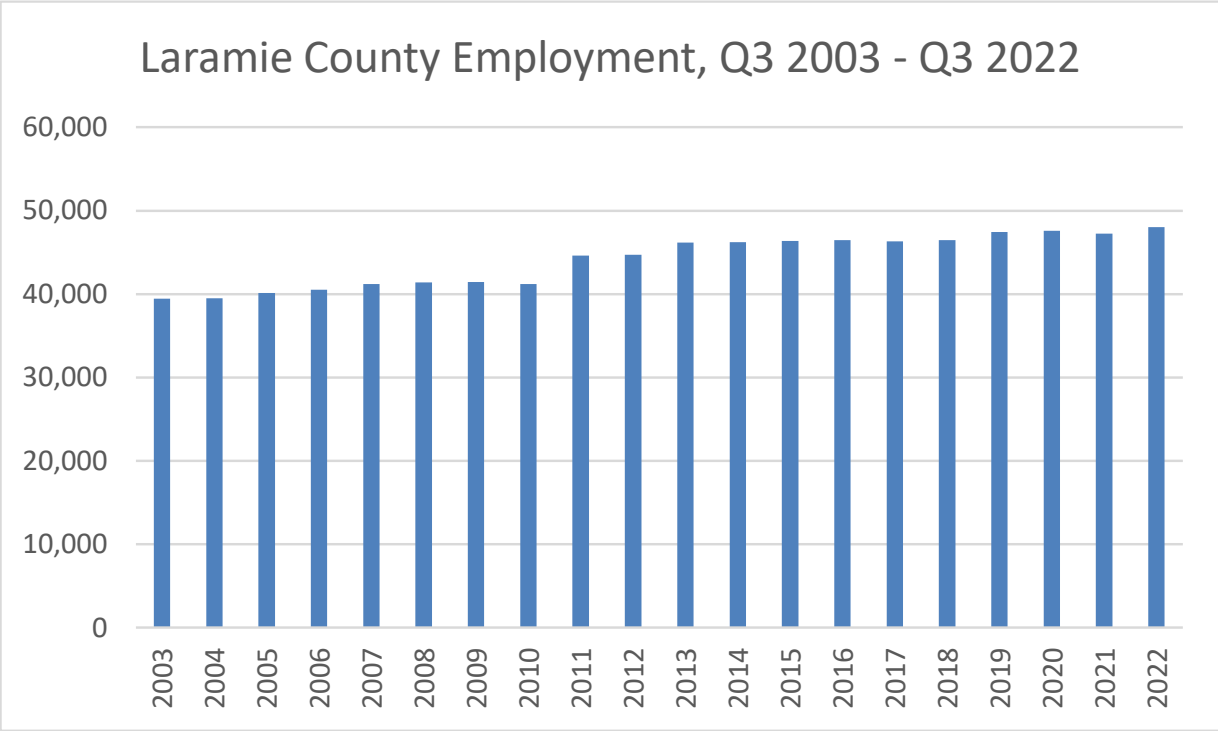
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The average monthly unemployment rate also decreased over the year and over the quarter, decreasing from 3.6 percent in the third quarter of 2021 to 3.0 percent in the third quarter of 2022. The rate decreased from an average monthly rate of 3.1 percent in the second quarter of 2022 to 3.0 percent in the third quarter of 2022.

Initial unemployment claims were down from last year, from a monthly average of 47 in the third quarter of 2021 to a monthly average of 40 in the third quarter of 2022(-14.9%). Initial unemployment claims didn't move during the quarter, staying at a monthly average of 40 during the third quarter of 2022. The number of help wanted ads decreased over the quarter and over the year. The number of ads fell from a monthly average of 413 in the third quarter of 2021 to 352 in the third quarter of 2022(-14.8%). The number of help wanted ads fell over the last quarter, from a monthly average of 595 in the second quarter of 2022 to 352 in the third quarter of 2022(-40.8%). 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>.



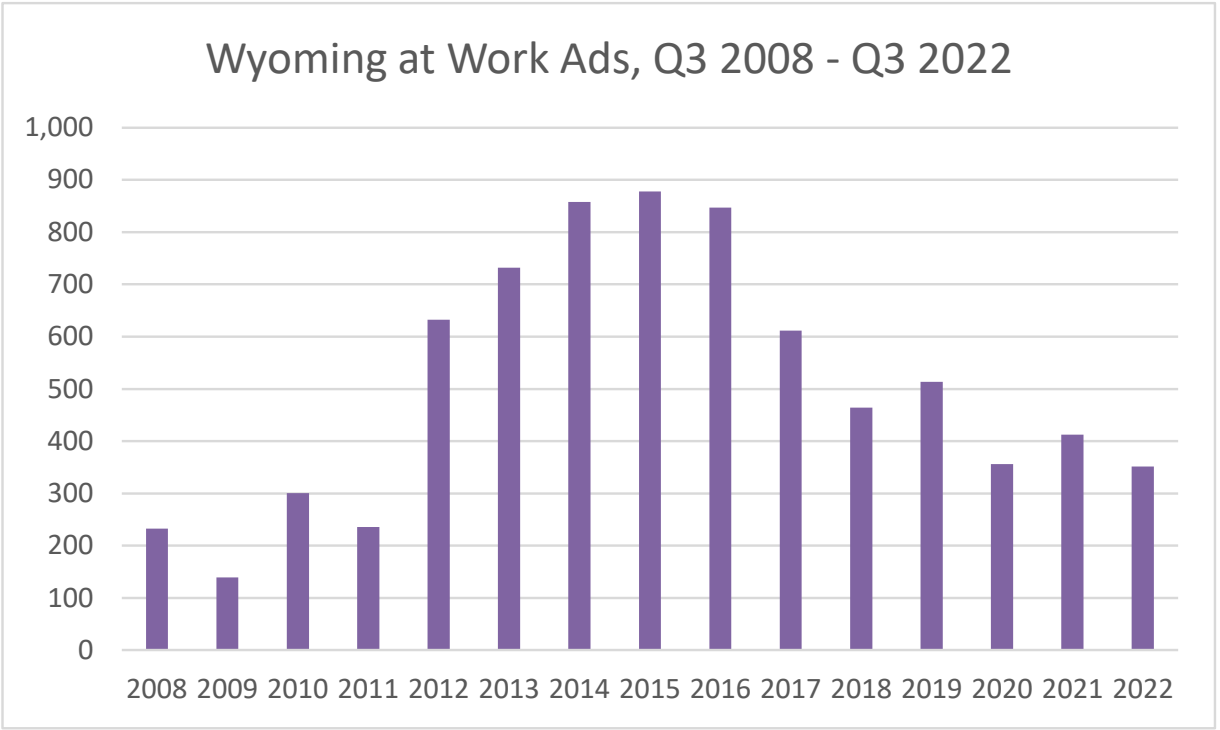
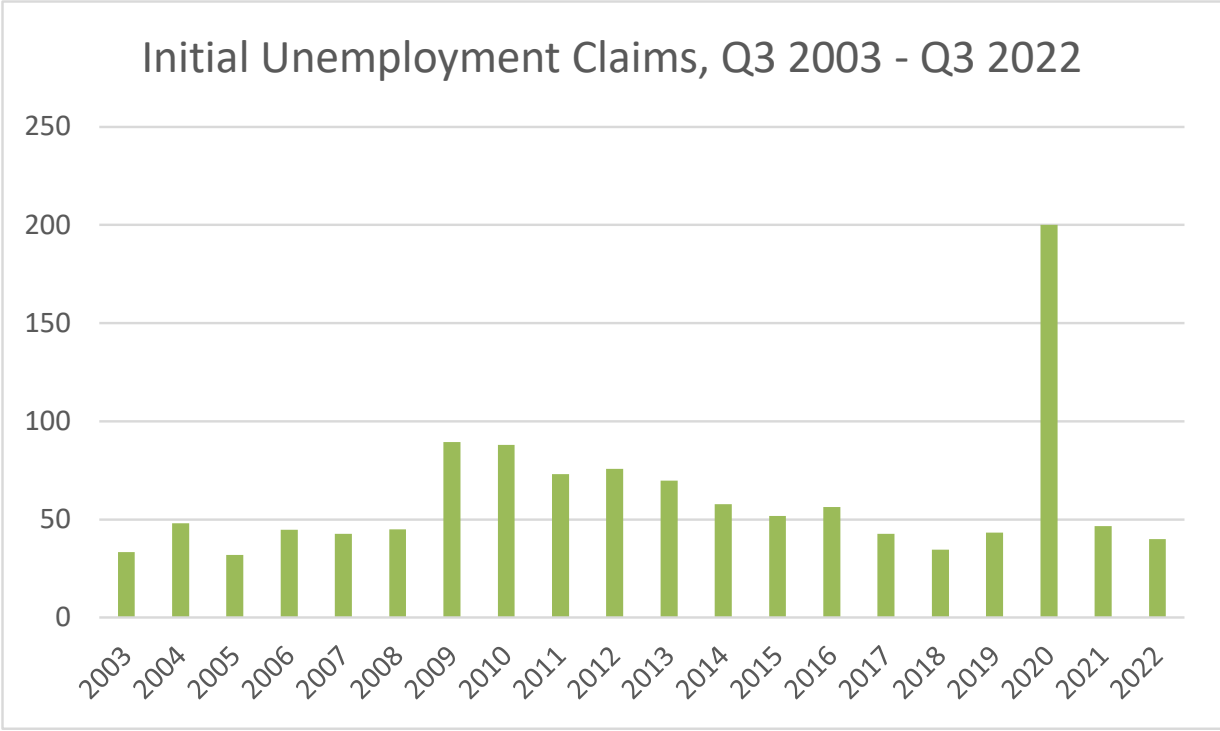


Table 1
Labor Market *

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Avg Monthly Civilian Labor Force (LAUS)	49,977	49,014	49,257	49,506	-0.94	1.00	0.51
Avg Monthly Employment (LAUS)	47,603	47,255	47,776	48,028	0.89	1.64	0.53
Avg Monthly Employment (CES)	46,133	47,267	47,700	48,433	4.99	2.47	1.54
Avg Monthly Unemployment (LAUS)	2,374	1,759	1,503	1,478	-37.74	-15.97	-1.66
Avg Monthly Unemployment Rate (LAUS)	4.8	3.6	3.1	3.0	-37.50	-16.67	-3.23
Avg Monthly Initial Unemployment Claims (LAUS)	200	47	40	40	-80.00	-14.89	0.00
Avg Monthly Help Wanted Ads	356	413	595	352	-1.12	-14.77	-40.84

* 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 (employer) records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

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 third quarter of 2022 were \$538,711,000. This represented a very slight decrease (less than 0.1 percent) from one year ago and an increase of 21.5 percent from the second quarter of 2022. Detailed information about retail sales by subsector is available in Table 3A in the Government Finances section of this report.

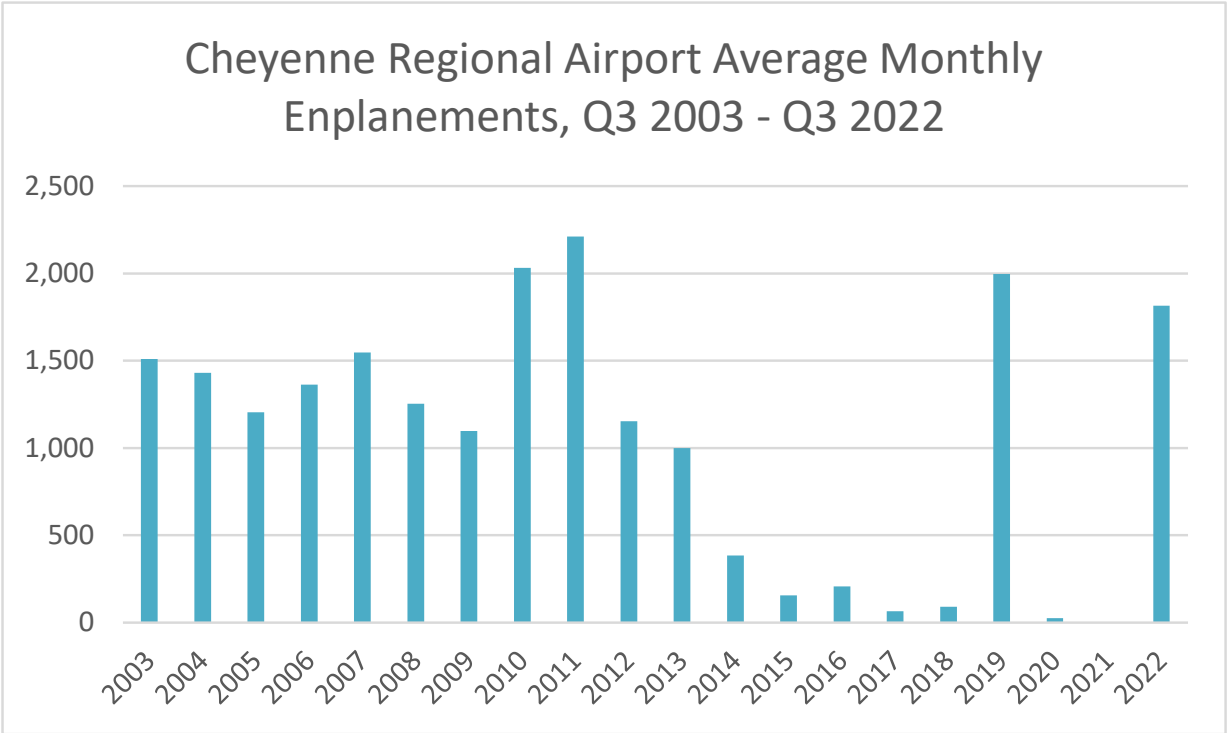
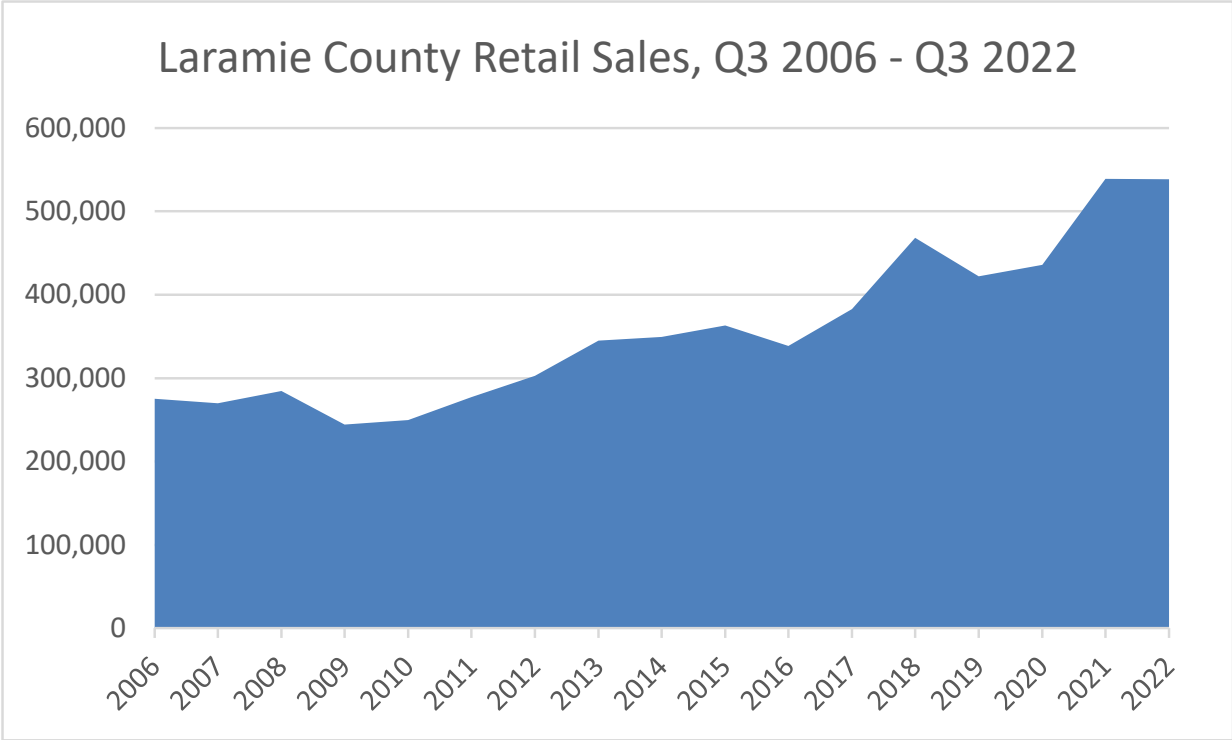
Average monthly enplanements – defined as commercial passenger boardings – increased over the last year, from a monthly average of 0 in the third quarter of 2021 to a monthly average of 1,815 in the third quarter of 2022. From the second quarter of 2022 to the third quarter of 2022, the number of enplanements increased from a monthly average of 1,620 to 1,815 (+12.0%). In April 2021, the airport began runway construction, suspending air travel in the middle of the month. Air service returned in November 2021. The 1,815 passengers per month is slightly below the pre-Covid average of 1,997 passengers per month in the third quarter of 2019.

Average monthly auto registrations increased over the year, from 3,564 in the third quarter of 2021 to 3,703 in the third quarter of 2022 (+3.9%). Auto registrations increased over the quarter, from 3,319 in the second quarter of 2022 to 3,703 in the third quarter of 2022 (+11.6%).

Bankruptcies were flat over the last year, sticking to a monthly average of 6 in the third quarter of 2021 and the third quarter of 2022. The average monthly number of bankruptcies decreased over the last quarter, from a monthly average of 11 in the second quarter of 2022 to 6 in the third quarter of 2022.

Table 2A provides information on the oil sector and oil activity in Laramie County. National oil prices were down over the quarter and up over the year. Prices rose from an average of \$70.62 per barrel in the third quarter of 2021 to \$93.18 per barrel in the third quarter of 2022 (+32.0%). Oil prices fell over the quarter, from \$108.72 to \$93.18 per barrel (-14.3%). Oil production is down from last year and down over the quarter. From the third quarter of 2021 to the third quarter of 2022, production fell from 826,087 barrels per month to 608,341 barrels per month (-26.4%). From the second quarter of 2022 to the third quarter of 2022, production fell from 735,991 barrels per month to 608,341 barrels per month (-17.3%).

The number of active wells in the county rose over the last year and fell over the quarter. The number of active wells increased from a monthly average of 466 in the third quarter of 2021 to 471 in the third quarter of 2022 (+1.1%). The number of active wells decreased over the quarter, moving from 479 wells in the second quarter of 2022 to 471 wells in the third quarter of 2022 (-1.7%).



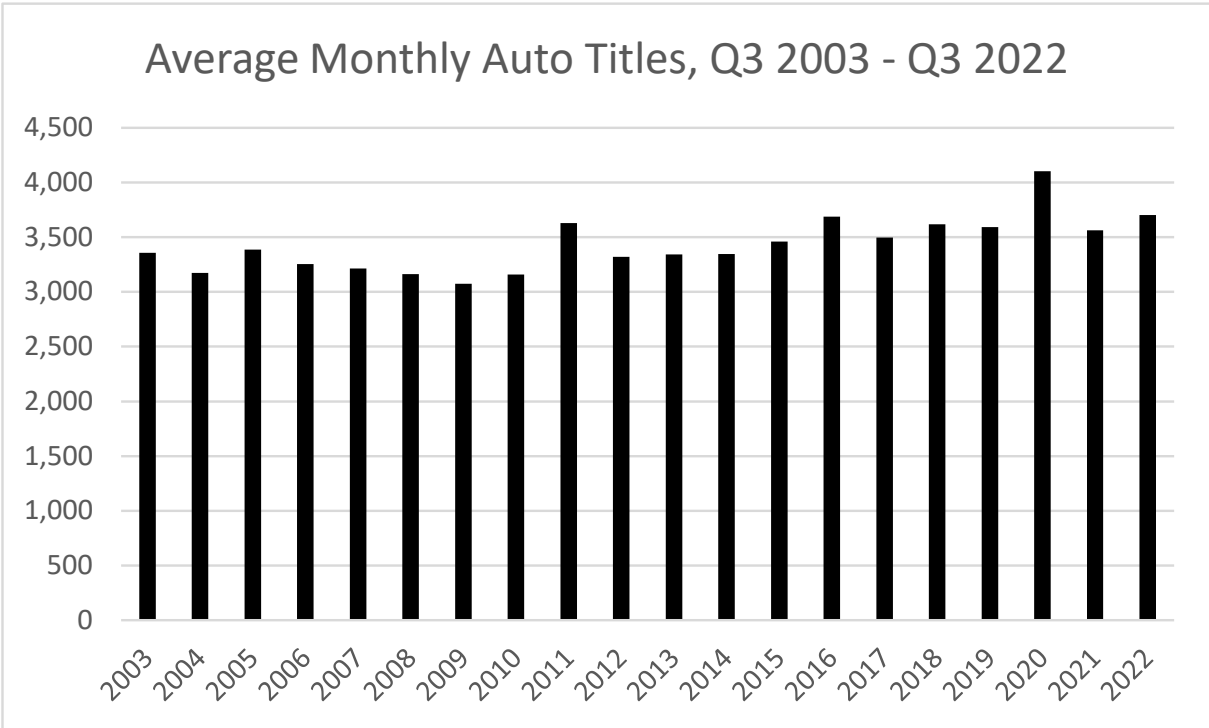
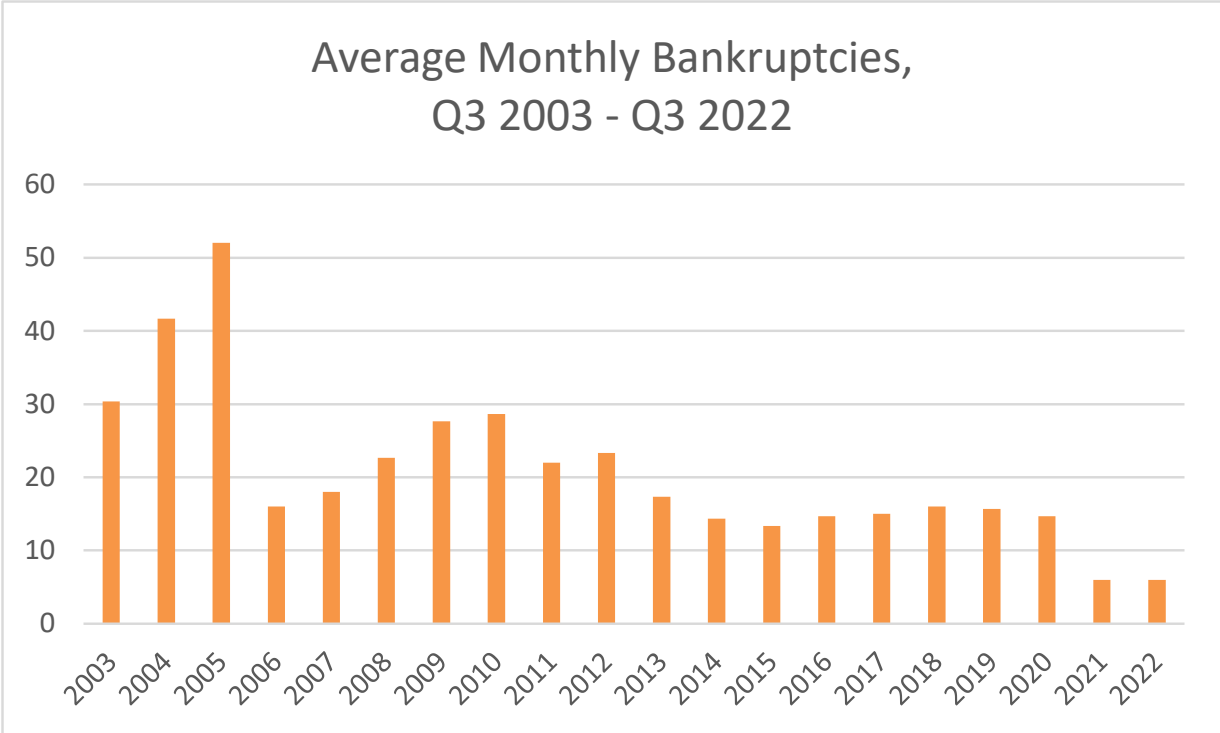


Table 2
General Business Activity

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Total Retail Sales (\$000)	\$435,769	\$538,864	\$443,224	\$538,711	23.62	-0.03	21.54
Avg Monthly Enplanements - Cheyenne Regional Airport	25	0	1,620	1,815	7160.00	-	12.04
Avg Monthly Auto Registrations New & Used	4,102	3,564	3,319	3,703	-9.73	3.90	11.57
Avg Monthly Bankruptcies	15	6	11	6	-60.00	0.00	-45.45

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

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Avg Monthly Oil Production (Barrels)	732,688	826,087	735,991	608,341	-16.97	-26.36	-17.34
Avg Monthly Oil Prices, Per Barrel (\$)	\$ 40.89	\$ 70.62	\$ 108.72	\$ 93.18	127.88	31.95	-14.29
Avg Monthly Active Wells	422	466	479	471	11.61	1.07	-1.67
Avg Monthly Applications for Permit to Drill ¹	44	65	30	28	-36.36	-56.92	-6.67

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 third quarter of 2021 to the third quarter of 2022. Tax collections rose by 4.6 percent and tax receipts rose by 4.1 percent. Both of these indicators also rose over the quarter. Tax collections rose by 15.4 percent and tax receipts rose by 13.4 percent from the second quarter of 2022 to the third quarter of 2022.

Lodging tax receipts were up 5.6 percent over the last year, from the third quarter of 2021 to the third quarter of 2022. Following the typical seasonal pattern, lodging receipts increased 77.4 percent from the second quarter of 2022 to the third 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 4.5 percent and estimated total retail sales fell by less than 0.1 percent.

From the third quarter of 2021 to the third 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, three saw an increase in sales. General Merchandise(+62.2%), Building Material and Garden Stores(+14.5%), and Eating and Drinking Places(+4.5%), increased revenues over the year. Automobile Sales(-7.9%) saw a decrease in revenue over the year.

Table 3
Government Tax Collections and Receipts

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Tax Collections							
Total Sales and Use Tax Collections 4% State, 1% General Purpose Optional, & Lodging (\$000) ¹	\$ 35,801	\$ 43,989	\$ 39,885	\$ 46,026	28.56	4.63	15.40
Tax Receipts							
Total Sales and Use Tax Receipts - 4% State and 1% General Purpose Optional (\$000) ²	\$ 15,435	\$ 18,524	\$ 17,009	\$ 19,282	24.92	4.09	13.36
4% State (\$000)	\$ 8,413	\$ 10,111	\$ 9,270	\$ 10,492	24.71	3.77	13.18
1% General Purpose Optional (\$000)	\$ 7,022	\$ 8,414	\$ 7,739	\$ 8,790	25.18	4.47	13.58
Lodging Tax Receipts	\$464,845	\$948,119	\$564,352	\$1,001,166	115.38	5.59	77.40
1% Specific Purpose Optional Tax Receipts (\$000)	\$ 7,050	\$ 8,413	\$ 4,750	\$ 8,776	24.48	4.31	84.76

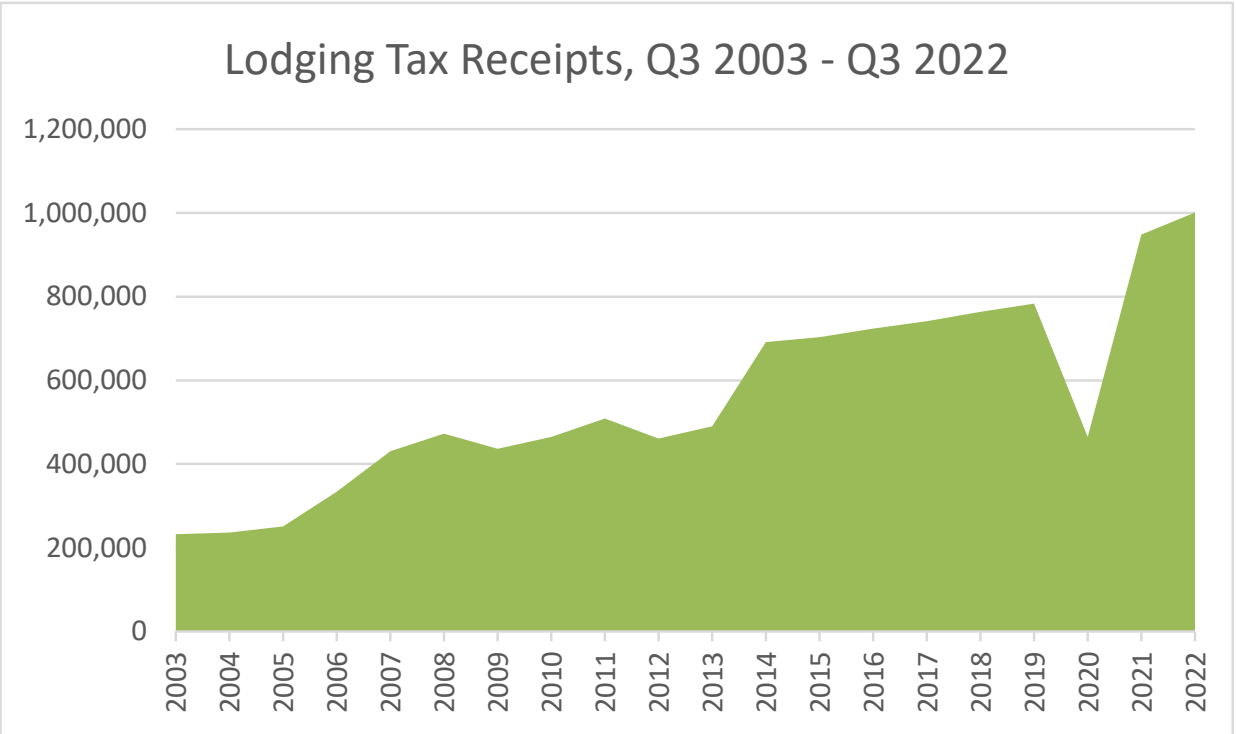
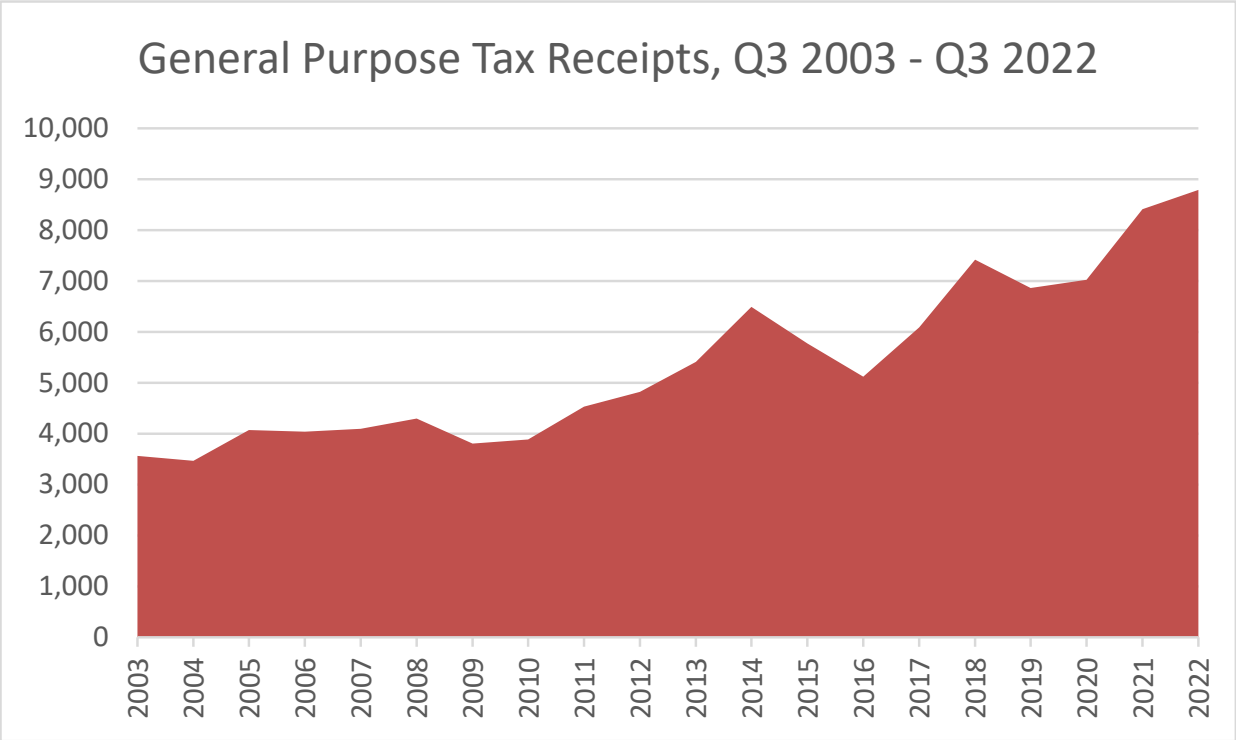
¹Includes the 4% Sales and Use Tax, the 1% Optional Sales and Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. Data represent the total share of collected taxes received by entities within Laramie County including Laramie County, the city of Cheyenne, the town of Burns, the town of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

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Total Taxable Sales (\$000)	702,188	841,367	773,869	879,001	25.18	4.47	13.59
Total Retail Sales (\$000)	435,769	538,864	443,224	538,711	23.62	-0.03	21.54
Auto Dealers and Parts	26,274	29,145	27,654	29,962	14.04	2.80	8.35
Gasoline Stations	16,563	21,208	20,301	21,579	30.28	1.75	6.30
Home Furniture and Furnishings	10,308	10,798	9,335	8,650	-16.08	-19.89	-7.34
Electronic and Appliance Stores	14,079	50,846	20,552	21,526	52.89	-57.66	4.74
Building Material & Garden	82,951	95,369	99,438	109,190	31.63	14.49	9.81
Grocery and Food Stores	5,212	5,345	5,317	5,480	5.14	2.53	3.07
Liquor Stores	8,271	6,762	6,430	7,316	-11.55	8.19	13.78
Clothing and Shoe Stores	13,230	18,224	13,853	17,847	34.90	-2.07	28.83
Department Stores	8,783	8,954	9,015	9,126	3.91	1.92	1.23
General Merchandise Stores	39,902	45,762	41,666	74,203	85.96	62.15	78.09
Miscellaneous Retail	40,708	50,918	27,240	40,392	-0.78	-20.67	48.28
Lodging Services	12,206	26,973	18,802	29,377	140.68	8.91	56.24
Eating and Drinking Places	55,057	70,749	63,336	73,953	34.32	4.53	16.76
Automobile Sales	102,216	97,804	80,278	90,105	-11.85	-7.87	12.24

Source: WCBEA analysis from Wyoming Department of Revenue.



Financial Sector

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

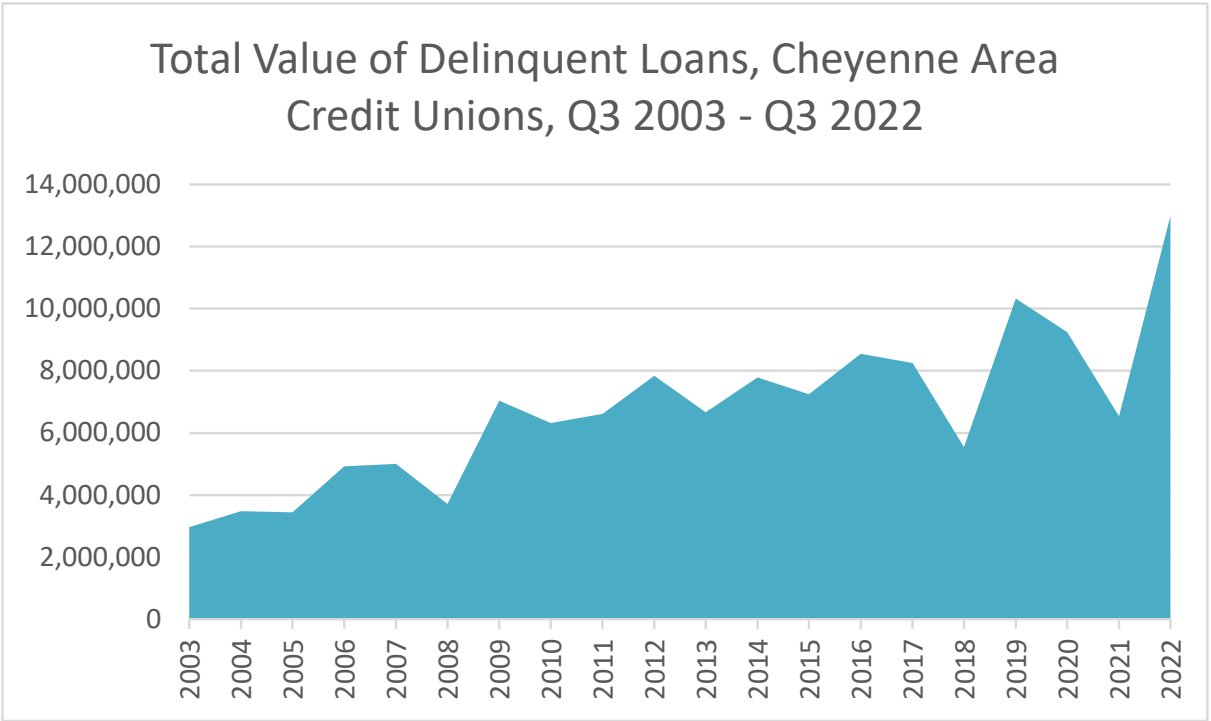
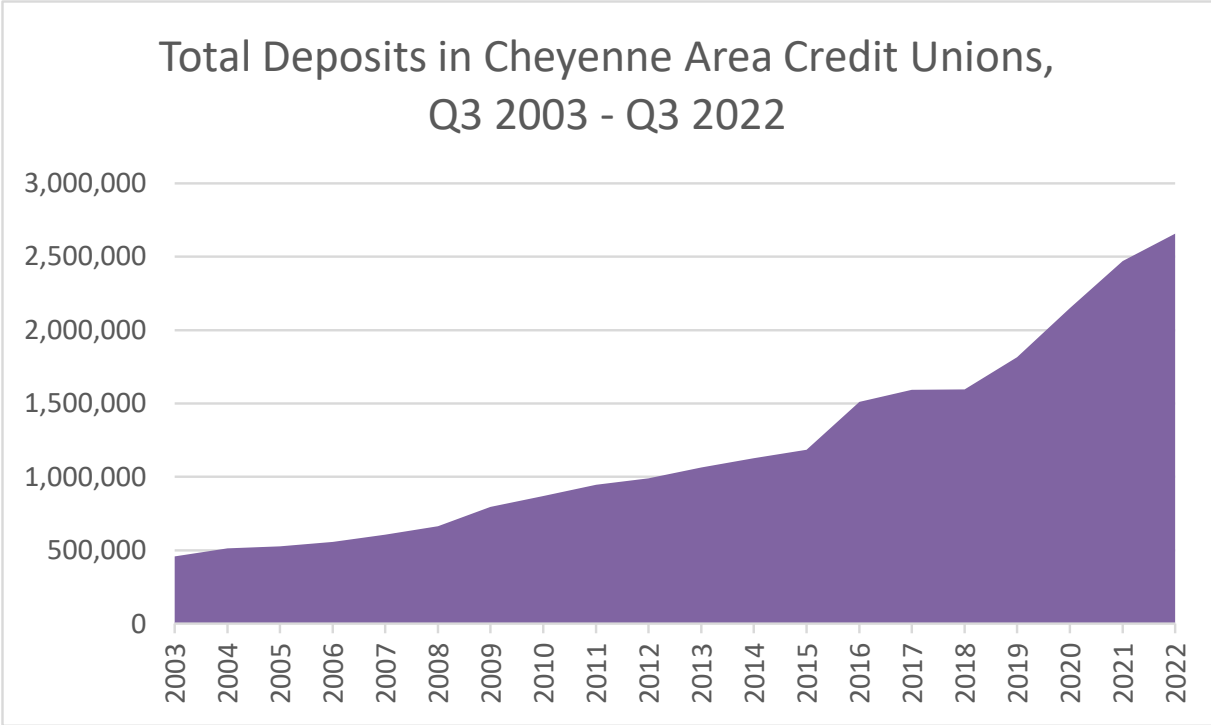
WCBEA reports data from the National Credit Union Administration for credit unions that are headquartered in Cheyenne, Wyoming. The data available for each credit union summarize the financial activity of multiple credit union branches/locations, if more than one location exists.

Deposits to and loans from Laramie County credit unions increased from the third quarter of 2021 to the third quarter of 2022. Credit union deposits grew by 7.5 percent over the last year and 0.5 percent from the second quarter of 2022 to the third quarter of 2022. The value of loans made by Laramie County credit unions increased by 15.1 percent over the year and increased 1.8 percent over the quarter. The total value of loans made by Laramie County credit unions that were delinquent in repayment increased 98.5 percent over the year and increased 18.7 percent from the second quarter of 2022 to the third 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 this Economic Indicators report. Total deposits in commercial banks were up 46.5 percent from 2019, up 24.5 percent from 2020, and up 8.9 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 \$453,737,000 in deposits, representing a 16.9 percent market share. Wells Fargo Bank's deposits fell over 100,000,000 in the last year. US Bank more than doubled their deposits over the last year. The five largest banks together have a 63.5 percent share of the market. That is, these five largest banks taken together hold 63.5 percent of all deposits in Laramie County commercial banks.

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 US Bank, 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.



Total Deposits in Laramie County Banks, 2003-2022

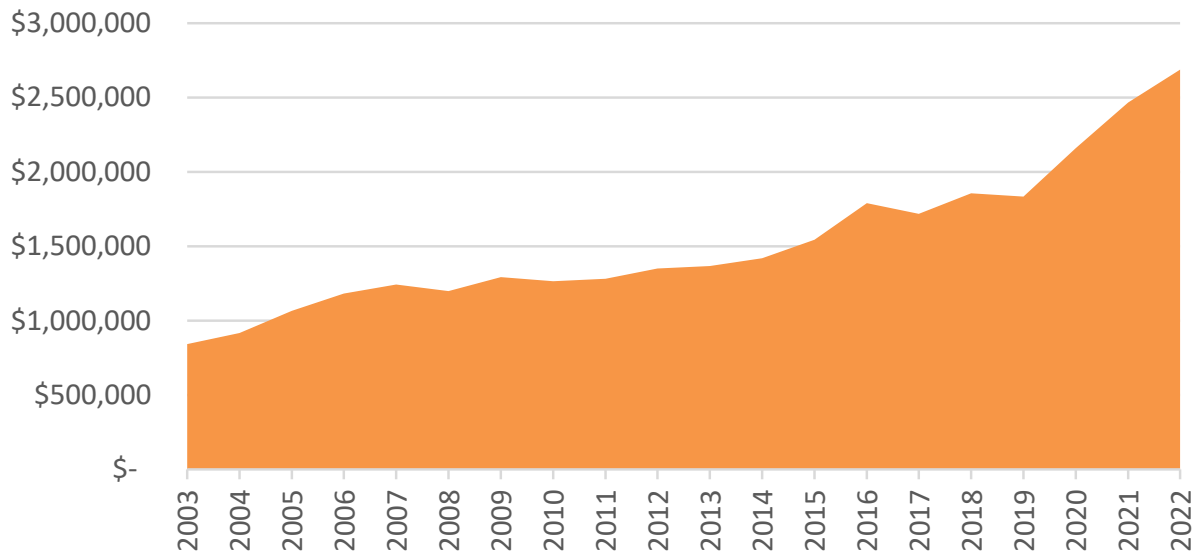


Table 4
BANKING

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Credit Union Data							
Deposits (\$000)	\$ 2,150,149	\$ 2,470,303	\$ 2,643,304	\$ 2,655,434	23.50	7.49	0.46
Loans (\$000)	\$ 2,433,499	\$ 2,793,245	\$ 3,158,765	\$ 3,215,949	32.15	15.13	1.81
Net Income YTD (\$)	\$ 13,356,524	\$ 16,338,638	\$ 10,578,404	\$ 17,691,989	32.46	8.28	67.25
Delinquencies (\$)	\$ 9,235,310	\$ 6,538,350	\$ 10,930,472	\$ 12,975,886	40.50	98.46	18.71
Memberships	164,975	178,757	197,758	199,731	21.07	11.73	1.00
	FY 2019	FY 2020	FY 2021	FY 2022	3 Year % Chg FY 2019 - FY 2022	2 Year % Chg FY 2020 - FY 2022	1 Year % Chg FY 2021 - FY 2022
Banking Data							
Deposits (\$000) ¹	\$ 1,835,079	\$ 2,159,853	\$ 2,467,450	\$ 2,687,908	46.47	24.45	8.93

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

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Commercial Banks							
Earning Assets (\$000)	\$1,461,388	\$1,476,380	\$1,031,118	\$1,047,430	-28.33	-29.05	1.58
Deposits (\$000)	\$1,418,553	\$1,465,989	\$1,008,998	\$1,035,020	-27.04	-29.40	2.58
Net Income YTD (\$000)	\$ 18,331	\$ 18,873	\$ 6,548	\$ 10,406	-43.23	-44.86	58.92

Source: Federal Financial Institutions Examination Council

Table 4B
BANKING DEPOSIT MARKET SHARE
LARAMIE COUNTY INSTITUTIONS
as of June 30, 2022

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	\$ 453,737	16.9%	16.9%
US Bank National Association	OH	2	\$ 370,390	13.8%	30.7%
ANB Bank	CO	2	\$ 326,739	12.2%	42.8%
First Interstate Bank	MT	2	\$ 285,564	10.6%	53.4%
Wyoming Bank & Trust	WY	2	\$ 269,320	10.0%	63.5%
Jonah Bank of Wyoming	WY	2	\$ 188,824	7.0%	70.5%
Firstier Bank	NE	2	\$ 123,782	4.6%	75.1%
Bank of the West	CA	2	\$ 122,452	4.6%	79.6%
Pinnacle Bank - Wyoming	WY	2	\$ 89,719	3.3%	83.0%
Banner Capital Bank	NE	1	\$ 87,344	3.2%	86.2%
Platte Valley Bank	WY	2	\$ 85,954	3.2%	89.4%
First National Bank of Omaha	NE	2	\$ 74,585	2.8%	92.2%
Riverstone Bank	NE	2	\$ 62,991	2.3%	94.5%
Points West Community Bank	CO	1	\$ 42,175	1.6%	96.1%
Cheyenne State Bank	WY	1	\$ 42,079	1.6%	97.7%
Farmers State Bank	WY	1	\$ 29,564	1.1%	98.8%
JP Morgan Chase Bank, National Association	OH	1	\$ 24,618	0.9%	99.7%
Central Bank and Trust	WY	1	\$ 8,071	0.3%	100.0%
All Institutions			\$ 2,687,908	100.0%	

Source: FDIC Deposit Market Share Report. 2022 data represent 18 institutions and 30 branch banks.

Note: Banking data reflect deposits as of June 30, 2022.

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 decreased over the year and over the quarter. The number of permits decreased from 40 in the third quarter of 2021 to 27 in the third quarter of 2022(-32.5%). The number of permits issued over the quarter decreased from 62 in the second quarter of 2022 to 27 in the third quarter of 2022(-56.5%).

Outside Cheyenne, the number of single-family residential building permits issued decreased over the year and over the quarter. The number of permits issued fell from 72 in the third quarter of 2021 to 33 in the third quarter of 2022(-54.2%). The number of permits issued decreased from 66 in the second quarter of 2022 to 33 in the third quarter of 2022(-50%). The number of single family homes being built in the county and city combined are down from years past, but there were a number of multi-family structures permitted in the third quarter of 2022.

In Cheyenne, the major construction projects involved new storage buildings on Wyatt Drive, Schroll Cabinets going in on Bradley Avenue, and the Children's Museum of Cheyenne. In the county, a new data center accounted for 90 of the 104 million dollars in projects over the quarter. Other projects included a new McDonald's on South Greeley Highway and the renovation of the Auto Body building at LCCC to become the new Advanced Manufacturing Center.

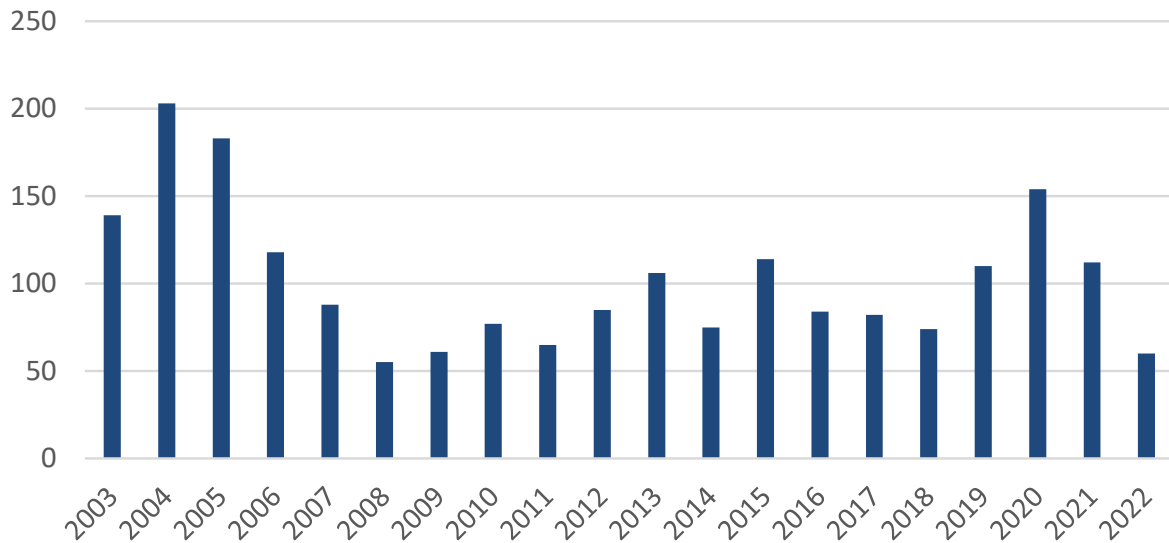
**Table 5
Construction**

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Construction							
Total Single-Family Bldg Permits - City	74	40	62	27	-63.51	-32.50	-56.45
Total Single-Family Bldg Permits - Rural	80	72	66	33	-58.75	-54.17	-50.00
Avg Monthly Building permits (All Construction) - City ¹	221	266	223	215	-2.71	-19.17	-3.59
Avg Monthly Septic Permits - Rural	20	20	31	29	45.00	45.00	-6.45
Avg Monthly Value of Authorized Construction - City (\$000)	\$ 19,671	\$ 18,718	\$ 20,581	\$ 25,351	28.87	35.44	23.18
Avg Monthly Value New Residential Construction - City (\$000)	\$ 6,515	\$ 3,294	\$ 5,992	\$ 2,188	-66.42	-33.58	-63.48

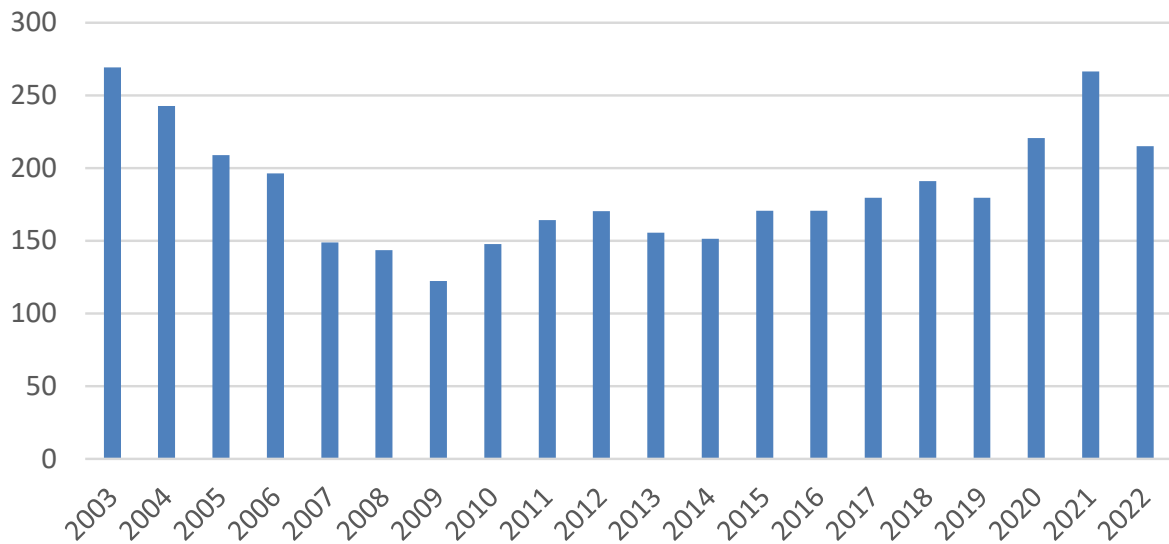
Table 5A
New Residential Construction
 Number of Permitted Units
Laramie County - City and Rural

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	28	12	20	-	-	-	338
Manufactured	0	0	2	2	5	3	2	4	8	-	-	-	26
Duplex	0	0	0	0	0	0	0	0	0	-	-	-	0
Tri & Four Plex	0	40	0	0	0	0	16	88	0	-	-	-	144
Multi-family	0	0	0	0	0	0	84	112	24	-	-	-	220
Total	38	104	50	43	53	42	130	216	52	0	0	0	728

Laramie County Single Family Permits,
Q3 2003 - Q3 2022



Cheyenne Average Construction Permits,
Q3 2003 - Q3 2022



Commercial Property Vacancies

By the end of the third quarter of 2022, there were 73 active properties on the local commercial real estate market, a 5.8 percent increase from the second quarter of 2022 and an 18.9 percent decrease from one year ago. During the quarter, the number of office spaces increased, the number of retail spaces increased, and the number of warehouse spaces increased. The number of office spaces increased from 25 to 26, the number of retail spaces increased from 34 to 36, and the number of warehouses increased from 10 to 11.

From the second quarter of 2022 to the third quarter of 2022, the number of available warehousing units for sale and/or lease increased 10 percent (+1 unit) and the total available square footage decreased 31.8 percent. The average lease rate held constant at \$12.00/sf at the end of the third quarter. Total vacant square footage ended the quarter at 172,300 sf, down from 252,781 sf at the end of the second quarter of 2022. The sharp decline is due to a large warehouse in Pine Bluffs leaving the market.

The number of available retail properties for sale and/or lease increased 5.9 percent (+2 units) over the quarter and the total available square footage decreased 5.7 percent. The total amount of vacant retail space ended the quarter at 234,466 sf, decreasing from 248,521 sf at the end of the second quarter of 2022. Vacancy in the Frontier Mall decreased from 21.3 percent during the second quarter of 2022 to 20.5 percent in the third quarter of 2022. There were 15 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. The Cheyenne Shopping Plaza on east Lincolnway has a temporary store, Spirit Halloween, occupying one of their larger spaces. Other shopping centers saw few or no changes in vacancies.

The number of available office properties increased 4 percent (+1 unit) over the quarter and the total square footage increased 23.4 percent over the quarter. Total vacant office space by the quarter's end increased to 204,371 sf from 165,624 sf in the second quarter of 2022. The increase is due to a large office space(over 40,000 sf), coming back onto the market.

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

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 third 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: 9/30/2022				
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate
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
Third Quarter 2022				
Warehouse	11	172,300	\$12.00	12.00 - 12.00
Retail	36	234,466	\$15.26	8.00 - 22.00
Office Space	26	204,371	\$15.68	9.95 - 19.00

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.

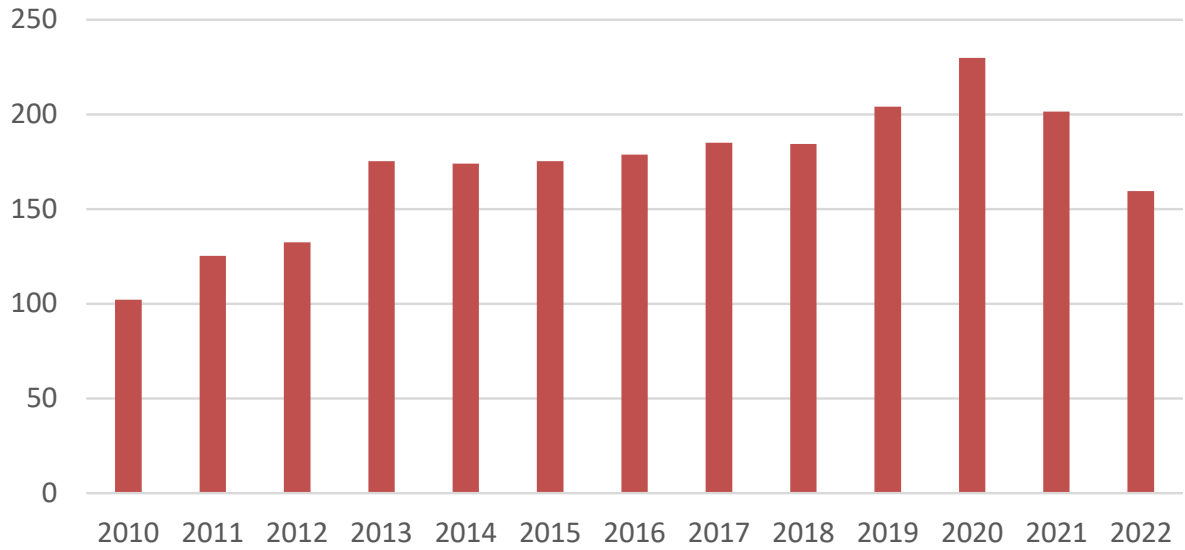
The housing market in Cheyenne and Laramie County is offering more homes and is now starting to see housing prices cool off. The Cheyenne Board of Realtors reported an 88.6 percent increase in the supply of homes for sale in the city of Cheyenne and a 200 percent increase in the supply of homes for sale in the rural part of Laramie County from the third quarter of 2021 to the third quarter of 2022. Over the last year, the supply of homes for sale increased in the city of Cheyenne, from a monthly average of 114 units for sale in the third quarter of 2021 to a monthly average of 215 units for sale in the third quarter of 2022. In rural Laramie County, there was a sharp increase in the supply of homes for sale over the last year, from a monthly average of 42 in the third quarter of 2021 to a monthly average of 126 in the third 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 \$373,448 during the third quarter of 2022, up from \$343,471 in the third quarter of 2021(+8.7%) and up from \$372,979 in the second quarter of 2022(+0.1%).

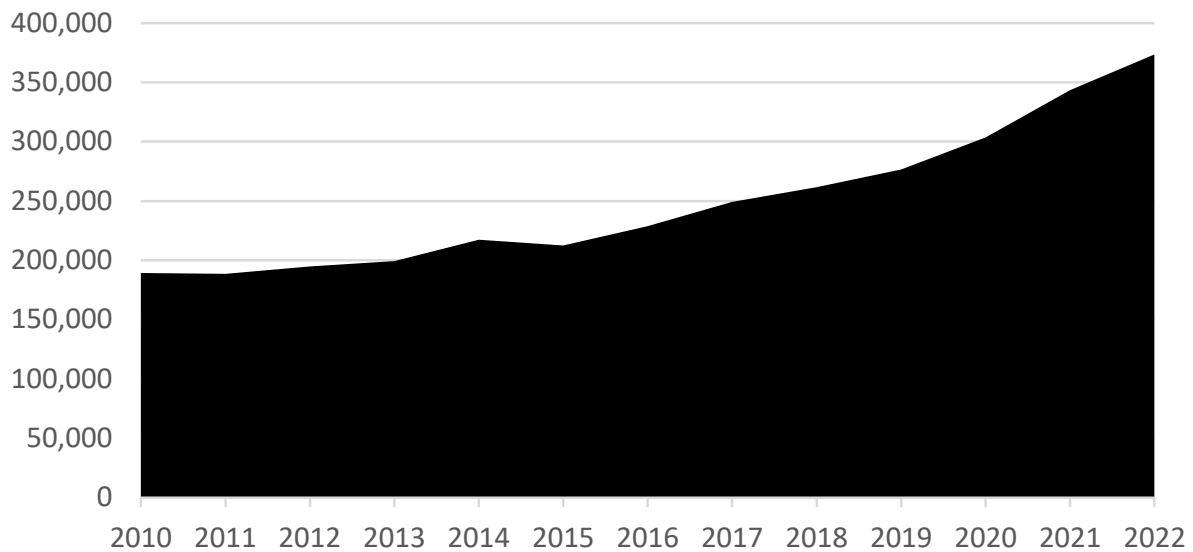
The average sales price for homes in rural Laramie County increased over the year and decreased over the quarter. The average sales price was \$579,239, up from \$530,908 in the third quarter of 2021(+9.1%) and down from \$618,053 in the second quarter of 2022(-6.3%).

The condo and townhouse market is still running hot. The number of townhouses and condominiums available for sale increased over the year and over the quarter. From the third quarter of 2021 to the third quarter of 2022, the average number of condos and townhouses for sale increased from 6 to 29. From the second quarter of 2022 to the third quarter of 2022, the average number of townhouses and condos for sale increased from 17 to 29. The average sales price for townhouses and condos also increased over the year and over the quarter. From the third quarter of 2021 to the third quarter of 2022, the average sales price increased from \$289,853 to \$336,730(+16.2%). From the second quarter of 2022 to the third quarter of 2022, the average sales price increased from \$318,879 to \$336,730(+5.3%).

Average Monthly Residential Units Sold,
Q3 2010 - Q3 2022



Cheyenne Average Home Price,
Q3 2010 - Q3 2022



Apartment Vacancies

The vacancy rate in sampled apartments rose over the year and over the quarter. It rose from 0.1 percent in the third quarter of 2021 to 1.0 percent in the third quarter of 2022. This vacancy rate rose from 0.9 percent in the second quarter of 2022 to 1.0 percent in the third quarter of 2022.

Table 7 below presents the above data.

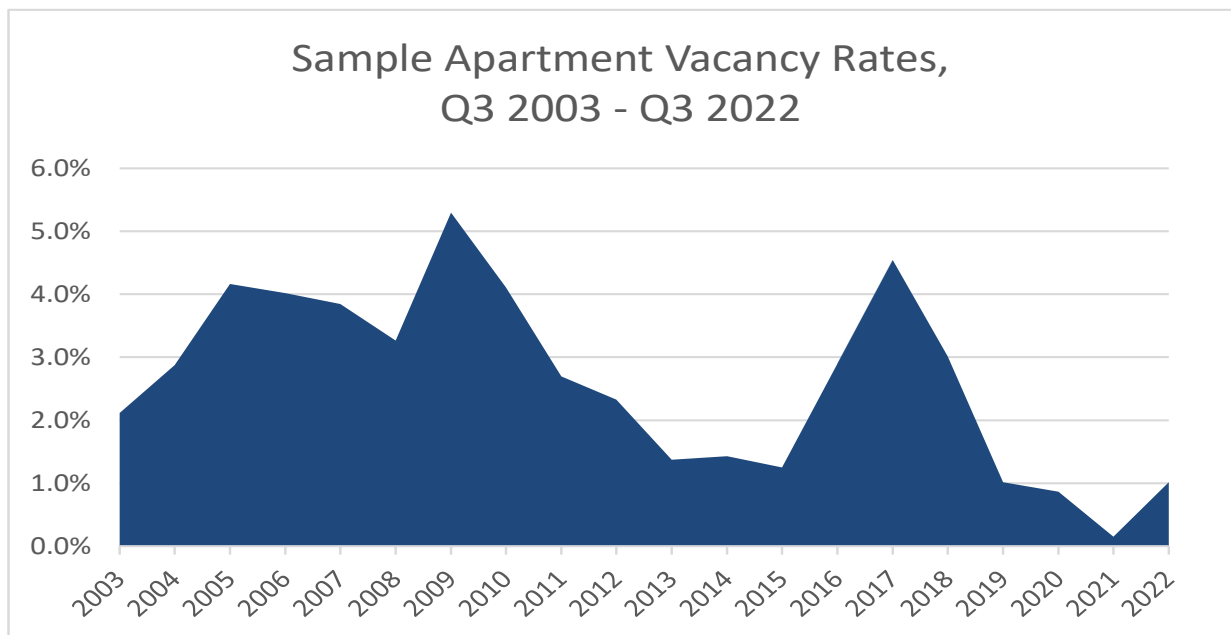
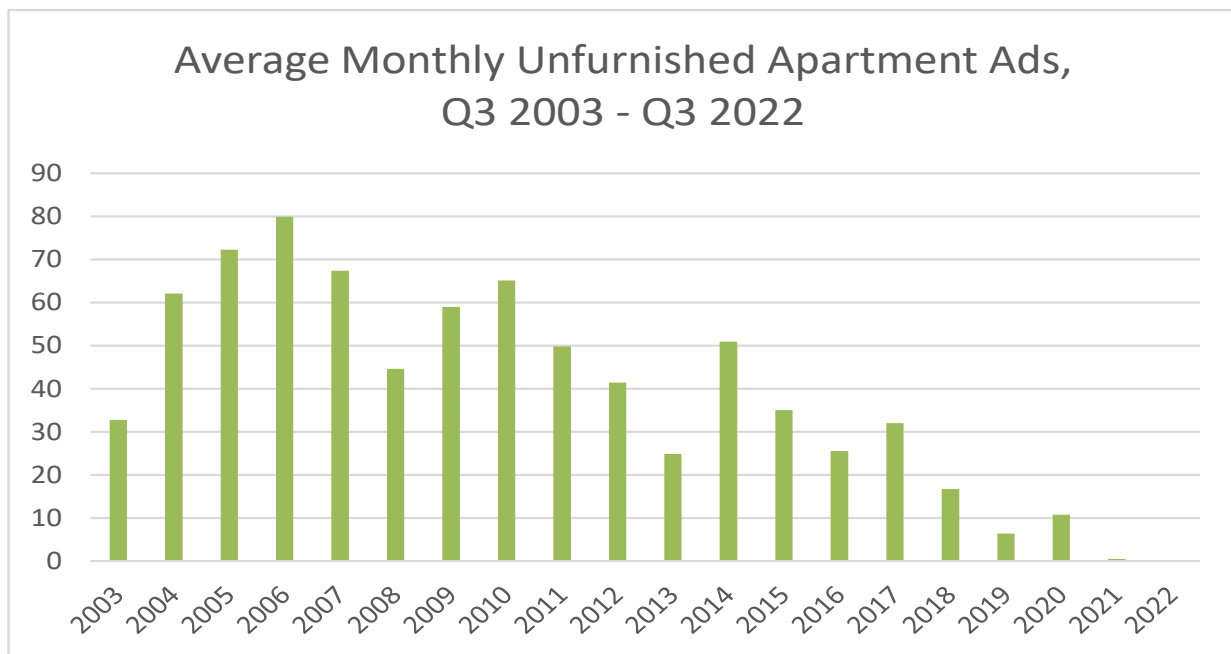


Table 7
Residential Housing Market

Residential Housing Market							
	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Cheyenne Board of Realtors							
Avg Monthly Residentials Sold	230	201	176	159	-30.9	-20.9	-9.7
City							
Avg Monthly Units For Sale	172	114	139	215	25.0	88.6	54.7
Avg Sale Price (\$)	\$303,621	\$343,471	\$372,979	\$373,448	23.00	8.73	0.13
Avg Days on Market ⁴	27	12	12	20	-25.9	66.7	66.7
Rural							
Avg Monthly Units For Sale	65	42	51	126	93.8	200.0	147.1
Avg Sale Price (\$)	\$469,028	\$530,908	\$618,053	\$579,239	23.50	9.10	-6.28
Avg Days on Market	45	22	30	20	-55.6	-9.1	-33.3
Vacancies⁵							
Avg Monthly Furnished Apartments	0	1	1	0	-	-	-
Avg Monthly Unfurnished Apartments	11	1	1	0	-	-	-
Avg Monthly Homes and Duplexes	2	0	0	1	-	-	-
Avg Monthly Mobile Homes	1	1	1	2	100.0	100.0	100.0
Sampled Apartments Vacancy Rate ⁶	0.9%	0.1%	0.9%	1.0%	11.1	900.0	11.1

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 rose over the year and over the quarter. From the third quarter of 2021 to the third quarter of 2022, the monthly average number of people sheltered increased from 56 to 71(+26.8%). Over the quarter, the monthly average increased from 46 to 71(+54.3%).

The number of Temporary Assistance for Needy Families (TANF) distributions decreased over the year and over the quarter. The number fell from 84 in the third quarter of 2021 to 80 in the third quarter 2022(-4.8%) and fell from 81 to 80(-1.2%) over the quarter.

Local tourism numbers were mixed over the last year. The Cheyenne Visitor Center saw their numbers increase from the third quarter of 2021 to the third quarter of 2022(+10.6%). The Pine Bluffs Information Center saw a 57.3 percent decrease in visitors from the third quarter of 2021 to the third quarter of 2022. Occupancy rates at local hotels increased from 63.7 percent in the third quarter of 2021 to 69.8 percent in the third quarter of 2022.

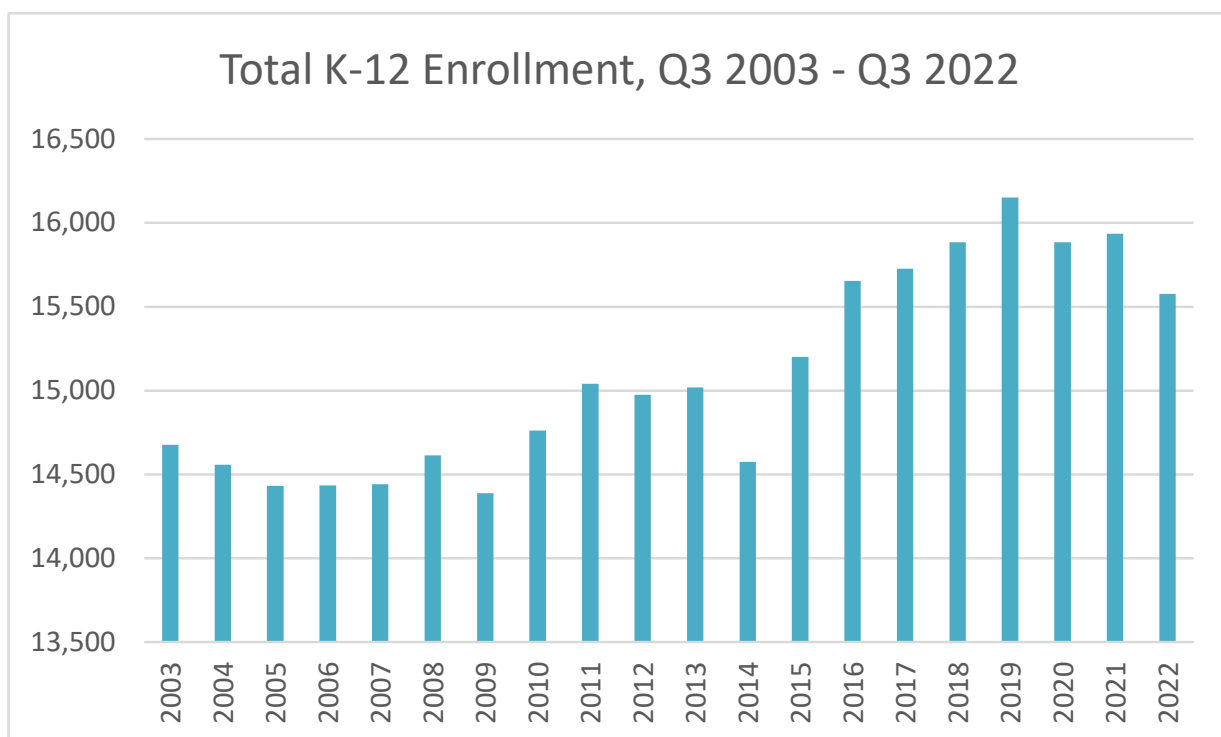
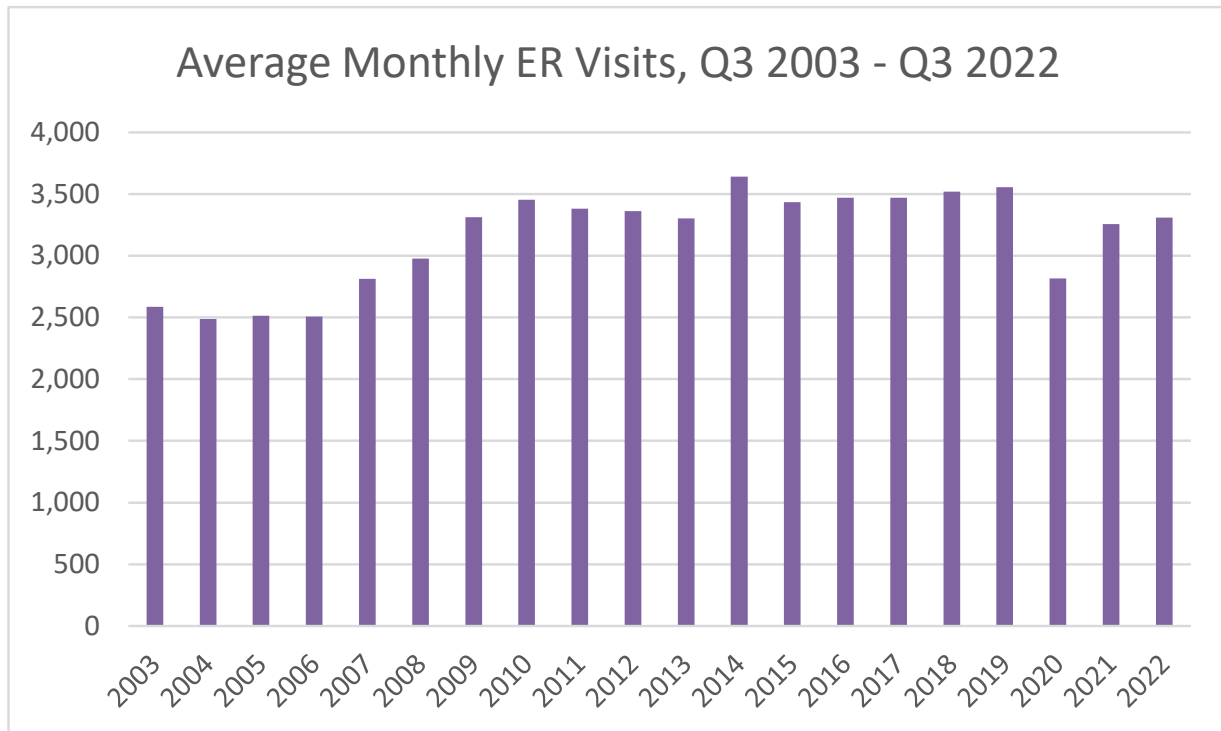
**Table 8
Demographics**

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Human Services							
Emergency Room Visits	2,816	3,256	3,130	3,309	17.5	1.6	5.7
Safehouse - # Sheltered	48	56	46	71	47.9	26.8	54.3
DFS/TANF Distributions	82	84	81	80	-2.4	-4.8	-1.2
School Enrollments							
Laramie County School District #1	13,687	13,807	13,272	13,413	-2.0	-2.9	1.1
Laramie County School District #2	1,021	1,048	1,044	1,068	4.6	1.9	2.3
Private Schools ¹	332	344	344	346	4.2	0.6	0.6
Home Schooling	570	452	452	452	-20.7	0.0	0.0
Poder Academy	276	286	269	298	8.0	4.2	10.8
Total School Enrollment ²	15,886	15,936	15,381	15,576	-2.0	-2.3	1.3
LCCC Enrollment - FTE (Laramie County Sites)	1,822	1,765	1,791	100	-94.5	-94.3	-94.4
LCCC Enrollment - Headcount (Laramie County)	2,470	2,467	2,770	256	-89.6	-89.6	-90.8

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

**Table 9
Tourism**

	3Q 2020	3Q 2021	2Q 2022	3Q 2022	2 Year % Chg 3Q/2020 - 3Q/2022	1 Year % Chg 3Q/2021 - 3Q/2022	Qtrly % Chg 2Q/2022 - 3Q/2022
Avg Monthly Accomodations Data							
Occupancy Rate (%)	68.2%	63.7%	66.1%	69.8%	2.35	9.58	5.60
Average Room Rate	\$ 87.19	\$ 131.58	\$ 105.63	\$ 136.75	56.84	3.93	29.46
Avg Monthly Visitor Data							
Visit Cheyenne Walk-in Count	2,903	7,664	4,941	8,479	192.08	10.63	71.60
Trolley Ridership	586	1,400	677	1,644	180.55	17.43	142.84
Pine Bluffs Info Center	N/A	16,122	5,830	6,877	-	-57.34	17.96
I-25 State Visitor Center	5,081	16,122	7,950	14,311	181.66	-11.23	80.01
Old West Museum Paid Visitor	584	3,943	1,324	3,205	448.80	-18.72	142.07



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	48,826	49,319	49,235	49,572	49,711	-	-	-	49,688	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	47,829	48,072	48,182	-	-	-	48,106	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	48,500	48,600	48,200	-	-	-	47,789	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	1,406	1,500	1,529	-	-	-	1,590	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	2.9	3.0	3.1	-	-	-	3.2	2022
Initial Unemployment Claims	201	167	113	223	118	65	46	40	54	38	49	78	99	2021
	78	60	56	45	40	36	40	50	30	-	-	-	48	2022
Help Wanted Ads	421	258	458	696	476	718	418	366	454	456	284	270	440	2021
	317	484	458	786	545	454	288	447	320	-	-	-	455	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	3,330	4,098	3,681	-	-	-	3,294	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	1,725	1,877	1,842	-	-	-	1,469	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	\$ 166,811,500	\$ 176,826,900	\$ 135,072,600	-	-	-	\$ 147,686,789	2022
Bankruptcies	10	6	10	12	15	7	6	9	3	5	5	8	8	2021
	5	4	4	14	11	7	8	3	7	-	-	-	7	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	348	377	386	-	-	-	221	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	154	152	172	-	-	-	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	\$383,289	\$366,851	\$370,205	-	-	-	\$363,635	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	0	1	-	-	-	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	0	0	0	-	-	-	0.9	2022
Homes & Duplexes	1	3	0	0	0	0	0	0	0	0	1	2	0.6	2021
	1	0	0	0	1	0	1	1	1	-	-	-	0.6	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	2	-	-	-	1.3	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%	0.3%	0.5%	1.6%	-	-	-	1.0%	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	14	5	8	-	-	-	21.6	2022
Total Building Permits	200	212	212	245	228	269	249	305	245	204	226	190	232	2021
	202	235	233	208	233	229	195	266	184	-	-	-	221	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	\$28,733,889	\$32,710,283	\$14,610,232	-	-	-	\$20,359,883	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	\$16,945,498	\$26,693,283	\$4,429,204	-	-	-	\$10,548,707	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	14	7	12	-	-	-	16.0	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	3,418	3,320	3,188	-	-	-	3,142	2022
Total CRMC Admissions	800	665	781	785	927	830	825	858	679	737	749	741	781	2021
	776	681	804	821	860	803	751	802	739	-	-	-	782	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	81	66	66	-	-	-	56	2022
TANF Distribution Counts	77	81	86	85	81	76	84	81	86	83	90	92	84	2021
	88	90	84	82	83	79	82	81	77	-	-	-	83	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	-	-	13,467	13,358	-	-	-	13,372	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	-	-	1,069	1,066	-	-	-	1,052	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	-	-	15,634	15,518	-	-	-	15,499	2022
LCCC Enrollment - FTE (Laramie County Sites)	2,336	2,336	2,336	2,336	2,336	284	284	2,506	2,506	2,506	2,506	2,506	2,065	2021
	2,536	2,536	2,536	2,536	2,536	302	302	-	-	-	-	-	1,898	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	769	769	-	-	-	-	-	2,913	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	\$14,920,564	\$15,535,605	\$15,570,034	-	-	-	\$13,618,688	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	\$7,566,791	\$7,511,702	\$8,117,549	-	-	-	\$7,002,191	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	\$6,312,842	\$6,374,860	\$6,594,456	-	-	-	\$5,783,324	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	\$2,867,998	\$2,903,971	\$3,003,802	-	-	-	\$1,516,429	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	\$257,236	\$501,916	\$242,014	-	-	-	\$213,539	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	72.5	68.3	68.7	-	-	-	62.3	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	\$187.13	\$116.91	\$106.21	-	-	-	\$110.77	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	12,962	6,754	5,720	-	-	-	5,294	2022
Trolley Ridership	-	-	-	271	211	566	2,356	654	1,191	481	200	3,382	1,035	2021
	42	398	461	551	867	613	3,928	320	684	-	-	-	874	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	4,697	3,125	2,182	-	-	-	2,624	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	17,250	12,915	12,768	-	-	-	7,954	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	6,217	1,816	1,581	-	-	-	1,692	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

