

Economic Indicators
for Greater Cheyenne

Annual Trends
Edition

Wyoming Center for Business and Economic Analysis @ LCCC

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Preface

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

This publication and past publications are available in PDF format on our website:

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Economic Indicators

Summary

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

2020 in Review

In 2020, the coronavirus affected nearly every aspect of life in Wyoming and Laramie County. Some areas of the economy, like tourism, were hindered by shutdowns and limits on travel. Other areas, like real estate, still saw improvements in 2020.

A key indicator of the level of general business activity is sales. In Laramie County, both total taxable sales and total retail sales rose in 2020. Total taxable sales rose 5.9 percent from 2019 to 2020. Total retail sales rose by just 0.4 percent during this same time period. This resulted in an increase in sales and use tax receipts of 5.3 percent from 2019 to 2020. The tax receipts are the highest levels recorded in Laramie County, exceeding the previous high in 2019.

¹It is important to keep in mind the difference between the LAUS data and the CES data. LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that more Laramie County residents were

Oil prices hit recent record lows in April 2020, causing a large decrease in oil activity in the county over the last year. From 2019 to 2020, total annual oil production fell by 34.1 percent, the average monthly number of active wells fell 1.0 percent, and the number of spuds – defined as a newly drilled oil well – fell from 70 to 22. It will be interesting to see how production numbers look in 2021 if travel returns to 2019 levels.

Laramie County gained jobs from 2019 to 2020 according to Local Area Unemployment Statistics (LAUS), but lost jobs according to the Current Employment Statistics (CES)¹. Laramie County gained 145 jobs according to the LAUS and lost 1,116 jobs according to the CES. Employment data from the Bureau of Economic Analysis (BEA) lag one year, but provide greater detail of employment and earnings by industry. These data show government remained the primary employer in Laramie County in 2018, accounting for 24.8 percent of all jobs and generating 37.7 percent of all earnings by place of work. This significant public sector employment continued to serve as an important source of local economic stability.

Unemployment rose in Wyoming, from 3.6 percent in 2019 to 4.6 percent in 2020. During the same time period, unemployment also rose in Laramie County, rising from 3.5 percent in 2019 to 5.4 percent in 2020.

working. The CES data reflect a count of **jobs** not workers and showed an increase in the number of jobs in the county.

The housing market had positive results over the last year. The total number of units – city **and** county – sold rose from 2,019 in 2019 to 2,226 in 2020 (+10.3%). In the city, the average selling price rose from \$268,334 to \$298,206 (+11.1%) and in the county the average selling price rose from \$421,414 to \$450,179 (+6.8%)

The number of building permits issued is an indicator of future home construction. In the city, the number of building permits for new single-family homes rose from 165 in 2019 to 213 in 2020 (+29.1%) and new apartments/duplexes fell from 10 in 2019 to 9 in 2020(-10.0%). In the county, outside the city of Cheyenne, the number of single-family building permits rose– from 218 in 2019 to 239 in 2020(+9.6%).

The value of new industrial/commercial construction fell sharply in the city and rose sharply in the county in 2020. Total new dollar valuation was \$11.4 million in the city and \$198.1 million in the county. In the city, the new buildings at Spradley Barr Motors accounted for over 28% percent of the total new industrial/commercial construction valuation.

In the county, the Microsoft data center additions accounted for over 88% of new industrial/commercial construction(175 million).

Laramie County’s population grew 0.5 percent in 2019(524 people), while the state of Wyoming gained population for the first time since 2015.

Looking to the future, the most significant economic issue in the state of Wyoming, and to a lesser extent in Laramie County, is the long-term prospect of decreased tax revenue due to lower energy prices and the decline in energy extraction activity in the state. The downturn in traveling and uncertainty around this issue created significant issues in the recent Wyoming legislative budget session. At each level of government – state, county, and city – new sources of tax revenue will need to be identified and/or fewer services provided to residents.

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

Business Trends

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

- Table 1.4 contains ten primary growth measures including: population, jobs, personal income and Gross Domestic Product (GDP). The Current Employment Statistics (CES) five-year average job growth rate is -0.37 percent and the Bureau of Economic Analysis (BEA) employment five year average growth rate is 1.69 percent. It should be noted that prior to the Great Recession employment had been growing at over 2 percent annually. Given the current economic situation in the state of Wyoming, Laramie County is unlikely to see a return to these pre-recession employment growth rates any time soon.
- The population of Laramie County and Cheyenne increased in 2019. Laramie County added 524 persons (+0.5%) and the city of Cheyenne added 278 persons (+0.4%). Over the past fifteen years, the population growth rate for Laramie County and the city of Cheyenne, have both averaged 1.0 percent per year. The Wyoming Department of Transportation’s driver’s license exchange program reported that there were 3,640 in-migrants and 3,060 out-migrants in the county in 2019 which resulted in a net gain of 580 persons. Data on in-migrants and out-migrants can be found in Table 4.4 (a).
- Total Laramie County school enrollments (LCSD #1 and LCSD #2) K-12 decreased by 435 students (-2.8%) in 2020 as a number of families chose to home school their children. Table 4.7 provides complete details.
- Figure 3 shows the relationship between growth rates in real GDP, personal income and wages in Laramie County. Real GDP is the inflation adjusted value of all the final goods and services produced in the economy in a year. Over time the growth rates in real GDP, personal income, and wages tend to move in the same direction. In 2019, real GDP increased by 0.7 percent, personal income increased by 4.7 percent, but wages decreased by 0.2 percent.
- Table 1.1 provides total estimated taxable sales and retail sales. Total taxable sales rose 5.9 percent from 2019 to 2020. Total retail sales rose by 3.9 percent during this same time period. Two of the four largest retail subsectors had an increase in retail sales from 2019 to 2020 –Building Material

Business Trends	
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and Garden (+6.9%) and Automobile Sales (+13.9%). General Merchandise Stores(-7.4%) and Eating and Drinking Places(-6.3%) sales fell over the year.

- Table 1.2 presents data on sales and use tax receipts to entities within Laramie County. Total sales and use tax receipts rose by 7.5 percent from 2019 to 2020. The overall tax receipts were the highest recorded, eclipsing the levels in 2019.
- Starting with the December 2015 Economic Indicators Report, we have expanded coverage of the oil sector in Laramie County. Table 1.9 (a) shows annual Laramie County oil production and the number of active wells. Average monthly oil production in Laramie County fell from 1,139,585 barrels in 2019 to 751,550 barrels in 2020. Total annual oil production fell by over 34 percent from 2019 to 2020. The average monthly number of active wells fell slightly from 424 in 2019 to 419 in 2020 (-1.2%). Table 1.9 (b) shows oil prices, which fell from a monthly average of \$56.98 in 2019 to \$39.23 in 2020 (-31.2%). The number of spuds – defined as a newly drilled oil well – fell from 70 in 2019 to 22 in 2020.

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	2019	64,235	2018	63,957	0.4%
Total Population - Laramie County ¹	2019	99,500	2018	98,976	0.5%
Total Male Population ¹	2019	50,413	2018	50,170	0.5%
Total Female Population ¹	2019	49,087	2018	48,806	0.6%
% of Population - Under 20 Years Old ¹	2019	25.3%	2018	25.5%	-0.8%
% of Population - 65 Years & Older ¹	2019	16.5%	2018	16.0%	3.1%
Median Age ²	2019	37.4	2018	37.9	-1.3%
% of Population - White Alone (Non-Hispanic) ¹	2019	81.0%	2018	78.5%	3.2%
% of Population - Native American Alone ¹	2019	0.7%	2018	0.3%	133.3%
% of Population - Hispanic or Latino ¹	2019	13.1%	2018	14.8%	-11.5%
Households - County ²	2019	39,683	2018	39,678	0.0%
Average Household Size - County ²	2019	2.43	2018	2.45	-0.8%
Households - Cheyenne ³	2019	27,344	2018	26,635	2.7%
% of Households (HH) Headed by Married Couples ²	2019	50.7%	2018	51.1%	-0.8%
% of HH Headed by Single Female (w/own children <18 yrs.) ²	2019	5.0%	2018	4.7%	6.4%
Weather & Geography					
Total Area (sq. miles) ⁴	2010	2,686	-	-	-
Total Area (sq. miles) ¹¹ - Cheyenne	2020	32.54	2019	32.53	0.0%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.) ⁵	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne ⁵	1981 - 10	58.6	1971 - 00	58.1	0.9%
Avg Min Temperature (F) - Cheyenne ⁵	1981 - 10	33.9	1971 - 00	33.5	1.2%
Average Annual Precipitation (inches) - Cheyenne ⁵	1981 - 10	15.9	1971 - 00	15.5	2.8%
Average Daily Wind Speed (mph) ⁵	1996 - 08	12.1	1996 - 06	12.4	-2.4%
Crime & Law Enforcement⁶					
Crimes	2019	2,957	2018	3,498	-15.5%
Crimes per 10,000 Persons	2019	297.1	2018	353.3	-15.9%
Homicides per 10,000 Persons	2019	0.5	2018	0.2	150.0%
Rapes per 10,000 Persons	2019	4.3	2018	3.3	30.3%
Robberies per 10,000 Persons	2019	2.7	2018	2.3	17.4%
Aggravated Assaults per 10,000 Persons	2019	14.5	2018	15.5	-6.5%
Burglaries per 10,000 Persons	2019	21.1	2018	28.4	-25.7%
Larcenies & Thefts per 10,000 Persons	2019	161.3	2018	208.6	-22.7%
Motor Vehicle Thefts per 10,000 Persons	2019	17.5	2018	21.9	-20.1%
Education					
% of Pop. (25 yrs. & older) with High School Diploma or higher ²	2019	93.0%	2018	93.2%	-0.2%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher ²	2019	28.5%	2018	28.7%	-0.7%
Student-Teacher Ratio in LCSD #1 ⁷	2019-20	13.5	2018-19	13.5	0.0%
Student-Teacher Ratio in LCSD #2 ⁷	2019-20	10.7	2018-19	10.9	-1.8%
Expenditures Per Pupil in LCSD #1 ⁷	2019-20	\$17,078	2018-19	\$17,078	0.0%
Expenditures Per Pupil in LCSD #2 ⁷	2019-20	\$24,066	2018-19	\$24,066	0.0%
LCSD #1 Enrollment ⁸	2019-20	14,261	2018-19	14,122	1.0%
LCSD #2 Enrollment ⁸	2019-20	1,059	2018-19	1,044	1.4%
Total School Enrollments Laramie County ⁹	2019-20	15,858	2018-19	15,826	0.2%
% of Students in Private Schools ⁹	2019-20	2.1%	2018-19	2.2%	-3.7%
% of Students Home-Schooled ⁹	2019-20	3.6%	2018-19	2.0%	81.8%
ACT Average Composite Score (range 1-36) LCSD #1 ¹⁰	2019-20	19.8	2018-19	19.7	0.5%
ACT Average Composite Score (range 1-36) LCSD #2 ¹⁰	2019-20	20.2	2018-19	20.0	1.0%
LCSD #1 Graduation Rate ¹¹	2019-20	77.9%	2018-19	81.6%	-4.5%
LCSD #2 Graduation Rate ¹¹	2019-20	94.5%	2018-19	97.1%	-2.7%

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester) ¹²	2020	3,053.0	2019	3,024.0	1.0%
Average Student Age at LCCC (Fall Semester) ¹²	2019	22.9	2018	23.0	-0.4%
Median Student Age at LCCC (Fall Semester) ¹²	2019	19.0	2018	20.0	-5.0%
3 -Year Graduation Rate at LCCC ¹²	2019	28.0%	2018	28.0%	0.0%
3 -Year Rate of Transfer from LCCC ¹²	2019	26.0%	2018	21.0%	23.8%
Housing					
Average Rent for 2-3 Bedroom House (\$) ¹³	2Q20	\$1,347	4Q19	\$1,257	7.2%
Average Rent for 2 Bedroom Apartment (\$) ¹³	2Q20	\$906	4Q19	\$846	7.1%
Average Rent for 2-3 Bedroom Mobile Home (\$) ¹³	2Q20	\$928	4Q19	\$951	-2.4%
Average Sales Price - Cheyenne ¹⁴	2020	\$298,203	2019	\$268,334	11.1%
Average Sales Price - Rural Laramie County ¹⁴	2020	\$450,179	2019	\$421,414	6.8%
Laramie County's Economy					
Median Household Income ²	2019	\$66,910	2018	\$64,306	4.0%
Mean Household Income ²	2019	\$85,483	2018	\$84,033	1.7%
Per Capita Personal Income (\$) ¹⁵	2019	\$54,113	2018	\$52,039	4.0%
Average Wage per Job ¹⁵	2019	\$51,322	2018	\$49,870	2.9%
Average Annual Pay (\$) ¹⁶	2019	\$48,791	2018	\$47,143	3.5%
Employment & Labor					
Employment ¹⁷	2020	45,992	2019	47,108	-2.4%
Unemployment Rate ¹⁸	2020	5.4%	2019	3.5%	54.3%
Total Non-farm Jobs ¹⁵	2019	70,692	2018	69,391	1.9%
Percent of Jobs in Selected Industries					
% of Jobs in Farming	2019	2.0%	2018	2.0%	0.1%
% of Jobs in Mining	2019	1.5%	2018	1.6%	-6.7%
% of Jobs in Government	2019	24.8%	2018	25.3%	-1.9%
% of Jobs in Construction	2019	6.6%	2018	6.1%	7.0%
% of Jobs in Manufacturing	2019	2.3%	2018	2.3%	2.9%
% of Jobs in Trans. & Ware.	2019	6.1%	2018	6.0%	3.0%
% of Jobs in FIRE	2019	14.5%	2018	14.3%	1.5%
% of Jobs in Retail Trade	2019	9.4%	2018	9.6%	-1.9%
% of Jobs in Wholesale	2019	1.9%	2018	1.9%	3.7%
Labor Force Demographics²					
% of Labor Force Age 16-19	2019	4.3%	2018	4.5%	-4.2%
% of Labor Force Age 20-24	2019	11.2%	2018	10.9%	2.5%
% of Labor Force Age 25-44	2019	44.6%	2018	44.2%	1.0%
% of Labor Force Age 45-54	2019	19.1%	2018	19.4%	-1.2%
% of Labor Force Age 55-64	2019	15.7%	2018	16.0%	-2.1%
% of Labor Force Age 65-74	2019	4.4%	2018	4.3%	2.6%
% of Labor Force Age 75 and over	2019	0.7%	2018	0.6%	12.7%
% of Labor Force Male	2019	54.4%	2018	54.3%	0.2%
% of Labor Force Female	2019	45.6%	2018	45.7%	-0.2%
% of Males in Labor Force	2019	86.6%	2018	86.0%	0.7%
% of Females in Labor Force	2019	76.7%	2018	77.1%	-0.5%
CPI					
U.S. CPI ¹⁹	2020	258.8	2019	255.7	1.2%
Annual Inflation Rate - Cheyenne ¹³	2Q20	1.8%	4Q19	2.5%	-28.0%

Sources:

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

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

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

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

⁵Western Regional Climate Center

⁶Wyoming Division of Criminal Investigation

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

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

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

¹⁰Wyoming Department of Education, Assessment Reports

¹²Laramie County Community College, Institutional Research Office

¹³Wyoming Department of Administration & Information,

¹⁴Cheyenne Board of Realtors

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

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

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

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

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

Table 1.1

**Laramie County Total Taxable Sales and Retail Sales by Subsectors
2015 - 2020
(Dollars)**

	2015	2016	2017	2018	2019	2020
Total Taxable Sales	2,210,105,410	1,956,378,200	2,137,001,500	2,392,252,000	2,555,179,000	2,705,636,700
Total Retail Sales	1,324,039,600	1,247,091,200	1,329,037,100	1,429,816,900	1,493,546,000	1,499,441,700
Auto Dealers and Parts	81,308,700	77,729,100	86,425,700	90,433,700	101,928,100	96,294,400
Gasoline Stations	63,306,300	52,074,600	51,803,600	65,138,600	77,202,800	61,170,600
Home Furniture and Furnishings	35,829,400	35,073,400	35,083,800	36,271,700	39,484,300	35,511,200
Electronic and Appliance Stores	66,098,000	45,086,000	50,306,500	92,621,900	41,769,300	64,907,000
Building Material & Garden	198,442,600	179,740,800	211,983,800	225,493,500	262,388,400	280,704,300
Grocery and Food Stores	25,089,200	25,282,400	24,055,400	20,371,000	19,761,500	20,981,600
Liquor Stores	18,248,100	18,729,100	19,019,300	19,750,300	19,633,300	25,707,200
Clothing and Shoe Stores	52,221,500	48,724,000	48,093,400	52,010,500	56,265,800	47,142,100
Department Stores	48,281,700	41,959,300	40,518,300	36,835,100	34,727,200	35,013,700
General Merchandise Stores	135,295,400	138,164,400	143,634,600	164,366,500	162,352,900	150,281,900
Miscellaneous Retail	90,421,500	85,733,400	86,111,600	89,320,700	113,546,100	114,739,400
Lodging Services	60,602,000	51,262,900	57,754,200	61,605,500	65,698,000	42,922,600
Eating and Drinking Places	192,122,200	190,530,900	194,853,000	200,028,400	217,129,000	203,350,200
Automobile Sales	256,773,000	257,000,900	279,393,900	275,569,500	281,659,000	320,715,500

Source: WCBEA analysis from Wyoming Department of Revenue

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

**Annual Total
1997-2020
(Dollars)**

	Total Sales Tax Receipts 4% State & 1% Optional General Purpose	4% State Sales and Use Tax Receipts	1% Optional Local General Purpose Sales and Use Tax Receipts
1997	21,048,070	11,177,653	9,870,419
1998	21,494,661	11,541,365	9,953,296
1999	23,492,966	12,426,483	11,066,483
2000	24,833,339	13,115,173	11,718,167
2001	26,406,542	13,800,674	12,605,568
2002	29,011,725	15,428,989	13,582,736
2003	29,528,829	15,855,502	13,673,327
2004	30,559,319	16,501,718	14,057,601
2005	31,733,902	17,213,493	14,520,409
2006	33,118,921 *	17,894,618	15,224,303
2007	32,702,985 *	17,636,107	15,066,606
2008	33,114,106 *	17,827,988	15,286,119
2009	31,517,315 *	16,979,116	14,529,199
2010	31,846,764 *	17,051,836	14,794,927
2011	36,323,256	18,977,386	17,345,870
2012	38,495,663	20,616,860	17,878,803
2013	41,713,896	22,630,753	19,083,143
2014	50,365,308	27,315,092	23,050,216
2015	48,440,936	26,339,882	22,101,054
2016	43,007,227	23,443,445	19,563,782
2017	46,955,066	25,585,051	21,370,015
2018	52,524,785	28,602,262	23,922,523
2019	55,406,955	29,855,166	25,551,789
2020	59,555,208	32,498,839	27,056,369

Notes: ¹ The State of Wyoming collects a 4% state sales and use tax as well as a 1% optional general purpose county sales and use tax. Table 1.2 shows the total share of collected taxes received by entities within Laramie County including Laramie County, the city of Cheyenne, the town of Burns, the town of Albin and the town of Pine Bluffs.

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

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

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

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

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

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

*2006- \$350,694

*2007 - \$710,532

*2008 - \$1,076,784

*2009 - \$1,791,000

*2010 - \$895,500

Source: WCBEA from Wyoming Department of Revenue

Figure 1. Laramie County Sales and Use Tax Receipts, 2001-2020

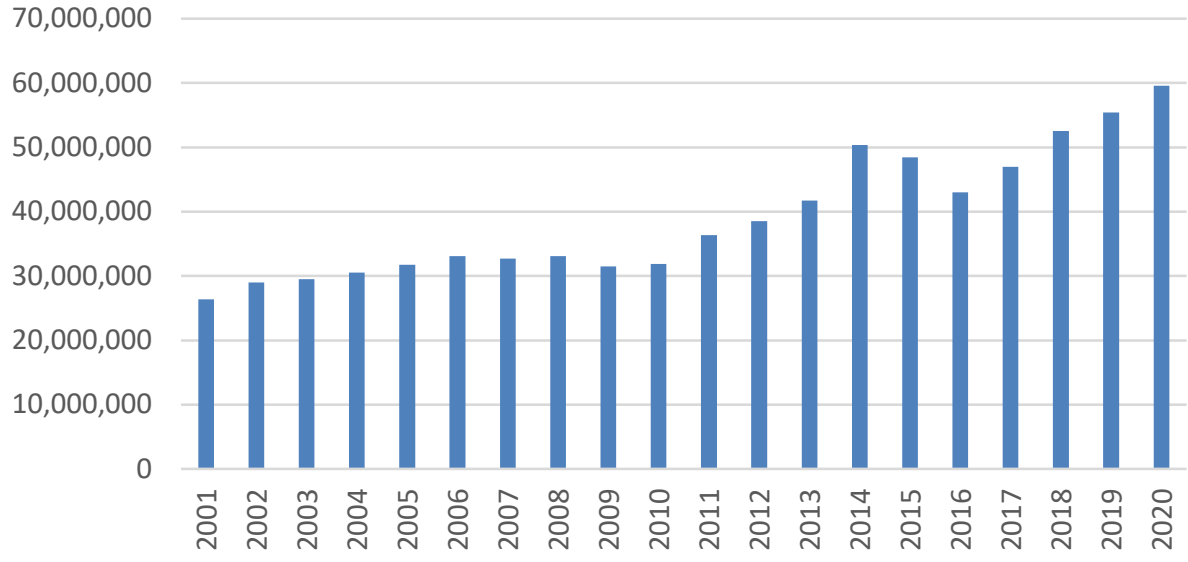


Table 1.3

Laramie County Lodging Tax Receipts
Annual Totals
1991 - 2020
(Dollars)

Year	Lodging Tax Receipts ¹	% Change
1991	246,751	-
1992	262,981	6.6%
1993	283,747	7.9%
1994	302,640	6.7%
1995	316,596	4.6%
1996	326,421	3.1%
1997	321,721	-1.4%
1998	344,509	7.1%
1999	362,725	5.3%
2000	399,193	10.1%
2001	400,237	0.3%
2002	453,918	13.4%
2003	582,681	28.4%
2004	646,724	11.0%
2005	691,081	6.9%
2006	845,936	22.4%
2007	1,128,773	33.4%
2008	1,156,118	2.4%
2009	1,058,485	-8.4%
2010	1,244,406	17.6%
2011	1,381,347	11.0%
2012	1,291,774	-6.5%
2013	1,319,517	2.1%
2014	1,800,299	36.4%
2015	1,899,869	5.5%
2016	1,708,156	-10.1%
2017	1,849,885	8.3%
2018	1,988,530	7.5%
2019	2,144,641	7.9%
2020	1,471,354	-31.4%

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

Source: WCBEA from Wyoming Department of Revenue & Taxation

Table 1.4

**Growth Rates
Laramie County
2004 - 2019**

Year	Laramie County ¹		City of Cheyenne ¹		Employment (CES)		BEA Employment		Annual Mean Wages	
	Population	% Change	Population	% Change	# Jobs	% Change	# Jobs	% Change	\$	% Change
2004	85,732	-	55,845	-	40,775	-	56,596	-	31,870	-
2005	86,819	1.3%	56,468	1.1%	41,725	2.3%	57,722	2.0%	31,870	0.0%
2006	87,654	1.0%	56,958	0.9%	42,908	2.8%	58,704	1.7%	33,230	4.3%
2007	89,077	1.6%	57,829	1.5%	44,150	2.9%	61,107	4.1%	35,770	7.6%
2008	90,430	1.5%	58,658	1.4%	45,158	2.3%	62,254	1.9%	37,560	5.0%
2009	91,885	1.6%	59,547	1.5%	44,133	-2.3%	61,625	-1.0%	39,160	4.3%
2010	91,885	0.0%	59,547	0.0%	43,342	-1.8%	61,441	-0.3%	40,070	2.3%
2011	92,561	0.7%	60,159	1.0%	44,192	2.0%	62,826	2.3%	41,280	3.0%
2012	94,690	2.3%	61,420	2.1%	44,792	1.4%	63,565	1.2%	42,260	2.4%
2013	95,706	1.1%	62,104	1.1%	46,100	2.9%	65,587	3.2%	43,000	1.8%
2014	96,038	0.3%	62,259	0.2%	46,858	1.6%	66,322	1.1%	44,050	2.4%
2015	97,006	1.0%	62,904	1.0%	47,167	0.7%	67,095	1.2%	45,270	2.8%
2016	97,978	1.0%	63,483	0.9%	46,667	-1.1%	67,574	0.7%	46,220	2.1%
2017	98,460	0.5%	63,587	0.2%	46,517	-0.3%	68,988	2.1%	47,648	3.1%
2018	98,976	0.5%	63,957	0.6%	46,608	0.2%	69,933	1.4%	49,467	3.8%
2019	99,500	0.5%	64,235	0.4%	45,992	-1.3%	72,107	3.1%	49,360	-0.2%
15 Year Avg.	1.00%		0.94%		0.82%		1.64%		2.98%	
5 Year Avg.	0.71%		0.63%		-0.37%		1.69%		2.31%	

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

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

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

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

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

Year	Personal Income		Per Capita Personal Income		Real Per Capita Personal Income (2012 dollars)		Real GDP Lar County (2012 dollars)		Building Permits	
	\$	% Change	\$	% Change	\$	% Change	(\$000,000)	% Change	# Permits	% Change
2004	2,986,146	-	34,956	-	42,488	-	4,092	-	2,757	-
2005	3,137,052	5.1%	36,591	4.7%	43,017	1.2%	4,146	1.3%	2,370	-14.0%
2006	3,438,947	9.6%	39,611	8.3%	45,113	4.9%	4,444	7.2%	1,795	-24.3%
2007	3,609,700	5.0%	41,181	4.0%	45,611	1.1%	4,902	10.3%	1,622	-9.6%
2008	3,971,453	10.0%	44,584	8.3%	47,545	4.2%	5,326	8.6%	1,411	-13.0%
2009	3,778,191	-4.9%	41,780	-6.3%	44,721	-5.9%	4,647	-12.7%	1,402	-0.6%
2010	3,936,992	4.2%	42,684	2.2%	44,935	0.5%	4,687	0.9%	1,564	11.6%
2011	4,407,469	12.0%	47,617	11.6%	48,612	8.2%	4,875	4.0%	1,887	20.7%
2012	4,589,574	4.1%	48,469	1.8%	48,469	-0.3%	5,077	4.1%	1,951	3.4%
2013	4,625,346	0.8%	48,329	-0.3%	47,624	-1.7%	4,998	-1.6%	1,787	-8.4%
2014	4,746,730	2.6%	49,426	2.3%	47,943	0.7%	5,030	0.6%	1,641	-8.2%
2015	4,824,242	1.6%	49,731	0.6%	48,178	0.5%	5,232	4.0%	1,877	14.4%
2016	4,736,778	-1.8%	48,345	-2.8%	46,250	-4.0%	5,074	-3.0%	1,830	-2.5%
2017	4,898,034	3.4%	49,746	2.9%	46,600	0.8%	5,194	2.4%	2,198	20.1%
2018	5,150,637	5.2%	52,039	4.6%	47,583	2.1%	5,237	0.8%	2,051	-6.7%
2019	5,394,262	4.7%	54,113	4.0%	48,590	2.1%	5,272	0.7%	2,100	2.4%
15 Year Avg.	4.06%		2.98%		0.87%		1.93%		-0.99%	
5 Year Avg.	2.20%		1.52%		0.01%		0.97%		5.54%	

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

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

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

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

Source: Laramie County Planning and Development

Figure 2. Laramie County Growth Rates, Population and Employment, 2005-2019

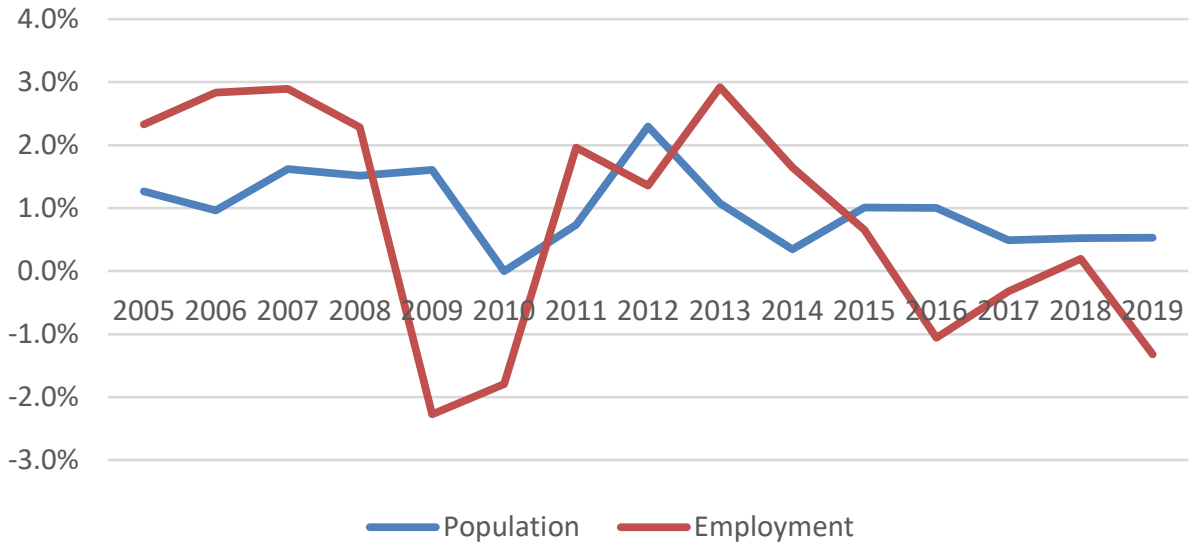


Figure 3. Laramie County Growth Rates, Wages, Personal Income, and Real GDP, 2005-2019



Table 1.5

**Laramie County Gross Domestic Product
2005-2019**

Year	Real GDP ¹	Real GDP % Change	Nominal GDP ²	Nominal GDP % Change	Real Per Capita GDP	Real Per Capita GDP % Change
2005	4,146	-	3,428	-	48,360	-
2006	4,444	7.2%	3,845	12.2%	51,187	5.8%
2007	4,902	10.3%	4,433	15.3%	55,924	9.3%
2008	5,326	8.6%	4,852	9.5%	59,791	6.9%
2009	4,647	-12.7%	4,169	-14.1%	51,388	-14.1%
2010	4,687	0.9%	4,326	3.8%	50,825	-1.1%
2011	4,875	4.0%	4,737	9.5%	53,055	4.4%
2012	5,077	4.1%	5,077	7.2%	54,850	3.4%
2013	4,998	-1.6%	5,050	-0.5%	52,783	-3.8%
2014	5,030	0.6%	5,156	2.1%	52,557	-0.4%
2015	5,232	4.0%	5,392	4.6%	54,478	3.7%
2016	5,074	-3.0%	5,209	-3.4%	52,306	-4.0%
2017	5,194	2.4%	5,481	5.2%	53,012	1.3%
2018	5,237	0.8%	5,743	4.8%	53,189	0.3%
2019	5,272	0.7%	5,807	1.1%	53,265	0.1%
Average		1.9%		4.3%		0.9%

Note: ¹Data are in millions of chained 2012 dollars

²Data are in millions of current dollars

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

Table 1.6

Laramie County Auto Registrations (Titles)
Annual Total
2001-2020

Year	Titles
2001	35,092
2002	36,808
2003	36,353
2004	35,724
2005	36,737
2006	36,021
2007	36,242
2008	35,229
2009	32,445
2010	33,146
2011	38,177
2012	36,757
2013	35,765
2014	35,466
2015	37,215
2016	38,556
2017	38,645
2018	38,979
2019	37,160
2020	36,171

Source: WCBEA from Laramie County Clerk

Table 1.7

Laramie County Enplanements
Annual Total
2001-2020

Year	Enplanements
2001	24,426
2002	21,391
2003	17,182
2004	16,167
2005	14,372
2006	14,681
2007	16,888
2008	15,314
2009	11,155
2010	17,426
2011	22,776
2012	13,952
2013	10,777
2014	4,438
2015	2,275
2016	2,360
2017	1,289
2018	2,505
2019	17,310
2020	3,588

Note: The decline in 2012 reflects the loss of a regional airline serving the Cheyenne market.
Source: WCBEA from Cheyenne Regional Airport

Table 1.8

**Tourism Activity
Monthly Averages
2011 - 2020**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Available Rooms	69,794	70,457	71,850	74,962	76,103	80,481	83,695	85,093	81,912	78,910
Nights Occupied	45,603	43,898	45,860	48,855	46,616	43,509	45,443	49,578	50,484	42,098
Occupancy Rate (%)	65.3	62.4	63.7	65.0	61.2	53.0	54.2	58.2	65.9	53.4
Average Room Rate (\$)	74.34	76.08	79.50	86.29	89.41	90.90	89.70	90.00	94.78	80.71
Visit Cheyenne Walk-in Count	4,918	3,463	3,922	4,629	4,271	3,831	3,898	4,130	4,246	1,657
Trolley Ridership	1,426	1,074	1,389	1,648	1,713	1,954	1,708	1,786	1,880	373
Pine Bluffs Info. Center	9,590	9,345	10,180	11,040	8,164	8,145	6,465	6,615	8,008	n/a
I-25 State Visitor Center	7,177	5,726	12,504	13,010	13,496	12,890	13,014	12,148	11,302	2,599
Old West Museum Paid Visitor	1,942	1,514	1,740	2,145	2,083	2,259	1,679	1,965	1,966	464
State Museum	2,135	2,713	3,158	4,428	3,851	3,264	3,417	3,548	7,391	1,337

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

Source: WCBEA from Visit Cheyenne

Table 1.9**Laramie County Oil Production and Active Wells****(a)****Monthly Average and Annual Total****2014-2020**

Year	Oil Production			Active Wells	
	Average Monthly Oil Production (barrels)	Total Annual Oil Production (barrels)	Annual Percentage Change in Total Production	Average Monthly Active Wells	Annual Percentage Change
2014	317,316	3,807,797	-	194	-
2015	426,806	5,121,672	34.5%	224	15.5%
2016	406,576	4,878,914	-4.7%	244	8.9%
2017	611,341	7,336,093	50.4%	294	20.5%
2018	799,193	9,590,310	30.7%	340	15.6%
2019	1,139,585	13,675,021	42.6%	424	24.7%
2020	751,550	9,018,598	-34.1%	419	-1.2%

Source: WCBEA from Wyoming Oil and Gas Conservation Commission

Oil Spot Prices and Spuds**(b)****Monthly Average****2014-2020**

Year	Oil Prices		Spuds	
	Average Monthly Oil Price (per barrel)	Annual Percentage Change	Total Annual Spuds	Annual Percentage Change
2014	\$93.26	-	115	-
2015	\$48.69	-47.8%	62	-46.1%
2016	\$43.14	-11.4%	10	-83.9%
2017	\$50.88	17.9%	36	260.0%
2018	\$64.94	27.6%	103	186.1%
2019	\$56.98	-12.3%	70	-32.0%
2020	\$39.23	-31.2%	22	-68.6%

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

Employment Trends

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

Table 2.1 presents job totals, (these totals include both full- and part-time jobs), by industrial sector. This allows for the measurement of job growth, by sector, over time. The source of these data is the Bureau of Economic Analysis (BEA) which is part of the U.S. Department of Commerce and is considered the best source of jobs data². BEA data generally lag by at least one year, so the most current data for this report are 2019.

Employment Trends Tables and Figures	
Table 2.0	Labor Force Averages (2006-2020)
Figure 4	Unemployment Rate (2006-2020)
Table 2.1	BEA Employment (2006-2019)
Table 2.2	Current Employment Statistics (2001-2020)
Table 2.3	BEA Proprietors (1990-2019)
Table 2.4	Employment Projections (2018-2022)
Table 2.5	Firms by Size and Industry (2018)

- The total number of jobs in Laramie County in 2019 was 72,107. This was an increase of 1,328 jobs compared with 2018.
- Employment data for the Mining sector is available for years 2013 through 2019. Mining employment decreased to 1,065, down from its highest level of 1,121 jobs in 2018. Employment data for Manufacturing and Management of Companies and Enterprises was available for the first time since 2015. There were 361 people employed in that industry.
- Government remained the primary employer in Laramie County with a total of 17,562 jobs. This was a decrease of 9 jobs (-0.05%) from 2018 to 2019. The importance of the public sector to the Laramie County economy is clear. In 2019, this sector accounted for 24.8 percent of all jobs in Laramie County and generated 37.7 percent of all earnings by place of work. This significant public sector presence continued to be the source of greater economic stability here in Laramie County, especially compared to the rest of the state.
- Unemployment rose in Wyoming and Laramie County during 2020. The unemployment rate in the state moved from 3.6 percent in 2019 to 4.6 percent in 2020. During the same time period, unemployment in Laramie County moved from 3.5 percent to 5.4 percent during the year.
- Table 2.3 presents BEA data on the number of non-farm and farm proprietors, plus average incomes for both groups through 2019. From 2018 to 2019, the number of non-farm proprietors increased by 453 (+2.6%) while the number of farm proprietors increased by 8(+0.7%). Average farm incomes

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

were negative, but improved from 2018 to 2019 – from -\$4,997 to -\$45. It should be noted that there is substantial variation in the data. Annual averages for farm income over the past 10 years have ranged from -\$4,997 to \$32,369.

- Table 2.4 contains job projections from 2018 to 2022 using BEA employment data as the baseline. This table also contains actual jobs data for 2018 and 2019, which allows for a comparison between actual and projected results. For 2018, the total employment projection was 70,779. This projection was a correct estimate overall – it matched the number jobs that were actually counted in that year. The 2019 projection of 71,366 total jobs was an underestimate. The actual number of jobs was 72,107, 741 jobs more than projected.
- In Table 2.4, the projections for 2020 and 2021 have been revised, and projections for 2022 have been added. Projections are made by extrapolating past trends into the future. Given the current instability/volatility in the Wyoming economy, these forecasts should, again this year, be viewed with caution.
- Table 2.5 shows the distribution of employers in Laramie County by the number of employees. These data are published by the U.S. Census Bureau as part of the County Business Patterns, a program designed to provide statistics for businesses with paid employees. While data are generally available 18 months after each reference year, the most current available data for Laramie County are 2018. The vast majority of employers in Laramie County are small businesses. In 2018, more than three-fourths of businesses with paid employees had fewer than 10 employees. 60.6 percent employed fewer than five employees and 16.9 percent employed five to nine employees. Less than one percent of businesses with paid employees employed more than 100 workers.
- Cheyenne LEADS, a local private, not-for-profit economic development entity monitors large employers in the Cheyenne area and data may be found on their website at <http://cheyenneleads.org/doing-business-here/top-employers/>. LEADS data show the largest employers continued to be mostly government, (federal, state and local), and military, (F.E. Warren Air Force Base and the Wyoming National Guard).

Table 2.0

**Labor Force Averages
For Wyoming, Laramie County & Cheyenne
2006 - 2020**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force															
Wyoming	281,247	286,560	293,279	300,120	303,296	306,815	307,267	306,608	305,970	304,403	300,732	292,923	289,574	290,295	291,676
Laramie County	42,121	42,422	42,949	43,831	44,283	47,167	47,711	48,587	48,762	48,727	48,874	48,162	47,180	47,915	49,065
Cheyenne	28,059	28,254	28,613	28,838	29,857	30,627	31,008	31,626	31,764	31,855	31,948	31,501	30,849	31,046	31,821
Employed²															
Wyoming	272,336	278,486	284,310	281,150	283,744	289,019	290,932	292,131	293,302	291,295	284,681	280,689	277,820	279,743	278,149
Laramie County (LAUS)	40,493	40,919	41,250	40,995	40,928	44,249	44,967	46,258	46,656	46,788	46,866	46,383	45,416	46,242	46,391
Laramie County (CES)	42,908	44,150	45,158	44,133	43,342	44,192	44,792	46,100	46,858	47,167	46,667	46,517	46,608	47,108	45,992
Cheyenne	26,907	27,191	27,411	27,120	27,979	28,854	29,303	30,182	30,451	30,544	30,604	30,289	29,654	29,952	30,008
Unemployed															
Wyoming	8,911	8,074	8,969	18,970	19,553	17,796	16,335	14,477	12,668	13,108	16,051	12,234	11,754	10,552	13,527
Laramie County	1,628	1,502	1,700	2,836	3,354	2,918	2,744	2,329	2,106	1,939	2,008	1,779	1,763	1,674	2,674
Cheyenne	1,152	1,063	1,202	1,717	1,878	1,773	1,705	1,444	1,313	1,311	1,344	1,212	1,195	1,094	1,813
Unemployment Rate															
Wyoming	3.2	2.8	3.1	6.3	6.5	5.8	5.3	4.7	4.2	4.3	5.3	4.2	4.1	3.6	4.6
Laramie County	3.9	3.6	4.0	6.5	7.6	6.2	5.8	4.8	4.3	4.0	4.1	3.7	3.7	3.5	5.4
Cheyenne	4.1	3.8	4.2	6.0	6.3	5.8	5.5	4.6	4.1	4.1	4.2	3.8	3.9	3.5	5.7

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

² Labor statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is collected through household surveys where individuals are reported as employed, unemployed or not in the labor force. These data include employment for both agriculture and nonagricultural industries. CES data are based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

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

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

Figure 4. Wyoming, Laramie County, and Cheyenne Unemployment Rates, 2006-2020

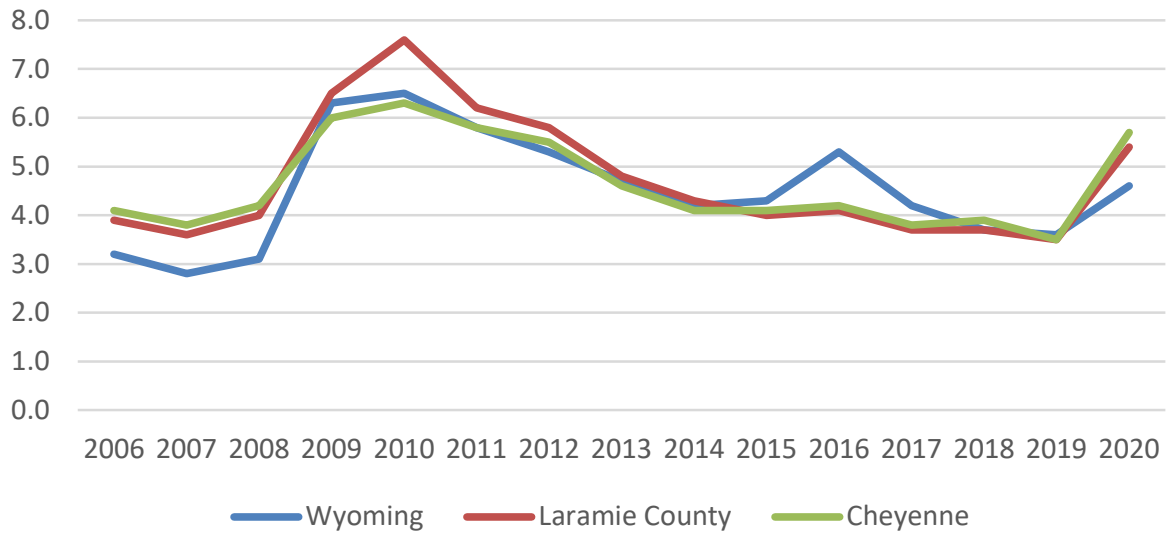


Table 2.1

**Laramie County Employment
Full & Part Time Employment By Industry
2006-2019**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Employment	58,704	61,107	62,254	61,625	61,441	62,826	63,565	65,587	66,322	67,095	67,574	68,988	70,779	72,107
By Type														
Wage and salary employment	48,132	49,314	50,249	49,128	48,730	49,536	50,293	51,599	52,268	52,566	51,946	51,964	52,432	53,299
Proprietors employment	10,572	11,793	12,005	12,497	12,711	13,290	13,272	13,988	14,054	14,529	15,628	17,024	18,347	18,808
Farm proprietors employment	608	723	779	836	898	963	991	980	1,015	1,017	1,023	1,011	1,029	1,037
Nonfarm proprietors employment	9,964	11,070	11,226	11,661	11,813	12,327	12,281	13,008	13,039	13,512	14,605	16,013	17,318	17,771
By Industry														
Farm employment	820	918	999	1057	1,135	1,253	1,334	1,319	1,345	1,369	1,379	1,409	1,388	1,415
Nonfarm employment	57,884	60,189	61,255	60,568	60,306	61,573	62,231	64,268	64,977	65,726	66,195	67,579	69,391	70,692
Private nonfarm employment	41,407	43,409	44,150	43,171	42,777	44,047	44,708	46,621	47,549	48,222	48,544	49,984	51,820	53,130
Forestry, fishing, and related activities	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	221	(D)	(D)	(D)	(D)	(D)	(D)	649	922	956	945	1059	1121	1065
Utilities	134	151	155	142	143	142	146	155	173	204	214	195	193	178
Construction	4,230	4,055	4,151	3,830	3,553	3,728	3,896	4,393	4,328	4,364	4,149	4,080	4,249	4,633
Manufacturing	1,778	1,792	1,850	1,692	1,609	1,669	1,551	1,588	1,575	1,596	1,565	(D)	1,579	1,656
Wholesale trade	1013	1,009	1,061	1,021	1,008	1,062	1,176	1,227	1,393	1,463	1,262	1,274	1,290	1,363
Retail trade	7,051	7,229	7,063	6,870	6,659	6,740	6,767	7,028	6,838	7,160	7,194	6,979	6,648	6,642
Transportation and warehousing	3,227	3,683	3,663	3,478	3,468	3,660	3,687	3,765	4,236	4,231	3,923	4,216	4,134	4,338
Information	(D)	1189	1,231	1,243	1,242	1,286	1,345	1,384	1,438	1,415	1,410	1,352	1,301	1,273
Finance and insurance	2,355	2,547	2,884	3,320	3,421	3,682	3,659	3,800	3,715	3,791	4,170	4,692	5,787	5,951
Real estate and rental and leasing	2,382	2,916	2,992	2,836	2,916	2,963	2,951	3,108	3,294	3,348	3,478	3,686	4,134	4,304
Professional, scientific, and technical services	2,584	2,702	2,783	2,632	2,706	2,695	2,774	2,891	2,966	3,098	3,185	3,366	3,426	3,558
Management of companies and enterprises	259	201	200	177	198	174	136	233	275	(D)	(D)	(D)	(D)	361
Administrative and waste management services	2,142	2,321	2,521	2,451	2,439	2,488	2,509	2,561	2,587	2,577	2,476	2,418	2,935	2,852
Educational services	507	500	496	517	566	558	546	594	593	602	619	599	561	582
Health care and social assistance	4,193	4,547	4,675	4,756	4,768	4,817	4,812	4,808	4,777	4,717	4,951	5,153	5,278	5,301
Arts, entertainment, and recreation	710	763	770	772	768	806	854	(D)	(D)	850	958	1031	1053	(D)
Accommodation and food services	4,377	4,435	4,533	4,366	4,195	4,299	4,337	4,446	4,675	4,752	4,628	4,660	4,704	4,900
Other services, except public administration	2,751	2,744	2,629	2,565	2,508	2,658	2,707	2,916	2,728	2,717	2,690	2,705	2,806	2,859
Government and government enterprises	16,477	16,780	17,105	17,397	17,529	17,526	17,523	17,647	17,428	17,504	17,651	17,595	17,571	17,562
Federal, civilian	2,489	2,514	2,585	2,693	2,683	2,663	2,583	2,589	2,566	2,641	2,720	2,772	2,801	2,789
Military	3,558	3,437	3,445	3,478	3,575	3,594	3,565	3,645	3,476	3,467	3,450	3,523	3,567	3,617
State and local	10,430	10,829	11,075	11,226	11,271	11,269	11,375	11,413	11,386	11,396	11,481	11,300	11,203	11,156
State government	3,998	4,121	4,219	4,229	4,195	4,191	4,228	4,220	4,190	4,210	4,107	4,122	4,060	3,946
Local government	6,432	6,708	6,856	6,997	7,076	7,078	7,147	7,193	7,196	7,186	7,374	7,178	7,143	7,210

N/A - Data are not available

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

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

Table 2.2

Current Employment Statistics
Laramie County Nonagricultural Wage and Salary Employment
Employment In Thousands
2001 - 2020

	2001 (fb)	2002 (fb)	2003 (fb)	2004 (fb)	2005 (fb)	2006 (fb)	2007 (fb)	2008 (fb)	2009 (fb)	2010 (fb)	2011 (fb)	2012 (fb)	2013 (fb)	2014 (fb)	2015 (fb)	2016 (fb)	2017 (fb)	2018 (p)	2019 (p)	2020 (p)
Total Nonfarm	38.2	39.2	40.2	40.8	41.7	42.9	44.2	45.2	44.1	43.3	44.2	44.8	46.1	46.9	47.2	46.7	46.5	46.6	47.1	47.4
Total Private	26.3	27.1	28.0	28.4	29.0	30.1	30.9	31.6	30.2	29.5	30.2	30.8	32.1	33.0	33.2	32.7	32.6	33.0	33.1	33.5
Goods Producing	3.9	4.0	4.1	4.2	4.4	4.9	4.8	4.9	4.5	4.1	4.3	4.3	4.9	5.1	5.2	4.8	4.8	5.1	5.0	5.4
Natural Resources, Mining and Construction	2.3	2.5	2.6	2.7	2.9	3.3	3.1	3.3	3.0	2.7	2.9	3.0	3.5	3.8	3.8	3.5	3.5	3.8	3.7	4.0
Manufacturing	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.5	1.4	1.4	1.3	1.4	1.4	1.4	1.3	1.3	1.3	1.3	1.4
Service Providing	34.3	35.2	36.1	36.5	37.3	38.0	39.4	40.2	39.7	39.3	39.9	40.5	41.2	41.7	42.0	41.9	41.7	41.5	42.1	42.1
Private Service Providing	22.4	23.2	23.9	24.2	24.6	25.1	26.2	26.7	25.7	25.5	25.9	26.6	27.4	28.0	27.9	28.0	27.5	27.9	28.1	28.2
Trade, Transportation, and Utilities	8.1	8.2	8.5	8.6	9.0	9.2	9.8	9.8	9.1	9.0	9.3	9.6	10.0	10.3	10.5	10.4	10.2	10.2	9.9	10.0
Wholesale Trade	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.9	0.8	0.8	0.8	0.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.1
Retail Trade	5.3	5.4	5.5	5.5	5.6	5.6	5.7	5.7	5.3	5.2	5.3	5.4	5.5	5.4	5.7	5.7	5.5	5.5	5.1	5.2
Transportation and Utilities	2.1	2.1	2.3	2.4	2.6	2.8	3.3	3.3	3.0	3.0	3.2	3.2	3.5	3.9	3.8	3.7	3.6	3.6	3.8	3.8
Information	1.1	1.0	1.1	1.0	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.1	1.1	1.0	1.0	0.9
Financial Activities	1.8	1.9	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2	2.2	2.2	2.3	2.3	2.2	2.2	2.2	2.3	2.3
Professional and Business Services	3.4	3.5	3.4	3.3	3.2	3.3	3.4	3.4	3.2	3.2	3.2	3.3	3.4	3.4	3.3	3.5	3.6	3.7	3.8	3.7
Education and Health Services	2.3	2.7	3.0	3.2	3.3	3.5	3.8	3.9	4.0	4.1	4.2	4.3	4.3	4.3	4.2	4.4	4.5	4.6	4.6	4.6
Leisure and Hospitality	4.2	4.3	4.3	4.4	4.4	4.4	4.5	4.6	4.4	4.3	4.3	4.4	4.6	4.8	4.8	4.8	4.7	4.6	4.9	5.0
Other Services	1.5	1.6	1.6	1.7	1.7	1.7	1.7	1.7	1.7	1.6	1.6	1.7	1.8	1.7	1.6	1.6	1.6	1.6	1.6	1.6
Government	11.9	12.1	12.3	12.4	12.8	12.8	13.2	13.6	13.9	13.8	14.0	14.0	14.0	13.9	14.0	14.0	13.9	13.6	14.1	13.9
Federal Government	2.5	2.6	2.6	2.6	2.5	2.5	2.6	2.7	2.7	2.7	2.6	2.6	2.5	2.6	2.7	2.7	2.7	2.7	2.9	2.7
State Government	3.6	3.8	3.9	3.8	3.9	3.9	4.0	4.1	4.1	4.0	4.0	4.0	4.0	4.0	4.0	3.9	3.9	3.8	3.9	3.9
Local Government	5.9	5.8	5.8	5.9	6.3	6.5	6.7	7.0	7.1	7.1	7.3	7.4	7.4	7.4	7.4	7.4	7.3	7.1	7.3	7.3

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

Sources: 2001-2017 data: WCBEA from Wyoming Department of Workforce Services, Labor Market Information

2018-2020 data: WCBEA from U.S. Department of Commerce, Bureau of Labor Statistics

Table 2.3**Laramie County Proprietors
1990 - 2019**

Year	Non-Farm Proprietors	Avg Non-Farm Proprietor Income	Farm Proprietors	Avg Farm Proprietor Income	Total Proprietors
1990	6,747	\$9,975	557	\$22,203	7,304
1991	7,150	\$10,764	563	\$27,426	7,713
1992	6,999	\$12,987	582	\$6,878	7,581
1993	7,285	\$55,738	582	\$16,851	7,867
1994	7,976	\$14,568	579	\$10,762	8,555
1995	7,958	\$12,975	584	\$30,640	8,542
1996	8,237	\$15,038	580	\$17,010	8,817
1997	8,607	\$15,323	586	\$11,802	9,193
1998	8,541	\$17,690	610	\$12,880	9,151
1999	8,547	\$17,647	628	\$19,387	9,175
2000	8,968	\$18,140	660	-\$4,536	9,628
2001	8,415	\$19,982	679	\$8,097	9,094
2002	8,798	\$20,962	749	\$7,413	9,547
2003	9,041	\$20,377	678	\$14,012	9,719
2004	9,313	\$21,798	652	\$7,229	9,965
2005	9,794	\$18,355	636	\$14,843	10,430
2006	9,964	\$22,452	608	\$32,880	10,572
2007	11,070	\$18,167	723	\$18,213	11,793
2008	11,226	\$22,765	779	\$27,460	12,005
2009	11,661	\$27,607	836	\$70,175	12,497
2010	11,813	\$30,307	898	\$24,616	12,711
2011	12,327	\$31,406	963	\$22,076	13,290
2012	12,281	\$27,909	991	\$32,369	13,272
2013	13,008	\$26,834	980	\$14,958	13,988
2014	13,039	\$25,411	1015	\$5,020	14,054
2015	13,512	\$26,186	1017	\$13,158	14,529
2016	14,605	\$25,484	1023	\$6,425	15,628
2017	15,831	\$22,189	1032	-\$4,959	16,863
2018	17,318	\$22,242	1029	-\$4,997	18,347
2019	17,771	\$22,602	1037	-\$45	18,808

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

Table 2.4

Laramie County Employment Projections
Jobs by Place of Work
2018 - 2022

	Actual 2018 ^(p)	Projected 2018 ³	Actual Less Projected 2018	Actual 2019 ^(p)	Projected 2019 ³	Actual Less Projected 2019	Projected 2020 ³	Projected 2021	Projected 2022
Total Employment ¹	70,779	70,779	0	72,107	71,366	741	73,028	73,961	74,905
Private									
Farm proprietors	1,029	1,011	18	1,037	1,011	26	1,050	1,063	1,077
Mining ⁴	1,121	N/A	N/A	1,065	N/A	N/A	1,069	1,074	1,078
Utilities	193	205	-12	178	205	-27	170	162	155
Construction	4,249	4,090	159	4,633	4,090	543	4,938	5,263	5,610
Manufacturing	1,579	1,550	29	1,656	1,550	106	1,711	1,769	1,829
Transportation & Warehousing	4,134	3,970	164	4,338	3,970	368	4,402	4,468	4,535
Wholesale Trade	1,290	1,481	-191	1,363	1,481	-118	1,410	1,458	1,509
Retail Trade	6,648	7,153	-505	6,642	7,153	-511	6,481	6,324	6,172
Finance, Insurance & Real Estate	9,921	7,232	2,689	10,255	7,232	3,023	10,600	10,950	11,311
Professional & Tech. Services	3,426	3,260	166	3,558	3,260	298	3,658	3,761	3,867
Administrative & Management ⁵	2,935	2,696	239	2,852	2,696	156	2,871	2,890	2,910
Information	1,301	1,358	-57	1,273	1,358	-85	1,235	1,198	1,163
Educational Services	561	573	-12	582	573	9	574	566	559
Health Care & Social Assistance	5,278	5,303	-25	5,301	5,431	-130	5,376	5,453	5,531
Arts, Entertainment, & Recreation ⁴	1,053	877	176	(D)	877	N/A	877	877	877
Accommodation & Food Services	4,704	4,694	10	4,900	4,694	206	5,025	5,153	5,285
Other Services	2,806	2,758	48	2,859	2,787	72	2,939	3,022	3,106
Government									
Federal Civilian	2,801	2,735	66	2,789	2,735	54	2,797	2,806	2,814
Military	3,567	3,452	115	3,617	3,452	165	3,664	3,713	3,762
State & Local Government	11,203	11,229	-26	11,156	11,246	-90	11,084	11,013	10,943

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

WCBEA reporting elections.

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

³2020 projections provided because 2020 actual data are not yet available.

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

⁵WCBEA estimated employment data for management of companies and enterprises in 2018 as data were not reported for reasons of non-disclosures.

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

(p) Preliminary BEA data.

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

Table 2.5

Firms by Size and Industry
Laramie County
Number of Establishments by Employment-Size Class ¹
2018

2018	Total Firms	Total Employees	Firm Size								
			1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
Forestry, fishing, hunting, agriculture	7	14	6	0	0	0	0	0	0	0	0
Mining	21	270	12	0	0	4	0	0	0	0	0
Utilities	13	208	7	0	0	0	0	0	0	0	0
Construction	337	2,340	211	68	33	20	3	0	0	0	0
Manufacturing	70	1,220	36	11	10	6	4	0	0	0	0
Wholesale trade	123	969	71	23	15	12	0	0	0	0	0
Retail trade	367	6,091	145	86	77	31	19	7	3	0	0
Transportation & warehousing	136	2,645	77	23	14	16	3	0	0	0	0
Information	80	1,186	53	8	8	6	3	0	0	0	0
Finance & insurance	202	1,451	128	39	21	12	0	0	0	0	0
Real estate & rental & leasing	190	679	145	32	10	0	0	0	0	0	0
Professional, scientific & tech. services	568	2,347	471	56	18	19	3	0	0	0	0
Management of companies & enterprises	21	88	16	0	0	0	0	0	0	0	0
Admin, support, waste mgt, remed. serv.	210	1,540	140	33	24	9	0	0	0	0	0
Educational services	39	293	29	4	4	0	0	0	0	0	0
Health care and social assistance	358	6,802	188	64	53	31	13	6	0	0	0
Arts, entertainment & recreation	33	434	18	4	4	6	0	0	0	0	0
Accommodation & food services	222	4,073	58	36	47	64	14	3	0	0	0
Other services (except public admin.)	291	1,586	177	71	32	9	0	0	0	0	0
Unclassified establishments.	12	11	12	0	0	0	0	0	0	0	0
Total	3,300	34,247	2,000	558	370	245	62	16	3	0	0

Notes: ¹ Does not include proprietors, government, household services, or railroad workers.

(D) Not shown to avoid disclosure of confidential information

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

Wages, Earnings & Income Trends

The Wages, Earnings and Income Trends section presents data series on average wages, earnings, and personal income for residents of Laramie County. The most recent income data available are for 2019. The U.S. Census Bureau provides various income measures using the American Community Survey (ACS). The ACS provides 1-year and 5-year estimates. The 1-year estimate is available for geographic areas with 65,000+ persons. The 5-year estimates are available for the 1-year areas and those with less than 65,000 persons. The 5-year estimates, while not as timely, are based on 5 times as many sample cases as 1-year estimates.³

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

- Income figures will vary depending upon which estimate is used. The ACS income estimates are published at the 90 percent confidence level; the end result is that reported income measures can vary widely from year-to-year in both absolute size and in the rates of change. **Please use extreme caution when drawing definitive conclusions about income measures.** The footnotes in Table 3.0 identify which of the estimates are being used.
- Table 3.0 (a) presents ACS 5-year estimates of household income in Laramie County. In 2019, median household income was \$66,910 and average (mean) household income was \$85,483. The mean is the arithmetic average of a set of numbers. The mean is particularly sensitive to outliers – numbers that are significantly larger or smaller than the rest of the numbers in the set. In this particular case Laramie County’s mean income is much higher than the median income because of the effect of high income households.
- Table 3.0(c) shows 2019 Earnings by Gender. Median earnings for males in 2019 were \$51,793 and \$40,824 for females. Male median earnings were 26.9 percent higher than female median earnings. Male mean (average) earnings were 35.1 percent higher than female mean earnings. This large

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

Wages, Earnings & Income Trends Tables and Figures

Table 3.0	Income & Average Wages (2009-2019)
Figure 5	Average Wage and Average Compensation Per Job (2009-2019)
Table 3.1	Average Annual Earned Income (2009-2018)
Table 3.2	Per Capita Personal Income (1992-2019)
Figure 6	Per Capita Personal Income (1992-2019)
Table 3.3	Personal Income and Earnings by Industry (2010-2019)
Figure 7	Percentage Change in Personal Income (1990-2019)
Table 3.4	Total Payroll (2010-2019)

wage gap in Laramie County is consistent with the State of Wyoming's persistent wage gap. In 2019, Wyoming had the fourth largest wage gap out of the 50 states plus the District of Columbia, trailing only Louisiana, Utah, and West Virginia. A woman in Wyoming made 71 cents for every dollar that a man made.⁴

- Figure 7 shows the percentage changes in growth in annual personal income for the United States, the State of Wyoming, and Laramie County. Fluctuations in Laramie County's personal income closely mirror both national and state income changes in most years. The magnitude of changes in both state and local personal income is greater than those on a national level in some years. This difference is a function of the State of Wyoming's dependence on the inherently volatile mineral industry. Comparing the fluctuations in personal income at the state level and in Laramie County shows that annual changes are greater at the state level relative to the county, providing evidence that Laramie County's economy is more stable than that of the State.
- Table 3.1 presents data on Average Annual Earned Income by sector in Laramie County in 2019. Average annual earned income across all sectors rose from \$47,138 to \$48,919 (+\$1,781) from 2018 to 2019. The three sectors with the highest average annual earned incomes were Utilities (\$97,864), Management of Companies and Enterprises (\$90,428) and Mining (\$87,945). The three sectors with the highest growth in wages were Educational Services(+16.9%), Arts, Entertainment, and Recreation(+16.6), and Administrative and Waste Management Services(+14.3%).
- Despite rising over \$1,458 this year(+2.8%), per capita personal income in Laramie County continued lagging behind the national average. In 2019, per capita personal income in the county was \$54,113 and the national per capita income was \$56,490. At the state level, per capita personal income is higher than the national average. Per capita income in 2019 for the State of Wyoming was \$62,189, 10.1 percent higher than the national average. These data are shown in Table 3.2.

⁴ "Wage Gap: State Rankings 2019", National Women's Law Center, www.nwlc.org

Table 3.0

2019 Household Income

Laramie County

(a)

	Households	% of Households
Total Households: *	39,683	
Less than \$10,000	1,944	4.9%
\$10,000 to \$14,999	1,429	3.6%
\$15,000 to \$24,999	2,976	7.5%
\$25,000 to \$34,999	3,333	8.4%
\$35,000 to \$49,999	4,603	11.6%
\$50,000 to \$74,999	7,738	19.5%
\$75,000 to \$99,999	6,151	15.5%
\$100,000 to \$149,999	7,183	18.1%
\$150,000 to \$199,999	2,579	6.5%
\$200,000 or more	1,746	4.4%
Mean and Median Income		
Median household income	\$66,910	
Mean household income	\$85,483	

* 90 percent confidence level margin of error

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

Median Household Income

Laramie County

(b)

Year	Median Household Income	Percent Change
2009	\$60,781	-
2010	\$48,784	-19.7%
2011	\$50,053	2.6%
2012	\$54,192	8.3%
2013	\$61,661	13.8%
2014	\$57,551	-6.7%
2015	\$60,599	5.3%
2016	\$62,221	2.7%
2017	\$62,879	3.8%
2018	\$64,306	3.4%
2019	\$66,910	6.4%

Source: WCBEA from U.S. Census Bureau, American Community Survey, 1 Year Estimates

2019 Earnings by Gender

Population 16 Years and Over

(Full-time, year-round)

Laramie County

(c)

	Males	Females
Total Full-time workers:	22,666	15,688
\$1 to \$9,999 or less	264	362
\$10,000 to \$14,999	425	603
\$15,000 to \$24,999	2,452	1,981
\$25,000 to \$34,999	3,330	3,209
\$35,000 to \$49,999	4,309	3,377
\$50,000 to \$64,999	4,361	2,878
\$65,000 to \$74,999	1,227	977
\$75,000 to \$99,999	3,156	1,475
\$100,000 or more	3,142	826
Mean and Median Earnings		
Median earnings	\$51,793	\$40,824
Mean earnings	\$65,861	\$48,751

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

Average Wage and Compensation Per Job

Laramie County

(d)

Year	Compensation	Percent Change	Wages ¹	Percent Change
2009	\$52,143	-	\$ 40,436	-
2010	\$53,248	2.1%	\$ 41,065	1.6%
2011	\$54,801	2.9%	\$ 42,360	3.2%
2012	\$57,357	4.7%	\$ 44,461	5.0%
2013	\$58,699	2.3%	\$ 44,631	0.4%
2014	\$59,968	2.2%	\$ 45,601	2.2%
2015	\$60,439	0.8%	\$ 46,161	1.2%
2016	\$61,035	1.0%	\$ 46,493	0.7%
2017	\$62,878	3.0%	\$ 48,009	3.3%
2018	\$65,260	3.8%	\$ 49,870	7.3%
2019	\$65,261	0.0%	\$ 51,322	6.9%

¹ Does not include benefits

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

Figure 5. Laramie County Average Wage and Benefits per Job, 2009-2019

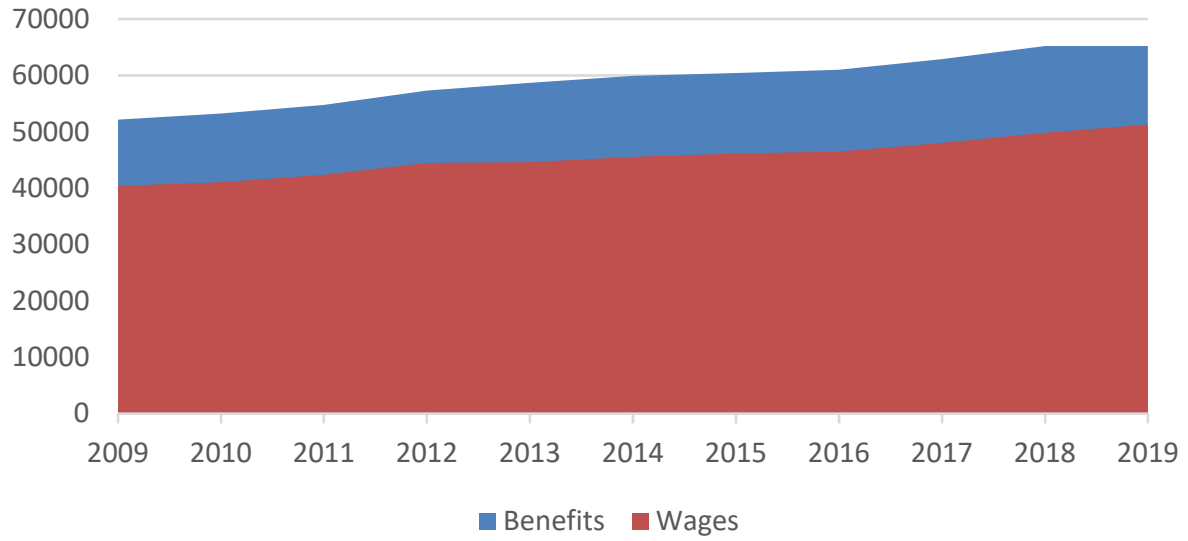


Table 3.1

Laramie County Average Annual Earned Income¹
(Dollars)
2010 - 2019

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average Annual Earned Income	38,636	39,520	39,936	40,612	41,340	44,239	44,252	45,461	47,138	48,919
Private	32,916	34,112	35,256	36,348	37,232	40,274	39,585	40,872	43,004	46,072
Agriculture	28,704	29,224	27,768	28,964	31,928	35,828	34,073	35,282	36,127	37,700
Mining	49,452	50,544	71,084	68,640	82,680	70,486	64,870	77,012	85,059	87,945
Utilities	69,264	75,504	72,956	77,220	76,596	82,784	81,120	85,683	92,248	97,864
Construction	36,556	39,728	41,600	43,940	46,852	49,179	48,594	49,972	51,558	57,148
Manufacturing	51,428	54,288	55,588	58,240	60,268	65,247	65,663	67,886	72,033	71,890
Wholesale trade	45,500	47,268	49,140	49,348	54,132	56,381	56,043	56,290	57,954	62,712
Retail trade	24,856	25,272	25,168	25,532	25,740	27,872	27,898	28,327	28,730	29,536
Transportation and warehousing	37,960	37,284	41,288	41,236	39,156	42,237	41,535	43,797	45,461	49,647
Information	40,560	41,496	45,604	48,256	49,400	51,363	50,804	53,248	54,964	55,419
Finance and insurance	44,356	45,292	48,308	50,180	50,544	59,033	56,966	58,032	59,280	64,194
Real estate and rental and leasing	33,280	32,552	33,176	35,152	37,388	42,887	43,498	44,915	47,372	52,208
Professional, scientific and technical services	48,152	53,144	53,508	53,612	54,600	63,076	59,345	61,763	67,002	67,756
Management of companies and enterprises	45,344	53,248	64,428	73,268	73,424	85,163	82,537	88,920	88,426	90,428
Administrative and waste management services	24,284	23,972	24,804	24,752	24,960	27,313	27,872	29,601	30,797	35,191
Educational services	24,804	25,272	25,844	25,168	24,908	25,727	24,674	24,869	27,313	31,928
Health care and social assistance	40,508	40,352	42,068	42,172	42,640	45,864	44,330	44,694	45,305	45,981
Arts, entertainment and recreation	11,960	12,792	11,856	13,416	14,560	15,405	15,704	15,353	16,055	18,707
Accommodation and food services	14,872	15,288	15,496	15,548	15,756	17,771	18,473	17,979	20,202	22,152
Other services	27,768	33,436	29,796	33,592	29,796	32,578	32,721	33,969	35,243	36,699
Government	50,440	51,064	50,128	50,388	50,960	53,547	55,016	55,016	56,917	57,572
Federal government	62,140	66,768	60,580	60,632	61,620	63,323	67,210	68,744	70,187	72,111
State government	56,524	56,524	57,356	57,980	58,084	60,437	61,347	61,321	61,685	60,918
Local government	42,484	42,224	42,380	42,536	43,368	46,319	47,151	48,464	49,179	48,321

Notes: ¹ Compiled using quarterly data of average weekly wages

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

Table 3.2

Per Capita Personal Income
Laramie County
1992 - 2019

Year	Laramie County	Wyoming	United States	Percent Difference Laramie County and U.S.
1992	\$20,303	\$19,583	\$21,090	-3.7%
1993	\$20,882	\$20,419	\$21,733	-3.9%
1994	\$21,670	\$21,034	\$22,575	-4.0%
1995	\$22,593	\$21,818	\$23,607	-4.3%
1996	\$23,149	\$22,693	\$24,771	-6.5%
1997	\$24,095	\$24,282	\$25,993	-7.3%
1998	\$25,871	\$25,741	\$27,557	-6.1%
1999	\$27,158	\$27,488	\$28,675	-5.3%
2000	\$28,709	\$29,519	\$30,657	-6.4%
2001	\$30,262	\$31,161	\$31,589	-4.2%
2002	\$31,767	\$31,546	\$31,832	-0.2%
2003	\$33,534	\$33,195	\$32,681	2.6%
2004	\$34,956	\$35,120	\$34,251	2.1%
2005	\$36,591	\$38,240	\$35,849	2.1%
2006	\$39,611	\$43,567	\$38,114	3.9%
2007	\$41,181	\$45,363	\$39,844	3.4%
2008	\$44,584	\$48,593	\$40,904	9.0%
2009	\$41,780	\$43,738	\$39,284	6.4%
2010	\$42,684	\$45,714	\$40,546	5.3%
2011	\$47,617	\$49,992	\$42,735	11.4%
2012	\$48,469	\$53,527	\$44,599	8.7%
2013	\$48,329	\$52,892	\$44,851	7.8%
2014	\$49,426	\$56,708	\$47,058	5.0%
2015	\$49,731	\$57,101	\$48,978	1.5%
2016	\$48,345	\$54,610	\$49,870	-3.1%
2017	\$49,695	\$56,377	\$51,885	-4.2%
2018	\$52,655	\$60,361	\$54,446	-3.3%
2019	\$54,113	\$62,189	\$56,490	-4.2%

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

Figure 6. Per Capita Personal Income, 1992-2019

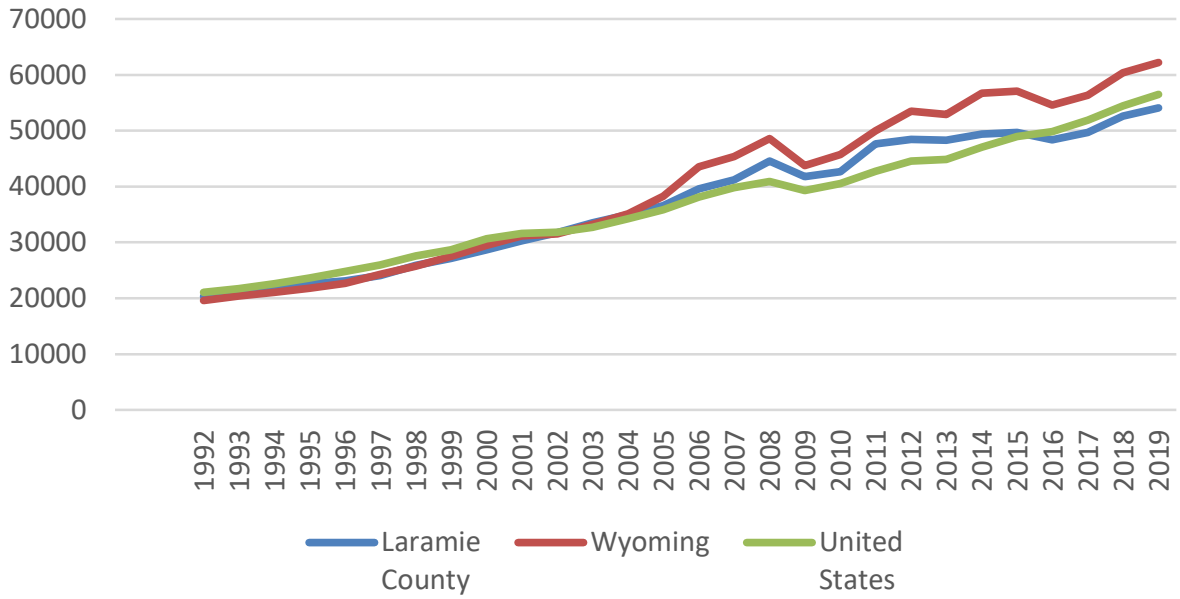


Table 3.3

Laramie County Personal Income and Earnings by Industry
(Thousands of Dollars)
2010 - 2019

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Personal Income	3,936,992	4,407,469	4,589,574	4,625,346	4,746,730	4,824,242	4,736,778	4,888,842	5,205,696	5,384,262
Derivation of Total Personal Income										
Earnings by Place of Work	2,871,712	3,095,218	3,264,777	3,437,203	3,509,229	3,540,733	3,506,927	3,618,434	3,810,743	3,968,963
Less: Personal Contributions for Social Insurance ¹	362,183	344,661	369,815	424,333	442,769	445,805	446,004	456,967	471,448	489,757
Plus: Adjustment for Residence	-89,780	-109,548	-133,614	-153,791	-155,433	-157,064	-158,154	-163,082	-172,721	-183,986
Equals: Net Earn. by Place of Residence	2,419,749	2,641,009	2,761,348	2,859,079	2,911,027	2,937,864	2,902,769	2,998,385	3,166,574	3,295,220
Plus: Dividends, Interest, and Rent ²	838,093	1,076,237	1,137,495	1,061,286	1,091,591	1,104,237	1,020,790	1,036,343	1,142,661	1,155,302
Plus: Transfer Payments	679,150	690,223	690,731	704,981	744,112	782,141	813,219	854,114	896,461	933,740
Industry Earnings										
Farm	32,740	70,491	38,292	39,540	49,666	29,440	22,444	13,174	12,943	13,378
Nonfarm	2,838,972	3,024,727	3,226,485	3,397,663	3,459,563	3,511,293	3,484,483	3,605,260	3,797,800	3,955,585
Private	1,636,666	1,798,353	1,961,365	2,063,681	2,096,466	2,127,564	2,080,581	2,165,491	2,318,624	2,457,098
Ag. Serv., For., Fish, and Other ³	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	(D)	(D)	(D)	67,634	59,196	42,297	42,297	71,487	113,287	114,565
Construction	166,132	180,290	206,344	241,511	245,548	248,575	230,796	231,518	252,943	293,264
Manufacturing	100,536	121,494	111,647	125,670	145,665	152,320	142,572	(D)	142,801	153,984
Transportation and Warehousing	218,423	236,309	250,204	259,428	273,792	276,061	244,811	259,486	265,744	278,695
Wholesale Trade	56,675	59,914	76,406	77,198	82,989	75,983	73,072	82,671	90,949	99,704
Retail Trade	189,943	209,688	228,098	217,397	215,153	228,763	230,312	228,139	224,342	231,083
Finance and insurance	105,677	105,710	116,430	122,970	127,777	134,923	133,577	132,474	140,286	147,828
Real estate and rental and leasing	60,169	85,586	106,948	108,960	103,255	110,613	105,715	89,415	88,811	97,213
Information	69,194	73,564	78,443	83,342	83,850	86,913	83,829	(D)	83,513	83,673
Utilities	14,300	15,437	15,625	17,125	19,073	22,417	23,442	22,978	24,065	23,870
Services	616,697	649,786	711,227	729,974	729,345	740,065	768,718	819,404	880,830	917,702
Professional & business services	133,270	142,874	155,013	155,979	164,825	169,878	182,930	205,549	221,713	234,222
Management of Companies & Enterprises	5,908	5,154	7,119	8,514	7,358	(D)	(D)	(D)	(D)	9,500
Administrative & Waste Services	59,593	62,048	68,742	74,726	78,733	75,529	76,261	87,824	99,886	104,052
Educational Services	12,788	13,521	14,130	14,160	13,684	12,483	11,771	13,124	13,892	15,453
Healthcare & Social Assistance	238,415	248,329	270,557	263,054	267,222	270,807	282,749	294,507	309,184	315,148
Arts, Entertainment, & Recreation	7,124	7,674	8,281	(D)	(D)	7,508	9,363	12,091	11,841	(D)
Accommodation & Food Service	80,032	84,394	96,282	115,582	107,815	112,966	114,750	112,734	123,276	134,258
Other services	79,567	85,792	91,103	97,959	89,708	90,894	90,894	93,575	101,038	105,069
Government & Government Enterprises	1,202,306	1,226,374	1,265,120	1,333,982	1,363,097	1,383,729	1,403,902	1,439,769	1,479,176	1,498,487
Federal, Civilian	221,922	231,449	228,590	228,075	234,004	247,393	258,859	273,891	284,298	292,731
Military	259,773	268,808	278,829	277,532	273,703	263,716	264,235	281,186	294,295	306,968
State government	312,258	314,200	325,123	348,861	356,847	363,520	358,575	360,151	362,365	356,629
Local government	408,353	411,917	432,578	479,514	498,543	509,100	522,233	524,541	538,218	542,159

Notes: ¹Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.

²Includes the capital consumption adjustment for rental income of persons.

³"Other" consists of wages and salaries of US residents employed by international organizations and foreign embassies and consulates in the United States.

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

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

Figure 7. Percentage Change in Personal Income, 1990-2019

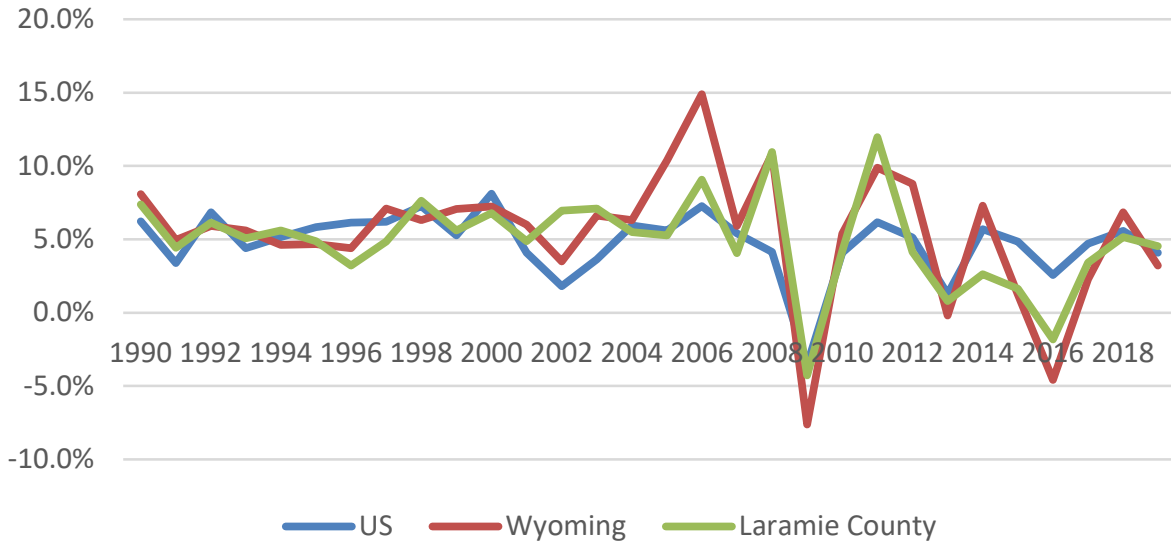


Table 3.4

Laramie County Total Payroll
Covered Employment by Standard Industrial Classification
(Dollars)
2010 - 2019

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Payroll	410,889,645	428,515,956	437,327,835	460,120,758	476,177,626	2,037,818,976	2,017,331,596	2,073,578,286	2,169,575,486	2,282,177,904
Private Employment	235,808,958	252,170,398	265,226,833	285,746,387	300,929,498	1,298,640,701	1,259,496,622	1,304,080,396	1,391,905,309	1,494,034,740
Agriculture	2,052,110	2,008,379	2,180,364	2,375,738	2,648,315	11,945,096	12,041,741	11,911,307	11,851,239	12,880,009
Mining	630,691	1,592,204	3,802,415	3,946,165	8,454,965	31,713,717	27,399,879	43,321,382	59,144,597	61,232,820
Utilities	2,286,362	2,661,604	2,534,535	2,838,627	3,140,367	15,935,085	15,771,446	15,832,828	16,780,588	16,340,175
Construction	24,178,799	27,400,403	29,183,563	38,418,306	39,225,025	160,613,254	148,727,942	148,262,109	159,930,794	191,676,676
Manufacturing	18,081,539	19,864,070	18,615,860	19,650,030	21,008,664	87,798,883	83,716,811	85,270,907	93,588,140	99,321,816
Wholesale Trade	9,132,577	9,682,019	11,383,192	11,891,330	13,506,750	56,440,862	53,776,881	54,425,764	58,137,913	65,964,250
Retail Trade	32,260,537	33,040,518	33,998,655	35,653,583	35,026,776	159,442,478	159,778,885	155,105,777	150,438,356	153,685,238
Transportation & Warehousing	20,124,408	21,852,004	24,647,532	25,230,909	29,094,058	126,530,128	117,999,144	124,465,433	134,563,573	146,251,105
Information	10,967,040	11,291,442	12,991,528	13,565,393	14,269,151	59,933,250	56,721,866	56,832,091	56,059,055	55,598,751
Finance & Insurance	18,353,242	18,663,574	19,337,700	20,713,999	21,144,237	100,327,377	95,034,770	95,689,633	99,395,589	105,950,153
Real Estate & Rental & Leasing	4,287,076	4,225,365	4,663,863	4,884,019	5,311,766	25,014,509	24,501,793	25,023,930	26,551,519	31,176,993
Services	93,454,577	99,888,816	101,887,653	20,954,074	108,099,424	462,946,062	464,025,464	487,939,234	524,884,809	552,984,573
Professional & Business Services	18,499,018	19,884,477	20,082,555	20,954,074	22,217,663	101,537,201	100,660,380	108,445,501	115,569,899	121,310,247
Mgmt of Companies & Enterprises	986,653	891,790	1,288,899	1,666,606	1,560,690	3,475,413	4,152,254	5,085,834	6,092,565	7,572,245
Administrative & Waste Services	10,129,760	10,257,551	10,607,263	10,924,807	11,074,706	43,931,942	43,577,275	52,190,737	58,186,346	60,931,769
Educational Services	1,432,444	1,527,884	1,543,511	1,572,179	1,489,265	6,182,578	5,558,048	5,351,043	5,172,796	6,374,561
Health Care & Social Assistance	38,488,577	39,991,142	41,803,831	42,611,815	43,374,768	184,142,402	184,358,493	191,259,709	200,379,845	205,986,583
Arts, Entertainment, & Recreation	859,846	899,714	970,725	967,535	1,153,206	4,742,780	5,516,138	5,931,146	6,695,293	6,834,133
Accommodation & Food Services	14,578,612	15,684,563	16,033,074	16,386,996	17,714,939	78,745,864	81,120,933	79,065,952	89,494,274	98,734,677
Other Services	8,479,667	10,751,695	9,557,795	11,494,276	9,514,187	40,187,882	39,081,943	40,609,312	43,293,891	45,240,358
Government	175,080,687	176,345,558	172,101,002	174,374,371	175,248,128	739,178,275	757,834,974	769,497,890	777,690,177	788,143,464
Federal Government	43,077,710	44,304,468	39,048,503	39,427,033	39,288,569	164,993,074	180,164,524	187,613,565	193,403,784	197,424,966
State Government	56,468,786	56,656,436	56,997,851	57,659,309	57,163,432	238,359,987	236,438,079	237,056,984	235,938,841	237,342,431
Local Government	75,534,191	75,384,654	76,054,648	77,288,029	78,796,127	335,825,214	341,232,371	344,827,341	348,327,552	353,376,067

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

Demographic Trends

The Demographic Trends section presents population data and population forecasts for both Cheyenne and Laramie County. Table 4.0 presents population details for Census Designated Places as of the 2010 Decennial Census. These data have not been updated since 2010.

- Table 4.1 provides population estimates and projections from the Wyoming Department of Administration and Information, Economic Analysis Division (EAD). These projections show Laramie County’s population topping 100,000 in 2020 and Cheyenne’s population topping 65,000 in 2021.

Demographic Trends Tables and Figures	
Table 4.0	Census Detail (1990-2010)
Table 4.1	Population & Household Estimates (1993-2023)
Figure 8	Population Forecasts (1993-2023)
Table 4.2	Population Profile (2010-2019)
Table 4.3	Population by Race & Ethnicity (1980-2010) Population by Age & Gender (2000-2019)
Table 4.4	Migration & Commuters (2001-2019)
Figure 9	Commuting Flows (1993-2019)
Figure 10	Net Commuting Residential Adjustment (1993-2019)
Table 4.5	Commuter Income Flows (1993-2019)
Table 4.6	Education Profiles & ACT Scores
Table 4.7	School Enrollments (1994-2020)
Figure 11	School Enrollments (1994-2020)

- Table 4.2 (a) contains data on the age distribution of Laramie County residents. The median age of Laramie County residents was 37.4 in 2019, down from 37.9 in 2018. The median age peaked in 2010 at 38.2 and has consistently been lower since then.
- The population 65 years of age and older continued to increase, from 16,163 in 2018 to 16,390 in 2019 (+1.4%). The 55 to 64 year age cohort also increased slightly, from 12,926 to 12,984 (+0.4%). These two cohorts together accounted for 29.5 percent of the population, evidence of the continued aging of Laramie County’s population.
- The number of workers in the prime working age cohort (25 to 44 years) increased from 26,294 in 2018 to 27,107 in 2019, an increase of 3.1 percent.
- Table 4.4(a) contains migration statistics for Laramie County from 2001 through the first half of 2019. In 2018, the net number of migrants, (in-migrants minus out-migrants), was -793. In 2019, the net number was 580. This fluctuation is due in part to Laramie County’s proximity to Colorado, a rapidly-growing state.
- Tables 4.4 (b) and 4.5, together with Figures 10 and 11, provide insights into the role that commuters play in Laramie County’s economy. The most current commuter data that are available is from 2015. From 2011 through 2015, 50,324 workers **worked** in Laramie County. Of those 45,415 (90.3%) lived in the county and 4,909 (9.7%) lived outside the county. From 2011 through 2015, a total of 47,602 workers **lived** in Laramie County. Again, 45,415 (95.4%) worked in Laramie County and 2,187 (4.6%) worked outside the county. The U.S. Census Bureau publishes data on commuting from two different sources – the Household Survey (American Community Survey or ACS) and Data

from Employers (LEHD Origin-Destination Employment Statistics or LODES). These two data sources may tell conflicting stories based on differing methods of data collection.⁵ We report the ACS data in this report as it is generally considered more reliable for long-term research purposes. The Census Bureau is currently working on a pilot program to develop a person-level integration of these two data sources that will enable a better understanding of the differences between the two data sets and their relative strengths.⁶

- Table 4.5 presents data on the inflow and outflow of earnings and the net resident adjustment between the two. The inflow of earnings is the amount of money brought back into the county's economy by Laramie County residents who commute to work outside of the county. The outflow of earnings represents workers who commute into the county for work but live outside of the county and take their earnings back to their county of residence. For example – in 2019, \$122,485,000 flowed into the county and \$306,471,000 flowed out of the county, resulting in a net outflow of \$183,986,000. The pattern has been consistent over time – net outflows have been larger than inflows. This means that more dollars left the local economy than were returned by Laramie County residents working outside Laramie County. While these may look like large numbers, the net outflow of \$183,986,000 represents only 3.4 percent of total personal income in Laramie County.
- Table 4.6 presents data on the level of education attained by Laramie County residents. In 2019, 94.4 percent of the adult population had graduated from high school and 30.1 percent had a bachelor's degree or higher. There is moderate variation in these estimates from one year to the next which makes year-to-year comparisons problematic. Statewide, 93.2 percent of the adult population had graduated from high school and 27.4 had obtained a bachelor's degree or higher. Nationally, 88.0 percent of adults had graduated from high school while 32.1 percent had obtained a bachelor's degree or higher.⁷ On January 26, 2018, Governor Mead signed an Executive Order establishing educational attainment goals for Wyoming workers (ages 25-64) including calling for two-thirds (67%) of Wyoming workers to hold a post-secondary credential (certificate or degree) by 2025 and 82 percent to hold a post-secondary credential by 2040. These goals are based on recommendations by the ENDOW (Economically Needed Diversity Options for Wyoming) Executive Council.
- Table 4.7 contains data on public and private school enrollments within Laramie County. Total public school enrollment (LCS1 and LCS2) decreased from 15,320 in 2019 to 14,885 (-2.8%) in 2020.

⁵ ACS data report the commuting pattern for the primary job only; LODES data are employer-based and report commuting patterns for primary and secondary covered employment jobs. The location of work in the ACS data is the actual location of work during the week in question; in the LODES data set, the location of work is the physical or mailing address of the employer (which may or may not reflect the location of work). ACS data do not cover persons on vacation or on sick leave; LODES data include all covered employment employees with positive earnings for a single firm during the first two quarters of each year.

⁶ Graham, M. R., Kutzbach, M. J., & McKenzie, B. (2014.). Design Comparison of LODES and ACS Commuting Products. Retrieved March 20, 2017, from <https://ideas.repec.org/p/cen/wpaper/14-38.html>.

⁷ U.S. Census Bureau, American Community Survey, 1 Year Estimates.

From 2019 to 2020, elementary school enrollment fell 5.9 percent, junior high enrollment fell 3.1 percent, and high school enrollment rose 3.1 percent. These above average fluctuations are driven by parents homeschooling during the coronavirus pandemic.

- Table 4.7 also presents Laramie County Community College (LCCC) enrollments. Enrollments at LCCC had fallen steadily since the end of the Great Recession and were down this year. From 2019 to 2020, enrollment decreased by 3.4 percent (78 full time equivalent (FTE) students).
- Home schooled enrollments reached their highest totals in the last 25 years. Enrollments rose from 384 in 2019 to 570 in 2020 (+48.4%).

Table 4.0**Census Population Detail
1990-2010**

	1990	2000	2010	10 yr % Change	20 yr % Change
Cheyenne City	50,008	53,011	59,466	12.2%	18.9%
Burns	N/A	285	301	5.6%	N/A
Fox Farm/College	2,965	3,272	3,647	11.5%	23.0%
Pine Bluffs	1,054	1,153	1,129	-2.1%	7.1%
Ranchettes	4,038	4,869	5,798	19.1%	43.6%
South Greeley	3,723	4,201	4,217	0.4%	13.3%
Warren AFB	3,832	4,440	3,072	-30.8%	-19.8%
Albin Town	120	120	181	50.8%	50.8%
Carpenter CDP			94	N/A	N/A
Subtotal	65,740	71,351	77,905	9.2%	18.5%
Balance of County	7,402	10,256	13,833	34.9%	86.9%
Total	73,142	81,607	91,738	12.4%	25.4%

Source: WCBEA from U.S. Census Bureau Decennial Census 1990, 2000, 2010

Table 4.1

**Population Estimates and Projections
Laramie County
1993 - 2023**

Year	Laramie County Population ¹	City of Cheyenne Population ¹	Laramie County Households
1993	77,495	52,191	29,593 ³
1994	78,885	52,858	30,111 ³
1995	79,513	53,007	30,638 ³
1996	80,186	53,182	31,174 ³
1997	80,328	53,002	31,719 ³
1998	80,522	52,856	32,274 ³
1999	81,009	52,899	32,837 ³
2000	81,825	53,474	31,927 ²
2001	82,554	53,934	32,364 ⁴
2002	83,226	54,332	32,808 ⁴
2003	84,084	54,852	33,257 ⁴
2004	85,427	55,693	33,713 ⁴
2005	85,732	55,845	34,394 ³
2006	86,819	56,468	33,463 ³
2007	87,654	56,958	33,640 ³
2008	89,077	57,829	33,276 ³
2009	90,430	58,658	33,871 ³
2010	91,885	59,547	35,790 ²
2011	92,561	60,159	36,566 ³
2012	94,690	61,420	36,736 ³
2013	95,706	62,104	36,859 ³
2014	96,038	62,259	37,364 ³
2015	97,006	62,904	37,294 ³
2016	97,978	63,483	37,362 ³
2017	98,460	63,587	38,447 ³
2018	98,976	63,957	39,179 ³
2019	99,500	64,235	39,179 ⁴
2020	100,518	64,850	39,179 ⁴
2021	101,547	65,471	39,179 ⁴
2022	102,586	66,097	39,179 ⁴
2023	103,636	66,730	39,580 ⁴

Sources: ¹WCBEA from Wyoming Department of Administration & Information, Economic Analysis Division (EAD), Population Estimates as of July 1 of each year. Data for 2019 through 2022 represent population projections by EAD for the City of Cheyenne (2018 through 2021 for Laramie County).

²WCBEA from U.S. Census Bureau, Decennial Census

³WCBEA from U.S. Census Bureau, ACS 5-year household estimates

⁴WCBEA projections

Figure 8. Laramie County Population and Population Projections, 1993-2023

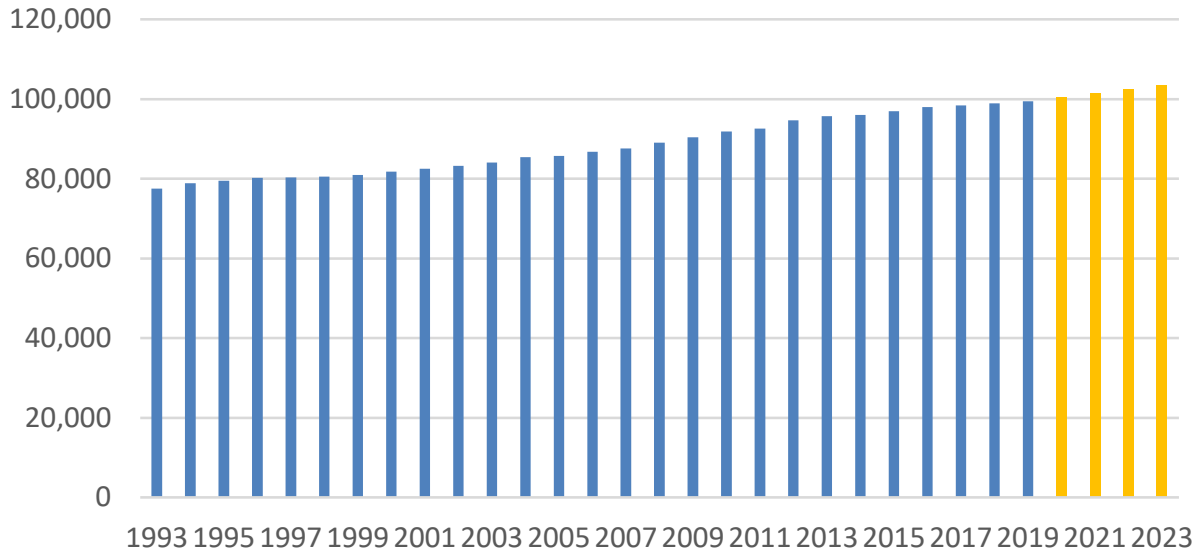


Table 4.2

**Laramie County Population Profiles
2010 - 2019**

(a)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Census Population¹	92,272	92,637	94,785	95,929	96,264	97,183	98,136	98,327	98,976	99,500
Age Distribution¹										
Less than 5	6,745	6,645	6,493	6,390	6,380	6,305	6,285	6,342	6,300	6,243
5 - 19 years	18,125	18,004	18,298	18,602	18,560	18,636	18,914	18,803	19,580	18,909
20 - 44 years	30,415	30,589	31,873	32,326	32,671	33,026	33,242	33,308	31,373	33,732
45 - 64 years	25,252	25,417	25,613	25,445	25,096	24,888	24,892	24,565	25,561	24,226
65 and over	11,734	12,008	12,617	13,243	13,762	14,266	14,803	15,309	16,163	16,390
Less than 5	6,745	6,645	6,493	6,390	6,380	6,305	6,285	6,342	6,300	6,243
5 to 9 years	6,259	6,347	6,509	6,690	6,641	6,676	6,638	6,539	6,215	6,371
10 to 14 years	5,916	5,883	5,985	6,056	6,164	6,253	6,429	6,476	6,840	6,614
15 to 19 years	5,950	5,774	5,804	5,856	5,755	5,707	5,847	5,788	6,525	5,924
20 to 24 years	6,498	6,585	7,182	7,331	7,433	7,290	7,074	6,778	5,079	6,625
25 to 34 years	12,523	12,737	13,244	13,496	13,763	14,170	14,411	14,580	14,845	14,524
35 to 44 years	11,394	11,267	11,447	11,499	11,475	11,566	11,757	11,950	11,449	12,583
45 to 54 years	13,511	13,301	13,220	12,875	12,471	12,228	12,068	11,727	12,635	11,242
55 to 64 years	11,741	12,116	12,393	12,570	12,625	12,660	12,824	12,838	12,926	12,984
65 and over	11,734	12,008	12,617	13,243	13,762	14,266	14,803	15,309	16,163	16,390
Additional Data²										
Median Age	38.2	37.0	37.1	37.0	36.8	36.8	36.8	37.0	37.9	37.4
Persons Per Household	2.36	2.42	2.64	2.62	2.44	2.52	2.52	2.56	2.45	2.45

Source: ¹WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1. An estimate for Laramie County for 2019 and revised estimates for prior years have recently been released and are shown in Table 4.1. However, detailed data by age distribution are not yet available and previous estimates are reported.

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

²WCBEA from American Community Survey 1 Year Estimates for years 2010-2019

**Laramie County Income Profiles
2010 - 2019**

(b)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Per Capita Income	26,608	28,024	28,463	28,761	28,934	33,278	29,310	32,574	34,448	35,190
Median Household Income	48,784	54,053	54,192	61,661	57,551	60,599	62,221	61,961	64,306	66,910
Median Family Income	62,337	71,589	68,441	80,429	73,201	75,770	72,136	73,555	82,617	85,483

Source: ¹WCBEA from American Community Survey 1 Year Estimates for years 2010-2019

Table 4.3

**Population by Race and Ethnicity
1980 - 2010**

(a)

Year	White	Black	Native American	Asian	Other	Two or more races	Totals	Hispanic (Ethnicity)
Laramie County								
1980	63,127	1,967	422	530	2,603	N/A	68,649	6,625
1990	66,280	2,218	528	821	3,295	N/A	73,142	7,310
2000	72,563	2,124	782	777	3,267	2,094	81,607	8,897
2010	81,205	2,248	1,020	976	3,478	2,811	91,738	11,978
Wyoming								
1980	446,488	3,364	7,094	1,969	10,642	N/A	469,557	24,499
1990	427,061	3,606	9,479	2,806	10,636	N/A	453,588	25,524
2000	454,670	3,722	11,435	2,771	12,301	8,883	493,782	31,669
2010	511,279	4,748	13,763	4,426	17,049	12,361	563,626	50,231

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

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

Population by Age and Gender

**Laramie County
2000 - 2019**

(b)

Age	2000			2010			2019			% Change 2010 to 2019
	Male	Female	Total	Male	Female	Total	Male	Female	Total	
Under 5	2,745	2,642	5,387	3,447	3,298	6,745	3,222	3,021	6,243	-7.4%
5 to 19	9,215	8,766	17,981	9,262	8,863	18,125	9,746	9,163	18,909	4.3%
20 to 24	2,985	2,545	5,530	3,415	3,083	6,498	3,685	2,940	6,625	2.0%
25 to 34	6,101	5,420	11,521	6,356	6,167	12,523	7,542	6,982	14,524	16.0%
35 to 54	12,548	12,353	24,901	12,535	12,370	24,905	12,265	11,560	23,825	-4.3%
55 to 64	3,507	3,602	7,109	5,807	5,934	11,741	6,330	6,654	12,984	10.6%
65 and Over	3,956	5,440	9,396	5,258	6,476	11,734	7,623	8,767	16,390	39.7%
Total	41,057	40,768	81,825	46,080	46,191	92,271	50,413	49,087	99,500	7.8%

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

Table 4.4

Laramie County Migration Data¹
2001 - 2019
(a)

Year	In-Migrants	Out-Migrants	Net Migrants
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
2010	2,805	1,478	1,327
2011	2,516	1,987	529
2012	2,534	2,276	258
2013	2,728	2,269	459
2014	2,887	2,392	495
2015	3,061	2,406	655
2016	3,090	2,614	476
2017	3,416	2,502	914
2018	3,444	4,237	-793
2019	3,640	3,060	580
Total	54,283	43,494	10,789

¹ Driver Licenses Exchanged & Surrendered

Source: WCBEA from Wyoming Housing Database Partnership Reports

Table 4.4

Commuters in and out of Laramie County

2015

(b)

Workers that live in Laramie County and commute out to:					Workers that work in Laramie County and commute in from:				
Receiving Counties	State	2015	% of Total	Cumulative %	Source Counties	State	2015	% of Total	Cumulative %
Larimer	CO	338	15.5%	15.5%	Larimer	CO	1,466	29.9%	29.9%
Weld	CO	220	10.1%	25.7%	Weld	CO	935	19.0%	48.9%
Albany	WY	193	8.9%	34.5%	Albany	WY	510	10.4%	59.3%
Denver	CO	125	5.7%	40.3%	Goshen	WY	165	3.4%	62.7%
Pennington	SD	102	4.7%	45.0%	Adams	CO	138	2.8%	65.5%
Natrona	WY	91	4.2%	49.2%	Denver	CO	115	2.3%	67.8%
Goshen	WY	80	3.7%	52.9%	Platte	WY	101	2.1%	69.9%
Platte	WY	80	3.7%	56.5%	Carbon	WY	71	1.4%	71.3%
Sweetwater	WY	73	3.4%	59.9%	Logan	CO	61	1.2%	72.6%
Midland	TX	63	2.9%	62.8%	El Paso	CO	51	1.0%	73.6%
Kimball	NE	52	2.4%	65.2%	Coconino	AZ	48	1.0%	74.6%
Cook	IL	43	2.0%	67.2%	Tooele	UT	46	0.9%	75.5%
Sheridan	WY	42	1.9%	69.1%	Mesa	CO	39	0.8%	76.3%
Monroe	NY	36	1.7%	70.7%	Fergus	MT	39	0.8%	77.1%
Converse	WY	36	1.7%	72.4%	Natrona	WY	38	0.8%	77.9%
Adams	CO	35	1.6%	74.0%	Travis	TX	35	0.7%	78.6%
Arapahoe	CO	35	1.6%	75.6%	Kent	MI	34	0.7%	79.3%
Scotts Bluff	NE	30	1.4%	77.0%	Gulf	FL	33	0.7%	80.0%
Lincoln	WY	28	1.3%	78.3%	Cowlitz	WA	33	0.7%	80.6%
McKenzie	ND	27	1.2%	79.5%	Contra Costa	CA	32	0.7%	81.3%
Lancaster	NE	25	1.1%	80.7%	Garfield	CO	30	0.6%	81.9%
Niobrara	WY	25	1.1%	81.8%	Sarasota	FL	28	0.6%	82.5%
Cuyahoga	OH	24	1.1%	82.9%	Kimball	NE	28	0.6%	83.0%
Buchanan	MO	23	1.1%	84.0%	Pennington	SD	28	0.6%	83.6%
Carbon	WY	22	1.0%	85.0%	Monroe	TN	27	0.6%	84.2%
Ontario	NY	21	1.0%	86.0%	Muscatine	IA	26	0.5%	84.7%
Las Animas	CO	20	0.9%	86.9%	Scotts Bluff	NE	25	0.5%	85.2%
Franklin	KS	20	0.9%	87.8%	Lincoln	WY	25	0.5%	85.7%
Douglas	NE	20	0.9%	88.7%	Park	CO	24	0.5%	86.2%
Minnehaha	SD	19	0.9%	89.6%	Douglas	CO	22	0.4%	86.6%
Campbell	WY	18	0.8%	90.4%	Converse	WY	21	0.4%	87.1%
All other counties		208	9.6%	100.0%	All other counties		635	12.9%	100.0%
Total Laramie County residents commuting out of county for work		2,174			Total Laramie County workers that commute in from other counties		4,909		

Note: Data represent most current data available. Data though 2017 will be released in June 2020.

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

Figure 9. Earnings Flows by Commuters into and out of Laramie County, 1993-2019

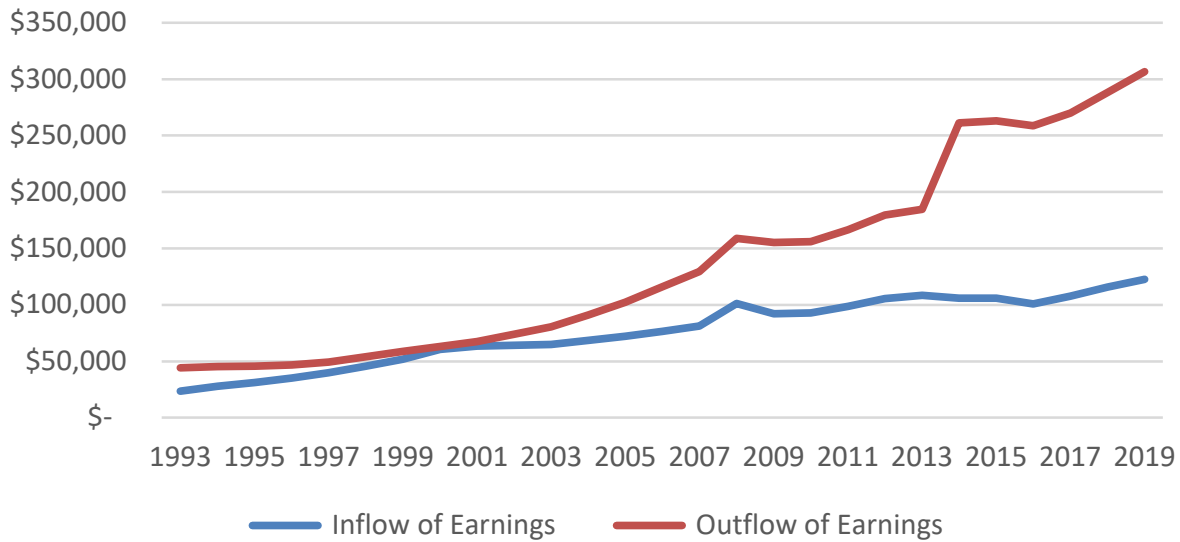


Figure 10. Laramie County Net Residential Adjustment as a Percentage of Total Income, 1993-2019

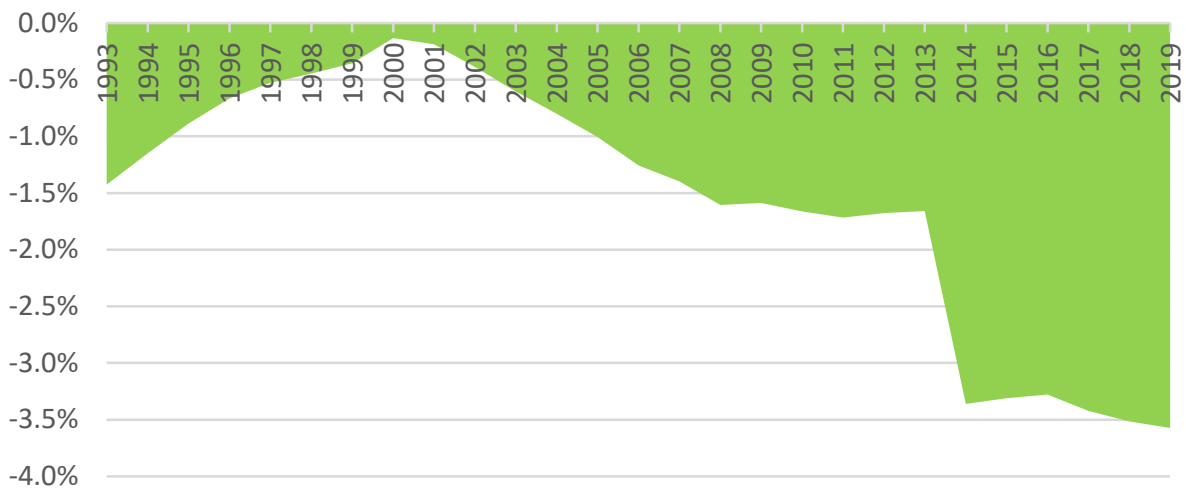


Table 4.5

Commuter Income Flows
Laramie County
1993 - 2019

Year	Inflows of Earnings (\$000)	Outflow of Earnings (\$000)	Net Resident Adjustments (\$000)	Net Adjustment as a % of TPI ¹
1993	23,612	44,285	-20,673	-1.4%
1994	27,743	45,467	-17,724	-1.2%
1995	31,272	45,609	-14,337	-0.9%
1996	35,215	46,606	-11,391	-0.7%
1997	39,884	49,362	-9,478	-0.5%
1998	45,777	54,070	-8,293	-0.4%
1999	51,812	58,803	-6,991	-0.4%
2000	60,356	63,148	-2,792	-0.1%
2001	63,417	67,594	-4,177	-0.2%
2002	64,285	74,024	-9,739	-0.4%
2003	64,722	80,662	-15,940	-0.6%
2004	68,440	91,019	-22,579	-0.8%
2005	72,306	102,322	-30,016	-1.0%
2006	76,506	115,917	-39,411	-1.3%
2007	81,391	129,464	-48,073	-1.4%
2008	100,996	158,948	-57,952	-1.6%
2009	92,061	155,180	-63,119	-1.6%
2010	93,001	155,819	-62,818	-1.7%
2011	98,802	166,431	-67,629	-1.7%
2012	105,510	179,369	-73,859	-1.7%
2013	108,513	184,686	-76,173	-1.7%
2014	105,874	261,307	-155,433	-3.4%
2015	105,766	262,830	-157,064	-3.3%
2016	100,666	258,820	-158,154	-3.3%
2017	107,739	269,870	-162,131	-3.4%
2018	115,678	287,877	-172,199	-3.5%
2019	122,485	306,471	-183,986	-3.6%

Notes: ¹TPI=Total Personal Income

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

Table 4.6

**Laramie County Education Profiles
2010 - 2019**

(a)

	2010 ²	2011 ²	2012 ²	2013 ²	2014 ²	2015 ²	2016 ²	2017 ²	2018 ²	2019 ²
Total Population 25+	61,558	61,715	62,201	63,961	65,009	64,281	67,239	67,446	68,017	67,775
Educational Attainment										
Elementary (K-8)	2.3%	1.3%	1.9%	0.9%	2.4%	1.6%	1.7%	1.9%	0.9%	2.4%
High School, no diploma	3.9%	6.2%	5.8%	3.8%	4.7%	6.3%	4.3%	6.1%	5.0%	3.2%
High School graduate	31.0%	26.3%	30.8%	24.2%	24.8%	25.9%	25.3%	25.7%	28.6%	28.0%
Some College, no degree	28.0%	24.2%	27.3%	30.3%	22.9%	26.8%	26.5%	25.1%	28.0%	24.9%
Associate's Degree	12.2%	14.5%	10.4%	12.7%	14.4%	12.0%	14.9%	13.1%	11.0%	11.5%
Bachelor's Degree	14.4%	18.8%	15.6%	16.7%	20.7%	17.0%	17.4%	16.0%	17.7%	17.8%
Graduate or Professional School Degree	8.3%	8.8%	8.1%	11.5%	10.0%	10.5%	9.9%	11.9%	8.7%	12.3%
Percent High School Graduates	93.9%	92.6%	92.2%	95.4%	92.8%	92.2%	94.0%	91.9%	94.1%	94.4%
Percent Bachelor's degree or higher	22.7%	27.6%	23.7%	28.2%	30.7%	27.5%	27.3%	27.9%	26.5%	30.1%

Source: ¹WCBEA from U.S. Census Bureau Decennial Census

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

**Average ACT Scores
2008 - 2020**

(b)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Laramie County ¹	21.4	20.6	19.1	20.5	N/A	20.1	20.4	20.1	20.6	19.7	19.5	19.7	19.8
Wyoming ²	21.1	20.0	20.0	20.3	20.3	19.8	20.1	20.2	20.0	20.2	19.5	19.5	20.0
United States ²	21.1	21.1	21.0	21.1	21.1	20.9	21.0	21.0	20.8	21.0	20.8	20.7	20.8

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

²WCBEA from ACT, The Condition of College & Career Readiness, 2018.

http://www.act.org/content/dam/act/secured/documents/cccr2017/CCCR_National_2020.pdf

Table 4.7

**Public and Private School Enrollment
Cheyenne and Laramie County
1994 - 2020**

Year	Elementary	Junior High	Senior High	Private ¹	Home Schooled	Total Public School	LCCC Headcount ²	LCCC FTE
1994	8,250	2,405	4,207	N/A	149	14,862	3,434	1,869
1995	8,212	2,341	4,345	N/A	190	14,898	3,279	1,690
1996	8,036	2,378	4,410	N/A	221	14,824	3,220	1,590
1997	7,822	2,505	4,413	N/A	238	14,740	3,218	1,553
1998	7,782	2,410	4,406	N/A	269	14,598	3,035	1,697
1999	7,711	2,360	4,252	N/A	305	14,323	3,524	1,665
2000	7,555	2,339	4,303	N/A	333	14,197	3,431	1,620
2001	7,532	2,364	4,303	N/A	346	14,199	3,178	1,600
2002	7,415	2,333	4,276	N/A	326	14,024	3,331	1,863
2003	7,285	2,325	4,315	N/A	317	13,925	3,951	2,292
2004	7,104	2,318	4,285	N/A	305	13,707	3,818	2,279
2005	7,053	2,368	4,223	N/A	295	13,644	4,028	2,309
2006	7,168	2,191	4,367	N/A	331	13,726	3,544	2,307
2007	7,263	2,067	4,374	N/A	357	13,704	3,972	2,463
2008	7,459	2,058	4,257	N/A	380	13,774	4,149	2,412
2009	7,738	2,090	4,239	N/A	377	14,067	4,493	2,542
2010	7,782	2,122	4,192	N/A	336	14,096	4,865	2,826
2011	8,004	2,175	4,107	N/A	291	14,286	5,095	2,850
2012	8,014	2,151	4,162	N/A	255	14,327	4,845	2,695
2013	8,260	2,182	4,151	N/A	269	14,593	4,607	2,602
2014	8,400	2,137	4,211	241	306	14,748	4,284	2,380
2015	8,532	2,243	4,224	230	322	14,999	4,054	2,344
2016	8,456	2,354	4,227	239	328	15,037	4,032	2,313
2017	8,516	2,329	4,277	262	356	15,122	4,013	2,255
2018	8,433	2,420	4,430	346	314	15,283	4,066	2,251
2019	8,431	2,504	4,385	423	384	15,320	4,091	2,297
2020	7,933	2,429	4,523	332	570	14,885	3,497	2,219

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

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

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

Sources: WCBEA from:

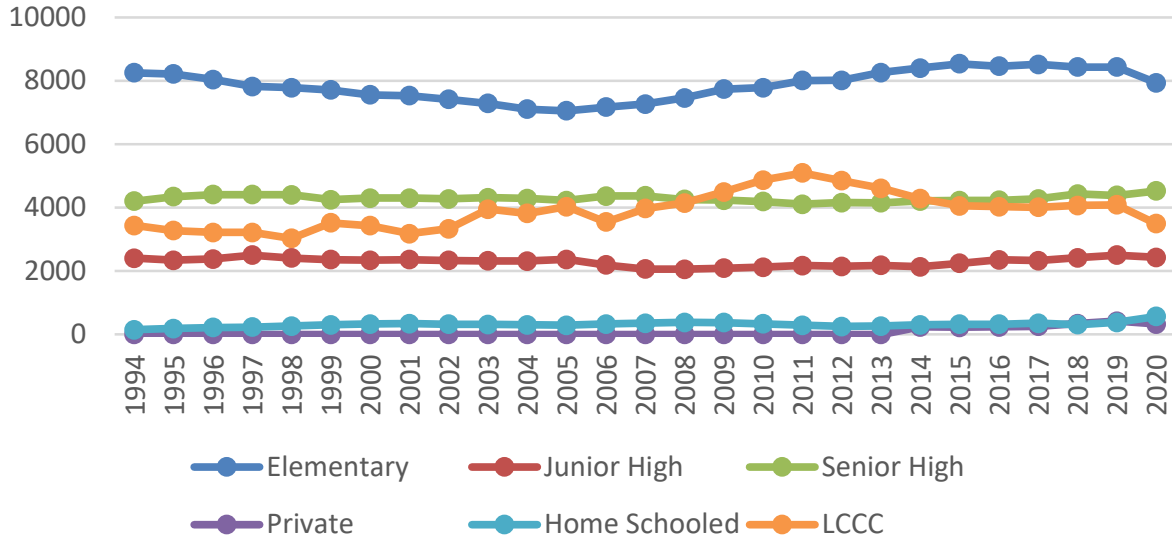
Laramie County School District #1, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

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

Laramie County Community College

Cheyenne area Private Schools

Figure 11. Laramie County Public School and College Enrollment, 1994-2020



Housing Trends

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

- Table 5.0 presents data obtained from the Cheyenne Board of Realtors. From 2019 to 2020, the average monthly number of residential units available for sale rose slightly from 147 to 149 (+1.3%) in the city of Cheyenne and rose slightly from 64 to 65 (+1.5%) in the county.
- The total number of units – city **and** county -- sold rose from 1,720 in 2019 to 1,933 in 2020 (+12.4%). In the city, the average selling price rose from \$268,334 to \$298,203 (+11.1%) and in the county, the average selling price rose from \$421,414 to \$450,179 (+6.8%)
- Table 5.4 presents data on building permits issued in the city of Cheyenne and Laramie County. In the city, the number of building permits for new single-family homes rose from 165 in 2019 to 213 in 2020 (+29.1%) and new apartments/duplexes fell from 10 in 2019 to 9 in 2020. 4 of these multi-family permits were for buildings with three or four units each and 5 permits were for buildings with five or more units each. In total, these multi-family permits represented 92 units. In the county, outside the city of Cheyenne, the number of single-family building permits rose from 218 in 2019 to 239 in 2020 (+9.6%).
- Housing rental rates in Cheyenne are presented in Table 5.1. Rental rates for single-family homes increased from \$1,311 to \$1,347 (+2.7%) from second quarter 2019 to second quarter 2020. Rental rates for apartments increased from \$831 in the second quarter of 2019 to \$906 in the second quarter of 2020 (+9.0%).
- Table 5.7 presents apartment vacancy rates in Laramie County. Vacancy rates at large apartment complexes fell from 1.5 percent in the fourth quarter of 2019 to 0.6 percent in the fourth quarter of 2020.

Housing Trends

Tables and Figures

Table 5.0	Residential for Sale, Sold & Price (1991-2020)
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Table 5.2	Laramie County Housing Profile (1989-2020)
Table 5.3	New Residential Housing Permits (2008-2020)
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Table 5.7	Vacancy Rates (2004-2020)

Table 5.0

**Residentials for Sale, Sold & Price
1991 - 2020**

Year	Average Residential Units For Sale		Average Days On The Market ¹		Average Selling Price		Laramie County Average Sales Price Reported by Assessor ³	Total Units Sold - City & Rural
	City	Rural	City	Rural	City	Rural		
1991	467	84	n/a		\$65,350	\$96,317	n/a	1,481
1992	320	54	34		\$70,250	\$104,633	n/a	1,634
1993	222	44	53		\$76,808	\$104,867	n/a	1,710
1994	240	59	47		\$81,775	\$123,725	n/a	1,872
1995	133	42	16		\$87,924	\$139,313	n/a	n/a
1996	330	78	59		\$88,868	\$129,079	n/a	2,135
1997	407	82	68		\$99,140	\$144,695	n/a	2,093
1998	453	114	97		\$100,053	\$156,345	n/a	2,393
1999	380	121	129		\$107,081	\$154,805	\$110,429	2,899
2000	345	117	126		\$108,509	\$168,607	\$119,107	1,321
2001	333	99	112		\$114,819	\$186,935	\$123,583	1,508
2002	247	110	102		\$123,556	\$195,434	\$131,599	1,497
2003	271	102	98		\$136,139	\$216,344	\$145,087	1,605
2004	371	111	116		\$147,921	\$231,846	\$155,467	1,858
2005	475	145	120	129 ²	\$161,219	\$248,114	\$165,743	1,879
2006	680	189	89	93	\$172,455	\$253,026	\$179,338	1,840
2007	717	172	85	101	\$175,088	\$261,145	\$191,863	1,586
2008	670	205	89	110	\$174,366	\$251,418	\$202,304	1,360
2009	456	132	78	128	\$172,355	\$261,529	\$193,759	1,331
2010	487	166	75	97	\$182,630	\$262,112	\$208,842	1,291
2011	412	162	82	102	\$180,676	\$265,153	\$197,700	1,348
2012	345	140	72	86	\$191,846	\$285,984	\$206,659	1,510
2013	316	130	67	79	\$200,079	\$296,570	\$215,288	1,711
2014	281	128	59	83	\$205,864	\$302,432	\$220,878	1,797
2015	237	105	43	65	\$213,453	\$325,566	\$230,987	1,931
2016	242	109	45	71	\$224,499	\$349,838	\$235,903	1,948
2017	242	99	42	63	\$240,112	\$356,755	\$251,660	1,994
2018	232	89	36	52	\$254,758	\$374,048	\$268,100	1,703
2019	147	64	32	41	\$268,334	\$421,414	\$288,198	1,720
2020	149	65	28	41	\$298,203	\$450,179	N/A	1,933

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

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

³Source: WCBEA from Laramie County Assessor's Office

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

Table 5.1

**Cheyenne Housing Rental Rates
2003-2020**

Quarter/Year	House	Apartment	Mobile Home	Mobile Home Lot Rent
2Q03	\$820	\$503	\$521	\$225
4Q03	\$843	\$528	\$524	\$224
2Q04	\$854	\$542	\$553	\$219
4Q04	\$839	\$569	\$579	\$227
2Q05	\$829	\$542	\$594	\$243
4Q05	\$816	\$573	\$546	\$221
2Q06	\$860	\$551	\$631	\$245
4Q06	\$835	\$564	\$588	\$252
2Q07	\$864	\$558	\$575	\$230
4Q07	\$864	\$557	\$594	\$239
2Q08	\$899	\$601	\$559	\$290
4Q08	\$856	\$587	\$616	\$266
2Q09	\$892	\$587	\$576	\$293
4Q09	\$902	\$594	\$633	\$265
2Q10	\$936	\$621	\$630	\$309
4Q10	\$983	\$640	\$597	\$276
2Q11	\$991	\$654	\$656	\$287
4Q11	\$1,057	\$649	\$586	\$284
2Q12	\$965	\$649	\$667	\$308
4Q12	\$1,072	\$673	\$753	\$316
2Q13	\$1,034	\$678	\$768	\$315
4Q13	\$1,085	\$708	\$855	\$354
2Q14	\$1,143	\$769	\$809	\$363
4Q14	\$1,129	\$772	\$782	\$378
2Q15	\$1,126	\$786	\$817	\$396
4Q15	\$1,121	\$793	\$826	\$394
2Q16	\$1,141	\$779	\$864	\$398
4Q16	\$1,129	\$787	\$848	\$411
2Q17	\$1,164	\$782	\$882	\$416
4Q17	\$1,180	\$785	\$868	\$452
2Q18	\$1,215	\$779	\$882	\$455
4Q18	\$1,227	\$803	\$904	\$444
2Q19	\$1,311	\$831	\$915	\$442
4Q19	\$1,257	\$846	\$951	\$454
2Q20	\$1,347	\$906	\$928	\$468

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

Apartment - 2 bedroom, unfurnished, excluding gas or electric

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

Mobile Home Lot Rent - Single wide, including water

Source: WCBEA from State of Wyoming Economic Analysis Division

Table 5.2

**Housing Profile
Laramie County
1989 - 2020**

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation SFU	
	SF Units	Duplex Units	Tri & Four Plex Units	MF Units	Total Units	\$000s of Real 2019 \$	% Change
1989	89	0	20	0	109	156.0	-
1990	77	0	0	0	77	170.2	9.1%
1991	92	0	0	0	92	169.7	-0.3%
1992	210	2	4	8	224	164.6	-3.0%
1993	269	4	16	0	289	172.5	4.8%
1994	296	0	4	12	312	164.4	-4.7%
1995	223	22	4	14	263	160.2	-2.6%
1996	260	2	68	292	622	165.5	3.3%
1997	239	6	17	198	460	162.5	-1.8%
1998	262	24	4	121	411	162.6	0.1%
1999	254	0	4	30	288	179.6	10.5%
2000	219	0	0	0	219	198.7	10.6%
2001	246	2	4	56	308	203.7	2.5%
2002	393	12	0	20	425	187.6	-7.9%
2003 ¹	461	16	120	21	618	186.0	-0.9%
2004	717	4	40	88	849	188.6	1.4%
2005	674	0	44	132	850	198.5	5.1%
2006	460	2	4	11	477	219.8	10.7%
2007	321	0	0	0	321	204.5	-7.0%
2008	203	0	36	6	245	154.3	-24.5%
2009	229	2	0	216	447	198.1	28.4%
2010	312	0	0	0	312	193.8	-2.2%
2011	277	0	0	0	277	210.4	8.6%
2012	350	0	0	132	482	170.7	-18.9%
2013	415	0	16	156	587	188.4	10.4%
2014	313	0	4	0	317	195.3	3.7%
2015	370	0	68	0	438	198.4	1.6%
2016	347	0	15	93	455	187.7	-5.4%
2017	387	0	82	102	571	183.0	-2.5%
2018	368	8	88	166	630	191.1	4.4%
2019	383	0	24	22	429	196.2	2.7%
2020	452	0	16	76	544	-	-

Notes: N/A - Data are not available

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

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

Figure 12. Laramie County New Residential Housing Units, 2001-2020

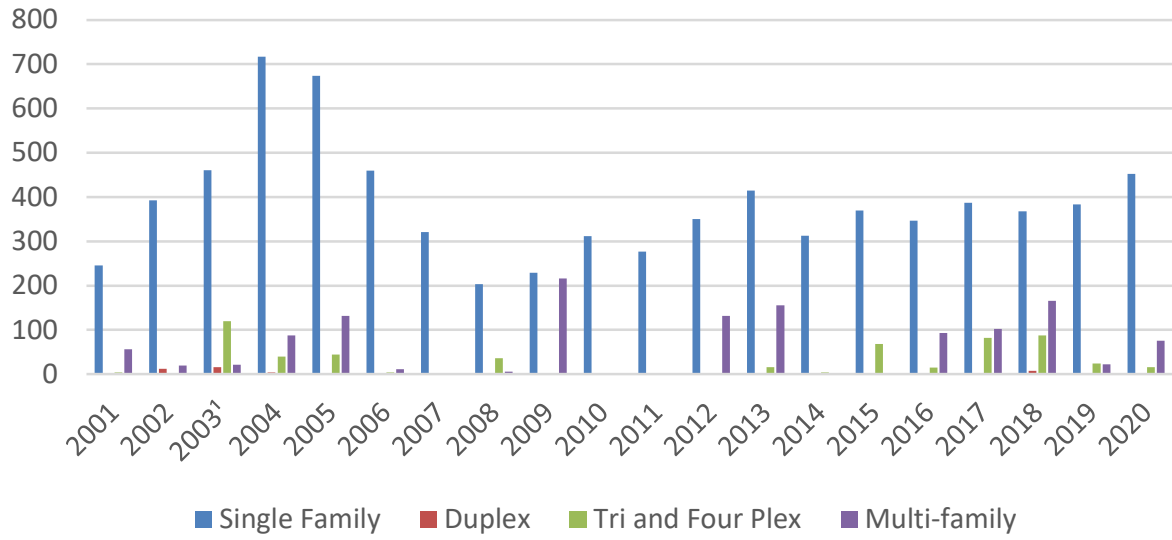


Table 5.3

Housing Profile

**City of Cheyenne
2008 - 2020**

(a)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Housing Units	27,053	27,444	27,682	27,879	28,261	28,711	28,912	29,198	30,066	30,637	31,259	31,688	31,993
Single-Family Units													
Total Units	19,808	19,981	20,219	20,416	20,666	21,081	21,394	21,764	22,119	22,506	22,874	23,257	23,470
% of Total	73.2%	72.8%	73.0%	73.2%	73.1%	72.9%	73.1%	73.2%	73.6%	73.5%	73.2%	73.4%	73.4%
Multi-Family Units													
Total Units	7,245	7,463	7,463	7,463	7,595	7,767	7,771	7,839	7,947	8,131	8,385	8,431	8,523
% of Total	26.8%	27.2%	27.0%	26.8%	26.9%	27.1%	26.9%	26.8%	26.4%	26.5%	26.8%	26.6%	26.6%

Source: WCBEA from City of Cheyenne Building Safety Department

Households by Unit Type

**Laramie County
2019**

(b)

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Single-Family Unit	24,939	5,198	30,137	75.9%
Duplex	147	567	714	1.8%
Tri- or Four-Plex	111	2,059	2,170	5.5%
Apartment	233	3,037	3,270	8.2%
Mobile Home	2,230	1,130	3,360	8.5%
Boat, RV, Van, Etc.	32	0	32	0.1%
Total	27,692	11,991	39,683	100.0%

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

Table 5.4**Building Permits****City of Cheyenne****2006 - 2020****(a)**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Total Single-Family	294	204	127	173	238	197	250	269	197	218	173	222	192	165	213	3,132
New Apartments/ Duplex	1	0	12	2	0	0	2	5	1	17	6	28	44	10	9	137
Mobile Homes/ Constr. Trailers	10	7	8	12	1	0	1	2	0	1	1	1	0	0	0	44
Demolish	28	13	32	17	0	0	2	1	0	0	0	0	0	0	0	93

Source: WCBEA from City of Cheyenne Safety Department

Building Permits**Laramie County (not including City of Cheyenne)****2006 - 2020****(b)**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Total Rural Single-Family Permits ¹	166	117	76	56	74	80	100	146	116	152	174	165	176	218	239	2,055
Total Multi-Family Permits	8	0	0	0	0	0	0	0	0	0	1	0	1	0	0	10

¹ Does not include Mobile or Modular Home permits.

Source: WCBEA from Laramie County Planning and Development Office

Table 5.5

Residential Construction Activity
City of Cheyenne
1991 - 2020

Year	Housing Permits	Five-Year Average ¹	New Net Housing Units ²	New Permit Valuation
1991	91	85	55	\$4,861,916
1992	229	86	141	\$11,470,136
1993	263	103	206	\$16,648,538
1994	353	132	234	\$15,110,883
1995	258	158	194	\$12,686,701
1996	237	268	551	\$16,005,852
1997	189	260	386	\$13,349,673
1998	218	206	346	\$13,419,234
1999	175	215	204	\$14,639,384
2000	143	192	143	\$15,069,862
2001	158	177	210	\$17,125,015
2002	262	191	279	\$29,060,916
2003	404	228	604	\$36,668,479
2004	509	295	606	\$67,770,878
2005	443	355	587	\$65,952,762
2006	295	383	296	\$49,764,021
2007	204	371	204	\$32,930,502
2008	139	318	177	\$23,947,298
2009	175	251	391	\$46,116,022
2010	238	210	238	\$37,359,022
2011	197	191	197	\$33,107,179
2012	253	200	382	\$51,318,559
2013	276	228	441	\$55,016,206
2014	198	232	201	\$36,044,582
2015	236	232	286	\$45,253,232
2016	180	229	221	\$40,029,855
2017	251	228	406	\$61,340,653
2018	236	220	442	\$63,916,171
2019	175	216	211	\$42,027,677
2020	222	213	305	\$72,935,516

Notes: ¹The five year average is a moving average. For example, the five year average of 232 in 2015 represents the mean number of Housing Permits issued from 2011 through 2015.

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

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

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

Source: WCBEA from City of Cheyenne Building Safety Department

Table 5.6**Historic Housing Occupancy
Laramie County
1960-2010**

	1960	1970	1980	1990	2000	2010
Total Units	19,236	19,437	27,275	30,507	34,213	40,462
Owner Occupied Units	10,377	11,220	16,930	18,406	22,054	25,533
% of Total	53.9%	57.7%	62.1%	60.3%	64.4%	68.0%
Renter Occupied Units	7,871	6,646	8,362	9,686	9,873	12,043
% of Total	40.9%	34.2%	30.7%	31.8%	28.9%	32.0%
Vacant	988	1,571	1,983	2,415	2,286	2,886
% of Total	5.1%	8.1%	7.3%	7.9%	6.7%	7.1%

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

Table 5.7

**Vacancy Rates
Laramie County
2004 - 2020**

Year	Large Apartment Complexes Only ¹			Vacancy Rate ²
	Avg # units Sampled	Avg # units Vacant	% Vacant	
2Q04	814	21	2.6%	3.0
4Q04	805	41	5.1%	5.3
2Q05	852	29	3.4%	4.0
4Q05	879	43	4.9%	4.8
2Q06	920	40	4.3%	2.4
4Q06	903	39	4.3%	4.0
2Q07	893	52	5.9%	2.3
4Q07	838	31	3.7%	2.0
2Q08	822	30	3.6%	2.8
4Q08	855	29	3.4%	4.2
2Q09	864	30	3.5%	3.6
4Q09	870	46	5.3%	4.2
2Q10	873	35	4.0%	3.5
4Q10	896	36	4.0%	4.4
2Q11	750	24	3.2%	1.9
4Q11	757	28	3.7%	3.5
2Q12	752	20	2.7%	2.3
4Q12	730	14	1.9%	2.0
2Q13	946	16	1.7%	2.3
4Q13	845	13	1.5%	4.5
2Q14	794	11	1.4%	3.1
4Q14	862	30	3.5%	4.2
2Q15	987	8	0.8%	3.8
4Q15	986	30	3.0%	4
2Q16	994	27	2.7%	4.3
4Q16	994	49	4.9%	4.8
2Q17	1016	53	5.2%	4.5
4Q17	1116	50	4.5%	5.1
2Q18	1117	59	5.3%	3.8
4Q18	1117	23	2.1%	3.1
2Q19	1117	12	1.1%	2.9
4Q19	1117	17	1.5%	3.1
2Q20	1117	11	1.0%	2.9
4Q20	1117	7	0.6%	2.3

Notes:¹WCBEA proprietary database

²Wyoming Housing Database Partnership

Source: WCBEA from proprietary data and Wyoming Housing Database Partnership

Development Trends

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

- In 2019, the city of Cheyenne annexed 75 acres, which increased the size of the city by 0.4 percent.
- Table 6.1 contains detailed information on the level of commercial construction within the city borders. The total number of permits fell from 112 in 2019 to 90 in 2020 (-19.6%). The total valuation of all permits fell by 57.8 percent. The decrease in permit numbers and values is driven by a decrease in new construction. There were 21 fewer permits and their valuation fell by over 38 million dollars.
- The value of new industrial/commercial construction fell in the city and rose in the county in 2020. Total new dollar valuation was \$11.4 million in the city and \$198.1 million in the county. In the city, the new buildings for Spradley Barr Motors accounted for nearly 28 percent of the total new industrial/commercial construction valuation. In the county, the new additions to the Microsoft data center accounted for over 88% of the total industrial/commercial valuation for 2020. See Table 6.2 for details.
- Vacancy statistics for commercial properties are presented in Table 6.3. This table presents quarterly data through the fourth quarter of 2020. The number of available office spaces increased by 11 from 31 in the fourth quarter of 2019 to 42 in the fourth quarter of 2020, while the average rent for office spaces rose \$0.82 per square foot.
- The number of available warehouse spaces increased by 2 from 21 in the fourth quarter of 2019 to 23 in the fourth quarter of 2020, while the average rent for warehouse spaces rose over \$1.50 per square foot. The APW Wyatt building (APW) continued to be the largest warehouse property available, making up nearly one third of all available warehouse space.
- The number of available retail spaces increased by 1 from 47 in the fourth quarter of 2019 to 48 in the fourth quarter of 2020, while the average rent for retail spaces fell \$0.33 per square foot. Over 59,000 of the 112,000 square foot increase in available retail space is attributed to Dillard's West leaving the Frontier Mall.

Development Trends

Tables and Figures

Table 6.0	Annexation Trends (1988-2020)
Table 6.1	Commercial Construction Activity (1992-2020)
Figure 13	Residential and Commercial Construction Valuation (2011-2020)
Table 6.2	New Commercial/Industrial Construction (2009-2020)
Table 6.3	Commercial Property For Sale & Lease (2018-2020)
Table 6.4	Assessed Real Property Values (2011-2020)
Figure 14	Assessed Real & Personal Property Values (2011-2020)
Table 6.5	Major Property Tax Districts (2011-2020)
Figure 15	Major Property Tax Districts - Revenues (2011-2020)

- Data on the assessed value of real and personal property are found in Table 6.4. Combined, property valuation for the city of Cheyenne and Laramie County was \$2.22 billion, an increase of 7.3 percent over 2019. Total city valuation was \$774.1 million dollars in 2019, an increase of 5.4 percent over 2019 and total county valuation was \$1,337.2 million dollars, an increase of 8.4 percent from 2019.
- Over half of the increase in the assessed value in the county was due to an increase in industrial valuation in the county. Industrial valuation in the county increased from \$876.9 million to \$968.6 million, an increase of 10.5 percent.
- Table 6.5 presents property tax revenues generated for various local governmental entities. The city of Cheyenne's property tax revenues rose 5.4 percent from 2019 to 2020. This provided the city with additional revenue of \$315,023. Laramie County's property tax revenues rose 7.1 percent over the same time period, which resulted in an increase of \$2,789,922 in tax revenue.

Economic Development

- Laramie County's economic development organization, Cheyenne LEADS, reported that it worked with 50 new prospects in 2020. These new prospects came from nine different areas of business, ranging from Manufacturing to Data Centers to Distribution.
- In 2020, two new businesses committed to Cheyenne, bringing 32 jobs with them. At the end of 2020, LEADS was continuing work with 58 prospects.
- Stag Arms, a firearms manufacturer, chose to relocate and establish their headquarters in Cheyenne in 2020
- TBC, a manufacturing firm, relocated their operations from Colorado Springs to Cheyenne in 2020

Table 6.0

**Annexation Trends
City of Cheyenne
1988 - 2020**

Year	Acres Annexed	City Size Sq. Miles	Annual Growth %
1988	19.65	17.36	-
1989	1152.63 ¹	19.16	10.4%
1990	306.10	19.64	2.5%
1991	114.21	19.82	0.9%
1992	54.08	19.91	0.5%
1993	22.01	19.94	0.2%
1994	12.96	19.96	0.1%
1995	307.82	20.44	2.4%
1996	18.11	20.47	0.1%
1997	66.66	20.57	0.5%
1998	0.99	20.57	0.0%
1999	640.00	21.20	3.1%
2000	6.25	21.30	0.5%
2001	48.73	21.38	0.4%
2002	942.53	21.70	1.5%
2003	93.67	22.10	1.8%
2004	74.00	22.22	0.5%
2005	332.82	22.74	2.3%
2006	945.53 ²	24.22	6.5%
2007	39.33	24.31	0.4%
2008	185.26	24.60	1.2%
2009	205.45	24.92	1.3%
2010	177.87	25.15	0.9%
2011	214.11	25.48	1.3%
2012	123.20	25.52	0.2%
2013	897.78	26.93	5.5%
2014	30.33	26.97	0.1%
2015	273.70	27.30	1.2%
2016	881.03	28.73	5.2%
2017	19.63	28.75	0.1%
2018	2336.65	32.41	12.7%
2019	75.03	32.53	0.4%
2020	2.79	32.54	0.0%
Total	10,620.90		

Notes: ¹Includes the Cheyenne Business Parkway: 1069.2 Acres

²Does not include the North Range Business Park.

Source: WCBEA from City of Cheyenne Engineer's Office
1982 - 2007 Data: City of Cheyenne Building and Engineering Department Annual Report.

Table 6.1

**Commercial Construction Activity
City of Cheyenne
1992 - 2020**

Year	New Construction		Additions & Remodels		Annual Total		Percent Change	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
1992	15	\$9,750,000	92	\$5,891,709	107	\$15,641,709	-20.7%	13.7%
1993	11	\$2,700,325	113	\$3,205,416	124	\$5,905,741	15.9%	-62.2%
1994	29	\$10,871,043	118	\$10,359,677	147	\$21,230,720	18.5%	259.5%
1995	20	\$16,434,056	133	\$7,295,663	153	\$23,729,872	4.1%	11.8%
1996	19	\$12,925,969	121	\$6,029,289	140	\$18,955,258	-8.5%	-20.1%
1997	19	\$20,839,102	168	\$12,317,511	187	\$33,156,613	33.6%	74.9%
1998	32	\$12,161,139	134	\$14,437,090	166	\$26,598,229	-11.2%	-19.8%
1999	20	\$7,846,454	142	\$11,044,908	162	\$18,891,362	-2.4%	-29.0%
2000	31	\$24,320,755	191	\$15,831,825	222	\$40,152,580	37.0%	112.5%
2001	50	\$51,451,096	166	\$19,480,513	216	\$70,931,609	-2.7%	76.7%
2002	38	\$21,573,880	190	\$26,125,665	241	\$56,970,212	11.6%	-19.7%
2003	13	\$6,485,220	124	\$15,901,576	154	\$23,364,196	-36.1%	-59.0%
2004	19	\$18,912,595	142	\$16,961,616	161	\$35,874,211	4.5%	53.5%
2005	65	\$35,703,309	116	\$12,515,338	181	\$48,218,647	12.4%	34.4%
2006	62	\$30,680,571	87	\$10,286,203	149	\$40,966,774	-17.7%	-15.0%
2007	51	\$40,113,164	103	\$33,570,621	154	\$73,683,785	3.4%	79.9%
2008	33	\$28,163,235	109	\$22,082,443	142	\$50,245,678	-7.8%	-31.8%
2009	20	\$3,857,698	61	\$20,823,825	81	\$24,681,523	-43.0%	-50.9%
2010	14	\$27,254,322	84	\$12,754,133	98	\$40,008,455	21.0%	62.1%
2011	10	\$3,909,712	105	\$14,937,762	115	\$18,847,474	17.3%	-52.9%
2012	18	\$51,346,615	110	\$41,893,966	128	\$93,240,581	11.3%	394.7%
2013	18	\$26,633,403	99	\$17,975,533	117	\$44,608,936	-8.6%	-52.2%
2014	20	\$31,960,257	113	\$25,381,807	133	\$57,342,064	13.7%	28.5%
2015	26	\$62,126,950	108	\$16,200,252	134	\$78,327,202	0.8%	36.6%
2016	22	\$15,817,459	132	\$180,827,259	154	\$196,644,718	14.9%	151.1%
2017	22	\$20,133,915	108	\$16,973,027	130	\$37,106,942	-15.6%	-81.1%
2018	21	\$24,250,762	119	\$62,315,863	140	\$86,566,625	7.7%	133.3%
2019	31	\$49,485,419	81	\$26,016,333	112	\$75,501,752	-20.0%	-12.8%
2020	12	\$11,359,986	78	\$20,510,535	90	\$31,870,521	-19.6%	-57.8%

Source: WCBEA from City of Cheyenne Building Safety Department

Figure 13. City of Cheyenne Residential and Commercial Construction Valuation, 2011-2020

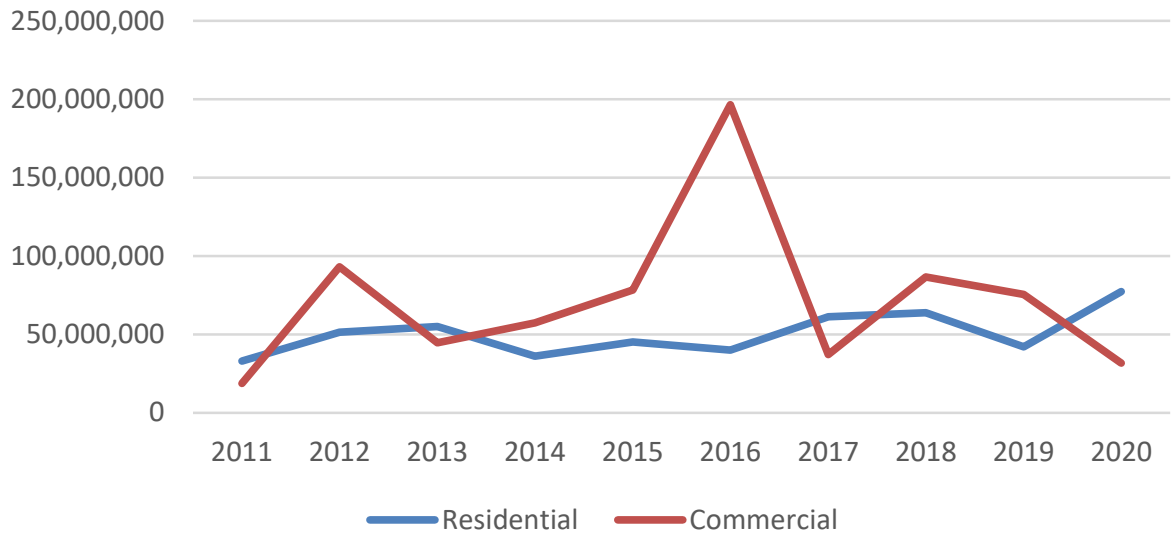


Table 6.2**New Commercial/Industrial Construction
2009 - 2020**

Year	City	County	Total	% change
2009	\$3,857,698	\$33,090,252	\$36,947,950	-
2010	\$27,254,322	\$54,285,457	\$81,539,779	120.7%
2011	\$3,909,712	\$22,999,557	\$26,909,269	-67.0%
2012	\$51,346,615	\$115,559,215	\$166,905,830	520.3%
2013	\$26,633,403	\$20,642,263	\$47,275,666	-71.7%
2014	\$31,960,257	\$204,856,374	\$236,816,631	400.9%
2015	\$62,126,950	\$45,561,092	\$107,688,042	-54.5%
2016	\$15,817,459	\$5,771,837	\$21,589,296	-80.0%
2017	\$20,133,915	\$19,989,081	\$40,122,996	85.8%
2018	\$24,250,762	\$550,875,573	\$575,126,335	1333.4%
2019	\$49,485,419	\$72,034,910	\$121,520,329	-78.9%
2020	\$11,359,986	\$198,053,213	\$209,413,199	72.3%

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

Table 6.3

**Commercial Property
For Sale & Lease (1,500 Sq. Ft. and Above)
2018 - 2020**

Summary Table Commercial Property For Sale and Lease					
Updated: 12/31/2020					
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate	Vacancy Rate
First Quarter 2018					
Warehouse	28	464,432	\$7.78	4.50 - 14.50	8.2%
Retail	57	571,496	\$10.90	5.50 - 17.00	14.0%
Office Space	45	352,421	\$14.90	7.80 - 23.60	16.2%
Second Quarter 2018					
Warehouse	27	461,361	\$7.68	4.50 - 14.50	8.1%
Retail	60	573,636	\$13.77	6.00 - 23.50	14.1%
Office Space	40	315,683	\$15.13	7.80 - 23.60	14.5%
Third Quarter 2018					
Warehouse	34	532,596	\$7.67	4.50 - 12.75	9.4%
Retail	68	590,744	\$12.75	6.00 - 23.50	14.5%
Office Space	40	300,933	\$14.65	7.80 - 21.50	13.8%
Fourth Quarter 2018					
Warehouse	26	479,393	\$8.46	4.50 - 12.75	8.4%
Retail	76	675,179	\$12.96	6.00 - 23.50	16.6%
Office Space	40	298,603	\$15.54	10.00 - 27.43	13.7%
First Quarter 2019					
Warehouse	23	451,421	\$7.33	4.50 - 12.75	8.0%
Retail	63	561,916	\$13.21	6.00 - 23.50	13.8%
Office Space	34	210,885	\$14.16	10.00 - 18.50	9.7%
Second Quarter 2019					
Warehouse	19	392,028	\$6.24	4.50 - 8.00	6.9%
Retail	52	511,569	\$13.26	6.00 - 23.50	12.6%
Office Space	34	184,319	\$14.23	10.00 - 18.50	8.5%
Third Quarter 2019					
Warehouse	16	332,094	\$6.85	4.50 - 8.50	5.8%
Retail	52	434,220	\$13.51	6.00 - 23.50	10.7%
Office Space	34	156,252	\$14.57	10.00 - 18.50	7.2%
Fourth Quarter 2019					
Warehouse	21	383,516	\$6.99	4.50 - 8.50	6.8%
Retail	47	339,957	\$15.08	12.00 - 23.50	8.4%
Office Space	31	148,153	\$13.25	10.00 - 16.00	6.8%
First Quarter 2020					
Warehouse	18	371,335	\$7.60	6.25 - 8.50	6.6%
Retail	48	372,156	\$15.57	12.00 - 23.50	9.1%
Office Space	33	144,786	\$13.15	10.00 - 16.00	6.6%
Second Quarter 2020					
Warehouse	22	543,134	\$7.52	6.25 - 8.50	9.6%
Retail	57	392,572	\$15.50	8.00 - 23.50	9.7%
Office Space	34	140,960	\$12.86	7.00 - 16.00	6.5%
Third Quarter 2020					
Warehouse	19	587,978	\$7.60	6.25 - 8.50	10.4%
Retail	58	447,840	\$14.78	8.00 - 23.50	11.0%
Office Space	35	166,962	\$15.35	11.00 - 21.00	7.7%
Fourth Quarter 2020					
Warehouse	23	643,145	\$8.57	6.75 - 12.00	11.4%
Retail	48	451,081	\$14.75	4.99 - 23.50	11.1%
Office Space	42	214,915	\$14.07	8.00 - 21.00	9.9%

Where to find the data?

Data come from most recent Summary Table from the Commercial Property Database Update (December 31)

Table 6.4

**Assessed Real and Personal Property Value
Laramie County
2011 - 2020**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total										
City (\$)	522,506,425	533,191,527	546,175,351	577,640,123	602,314,817	633,142,098	633,837,566	682,048,050	734,748,763	774,126,602
County (\$)	429,369,837	474,450,028	499,979,970	589,237,324	782,647,869	758,645,746	785,249,941	982,896,691	1,337,160,914	1,449,466,588
Residential										
City (\$)	336,012,459	340,928,907	351,192,921	364,624,106	376,283,694	400,482,865	424,669,398	443,690,971	484,255,726	521,067,311
County (\$)	189,475,613	193,035,691	198,696,636	208,964,245	216,096,457	225,761,591	237,019,097	257,471,499	276,113,351	296,465,811
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Commercial										
City (\$)	138,513,675	144,763,758	149,188,739	157,521,658	163,287,705	165,313,797	169,878,108	171,021,081	179,590,471	181,690,087
County (\$)	30,822,423	32,007,724	34,652,660	63,890,725	70,972,473	101,444,916	120,131,457	123,811,174	146,345,868	146,349,806
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Industrial¹										
City (\$)	39,078,802	38,957,272	35,488,431	45,386,285	52,554,162	56,600,373	58,771,145	57,290,427	60,621,657	60,677,471
County (\$)	178,172,414	217,416,235	232,767,593	281,186,079	459,099,414	393,869,098	390,112,000	563,976,141	876,927,603	968,562,319
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50
Agricultural²										
City (\$)	4,841	5,256	2,266	2,943	3,043	3,345	28,524	27,877	51,684	50,334
County (\$)	17,678,952	18,833,694	19,790,334	22,044,898	23,382,049	24,882,546	25,425,566	24,981,164	24,428,839	24,293,226
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Vacant										
City (\$)	8,896,648	8,536,334	10,302,994	10,105,131	10,186,213	10,741,718	10,490,391	10,017,694	10,229,225	10,641,389
County (\$)	13,220,435	13,156,684	14,072,747	13,151,377	13,097,476	12,687,595	12,561,821	12,656,713	13,345,253	13,795,426
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50

Notes: ¹Fluctuations in valuations are due primarily to changes in mineral valuations.

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

Source: WCBEA from Laramie County Assessor's Office

Figure 14. Assessed Real and Personal Property Values, Cheyenne and Laramie County, 2011-2020

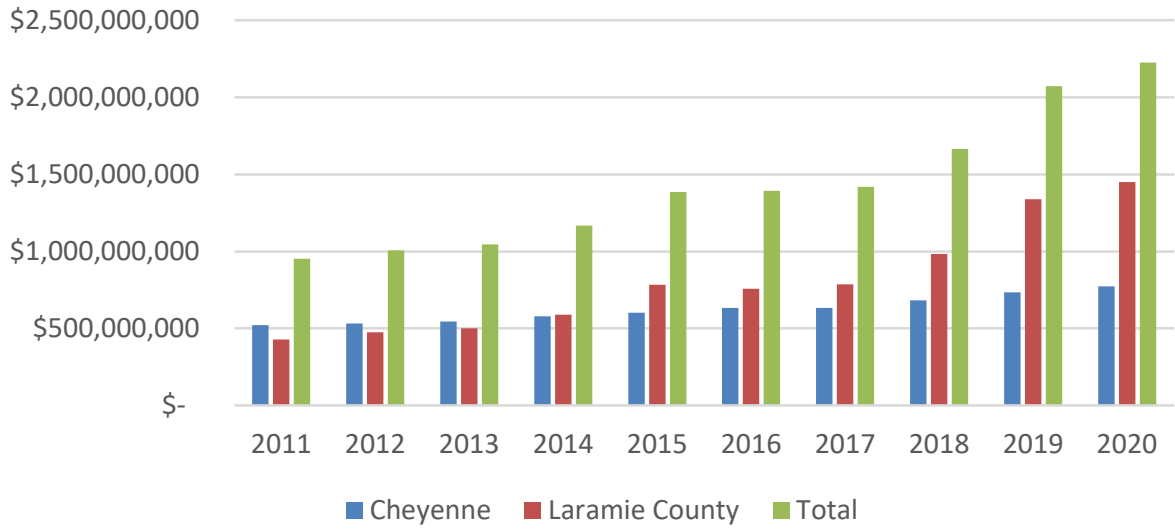


Table 6.5

**Major Property Tax Districts
Revenues
2011 - 2020**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
City of Cheyenne										
Value (\$)	522,506,425	533,191,527	546,175,351	577,640,126	602,206,337	633,142,098	663,837,566	685,730,266	734,748,763	774,126,602
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	4,180,051	4,265,532	4,369,403	4,621,121	4,817,651	5,065,137	5,310,701	5,485,842	5,877,990	6,193,013
Laramie County										
Value (\$)	951,876,262	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,226,593,159
Mill Levy	17.00	17.00	17.00	18.69	18.23	18.20	18.20	18.20	18.90	18.84
Revenue (\$)	16,181,896	17,129,906	17,784,640	21,808,939	25,247,870	25,330,539	26,373,393	30,301,994	39,159,093	41,949,015
LCSD #1										
Value (\$)	855,006,652	901,103,052	920,033,773	1,029,384,392	1,209,350,376	1,217,062,612	1,289,871,261	1,455,272,484	1,718,022,367	1,740,286,771
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	37,620,293	39,648,534	40,481,486	45,292,913	53,211,417	53,550,755	56,754,335	64,031,989	75,592,984	76,572,618
LCSD #2										
Value (\$)	96,869,610	106,538,503	126,121,548	137,493,055	175,612,310	174,725,232	159,216,246	209,672,257	353,887,310	483,306,388
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	4,262,263	4,687,694	5,549,348	6,049,694	7,726,942	7,687,910	7,005,515	9,225,579	15,571,042	21,265,481
LC Conservation District										
Value (\$)	951,876,262	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,223,593,159
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	475,938	503,821	523,078	583,439	692,481	695,894	724,544	832,472	1,035,955	1,111,797
South Cheyenne Water & Sewer										
Value (\$)	34,558,849	35,451,592	37,120,879	38,206,295	40,877,618	43,624,219	47,429,045	48,781,285	52,761,539	54,480,077
Mill Levy	5.13	5.76	7.82	3.99	4.38	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	177,287	204,201	290,285	152,443	179,044	348,994	379,432	390,250	422,092	435,841
Weed and Pest District										
Value (\$)	951,876,262	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844	1,449,087,507	1,664,944,741	2,071,909,677	2,223,593,159
Mill Levy	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	0.80	0.80
Revenue (\$)	1,427,814	1,511,462	1,569,233	1,750,316	2,077,444	2,087,682	2,173,631	2,497,417	1,657,528	1,778,875

Source: WCBEA from Laramie County Assessor's Office

Figure 15. Major Property Tax Districts and Revenues, 2011-2020

