

FREMONT COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Fremont County's population increased by 6.45 percent between 2000 and 2008, from 35,804 to 38,113. This rate compares to a statewide population growth of 6.45 percent over the period. These data are presented in Table II.7.1, below.

Table II.7.1				
Population Estimates for Wyoming and Fremont County				
Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Fremont County	% Change from 2000
Population				
2000 Census	493,782	.	35,804	.
July 2001 Estimate	492,924	-0.17	35,607	-0.55
July 2002 Estimate	496,969	0.65	35,800	-0.01
July 2003 Estimate	499,056	1.07	35,797	-0.02
July 2004 Estimate	502,816	1.83	35,941	0.38
July 2005 Estimate	506,007	2.48	36,273	1.31
July 2006 Estimate	512,573	3.81	36,770	2.70
July 2007 Estimate	523,252	5.97	37,461	4.63
July 2008 Estimate	532,668	7.88	38,113	6.45

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.7.2, at right, from April 2000 to July 2008, Fremont County's natural increase was estimated to be 1,548 people. Fremont County has been experiencing net in migration, with over 761 persons arriving in the county in the last eight years.⁷⁷

The Wyoming driver's license exchange data indicate a net increase of 136 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Fremont County are presented in Table II.7.3, on the following page, which indicate a net increase of 2,151 persons over the time period.

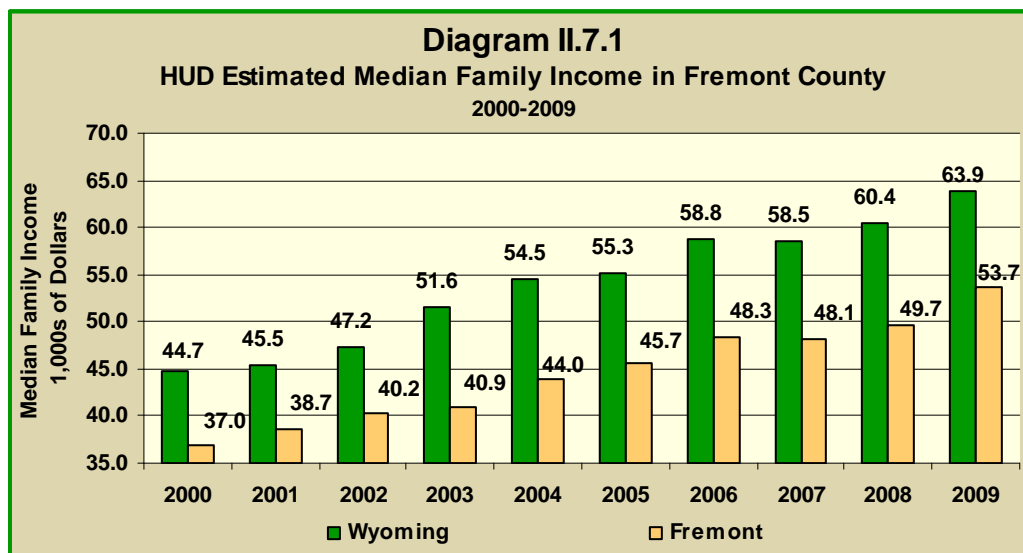
Table II.7.2	
Fremont County Population Change	
Census 1980 - 7/2008	
1980 Population	38,992
Natural Increase 80-90	4,480
Net Migration 80-90	-9,810
1990 Population	33,662
Natural Increase 90-00	1,738
Net Migration 90-00	404
2000 Population	35,804
Natural Increase 00-08	1,548
Net Migration 00-08	761
2008 Population Estimate	38,113

⁷⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.7.3			
Driver's Licenses Exchanged and Surrendered in Fremont County			
2000 - First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	844	751	93
2001	856	688	168
2002	866	582	284
2003	727	507	220
2004	759	659	100
2005	838	627	211
2006	894	576	318
2007	901	630	271
2008	931	581	350
2009 – First Half	401	265	136
Total	8,017	5,866	2,151

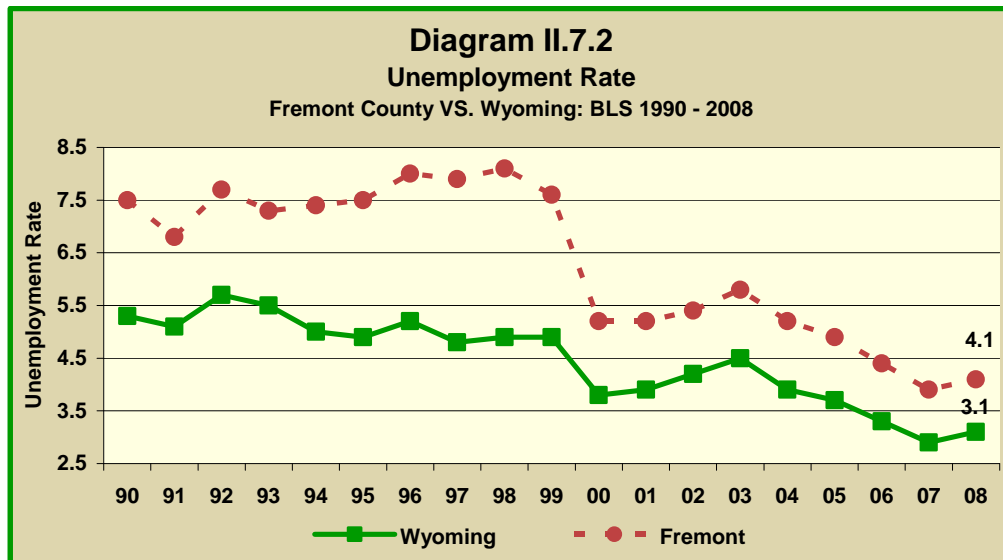
ECONOMICS

The HUD estimated median family income (MFI) for Fremont County was \$53,700 in 2009.⁷⁸ This compares to Wyoming's MFI of \$63,900. Diagram II.7.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Fremont County's labor force, defined as the number of people working or actively seeking work, increased by 338 persons, from 18,015 in 2007 to 18,353 in 2008. Employment increased by 282 persons. Unemployment, therefore, increased by 56 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.9 percent in 2007 to 4.1 in 2008. Fremont County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.7.2, on the following page.

⁷⁸ Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments.

QCEW employment data represents the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.7.4, below, annual total monthly employment increased by 4.26 percent between 2006 and 2007, changing from a total of 15,468 to 16,127 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 16,987 persons in Fremont.

Table II.7.4 Fremont County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	13,499	14,347	13,811	13,977	14,305	14,758	15,296	15,897
Feb	13,514	14,370	13,937	14,085	14,461	14,909	15,480	16,029
Mar	13,922	14,544	14,068	14,331	14,678	15,164	15,710	16,183
Apr	13,964	14,669	14,289	14,516	14,997	15,223	15,777	16,335
May	14,638	15,086	14,794	14,851	15,229	15,637	16,306	16,779
Jun	14,625	15,200	15,033	15,070	15,700	16,185	16,719	17,162
Jul	14,271	14,653	14,520	14,742	15,046	15,279	16,050	16,704
Aug	14,543	14,627	14,519	14,709	15,101	15,498	16,406	16,850
Sep	14,907	15,008	14,890	15,232	15,584	15,705	16,513	16,987
Oct	14,980	14,711	14,684	15,005	15,435	15,697	16,453	.
Nov	15,062	14,515	14,479	15,124	15,541	15,830	16,596	.
Dec	14,829	14,541	14,522	14,789	15,329	15,730	16,213	.
Annual	14,396	14,689	14,462	14,703	15,117	15,468	16,127	.
% Change	.	2.04	-1.55	1.67	2.82	2.32	4.26	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.7.5, at right, annual average weekly wages increased by 7.91 percent between 2006 and 2007, changing from a total of 594 to 641 dollars.

Total business establishments reported by the QCEW are displayed in Table II.7.6. Annual establishments increased by 3.04 percent between 2006 and 2007, changing from a total of 1,513 to 1,559 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 1,602 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, Fremont County recorded 24,040 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$1,358,540,000, and real per capita income was \$36,265 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$33,461 in 2007, while Wyoming average earnings per job were \$43,407.⁷⁹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 4.46 percent in Fremont County between 2000 and 2008, from 15,541 to 16,234. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.7.7, below.

Table II.7.7 Housing Unit Estimates for Wyoming and Fremont County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Fremont County	% Change from 2000
2000 Census	223,854	.	15,541	.
July 2001 Estimate	225,959	0.94	15,635	0.60
July 2002 Estimate	227,773	1.75	15,765	1.44
July 2003 Estimate	229,637	2.58	15,847	1.97
July 2004 Estimate	232,556	3.89	16,032	3.16
July 2005 Estimate	235,654	5.27	16,126	3.76
July 2006 Estimate	239,175	6.84	16,184	4.14
July 2007 Estimate	242,332	8.25	16,216	4.34
July 2008 Estimate	246,393	10.07	16,234	4.46

⁷⁹ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming cost of living index, average apartment rent in Fremont County changed by 9.1 percent, from \$539 in fourth quarter 2008 to \$588 in fourth quarter 2008. Detached single-family home rents increased by 4.2 percent. Rents for mobile homes on a lot increased by 36.0 percent, and rents for mobile home lots increased by 12.1 percent.

Fremont County rental prices have experienced average annualized increases of 3.9 percent per year for apartments, 3.9 percent per year for houses, 4.8 percent per year for mobile homes plus a lot and 2.7 percent per year for mobile home lots since fourth quarter 1986 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 percent for mobile home lots over the same period. Table II.7.8, at right, presents the Fremont County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Fremont County decreased from 45 in 2007 to 43 in 2008. Total residential units authorized decreased from 54 in 2007 to 43 in 2008.

The real value of single-family building permits decreased from \$169,420 in 2007 to \$161,630 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$197,950 in 2006 to a low of \$67,940 in 2001. These figures compare to the state average eight-year high of \$259,470 in 2000 and an eight-year low of \$175,810 in 2003. Additional details in Table II.7.9, on the following page.

Table II.7.8
Wyoming Cost of Living Index for Fremont County
Rental Housing Costs, 1986 – 2008

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	114	303	232
Q2.87	249	105	289	246
Q4.87	250	99	282	239
Q2.88	234	99	304	220
Q4.88	251	104	265	208
Q2.89	246	109	293	216
Q4.89	257	109	294	212
Q2.90	274	99	301	262
Q4.90	257	100	33	245
Q2.91	261	106	329	237
Q4.91	284	108	387	243
Q2.92	308	108	325	273
Q4.92	300	103	379	213
Q2.93	303	101	371	304
Q4.93	332	110	418	.
Q2.94	313	109	361	.
Q4.94	344	131	402	329
Q2.95	343	131	450	313
Q4.95	330	139	368	324
Q2.96	353	145	395	354
Q4.96	351	145	433	321
Q2.97	351	151	417	352
Q4.97	347	154	410	350
Q2.98	331	146	446	332
Q4.98	354	143	437	350
Q2.99	366	141	425	340
Q4.99	349	148	467	323
Q2.00	357	149	459	324
Q4.00	376	146	459	341
Q2.01	386	143	493	386
Q4.01	366	144	519	363
Q2.02	388	156	513	425
Q4.02	410	163	482	379
Q2.03	405	152	519	377
Q4.03	404	154	548	404
Q2.04	416	158	551	398
Q4.04	433	175	538	437
Q2.05	444	175	556	424
Q4.05	462	170	549	441
Q2.06	495	180	584	421
Q4.06	495	187	605	498
Q2.07	510	188	645	508
Q4.07	539	182	672	480
Q2.08	524	190	675	577
Q4.08	588	204	700	653

Table II.7.9 Building Permits and Valuation in Fremont County 1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	102	2	36	30	170	.	.	92.64
1981	126	4	40	.	170	.	.	80.81
1982	64	.	.	24	88	.	.	86.17
1983	65	.	8	54	127	.	.	95.69
1984	10	.	.	81	91	.	.	99.24
1985	5	.	.	.	5	.	.	90.96
1986	6	.	.	.	6	.	.	120.30
1987	4	.	.	6	10	.	.	118.77
1988	3	.	.	.	3	.	.	85.46
1989	12	.	.	.	12	.	.	117.31
1990	10	.	.	48	58	.	.	116.97
1991	14	.	.	.	14	48	.	110.58
1992	50	.	.	.	50	.	.	90.72
1993	55	16	.	.	71	.	5	88.96
1994	67	6	.	.	73	.	.	97.48
1995	65	.	.	.	65	.	1	99.43
1996	56	4	.	.	60	.	9	117.55
1997	48	6	.	.	54	.	.	98.40
1998	47	14	.	20	81	.	22	107.49
1999	52	10	.	.	62	.	.	107.40
2000	37	6	.	.	43	.	8	67.94
2001	55	4	.	48	107	20	11	76.75
2002	37	8	.	.	45	68	.	127.99
2003	39	6	.	20	65	.	.	139.94
2004	60	6	.	.	66	.	.	122.58
2005	40	10	3	32	85	.	.	146.96
2006	51	2	.	.	53	32	6	197.95
2007	45	6	3	.	54	.	.	169.42
2008	43	.	.	.	43	40	6	161.63

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Fremont County was \$197,173. This represented an increase of 6.1 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.7.10, below.

Table II.7.10 Average Sales Prices in Fremont County and Wyoming Assessor Data, 1999 - 2008				
Year	Fremont County Average Price (\$)	Fremont County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,033	14.43	101,517	4.76
2000	102,957	-6.43	111,437	9.77
2001	111,638	8.43	116,469	4.52
2002	113,828	1.96	121,140	4.01
2003	125,767	10.49	132,708	9.55
2004	132,245	5.15	142,501	7.38
2005	140,975	6.60	159,776	12.12
2006	163,775	16.17	187,869	17.58
2007	185,918	13.52	265,044	41.08
2008	197,173	6.1	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.⁸⁰ During June 2009, a total of 35 surveys were completed in Fremont County. Of the 1,141 rental units surveyed, 63 were vacant, indicating a vacancy rate of 5.52 percent. This compares to a 1.62 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. Over the last six months the vacancy rate has seen a sharp increase, which can be attributed to a general economic slowdown.

The fiscal year 2009 Housing Needs Assessment Survey had 350 respondents in Fremont County. Of the incoming population who were unsatisfied with their current housing, 72.3 percent said they were seeking to own a home and 27.7 percent wished to rent. Of those seeking to own a home, 71.0 percent wished to buy existing units, of which 75.0 percent sought homes in the range of \$50,000 to \$99,999 and 25.0 percent sought homes for more than \$100,000. Of the remainder of those seeking to own a home, 33.3 percent anticipated spending between \$50,000 and \$99,999 and the remaining 66.7 percent expected to spend more than \$100,000. A significant portion of these people do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, 33.3 percent of respondents hoped to spend less than \$365 per month, 8.3 percent were willing to spend \$366 to 474, 16.7 percent were willing to spend \$475 to \$599 and 41.7 percent were willing to spend above \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 2,037 loans purchased in Fremont County during 1979 through 2009 with 2,072 in fiscal 2009. The average home size over the period was 1,196 square feet and 1,189 square feet in fiscal 2009. The average year a home was built was 1968, for homes receiving a WCDA loan in fiscal 2009. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,121. The average purchase price in fiscal 2009 was \$133,474. In fiscal 2009, 14.3 percent of loans purchased were for new construction, and 22.9 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II Technical Appendix, Section E.

Table II.7.11 Semi-Annual Rental Vacancy Survey Fremont County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	287	19	6.62
2001b	12	373	20	5.36
2002a	10	143	23	16.08
2002b	21	485	41	8.45
2003a	21	752	26	3.46
2003b	24	941	54	5.74
2004a	25	901	41	4.55
2004b	25	1,082	31	2.87
2005a	19	750	9	1.20
2005b	25	1,145	22	1.92
2006a	19	675	17	2.52
2006b	28	1,254	17	1.36
2007a	28	1,080	9	0.83
2007b	29	1,171	16	1.37
2008a	35	1,231	20	1.62
2008b	38	1,158	22	1.90
2009a	35	1,141	63	5.52

⁸⁰Those signified as 'a' in the "year" column of Table II.7.11 are conducted in June/July of each year. Those signified as 'b' are conducted each December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates, as well as year-to-year changes.

