

NIORRARA COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Niobrara County's population increased by 0.87 percent between 2000 and 2008, from 2,407 to 2,428. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.14.1, below.

Subject	Wyoming	% Change from 2000	Niobrara County	% Change from 2000
Population				
2000 Census	493,782	.	2,407	.
July 2001 Estimate	492,924	-0.17	2,324	-3.45
July 2002 Estimate	496,969	0.65	2,245	-6.73
July 2003 Estimate	499,056	1.07	2,223	-7.64
July 2004 Estimate	502,816	1.83	2,245	-6.73
July 2005 Estimate	506,007	2.48	2,225	-7.56
July 2006 Estimate	512,573	3.81	2,235	-7.15
July 2007 Estimate	523,252	5.97	2,352	-2.29
July 2008 Estimate	532,668	7.88	2,428	0.87

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.14.2, at right, from April 2000 to July 2008, Niobrara County's natural increase was estimated to be negative 70 people. Niobrara County has been experiencing net in-migration, with over 91 persons moving to the county in the last eight years.¹⁰⁹

The Wyoming driver's license exchange data indicate a net increase of 12 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Niobrara County are presented in Table II.14.3, on the following page, which indicate a net increase of 190 persons over the time period.

1980 Population	2,924
Natural Increase 80-90	74
Net Migration 80-90	-499
1990 Population	2,499
Natural Increase 90-00	-43
Net Migration 90-00	-49
2000 Population	2,407
Natural Increase 00-08	-70
Net Migration 00-08	91
2008 Population Estimate	2,428

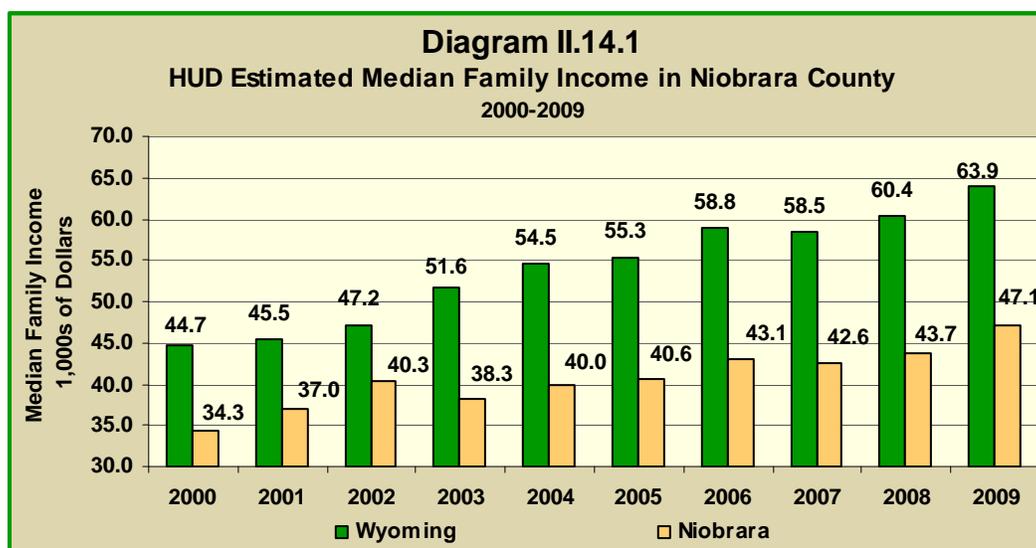
¹⁰⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.14.3
Driver's Licenses Exchanged and Surrendered in Niobrara County
2000 - First Half of 2009

Year	In-Migrants	Out-Migrants	Net Change
2000	73	55	18
2001	82	47	35
2002	57	52	5
2003	58	37	21
2004	49	51	-2
2005	61	42	19
2006	54	43	11
2007	81	50	31
2008	75	35	40
2009 - First Half	32	20	12
Total	622	432	190

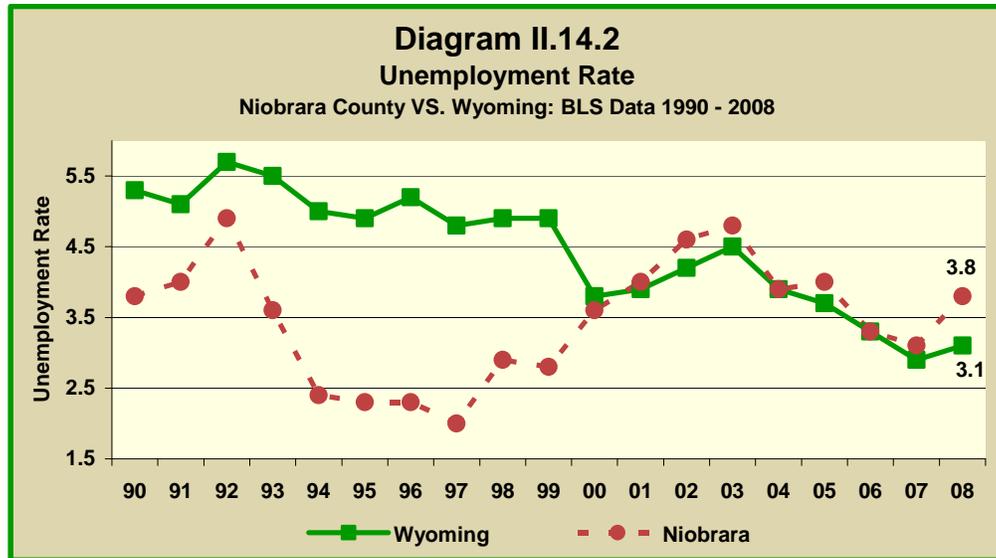
ECONOMICS

The HUD estimated median family income (MFI) for Niobrara County was \$47,100 in 2009.¹¹⁰ This compares to Wyoming's MFI of \$63,900. Diagram II.14.1, 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. Niobrara County's labor force, defined as the number of people working or actively seeking work, increased by 32 persons, from 1,198 in 2007 to 1,230 in 2008. Employment increased by 22 persons. Unemployment, therefore, increased by 10 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.1 percent in 2007 to 3.8 percent in 2008. Niobrara County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.14.2, on the following page.

¹¹⁰ 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.14.4 below, annual total monthly employment increased by 8.28 percent between 2006 and 2007, changing from a total of 773 to 837 workers. Over the third quarter of 2009 preliminary estimates indicate an increasing trend with employment rising to 886 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	729	723	737	742	742	717	823	809
Feb	727	774	745	748	756	720	804	805
Mar	764	765	756	744	750	721	821	829
Apr	785	751	780	757	773	719	816	824
May	825	786	788	761	780	757	840	851
Jun	853	845	834	817	824	819	875	874
Jul	818	795	742	734	.	771	815	819
Aug	812	796	739	744	.	800	832	839
Sep	800	818	793	774	.	816	852	886
Oct	783	798	799	783	.	817	859	.
Nov	736	764	759	736	.	802	856	.
Dec	740	766	758	745	.	821	853	.
Annual	781	782	769	757	767	773	837	.
% Change	.	0.13	-1.66	-1.56	1.32	0.78	8.28	.

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.14.5, at right, annual average weekly wages increased by 4.96 percent between 2006 and 2007, changing from a total of 484 to 508 dollars.

Total business establishments reported by the QCEW are displayed in Table II.14.6, at right. Annual establishments increased by 3.17 percent between 2006 and 2007, changing from a total of 126 to 130 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 132 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 most recent year for which data are available, Niobrara County recorded 1,815 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 \$84,374,000, and real per capita income was \$35,873 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$21,497 in 2007, while Wyoming average earnings per job were \$43,407.¹¹¹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 0.82 percent in Niobrara County between 2000 and 2008, from 1,338 to 1,349. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.14.7, below.

Subject	Wyoming	% Change from 2000	Niobrara County	% Change from 2000
2000 Census	223,854	.	1,338	.
July 2001 Estimate	225,959	0.94	1,338	0
July 2002 Estimate	227,773	1.75	1,337	-0.07
July 2003 Estimate	229,637	2.58	1,339	0.07
July 2004 Estimate	232,556	3.89	1,347	0.67
July 2005 Estimate	235,654	5.27	1,352	1.05
July 2006 Estimate	239,175	6.84	1,353	1.12
July 2007 Estimate	242,332	8.25	1,353	1.12
July 2008 Estimate	246,393	10.07	1,349	0.82

¹¹¹ 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 Niobrara County changed by 15.11 percent, from \$391 in fourth quarter 2007 to \$417 in fourth quarter 2008. Detached single-family home rents increased by 4.7 percent.

Niobrara County rental prices have experienced average annualized increases of 6.6 percent per year for apartments and 1.2 percent per year for houses since fourth quarter 1998 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments and 4.4 percent for houses over the same period. Table II.14.8, at right, presents the Niobrara 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. Total residential units authorized in Niobrara County increased from zero in 2007 to three in 2008.

The real value of single-family building permits was \$144,000 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$162,550 to a low of \$80,500. 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 of permit activity and per unit valuations are given in Table II.14.9, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	.	108	.	.
Q4.98	263	105	338	.
Q2.99	268	110	346	.
Q4.99	.	130	300	.
Q2.00	271	.	320	.
Q4.00	283	120	328	.
Q2.01	280	.	314	.
Q4.01	.	.	349	.
Q2.02	277	.	305	.
Q4.02	260	.	354	.
Q2.03	342	.	341	.
Q4.03	292	.	388	.
Q2.04	335	.	398	.
Q4.04	325	.	446	.
Q2.05	348	.	474	.
Q4.05	385	.	511	.
Q2.06	391	130	492	.
Q4.06	391	130	529	.
Q2.07	364	140	488	.
Q4.07	391	.	511	.
Q2.08	419	.	511	.
Q4.08	417	.	517	.

Table II.14.9								
Building Permits and Valuation in Niobrara 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	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.
1983	5	.	.	6	11	.	.	90.82
1984	3	.	.	.	3	.	.	91.76
1985	3	.	.	.	3	.	.	146.26
1986	3	.	.	.	3	.	.	143.11
1987	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	96.99
1989	1	.	.	.	1	.	.	77.88
1990	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.
1992	3	.	.	.	3	.	.	71.06
1993	1	.	.	.	1	.	.	76.14
1994	1	.	.	.	1	.	.	307.73
1995	4	.	.	.	4	.	.	169.38
1996	.	.	.	.	.	.	.	.
1997	2	.	.	.	2	.	.	192.36
1998	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.
2003	1	.	.	.	1	.	.	80.50
2004	4	.	.	.	4	.	.	95.01
2005	4	.	.	.	4	.	.	162.20
2006	3	.	.	.	3	.	.	162.55
2007	.	.	.	.	.	.	.	.
2008	3	.	.	.	3	.	.	144.00

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 Niobrara County was \$98,935. This represented an increase of 17.8 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.14.10, below.

Table II.14.10				
Average Sales Prices in Niobrara County and Wyoming				
Assessor Data, 1999 - 2008				
Year	Niobrara County Average Price (\$)	Niobrara County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	47,987	16.82	101,517	4.76
2000	58,804	22.54	111,437	9.77
2001	48,391	-17.71	116,469	4.52
2002	45,490	-5.99	121,140	4.01
2003	53,370	17.32	132,708	9.55
2004	57,155	7.09	142,501	7.38
2005	69,218	21.11	159,776	12.12
2006	81,420	17.63	187,869	17.58
2007	83,988	3.15	265,044	41.08
2008	98,935	17.8	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, 2009.¹¹² During June 2009, a total of two surveys were completed by property managers in Niobrara County. Of the 60 rental units surveyed, zero were vacant, indicating a vacancy rate of zero percent. This compares to a 3.33 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 6.06 percent.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 97 loans purchased in Niobrara County during 1979-2009, with one in fiscal 2009. The average home size over the period was 1,280 square feet and 828 average square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1938. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$41,608. The average purchase price in fiscal 2009 was \$69,000. In fiscal 2008, no loans purchased were for new construction, and no loans percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the June 2009 Volume II, Technical Appendix, Section E.

Table II.14.11
Semi-Annual Rental Vacancy Survey
Niobrara County 2001- 2009

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	42	.	.
2001b	2	11	1	9.09
2002a	4	57	11	19.30
2002b	3	21	7	33.33
2003a	6	76	24	31.58
2003b	7	96	12	12.50
2004a	8	108	14	12.96
2004b	8	102	4	3.92
2005a	6	96	8	8.33
2005b	5	49	6	12.24
2006a	5	88	7	7.95
2006b	5	88	2	2.27
2007a	4	73	6	8.22
2007b	4	78	1	1.28
2008a	5	90	3	3.33
2008b	3	64	2	3.13
2009a	2	60	0	0.00

¹¹²Those signified as 'a' in the "year" column of Table II.14.11 are conducted in June/July of each year. Those signified as 'b' are conducted each November/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.

