

CAMPBELL COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Campbell County's population increased by 23.07 percent between 2000 and 2007, from 33,698 to 41,473. This rate compares to a statewide population growth of 5.88 percent over the period. These data are presented in Table II.3.1, below.

Table II.3.1				
Wyoming and Campbell County Population Estimates				
Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Campbell County	% Change from 2000
Population				
2000 Census	493,782	.	33,698	.
July 2001 Estimate	492,924	-0.17	34,519	2.44
July 2002 Estimate	496,969	0.65	35,854	6.40
July 2003 Estimate	499,056	1.07	36,061	7.01
July 2004 Estimate	502,816	1.83	36,224	7.50
July 2005 Estimate	506,007	2.48	37,021	9.86
July 2006 Estimate	512,573	3.81	38,456	14.12
July 2007 Estimate	523,252	5.97	40,433	19.99
July 2008 Estimate	532,668	7.88	41,473	23.07

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.3.2, at right, from April 2000 to July 2008, Campbell County's natural increase was estimated to be 3,486 people. Campbell County has been experiencing net in-migration, with 4,289 persons arriving in the county in the last eight years.⁵⁹

The Wyoming driver's license exchange data indicate a net increase of 613 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Campbell County are presented in Table II.3.3, on the following page, which indicate a net increase of 5,196 persons over the time period.

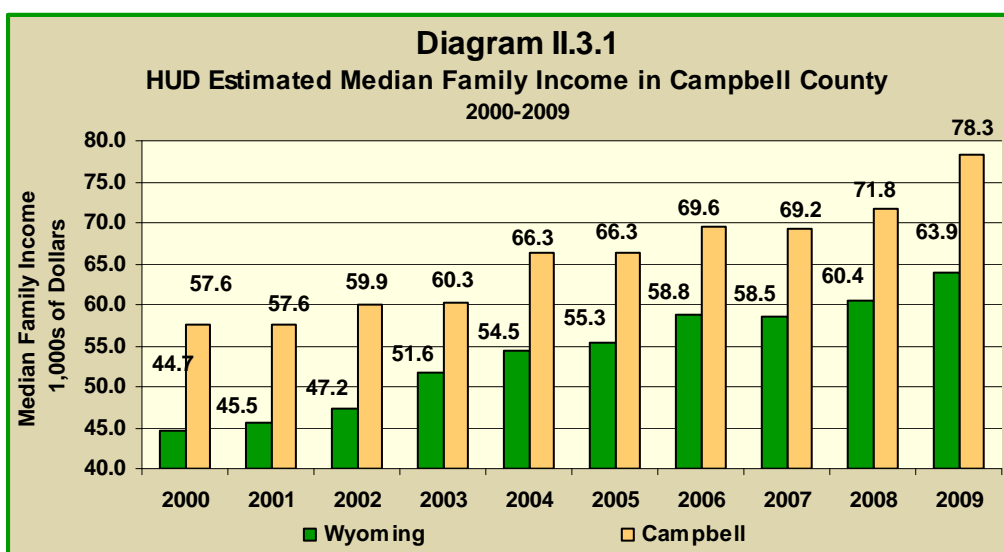
Table II.3.2	
Campbell County Population Change	
Census 1980 - 7/2008	
1980 Population	24,367
Natural Increase 80-90	6,188
Net Migration 80-90	-1,185
1990 Population	29,370
Natural Increase 90-00	3,124
Net Migration 90-00	1,204
2000 Population	33,698
Natural Increase 00-08	3,486
Net Migration 00-08	4,289
2008 Population Estimate	41,473

⁵⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.3.3			
Driver's Licenses Exchanged and Surrendered in Campbell County			
2000 - First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,189	856	333
2001	1,425	860	565
2002	1,204	756	448
2003	914	678	236
2004	1,025	895	130
2005	1,191	850	341
2006	1,573	778	795
2007	1,687	950	737
2008	1,983	985	998
2009 – First Half	1,032	419	613
Total	13,223	8,027	5,196

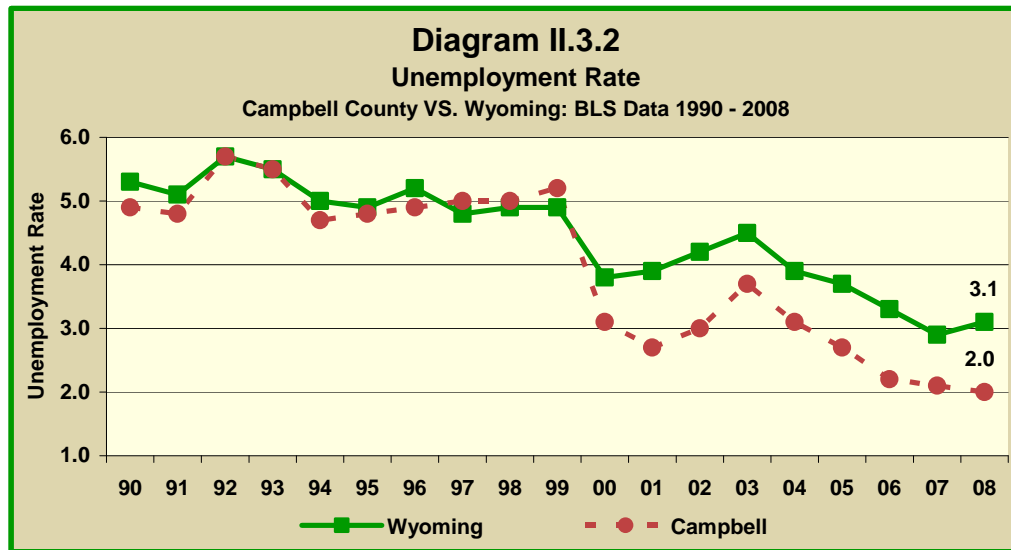
ECONOMICS

The HUD estimated median family income (MFI) for Campbell County was \$78,300 in 2009.⁶⁰ This compares to Wyoming's MFI of \$63,900. Diagram II.3.1, 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. Campbell County's labor force, defined as the number of people working or actively seeking work, increased by 970 persons, from 26,127 in 2007 to 27,097 in 2008. Employment increased by 958 persons. Unemployment, therefore, increased by 12 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 2.1 percent in 2007 to 2.0 in 2008. Campbell County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.3.2, on the following page.

⁶⁰ 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 represent 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.3.4, below, annual total monthly employment increased by 6.44 percent between 2006 and 2007, changing from a total of 25,611 to 27,261 workers. Preliminary 2008 estimates indicate an increasing trend with employment rising to 29,789 persons in September.

Table II.3.4 Campbell County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	18,625	20,629	20,177	20,610	21,645	24,295	26,566	27,862
Feb	18,557	20,617	19,863	20,625	21,912	24,390	26,538	27,949
Mar	18,972	20,750	19,806	20,790	22,165	24,665	26,741	28,282
Apr	19,209	20,627	20,002	21,162	22,646	25,148	26,729	28,446
May	19,721	21,073	20,384	21,490	22,779	25,582	27,273	28,916
Jun	20,533	21,677	21,092	22,031	23,707	26,508	27,836	29,543
Jul	20,621	21,380	20,722	21,623	23,448	25,534	27,053	28,897
Aug	21,051	21,449	21,144	21,722	23,717	25,802	27,193	29,194
Sep	20,836	21,043	21,095	21,468	23,746	26,101	27,577	29,789
Oct	20,724	20,886	21,104	21,612	23,968	26,172	27,691	.
Nov	20,405	20,671	20,948	21,521	23,919	26,338	27,958	.
Dec	20,386	20,456	20,716	21,723	23,999	26,797	27,981	.
Annual	19,970	20,938	20,588	21,365	23,138	25,611	27,261	.
% Change	.	4.85	-1.67	3.77	8.30	10.69	6.44	.

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.3.5, at right, annual average weekly wages increased by 4.79 percent between 2006 and 2007, changing from a total of \$919 to \$963.

Total business establishments reported by the QCEW are displayed in Table II.3.6. Annual establishments increased by 5.42 percent between 2006 and 2007, changing from a total of 1,606 to 1,693 establishments. Preliminary 2008 estimates indicate another increase, with establishments rising to 1,776 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, Campbell County recorded 32,450 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 \$1,946,875,000, and real per capita income was \$48,151 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$60,141 in 2007, while Wyoming average earnings per job were \$43,407.⁶¹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 18.40 percent in Campbell County between 2000 and 2008, from 13,288 to 15,733. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.3.7, below.

Table II.3.7 Housing Unit Estimates for Wyoming and Campbell County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Campbell County	% Change from 2000
2000 Census	223,854	.	13,288	.
July 2001 Estimate	225,959	0.94	13,412	0.93
July 2002 Estimate	227,773	1.75	13,538	1.88
July 2003 Estimate	229,637	2.58	13,702	3.12
July 2004 Estimate	232,556	3.89	13,932	4.85
July 2005 Estimate	235,654	5.27	14,071	5.89
July 2006 Estimate	239,175	6.84	14,321	7.77
July 2007 Estimate	242,332	8.25	14,528	9.33
July 2008 Estimate	246,393	10.07	15,733	18.40

⁶¹ 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 Campbell County changed by 7.2 percent from fourth quarter 2007 to fourth quarter 2008, from \$708 to \$759. Detached single-family home rents increased by 13.5 percent. Rents for mobile homes on a lot increased by 69.5 percent during the same time, and rents for mobile home lots increased by 11.4 percent.

Campbell County rental prices have experienced average annualized increases of 4.5 percent per year for apartments, 5.5 percent per year for houses, 5.9 percent per year for mobile homes plus a lot and 3.1 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.3.8, at right, presents the Campbell 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 Campbell County increased from 398 in 2007 to 277 in 2008. Total residential units authorized decreased from 1,002 in 2007 to 349 in 2008.

The real value of single-family building permits decreased from \$227,450 in 2007 to \$199,100 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$227,450 in 2007 to a low of \$154,990 in 2001. These figures compare to the state average eight-year high of \$259,470 in 2000 and a seven-year low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.3.9, on the following page.

Table II.3.8 Wyoming Cost of Living Index for Campbell County Rental Housing Costs, 1986 – 2008				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	290	175	415	295
Q2.87	258	175	422	286
Q4.87	277	175	423	313
Q2.88	258	166	431	296
Q4.88	260	170	389	292
Q2.89	255	163	407	278
Q4.89	253	177	418	312
Q2.90	257	165	408	296
Q4.90	273	165	429	319
Q2.91	279	165	427	339
Q4.91	303	153	465	299
Q2.92	316	168	460	438
Q4.92	306	161	438	333
Q2.93	313	168	476	297
Q4.93	291	165	483	406
Q2.94	316	173	455	305
Q4.94	332	183	502	391
Q2.95	338	165	497	378
Q4.95	339	173	516	355
Q2.96	329	163	556	436
Q4.96	339	160	537	414
Q2.97	340	159	484	440
Q4.97	354	172	506	399
Q2.98	342	173	537	395
Q4.98	352	176	527	421
Q2.99	359	158	524	378
Q4.99	351	158	537	450
Q2.00	434	184	650	500
Q4.00	432	197	632	483
Q2.01	478	210	612	558
Q4.01	537	228	653	575
Q2.02	566	220	638	574
Q4.02	520	226	732	581
Q2.03	561	223	646	576
Q4.03	563	228	707	590
Q2.04	557	231	789	581
Q4.04	554	232	793	629
Q2.05	584	240	730	616
Q4.05	611	257	827	710
Q2.06	649	266	867	786
Q4.06	697	283	975	758
Q2.07	691	292	1,127	830
Q4.07	708	308	1,185	609
Q2.08	717	318	1,314	988
Q4.08	759	343	1,345	1,032

Table II.3.9 Building Permits and Valuation in Campbell 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	123	60	92	95	370	.	.	113.39
1981	198	164	50	182	594	.	.	99.56
1982	24	18	16	.	58	.	.	161.14
1983	115	8	.	60	183	.	.	130.85
1984	100	2	.	.	102	.	.	97.70
1985	101	.	4	48	153	.	.	111.44
1986	32	.	.	.	32	.	.	128.85
1987	15	.	.	.	15	.	.	170.51
1988	11	.	.	.	11	.	.	147.10
1989	9	.	.	.	9	.	.	210.04
1990	15	.	.	.	15	.	.	171.96
1991	20	.	.	.	20	.	.	175.12
1992	82	.	.	.	82	.	.	133.69
1993	41	.	.	.	41	.	.	191.45
1994	48	.	.	.	48	.	.	185.11
1995	53	.	.	.	53	.	.	160.44
1996	68	.	.	.	68	.	.	159.53
1997	38	.	.	.	38	.	.	179.58
1998	50	.	.	.	50	.	11	158.50
1999	40	.	.	.	40	20	6	169.65
2000	61	.	.	.	61	.	.	155.83
2001	105	.	.	.	105	.	.	154.99
2002	144	.	.	.	144	.	.	163.44
2003	159	.	.	.	159	134	20	163.96
2004	129	.	.	.	129	53	15	174.47
2005	200	.	.	73	273	.	.	225.27
2006	161	.	.	61	479	51	.	207.05
2007	398	.	.	604	1,002	93	4	227.45
2008	277	.	.	72	349	100	11	199.10

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 Campbell County was \$242,341. This represented an decrease of 3.4 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.3.10, below.

Table II.3.10 Average Sales Prices in Campbell County and Wyoming Assessor Data, 1999 - 2008				
Year	Campbell County Average Price (\$)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,221	-1.08	101,517	4.76
2000	151,615	45.47	111,437	9.77
2001	130,981	-13.61	116,469	4.52
2002	133,582	1.99	121,140	4.01
2003	170,218	27.43	132,708	9.55
2004	173,420	1.88	142,501	7.38
2005	185,874	7.18	159,776	12.12
2006	199,945	7.57	187,869	17.58
2007	247,150	23.61	265,044	41.08
2008	242,341	-1.9	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent conducted in June, 2009.⁶² During June of 2009, a total of 58 surveys were completed by property managers in Campbell County. Of the 2,788 rental units surveyed, 160 were vacant, indicating a vacancy rate of 5.74 percent. This compares to a 7.18 percent vacancy rate one year ago, and a 2009 statewide vacancy rate of 6.06 percent. This sharp rise in the 2008a rental vacancy rate appears to correspond with the spike in multifamily construction seen in 2007, when 604 units were permitted. Since that time the vacancy rate has steadily fallen as the additional units have been absorbed into the market.

Table II.3.11 Semi-Annual Rental Vacancy Survey Campbell County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	816	6	0.74
2001b	10	749	5	0.67
2002a	13	848	10	1.18
2002b	18	1,395	51	3.66
2003a	15	921	16	1.74
2003b	17	1,257	16	1.27
2004a	20	1,456	36	2.47
2004b	25	1,373	38	2.77
2005a	24	1,318	15	1.14
2005b	25	1,288	8	0.62
2006a	29	1,450	3	0.21
2006b	29	1,437	6	0.42
2007a	33	1,769	15	0.85
2007b	34	1,394	4	0.29
2008a	42	1,713	123	7.18
2008b	52	1,966	133	6.77
2009a	58	2,788	160	5.74

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 35 respondents in Campbell County. Of the incoming population who were unsatisfied with their current housing, 37.5 percent said they were seeking to own a home and 62.5 percent wished to rent. Of those seeking to own and to buy existing units, 40.0 percent of respondents were seeking to buy a home for less than \$50,000, 40.0 percent were seeking to buy a home for between \$50,000 and \$100,000, and 20.0 percent of respondents were seeking to buy for more than \$100,000. Of those seeking to own a home and wished to build, 100.0 percent anticipated spending \$100,000.

Of those currently renting or seeking to rent, 40.0 percent hoped to spend less than \$365 per month, and 60.0 percent over \$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 5,428 loans purchased in Campbell County during 1979-2009, with 202 in fiscal 2009. The average home size over the period was 1,293 square feet and an average of 1,507 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 2001. The average household income in fiscal 2008 in nominal terms, without the effects of inflation being taken into consideration, was \$54,822. The average purchase price in fiscal 2009 was \$176,275. In fiscal 2009, 62.4 percent of loans purchased were for new construction, and 23.3 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.

⁶² Those signified as 'a' in the "year" column of Table II.3.11 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.

