

SHERIDAN COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased by 7.91 percent between 2000 and 2008, from 26,560 to 28,662. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.17.1, below.

Table II.17.1				
Population Estimates for Wyoming and Sheridan County				
Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Sheridan County	% Change from 2000
Population				
2000 Census	493,782	.	26,560	.
July 2001 Estimate	492,924	-0.17	26,647	0.33
July 2002 Estimate	496,969	0.65	26,872	1.17
July 2003 Estimate	499,056	1.07	26,969	1.54
July 2004 Estimate	502,816	1.83	26,997	1.65
July 2005 Estimate	506,007	2.48	27,140	2.18
July 2006 Estimate	512,573	3.81	27,477	3.45
July 2007 Estimate	523,252	5.97	28,037	5.56
July 2008 Estimate	532,668	7.88	28,662	7.91

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.17.2, at right, from April 2000 to July 2008, Sheridan County's natural increase was estimated to be 324 people. Sheridan County has been experiencing net in-migration, with over 1,778 persons arriving in the county in the last eight years.¹²²

The Wyoming driver's license exchange data indicate a net increase of 79 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Sheridan County are presented in Table II.17.3, on the following page, which indicate a net increase of 2,024 persons over the time period.

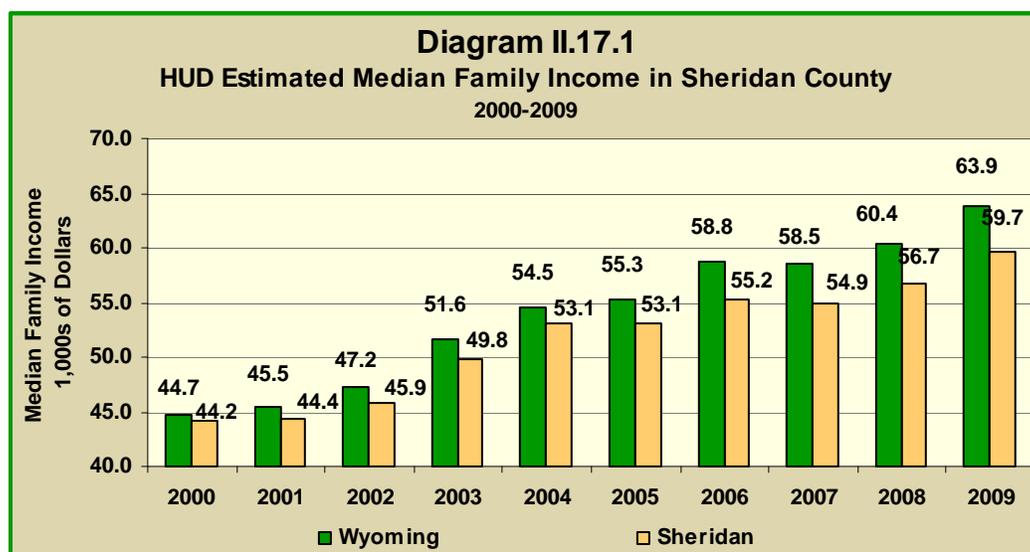
Table II.17.2	
Sheridan County Population Change	
Census 1980 - 7/2008	
1980 Population	25,048
Natural Increase 80-90	1,528
Net Migration 80-90	-3,014
1990 Population	23,562
Natural Increase 90-00	219
Net Migration 90-00	2,779
2000 Population	26,560
Natural Increase 00-08	324
Net Migration 00-08	1,778
2008 Population Estimate	28,662

¹²² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Year	In-Migrants	Out-Migrants	Net Change
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009 – First Half	356	277	79
Total	7,472	5,448	2,024

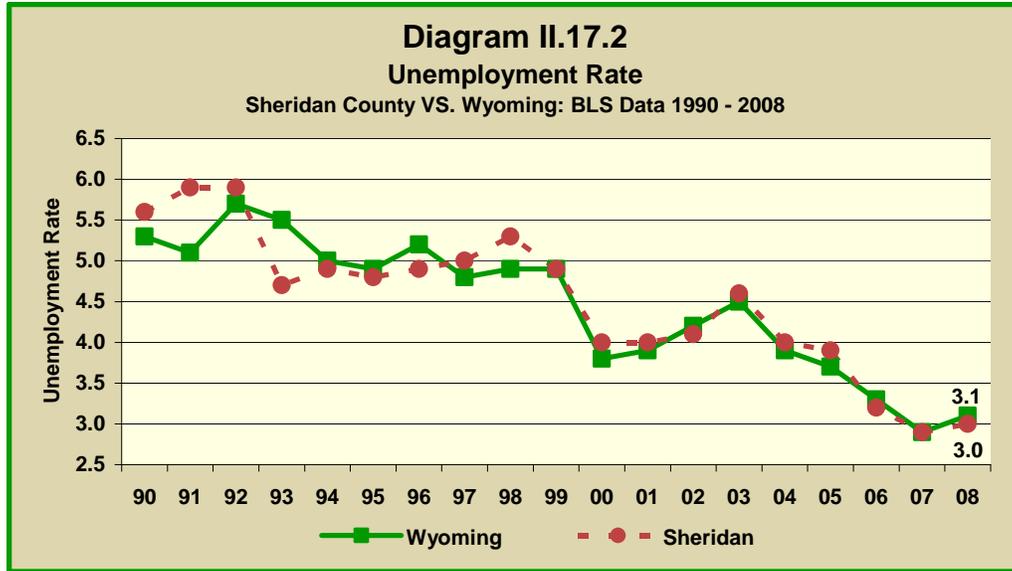
ECONOMICS

The HUD estimated median family income (MFI) for Sheridan County was \$59,700 in 2009.¹²³ This compares to Wyoming's MFI of \$63,900. Diagram II.17.1, 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. Sheridan County's labor force, defined as the number of people working or actively seeking work, increased by 228 persons, from 15,758 in 2007 to 15,986 in 2008. Employment increased by 205 persons. Unemployment, therefore, increased by 23 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.9 percent in 2007 to 3.0 in 2008. Sheridan County continued to enjoy labor force utilization equal to the state of Wyoming, as seen in Diagram II.17.2, on the following page.

¹²³ 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 covered 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.17.4 below, annual total monthly employment increased by 4.10 percent between 2006 and 2007, changing from a total of 12,847 to 13,374 workers. Over the first quarter of 2008, preliminary estimates indicate an increasing trend with employment falling to 14,115 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	10,421	10,823	11,218	11,283	11,479	12,040	12,759	13,074
Feb	10,533	10,903	11,219	11,356	11,586	12,147	12,790	13,172
Mar	10,665	11,066	11,170	11,489	11,792	12,326	12,943	13,247
Apr	10,892	11,447	11,500	11,773	12,032	12,505	13,000	13,515
May	11,220	11,748	11,797	12,043	12,245	13,047	13,470	13,850
Jun	11,751	12,151	12,337	12,513	12,925	13,503	14,015	14,335
Jul	10,984	11,607	11,758	11,895	12,137	13,051	13,564	14,007
Aug	10,975	11,565	11,671	11,988	12,152	12,997	13,612	13,848
Sep	11,062	11,764	11,923	12,136	12,401	13,116	13,692	14,115
Oct	11,097	11,823	11,814	12,000	12,331	13,172	13,700	.
Nov	10,878	11,721	11,666	11,898	12,326	13,113	13,525	.
Dec	10,881	11,613	11,644	11,850	12,257	13,148	13,417	.
Annual	10,947	11,519	11,643	11,852	12,139	12,847	13,374	.
% Change	.	5.23	1.08	1.80	2.42	5.83	4.10	.

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.17.5 at right, annual average weekly wages increased by 8.99 percent between 2006 and 2007, changing from a total of \$623 to \$679.

Total business establishments reported by the QCEW are displayed in Table II.17.6. Annual establishments increased by 3.15 percent between 2006 and 2007, changing from a total of 1,363 to 1,406 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 1,433 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, Sheridan County recorded 20,496 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 \$1,450,724,000, and real per capita income was \$51,744 in 2007. This figure compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$37,435 in 2007, while Wyoming average earnings per job were \$43,407.¹²⁴

HOUSING

The Census Bureau estimates that total housing units saw an increase 11.89 percent in Sheridan County between 2000 and 2008, from 12,577 to 14,072. This rate compares to a 10.07 percent estimated increase statewide, as seen in Table II.17.7, below.

Subject	Wyoming	% Change from 2000	Sheridan County	% Change from 2000
2000 Census	223,854	.	12,577	.
July 2001 Estimate	225,959	0.94	12,692	0.91
July 2002 Estimate	227,773	1.75	12,776	1.58
July 2003 Estimate	229,637	2.58	12,861	2.26
July 2004 Estimate	232,556	3.89	13,117	4.29
July 2005 Estimate	235,654	5.27	13,283	5.61
July 2006 Estimate	239,175	6.84	13,429	6.77
July 2007 Estimate	242,332	8.25	13,771	9.49
July 2008 Estimate	246,393	10.07	14,072	11.89

¹²⁴ 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 Sheridan County changed by 0.2 percent, from \$605 in fourth quarter 2007 to \$606 in fourth quarter 2008. Detached single-family home rents increased by 2.6 percent and rents for mobile homes on a lot increased by 27.7 percent.

Sheridan County rental prices have experienced average annualized increases of 3.9 percent per year for apartments, 5.4 percent per year for houses and 4.5 percent per year for mobile homes plus a lot 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.17.8, at right, presents the Sheridan 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 Sheridan County decreased from 328 in 2007 to 212 in 2008. Total residential units authorized decreased from 339 in 2007 to 230 in 2008.

The real value of single-family building permits increased from \$140,360 in 2007 to \$197,330 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$197,330 in 2008 to a low of \$79,420 in 2003. 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.17.9, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	262	130	313	246
Q2.87	260	133	302	259
Q4.87	273	137	295	272
Q2.88	254	133	319	265
Q4.88	244	130	321	239
Q2.89	253	131	319	237
Q4.89	265	133	323	250
Q2.90	245	133	305	243
Q4.90	265	133	327	254
Q2.91	262	142	321	285
Q4.91	272	134	341	293
Q2.92	294	133	339	298
Q4.92	292	133	415	315
Q2.93	335	138	390	321
Q4.93	321	137	460	0
Q2.94	318	137	400	381
Q4.94	357	140	508	375
Q2.95	379	140	470	370
Q4.95	366	142	491	388
Q2.96	368	145	484	376
Q4.96	359	148	468	381
Q2.97	370	150	491	400
Q4.97	367	144	484	393
Q2.98	359	153	454	346
Q4.98	366	160	470	430
Q2.99	372	153	479	404
Q4.99	374	163	528	380
Q2.00	380	165	539	375
Q4.00	405	175	580	447
Q2.01	433	175	555	436
Q4.01	443	183	596	420
Q2.02	429	138	639	494
Q4.02	469	235	637	595
Q2.03	462	252	627	500
Q4.03	465	273	667	502
Q2.04	511	263	678	507
Q4.04	501	273	670	513
Q2.05	504	273	687	568
Q4.05	489	146	688	514
Q2.06	562	248	743	583
Q4.06	571	285	857	650
Q2.07	597	275	927	520
Q4.07	605	282	970	509
Q2.08	608	345	974	654
Q4.08	606	.	995	650

Table II.17.9 Building Permits and Valuation in Sheridan 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	84	36	12	48	180	.	.	113.09
1981	45	32	.	6	83	.	.	90.23
1982	105	8	3	.	116	.	.	79.08
1983	119	.	.	42	161	.	.	97.74
1984	70	.	4	.	74	.	.	91.70
1985	13	.	.	31	44	.	.	97.55
1986	2	.	.	.	2	.	.	151.22
1987	5	.	.	.	5	.	.	77.27
1988	5	.	.	.	5	.	.	89.45
1989	6	.	.	.	6	.	.	107.86
1990	10	.	.	.	10	.	.	110.63
1991	84	.	.	.	84	.	.	118.54
1992	84	.	.	.	84	.	.	121.54
1993	96	2	.	.	98	.	.	106.34
1994	128	4	10	16	158	.	.	116.58
1995	98	2	20	.	120	16	.	112.60
1996	140	22	.	10	172	.	41	103.81
1997	95	6	.	6	107	23	6	115.89
1998	95	2	4	5	106	12	16	126.76
1999	83	2	.	5	90	.	.	118.13
2000	95	4	.	.	99	.	2	123.60
2001	90	4	.	8	102	.	.	112.45
2002	106	6	.	.	112	.	11	112.90
2003	215	.	12	60	287	111	11	79.42
2004	184	2	14	.	200	.	20	103.09
2005	171	4	.	.	175	.	.	112.49
2006	367	2	4	.	377	.	.	101.11
2007	328	4	7	.	339	.	.	140.36
2008	212	12	6	.	230	48	.	197.33

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 Sheridan County was \$240,270. This represented a decrease of 0.2 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.17.10, below.

Table II.17.10 Average Sales Prices in Sheridan County and Wyoming Assessor Data, 1999 - 2008				
Year	Sheridan County Average Price (\$)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,167	2.97	101,517	4.76
2000	115,003	10.40	111,437	9.77
2001	125,000	8.69	116,469	4.52
2002	142,565	14.05	121,140	4.01
2003	146,776	2.95	132,708	9.55
2004	162,917	11.00	142,501	7.38
2005	186,095	14.23	159,776	12.12
2006	220,225	18.34	187,869	17.58
2007	240,779	9.33	265,044	41.08
2008	240,270	-0.2	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 of 2009.¹²⁵ During June, 2009, a total of 50 surveys were completed by property managers in Sheridan County. Of the 1,604 rental units surveyed, 54 were vacant, indicating a vacancy rate of 3.37 percent. This rate compares to a 3.23 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent.

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 100 respondents in Sheridan County. Of the incoming population who were unsatisfied with their current housing, 72.2 percent said they were seeking to own a home and 27.8 percent wished to rent. Of those seeking to own a home, 58.3 percent wished to buy existing units, of which 40.0 percent of respondents sought housing for less than \$50,000, 40.0 percent sought homes for between \$50,000 and \$100,00, and 20.0 percent of respondents sought homes for more than \$100,000. Of those seeking to build a home, 80.0 percent of respondents anticipated building below \$50,000 and 20.0 percent anticipated spending 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, 40.0 percent hoped to spend less than \$365 per month, and 60.0 percent anticipated spending 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 2,119 loans purchased in Sheridan County during 1979 and 2009, with 32 in fiscal 2009. The average home size over the period was 1,194 square feet and 1,102 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1953. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$42,729. The average purchase price in fiscal 2009 was \$160,440. In fiscal 2009, 25.0 percent of loans purchased were for new construction, and 25.0 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.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.03
2001b	14	845	24	2.84
2002a	13	598	17	2.84
2002b	18	935	42	4.49
2003a	16	768	32	4.17
2003b	26	964	32	3.32
2004a	26	1,149	38	3.31
2004b	24	848	38	4.48
2005a	24	1,003	30	2.99
2005b	24	1,071	25	2.33
2006a	25	877	11	1.25
2006b	27	1,193	6	0.50
2007a	30	1,071	3	0.28
2007b	32	841	10	1.19
2008a	51	1,579	51	3.23
2008b	46	1,281	32	2.50
2009a	50	1,604	54	3.37

¹²⁵Those signified as 'a' in the "year" column of Table II.17.11 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.

