

## PARK COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Park County's population increased 6.93 percent between 2000 and 2008, from 25,786 to 27,574. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.15.1, below.

<b>Table II.15.1</b>				
<b>Population Estimates for Wyoming and Park County</b>				
<b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Park County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	25,786	.
July 2001 Estimate	492,924	-0.17	25,675	-0.43
July 2002 Estimate	496,969	0.65	25,735	-0.20
July 2003 Estimate	499,056	1.07	25,950	0.64
July 2004 Estimate	502,816	1.83	26,057	1.05
July 2005 Estimate	506,007	2.48	26,355	2.21
July 2006 Estimate	512,573	3.81	26,767	3.80
July 2007 Estimate	523,252	5.97	27,181	5.41
July 2008 Estimate	532,668	7.88	27,574	6.93

### 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.15.2, at right, from April 2000 to July 2008, Park County's natural increase was estimated to be 438 people. Park County has been experiencing net in-migration, with over 1,350 persons arriving in the county in the last eight years.<sup>113</sup>

The Wyoming driver's license exchange data indicate a net increase of 178 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Park County are presented in Table II.15.3, on the following page, which indicate a net increase of 2,968 persons over the time period.

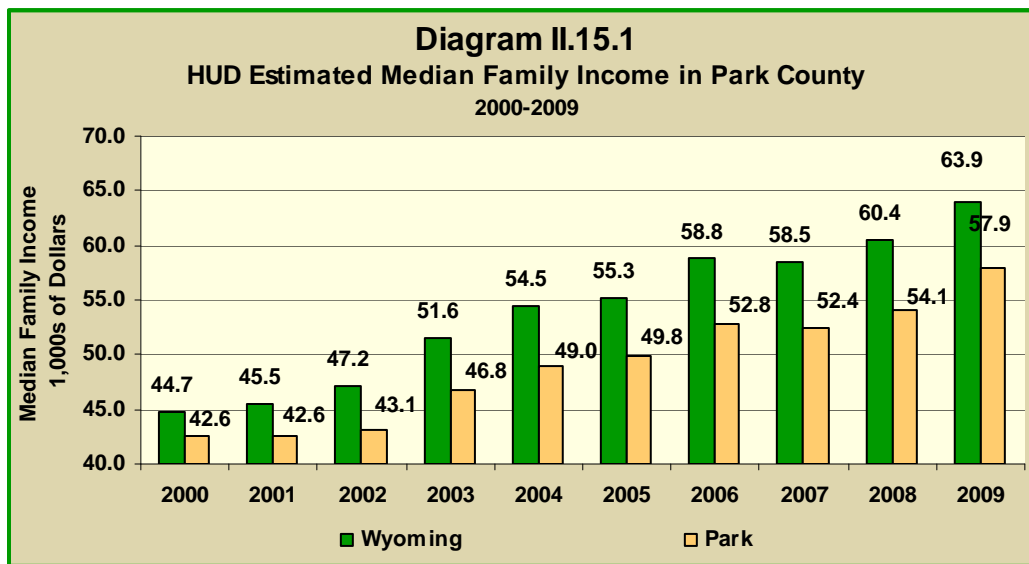
<b>Table II.15.2</b>	
<b>Park County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>21,639</b>
Natural Increase 80-90	2,369
Net Migration 80-90	-830
<b>1990 Population</b>	<b>23,178</b>
Natural Increase 90-00	804
Net Migration 90-00	1,804
<b>2000 Population</b>	<b>25,786</b>
Natural Increase 00-08	438
Net Migration 00-08	1,350
<b>2008 Population Estimate</b>	<b>27,574</b>

<sup>113</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.15.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Park County</b>			
<b>2000 Through the First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009 – First Half	440	262	178
<b>Total</b>	<b>9,104</b>	<b>6,136</b>	<b>2,968</b>

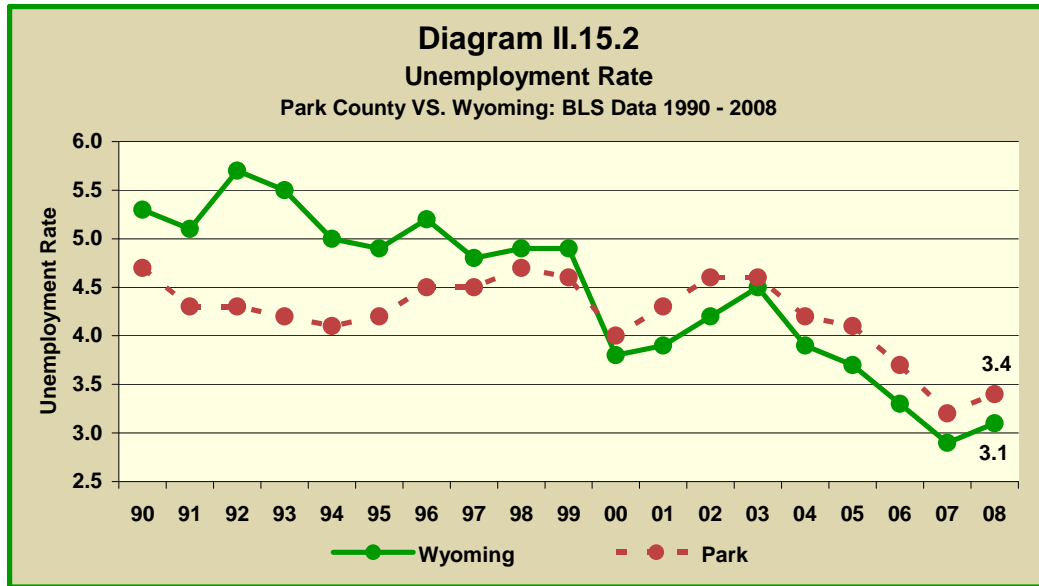
## ECONOMICS

The HUD estimated median family income (MFI) for Park County was \$57,900 in 2009.<sup>114</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.15.1, 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. Park County's labor force, defined as the number of people working or actively seeking work, increased by 212 persons, from 14,187 in 2007 to 14,399 in 2008. Employment increased by 176 persons. Unemployment, therefore, increased by 36 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.2 percent in 2007 to 3.4 in 2008. Park County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.15.2, on the following page.

<sup>114</sup> 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.15.4 below, annual total monthly employment increased by 2.04 percent between 2006 and 2007, changing from a total of 13,094 to 13,361 workers. Over the first quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 14,477 persons in September.

<b>Table II.15.4</b> <b>Park County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	10,624	11,008	10,957	11,205	11,461	11,670	11,685	12,223
Feb	10,753	11,004	10,930	11,286	11,484	11,644	11,837	12,272
Mar	10,990	11,102	11,078	11,495	11,693	11,920	12,097	12,402
Apr	11,089	11,305	11,462	11,807	12,093	12,166	12,417	12,664
May	12,137	12,531	12,856	12,927	13,190	13,262	13,655	14,174
Jun	13,584	14,081	14,569	14,787	14,902	15,024	15,269	15,542
Jul	13,613	13,991	14,667	14,560	14,829	15,154	15,286	15,626
Aug	13,296	13,636	14,371	14,232	14,344	14,769	15,026	15,300
Sep	12,673	13,213	13,839	13,510	13,824	14,006	14,353	14,477
Oct	11,963	12,293	12,617	12,796	12,824	12,984	13,420	.
Nov	11,259	11,590	11,625	12,008	12,069	12,333	12,668	.
Dec	11,347	11,668	11,581	11,956	11,949	12,200	12,615	.
Annual	11,944	12,285	12,546	12,714	12,889	13,094	13,361	.
% Change	.	2.85	2.12	1.34	1.38	1.59	2.04	.

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.15.5, at right, annual average weekly wages increased by 9.14 percent between 2006 and 2007, changing from a total of \$573 to \$621.

Total business establishments reported by the QCEW are displayed in Table II.15.6. Annual establishments increased by 1.20 percent between 2006 and 2007, changing from a total of 1,421 to 1,438 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 1,468 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 2006, the most recent year for which data are available, Park County recorded 20,387 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 \$1,22,984,000, and real per capita income was \$44,994 in 2007. This figure compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$43,407 in 2007, while Wyoming average earnings per job were \$43,407.<sup>115</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 11.93 percent in Park County between 2000 and 2008, from 11,869 to 13,285. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.15.7, below.

<b>Table II.15.7</b> <b>Housing Unit Estimates for Wyoming and Park County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Park County	% Change from 2000
2000 Census	223,854	.	11,869	.
July 2001 Estimate	225,959	0.94	12,034	1.39
July 2002 Estimate	227,773	1.75	12,137	2.26
July 2003 Estimate	229,637	2.58	12,291	3.56
July 2004 Estimate	232,556	3.89	12,474	5.10
July 2005 Estimate	235,654	5.27	12,684	6.87
July 2006 Estimate	239,175	6.84	12,846	8.23
July 2007 Estimate	242,332	8.25	13,073	10.14
July 2008 Estimate	246,393	10.07	13,285	11.93

<sup>115</sup> 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 Park County increased by 5.8 percent, from \$452 in fourth quarter 2007 to \$478 in fourth quarter 2008. Detached single-family home rents increased by 1.0 percent. Rents for mobile homes on a lot increased by 8.8 percent, and rents for mobile home lots increased by 4.0 percent.

Park County rental prices have experienced average annualized increases of 2.3 percent per year for apartments, 2.5 percent per year for houses, 2.6 percent per year for mobile homes plus a lot and 1.8 percent per year for mobile home lots since fourth quarter 1986 to 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.15.8, at right, presents the Park 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 Park County decreased from 234 in 2007 to 177 in 2008. Total residential units authorized decreased from 244 in 2007 to 201 in 2008.

The real value of single-family building permits decreased from \$196,640 in 2007 to \$195,250 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$196,640 in 2007 to a low of \$160,410 in 2004. 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 are given in Table II.15.9, on the following page.

<b>Table II.15.8</b> <b>Wyoming Cost of Living Index for Park County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	287	130	394	278
Q2.87	282	130	372	252
Q4.87	283	130	341	257
Q2.88	252	130	349	275
Q4.88	250	130	337	281
Q2.89	286	130	376	293
Q4.89	293	130	367	264
Q2.90	293	130	374	280
Q4.90	309	135	376	220
Q2.91	287	132	390	279
Q4.91	315	135	419	263
Q2.92	333	133	431	274
Q4.92	344	132	428	308
Q2.93	366	132	352	319
Q4.93	352	137	403	280
Q2.94	365	153	468	.
Q4.94	371	153	428	339
Q2.95	400	153	499	356
Q4.95	412	158	463	343
Q2.96	398	162	457	360
Q4.96	377	162	491	381
Q2.97	391	162	484	353
Q4.97	386	162	483	336
Q2.98	379	155	438	356
Q4.98	364	155	453	330
Q2.99	367	157	442	359
Q4.99	381	157	448	384
Q2.00	371	180	456	312
Q4.00	392	162	498	346
Q2.01	381	166	487	337
Q4.01	394	166	506	367
Q2.02	387	169	509	350
Q4.02	390	171	534	363
Q2.03	424	170	528	399
Q4.03	413	170	558	430
Q2.04	426	174	578	370
Q4.04	431	180	615	406
Q2.05	439	180	574	391
Q4.05	429	179	563	403
Q2.06	428	175	588	393
Q4.06	459	175	581	454
Q2.07	463	181	647	436
Q4.07	452	182	667	453
Q2.08	470	186	690	500
Q4.08	478	193	674	493

<b>Table II.15.9</b> <b>Building Permits and Valuation for Park County</b> <b>1980 - 2008</b>								
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	29	2	12	6	49	.	.	111.82
1981	60	.	7	.	67	.	.	102.01
1982	55	.	3	.	58	.	.	63.61
1983	64	4	.	32	100	.	.	68.29
1984	77	.	.	10	87	.	.	71.13
1985	56	.	.	25	81	.	.	77.38
1986	44	.	.	15	59	.	.	71.61
1987	41	.	.	10	51	.	.	68.75
1988	8	2	.	.	10	.	.	128.06
1989	12	2	.	.	14	.	.	114.86
1990	16	.	.	.	16	.	.	84.40
1991	80	4	4	.	88	.	.	118.98
1992	141	6	8	.	155	.	.	111.27
1993	156	6	20	.	182	.	.	119.67
1994	211	8	37	10	266	.	2	121.90
1995	133	8	24	9	174	.	.	129.28
1996	177	6	12	.	195	48	.	132.66
1997	127	8	.	.	135	.	.	136.76
1998	150	4	.	.	154	24	.	141.14
1999	130	2	23	.	155	24	10	142.32
2000	137	.	.	.	137	20	.	162.58
2001	112	6	.	.	118	.	.	164.00
2002	164	8	7	.	179	.	.	169.76
2003	174	22	8	6	210	.	.	173.21
2004	230	2	4	6	242	.	.	160.41
2005	183	4	.	.	187	.	.	166.87
2006	237	12	3	.	252	.	.	181.19
2007	234	6	4	.	244	.	.	196.64
2008	177	12	.	12	201	.	.	195.25

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 Park County was \$215,697. This represented a slight decrease 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.15.10, below.

<b>Table II.15.10</b> <b>Average Sales Prices in Park County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	111,893	3.33	101,517	4.76
2000	113,178	1.15	111,437	9.77
2001	119,233	5.35	116,469	4.52
2002	132,854	11.42	121,140	4.01
2003	138,941	4.58	132,708	9.55
2004	151,921	9.34	142,501	7.38
2005	161,866	6.55	159,776	12.12
2006	183,326	13.26	187,869	17.58
2007	215,697	17.66	265,044	41.08
2008	215,692	0	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.<sup>116</sup> During June of 2009, a total of 51 surveys were completed by property managers in Park County. Of the 900 rental units surveyed, 25 were vacant, indicating a vacancy rate of 2.78 percent. This rate compares to a 2.93 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. The decrease in the vacancy rate over the last six months indicates a healthy rental market.

**Table II.15.11**  
**Semi-Annual Rental Vacancy Survey**  
**Park County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.64
2001b	11	378	24	6.35
2002a	11	429	25	5.83
2002b	10	399	18	4.51
2003a	15	732	18	2.46
2003b	34	875	60	6.86
2004a	34	1,047	56	5.35
2004b	30	617	66	10.70
2005a	33	815	27	3.31
2005b	35	728	38	5.22
2006a	34	577	9	1.56
2006b	42	636	21	3.30
2007a	49	766	8	1.04
2007b	46	932	25	2.68
2008a	55	955	28	2.93
2008b	63	1,003	34	3.39
2009a	51	900	25	2.78

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 266 respondents in Park County. Of the incoming population who were unsatisfied with their current housing, 86.2 percent said they were seeking to own a home and 13.8 percent wished to rent. Of those seeking to own a home, 58.3 percent of respondents wished to buy existing units, of which 66.7 percent of respondents sought homes for between \$50,000 and \$99,999, and 33.3 percent sought a home for more than \$100,000.

Of those currently renting or seeking to rent, 100.0 percent of respondents 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 2,170 loans purchased in Park County during 1979-2009, with 38 in fiscal 2009 alone. The average home size over the period was 1,232 square feet and 1,265 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1971. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$44,300. The average purchase price in fiscal 2009 was \$143,499. In fiscal 2009, 28.9 percent of loans purchased were for new construction, and no loans 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.

<sup>116</sup> Those signified as 'a' in the "year" column of Table II.15.11 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.

