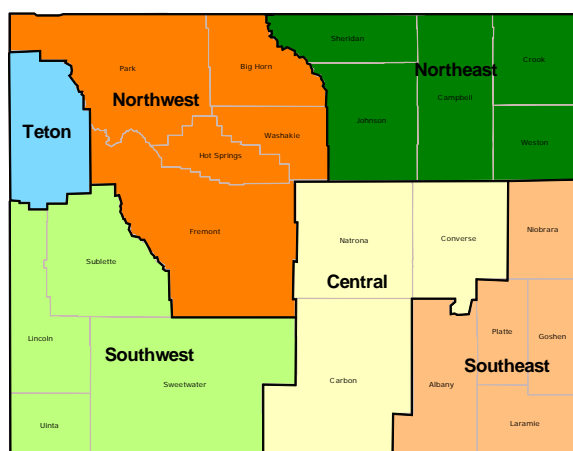


WYOMING PROFILE OF DEMOGRAPHICS, ECONOMICS AND HOUSING

NORTHEAST REGION SUMMARY: ENDING DECEMBER 31, 2009

INTRODUCTION

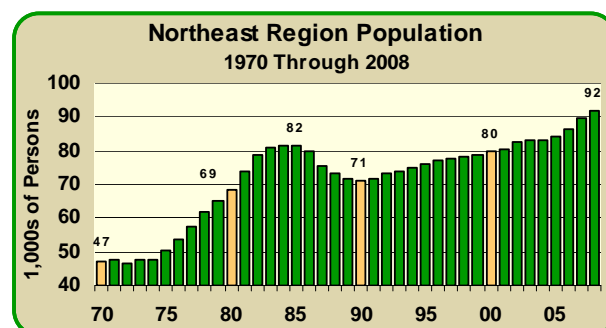
The *Wyoming Profile*, sponsored by the Wyoming Housing Database Partnership, is undertaken semi-annually. The objective is to provide current, quality information about factors influencing the development, production, use, rehabilitation, demand and need for housing and related services in Wyoming's local communities. This regional summary, focusing on the Northeast Region, is one of six publications that inspect a group of counties in the state, as shown in the map presented below. The Northeast Region is comprised of Campbell, Crook, Johnson, Sheridan and Weston counties.



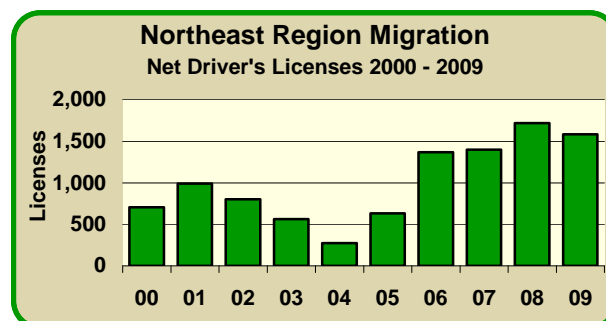
DEMOGRAPHICS

According to the U.S. Census Bureau, between 1990 and 2000, the Northeast Region's population rose from 70,889 to 79,864, an increase of 12.7 percent. Recent Census Bureau estimates place the population in the Northeast Region at 92,078 as of July 1, 2008. This was a strong increase of 15.3 percent since the 2000 census. The growth in population in the region can be attributed to the natural increase of the population, the net of births minus deaths, as well as the net migration. The Northeast Region showed a natural increase of about 4,000 and a net migration of another 8,173 from 2000

through 2008. The changes in population can be seen in the chart below.



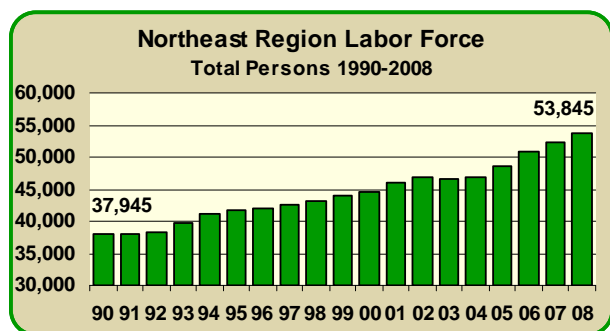
The Wyoming Housing Database Partnership also utilizes quarterly data from the Wyoming Department of Transportation regarding driver's licenses of new or departing residents of the state to track changes in population. While the net of surrendered and exchanged driver's licenses was a bit low in 2004 at 273, there have been substantive increases in the last several years, with 2008 figures exceeding 1,720 persons and figures from 2009 at 1,583 persons, as seen in the chart below. Thus, it would appear that growth remains strong in the region.



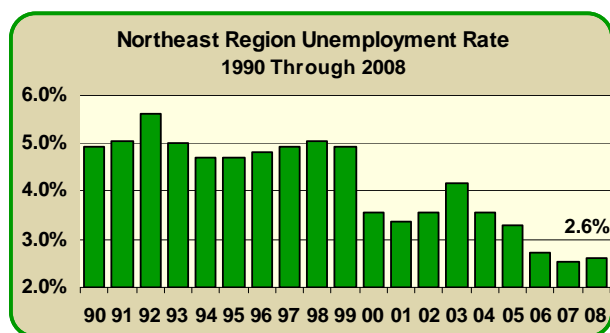
ECONOMICS

Economic growth in the region can be examined through labor force statistics data. The labor force represents those persons working or seeking work. In the Northeast Region, the labor force has been expanding steadily over the past 18 years, rising at an average annual rate of some

2.0 percent per year, as seen below. However, between 2007 and 2008, the labor force rose more than 1.5 percent and reached an all-time high of some 53,845 persons.¹



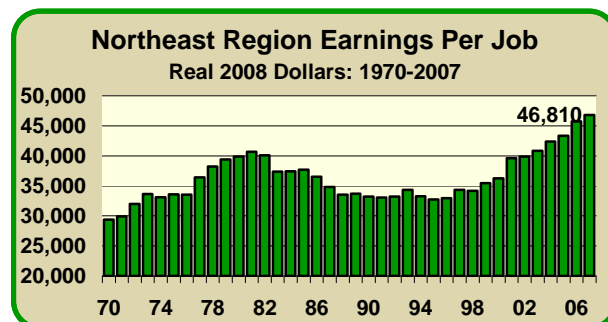
Additionally, the number of persons working has continued to rise quickly and reached some 52,437 persons in 2008. Over the last few years the rate of employment expansion has been greater than the overall change in the size of the labor force, thereby causing unemployment rates to decline. Unemployment rates have fallen from a high of 5.6 percent in 1992 to 2.6 percent in 2008, as displayed below.



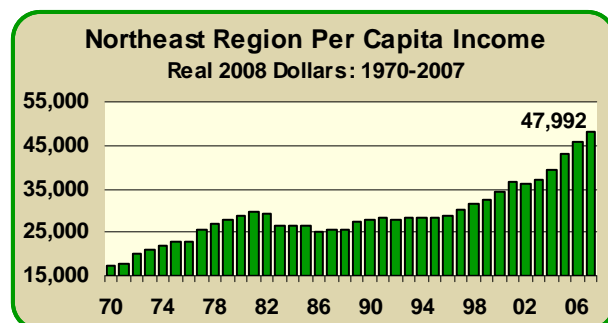
Low unemployment rates are likely to cause upward wage pressure in the labor markets, and, in turn, cause earnings to increase. This has, in fact, occurred of late. In 1979, average earnings per job in the Northeast Region were \$39,415 in real dollar terms. Unfortunately, this level of earnings was not sustained, with the average declining in real terms by more than \$5,877 by 1988, dipping to \$33,538 per job. It varied little over the next several years, with the real average still \$32,973 in 1996. Since that time, however, average earnings have been increasing rapidly,

¹ The data from 2000 onward were rebased and may not be directly comparable to earlier years.

rising at an annual growth rate of 3.2 percent per year, and as of 2007, the year for which most recent data are available from the Bureau of Economic Analysis, average earnings per job exceeded \$46,810.



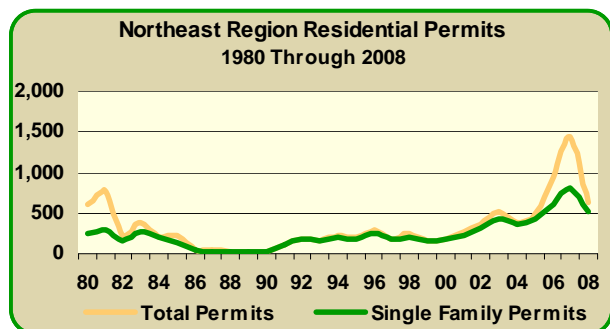
Personal income is comprised of earnings and unearned income sources, such as dividends, interest, rent and government transfer payments. Together, these income sources, when divided by population, create per capita income. This particular income measure shows that the economic welfare of the Northeast Region is on the rise. Real per capita income reached \$47,992 as of 2007 and was 60.5 percent higher than in 1981, as seen below.



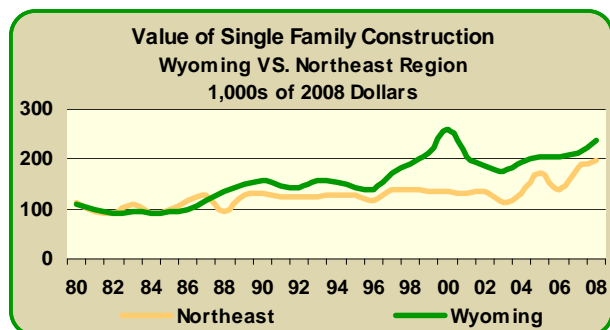
HOUSING

The consequence of such strong economic growth can be seen in a variety of fashions, such as in the housing markets. During the latter 1970s, with incomes increasing, the housing sector was very active, with significant levels of housing construction in the Northeast Region. Like employment and income, it fell off sharply during the recession of the early 1980s; 1981 saw 767 total permits, of which 287 were for single-family units, but by 1989, there were only 24 permits, all of which were for single-family units. The

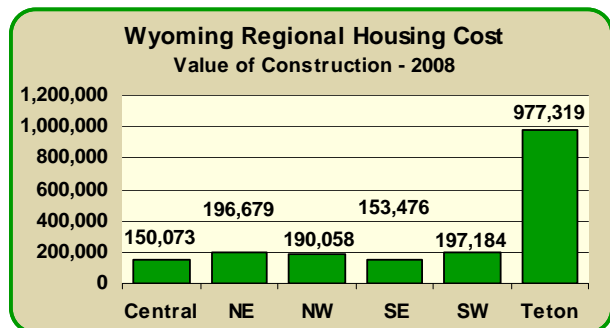
issuance of single-family unit permits has slowed, falling from 817 in 2007 to 525 in 2008, as noted below.



The real value of construction, representing only the cost of building the unit and not the land and lot costs, has been on the rise too, both statewide and in the Northeast Region. Overall, these values have been trending upward for many years, with the statewide average reaching \$238,320 in 2008, as noted below.

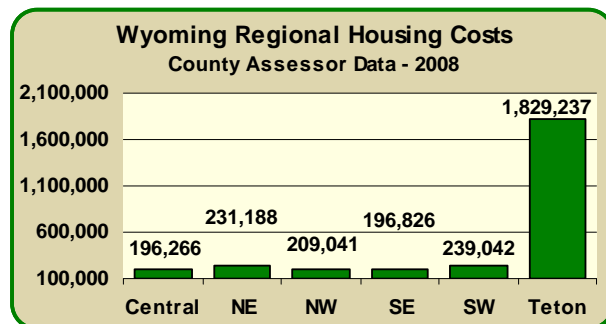


Still, the average real value of new construction in the Northeast Region was roughly comparable to other areas in the state, with only the Teton Region far higher in 2008, as shown below.



The Wyoming Assessors also prepared estimates of housing prices for existing homes sold on ten acres or less throughout the state. Existing

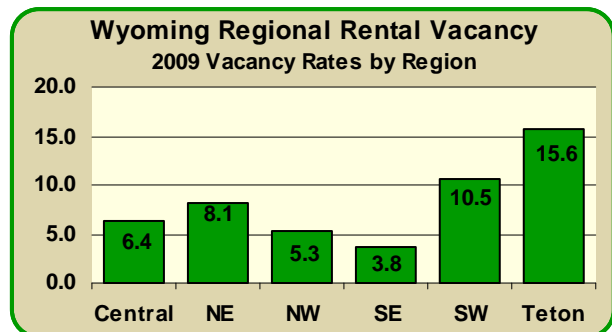
housing in the Northeast Region appears to be higher priced than new construction when compared with several other regions of the state. The Northeast Region had an average existing price of \$231,188 in 2008. The Teton Region again had the highest price, exceeding \$1.8 million in 2008, as seen below.



Every six months since 2001, the Wyoming Housing Database Partnership has conducted a survey of rental properties throughout the state. In the second half of 2009, the survey covered 3,919 rental units in the Northeast Region. While vacancy rates had been declining steadily over the last several years, decreasing from 4.6 percent in latter 2002 to 0.6 percent in latter 2006, they rose to 8.1 percent in latter 2009, due mostly to new units becoming available in Campbell County.

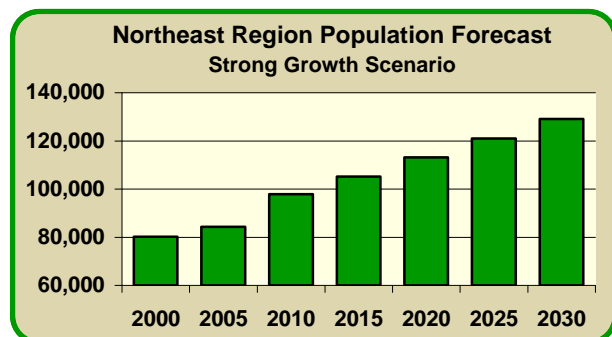
Rental Vacancy Rates Northeast Region				
Year	Sample	Total Units	Vacant Units	Vac. Rate
2001a	49	2,272	28	1.2
2001b	37	1,735	32	1.8
2002a	36	1,546	28	1.8
2002b	52	2,503	114	4.6
2003a	40	1,788	52	2.9
2003b	67	2,521	60	2.4
2004a	76	2,921	83	2.8
2004b	76	2,538	89	3.5
2005a	75	2,590	64	2.5
2005b	77	2,690	57	2.1
2006a	73	2,574	17	0.7
2006b	91	3,025	18	0.6
2007a	89	3,176	25	0.8
2007b	93	2,555	25	1.0
2008a	122	3,611	190	5.3
2008b	128	3,589	179	5.0
2009a	143	4,784	231	4.8
2009b	171	3,919	317	8.1

The Northeast Region had the third highest regional vacancy rate in the state, as seen on the following page.

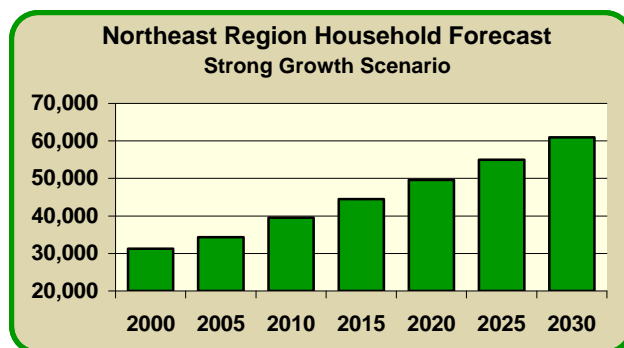


2010 WYOMING HOUSING NEEDS FORECAST

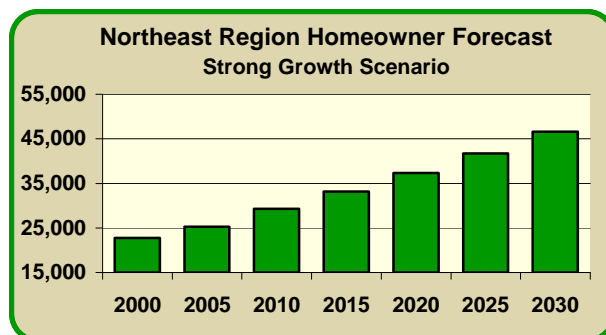
The 2010 Wyoming Housing Needs forecast modeled three separate growth scenarios were modeled: *moderate*, *strong* and *very strong*. Only the *strong growth scenario* is presented here.² In the *strong growth scenario*, population increased moderately until 2010, after which it was forecasted to increase at an average annual rate of 1.40 percent reaching a total of 129,158 persons in 2030, as seen below.



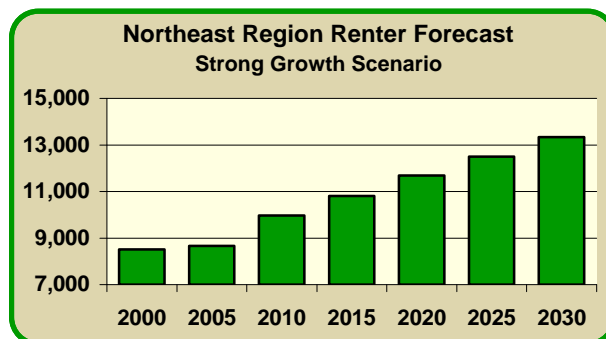
The 2010 Wyoming Housing Needs forecast also modeled household formation, which was computed using forecasted values of persons per households and population. The *strong growth scenario* household formation forecast estimated an increase of 20,398 households between 2005 and 2030. This represented an increase of 60.53 percent from the 2005 level, or an average annual growth rate of 1.91 percent, as seen above, at right.



The 2010 Wyoming Housing Needs Forecast separated forecasted households into owner- and renter-occupied households. Owner-occupied households were forecasted to increase from 25,038 households in 2005 to 40,760 households in 2030. This represented an increase of 15,722 owner-occupied households and an average annual growth rate of 1.97 percent, as seen below.



Renter-occupied households were forecasted to increase from 8,661 households in 2005 to 13,337 households in 2030. This represented an increase of 4,676 renter-occupied households and an average annual growth rate of 1.74 percent, as seen below.



² Complete details for all 23 counties, by tenure and income, for the three forecasts are available in the 2009 Wyoming Housing Needs Forecast.