

TETON COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Teton County's population increased from 21,294 in 2010 to 21,548 in 2011, or by 1.2 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁴⁸ The number of people from 15 to 24 years of age decreased by 7.4 percent, and the number of people from 55 to 64 years of age increased by 6.1 percent. The white population increased by 0.7 percent, while the black population increased by 42.6 percent. The Hispanic population increased from 3,191 to 3,314 people between 2010 and 2011 or by 3.9 percent. These data are presented in Table II.20.1, below.

Subject	Teton County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	21,294	21,548	1.2%	563,626	568,158	0.8%
Age						
Under 14 years	3,422	3,532	3.2%	113,371	113,462	0.1%
15 to 24 years	2,353	2,179	-7.4%	78,460	78,704	0.3%
25 to 44 years	7,526	7,573	0.6%	144,615	145,669	0.7%
45 to 54 years	3,114	3,060	-1.7%	83,577	80,936	-3.2%
55 to 64 years	2,781	2,951	6.1%	73,513	77,120	4.9%
65 and Over	2,098	2,253	7.4%	70,090	72,267	3.1%
Race						
White	20,500	20,648	0.7%	529,110	531,484	0.4%
Black	61	87	42.6%	5,135	6,024	17.3%
American Indian and Alaskan Native	204	229	12.3%	14,457	14,774	2.2%
Asian	242	268	10.7%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	27	28	3.7%	521	551	5.8%
Two or more races	260	288	10.8%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,314	3.9%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Teton County's population increased from 18,251 persons in 2000 to 21,294 in 2010, or by 16.7 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 10.2 percent, while the black population increased by 81.5 percent. The Hispanic population increased from 1,185 to 3,191 persons between 2000 and 2010, or by 169.3 percent. These data are presented in Table II.20.2, on the following page.

¹⁴⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.20.2					
Population by Race and Ethnicity					
Teton County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	17,081	93.6%	18,821	88.4%	10.2%
Black	27	0.1%	49	0.2%	81.5%
American Indian	97	0.5%	111	0.5%	14.4%
Asian	99	0.5%	235	1.1%	137.4%
Native Hawaiian/Pacific Islander	6	.	15	0.1%	150.0%
Other	718	3.9%	1,715	8.1%	138.9%
Two or More Races	223	1.2%	348	1.6%	56.1%
Total	18,251	100.0%	21,294	100.0%	16.7%
Hispanic (Ethnicity)	1,185	6.5%	3,191	15.0%	169.3%

Table II.20.3, below, presents the population of Teton County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 16.7 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,249 persons, or by 81.5 percent. In 2010, the largest age group in Teton County was the group aged 35 to 54, which accounted for 30.1 percent of the entire population. The 2010 census count showed a total of 11,191 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 10,103 persons, were female.

Table II.20.3							
Population by Age and Gender							
Teton County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	497	444	941	660	623	1,283	36.3%
5 to 19	1,597	1,444	3,041	1,574	1,529	3,103	2.0%
20 to 24	774	666	1,440	755	634	1,389	-3.5%
25 to 34	2,131	1,560	3,691	2,282	1,948	4,230	14.6%
35 to 54	3,325	3,017	6,342	3,418	2,992	6,410	1.1%
55 to 64	816	716	1,532	1,469	1,312	2,781	81.5%
65 and Over	593	671	1,264	1,033	1,065	2,098	66.0%
Total	9,733	8,518	18,251	11,191	10,103	21,294	16.7%

At the time of the 2010 Census, there were 271 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 99.3 percent, as shown in Table II.20.4, on the following page.

Table II.20.4			
Group Quarters Population			
Teton County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴⁹	31	.	-100.0%
Juvenile Facilities	.	23	100.0%
Nursing Homes	49	34	-30.6%
Other Institutions	.	47	100.0%
Total	80	104	30.0%
Noninstitutionalized			
College Dormitories	.	51	100.0%
Military Quarters	.	.	.
Other Noninstitutions	56	116	107.1%
Total	56	167	198.2%
Group Quarters Population	136	271	99.3%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.20.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 4,210 family households, of which 3,724 housed married couple families and 486 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 188 families, or a female householder with no husband present, of which there were 298 families. There were also an estimated 3,036 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Teton County was 58.1 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Teton County, 88.5 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹⁴⁹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.20.5 Household Type by Tenure Teton County 2007-2011 Five-Year ACS Data				
Family Type	Teton County		State of Wyoming	
	Teton County	% of Total	State of Wyoming	% of Total
Family households	4,210	58.1%	145,279	66.1%
Married-couple family	3,724	88.5%	116,920	80.5%
Owner-occupied housing units	2,920	78.4%	97,958	83.8%
Renter-occupied housing units	804	21.6%	18,962	16.2%
Other family	486	11.5%	28,359	19.5%
Male householder, no wife present	188	4.5%	9,289	32.8%
Owner-occupied housing units	115	61.2%	5,532	59.6%
Renter-occupied housing units	73	38.8%	3,757	40.4%
Female householder, no husband present	298	7.1%	19,070	67.2%
Owner-occupied housing units	195	65.4%	10,181	53.4%
Renter-occupied housing units	103	34.6%	8,889	46.6%
Nonfamily households	3,036	41.9%	74,349	33.9%
Owner-occupied housing units	1,287	42.4%	41,217	55.4%
Renter-occupied housing units	1,749	57.6%	33,132	44.6%
Total	7,246	100.0%	219,628	100.0%

Table II.20.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 2,235 two-person family households, 990 three-person family households and 688 four-person family households. One-person non-family households made up 73.5 percent of all non-family households or an estimated 2,232 households. Teton County’s two persons households made up 40.4 percent of total housing units and four person households made up an additional 10.5 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.20.6 Household Type by Household Size Teton County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Teton County				
One Person	.	2,232	2,232	30.8%
Two Person	2,235	694	2,929	40.4%
Three Person	990	39	1,029	14.2%
Four Person	688	71	759	10.5%
Five Person	155	0	155	2.1%
Six Person	97	0	97	1.3%
Seven Person	45	0	45	0.6%
Total	4,210	3,036	7,246	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 2,929 two-person households, 2,163 were owner-occupied and 766 were renter-occupied. Of the 759 four-person households, 545 were owner-occupied and 214 were renter-occupied. Further household size data by tenure are presented in Table II.20.7, below.

Table II.20.7 Tenure by Household Size				
Teton County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Teton County				
One Person	997	1,235	2,232	30.8%
Two Person	2,163	766	2,929	40.4%
Three Person	686	343	1,029	14.2%
Four Person	545	214	759	10.5%
Five Person	53	102	155	2.1%
Six Person	73	24	97	1.3%
Seven Person or more	0	45	45	0.6%
Total	4,517	2,729	7,246	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.20.8, below, Teton County had a total of 12,666 housing units of which 7,246 or 57.2 percent were occupied. Of these occupied units, 62.3 percent, or 4,517 units were owner occupied, which compares to a statewide rate of 70.5. A total of 5,420 units or 42.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.20.8 Housing Units by Tenure				
Teton County 2007-2011 Five-Year ACS Data				
Tenure	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,246	57.2%	219,628	84.8%
Owner-Occupied	4,517	62.3%	154,888	70.5%
Renter-Occupied	2,729	37.7%	64,740	29.5%
Vacant Housing Units	5,420	42.8%	39,362	15.2%
Total Housing Units	12,666	100.0%	258,990	100.0%

Table II.20.9, on the following page, shows that of the 5,420 housing units in Teton County as reported in the 2011 ACS data, 622 or 11.5 percent were for rent and 110 or 2.0 percent were for sale. An estimated 4,092 units were for seasonal, recreational, or occasional use, and 395 or 7.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.20.9				
Disposition of Vacant Housing Units				
Teton County 2007-2011 Five Year ACS Data				
Disposition	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	622	11.5%	5,138	13.1%
Rented, but not occupied	101	1.9%	2,072	5.3%
For sale only	110	2.0%	2,921	7.4%
Sold, but not occupied	59	1.1%	983	2.5%
For seasonal, recreational, or occasional use	4,092	75.5%	17,501	44.5%
For migrant workers	41	0.8%	498	1.3%
Other vacant	395	7.3%	10,249	26.0%
Total	5,420	100.0%	39,362	100.0%

Table II.20.10, at right, presents different income statistics for Teton County. According to the 2011 ACS data averages, median family income for Teton County was \$93,029 compared to the statewide average of \$69,058. Per capita income for Teton County, which is calculated by dividing total income by population, was \$43,877, which compared to \$28,952 for the State of Wyoming.

Table II.20.10		
Median and Per Capita Income		
Teton County 2007-2011 Five-Year ACS Data		
Income Type	Teton County	Wyoming
Median Family Income	93,029	69,058
Median Household Income	73,627	56,380
Per Capita Income	43,877	28,952

Table II.20.11, below, shows households by income for Teton County and the State of Wyoming. In Teton County, there were a total of 351 households or 4.8 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 928 households that had incomes between \$35,000 and \$49,999, which accounted for 12.8 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 33.8 percent of total households and numbered 2,446 in Teton County.

Table II.20.11				
Households by Income				
Teton County 2007-2011 Five-Year ACS Data				
Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	351	4.8%	21,222	9.7%
15,000 - 19,999	199	2.7%	10,180	4.6%
20,000 - 24,999	265	3.7%	10,638	4.8%
25,000 - 34,999	541	7.5%	23,696	10.8%
35,000 - 49,999	928	12.8%	31,275	14.2%
50,000 - 74,999	1,378	19.0%	44,469	20.2%
75,000 - 99,999	1,138	15.7%	31,675	14.4%
100,000 and above	2,446	33.8%	46,473	21.2%
Total	7,246	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.20.12, below. In total, the poverty rate in Teton County was 7.6 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Teton County had a poverty rate of 9.7 percent and the female population had a poverty rate of 5.3 percent. There were 231 males and 117 females in poverty under the age of 5. Overall, 21.8 percent of persons in poverty in Teton County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 11 individuals with incomes below the poverty level which represented 0.7 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.20.12				
Poverty by Age				
Teton County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Teton County				
5 and Below	231	117	348	21.8%
6 to 18	374	0	374	23.4%
18 to 64	455	409	864	54.1%
65 and Older	11	0	11	0.7%
Total	1,071	526	1,597	100.0%
Poverty Rate	9.7%	5.3%	7.6%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.20.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Teton County saw an average of 3,816 owner-occupied single-family units compared to 1,266 single-family rental units. In Teton County, single-family units comprised 70.1 percent of all households compared with 71.7 percent statewide. Teton County had a total of 718 apartment rental units and total apartment units accounted for 13.4 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 267 mobile homes in Teton County, which comprised 3.7 percent of all occupied housing units and compared to 13.8 statewide.

Table II.20.13				
Households by Unit Type				
Teton County				
2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	3,816	1,266	5,082	70.1%
Duplex	144	214	358	4.9%
Tri- or Four-Plex	105	466	571	7.9%
Apartments	250	718	968	13.4%
Mobile Homes	202	65	267	3.7%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	4,517	2,729	7,246	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II. 20.14, below, shows the number of households by year of construction. As shown, 5.3 percent, or 386 units, were built in 1939 or earlier in the county, and another 93 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 420, which accounted for 5.8 percent of all households, and an additional 265 households, or 3.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.20.14				
Households by Year Built				
Teton County				
2007-2011 Five-Year ACS Data				
Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	386	5.3%	25,099	11.4%
1940 to 1949	93	1.3%	10,841	4.9%
1950 to 1959	271	3.7%	22,067	10.0%
1960 to 1969	363	5.0%	19,430	8.8%
1970 to 1979	1,606	22.2%	52,134	23.7%
1980 to 1989	1,802	24.9%	34,742	15.8%
1990 to 1999	2,040	28.2%	26,856	12.2%
2000 to 2004	420	5.8%	14,190	6.5%
Built 2005 or Later	265	3.7%	14,269	6.5%
Total	7,246	100.0%	219,628	100.0%

Table II.20.15, on the following page, displays housing units for Teton County and the State of Wyoming. The number of rooms in Teton County varied between households. Households with one room accounting for only 8.9 percent of total housing units, while households with five and six

rooms accounted for 13.7 and 12.6 percent, respectively. The median number of rooms in Teton County was 5 rooms, which compared to 6 statewide.

Table II.20.15 Housing Units by Number of Rooms Teton County 2007-2011 Five-Year ACS Data				
Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	1,125	8.9%	4,252	1.6%
Two	1,208	9.5%	6,593	2.5%
Three	1,745	13.8%	19,112	7.4%
Four	2,184	17.2%	44,741	17.3%
Five	1,736	13.7%	52,369	20.2%
Six	1,592	12.6%	40,122	15.5%
Seven	1,032	8.1%	31,810	12.3%
Eight	1,053	8.3%	25,589	9.9%
Nine or more	991	7.8%	34,402	13.3%
Total	12,666	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.20.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 339 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.7 percent of total households in Teton County, which compared to 24.8 percent statewide. In Teton County, the 2,545 households with three bedrooms accounted for 35.1 percent of all households, and there were only 390 five-bedroom or more households, which accounted for 5.4 percent of all households.

Table II.20.16 Households by Number of Bedrooms Teton County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	339	339	4.7%
One	164	715	879	12.1%
Two	1,222	930	2,152	29.7%
Three	2,090	455	2,545	35.1%
Four	759	182	941	13.0%
Five or more	282	108	390	5.4%
Total	4,517	2,729	7,246	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.20.17, at right, structures built in 1939 or earlier had a median value of \$517,000, while structures built between 1950 and 1959 had a median value of \$527,800 and those built between 1990 to 1999 had a median value of \$769,200. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$966,500 and \$1,000,001, respectively. The total average median value in Teton County was \$715,300, which compared to \$181,900 in the State of Wyoming.

Table II.20.17 Median Value by Year Structure Built Teton County 2007-2011 Five-Year ACS Data		
Year Built	Teton County	State of Wyoming
1939 or earlier	517,000	148,000
1940 to 1949	48,700	130,200
1950 to 1959	527,800	155,800
1960 to 1969	611,100	171,100
1970 to 1979	615,200	180,100
1980 to 1989	741,600	194,300
1990 to 1999	769,200	224,800
2000 to 2004	966,500	247,900
Built 2005 or Later	1,000,001	245,700
Total	715,300	181,900

Household mortgage status is reported in Table II.20.18, below. In Teton County, households with a mortgage accounted for 69.9 percent of all households or 3,158 housing units, and the remaining 30.1 percent or 1,359 units had no mortgage. Of those units with a mortgage, 625 had either a second mortgage or home equity loan, 26 had both a second mortgage and home equity loan, and 2,507 or 79.4 percent had no second mortgage or no home equity loan.

Table II.20.18 Mortgage Status Teton County 2007-2011 Five-Year ACS Data				
Mortgage Status	Teton County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,158	69.9%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	625	19.8%	16,846	17.7%
Second mortgage only	180	28.8%	8,326	49.4%
Home equity loan only	445	71.2%	8,520	50.6%
Both second mortgage and home equity loan	26	0.8%	733	0.8%
No second mortgage and no home equity loan	2,507	79.4%	77,715	81.6%
Housing units without a mortgage	1,359	30.1%	59,594	38.5%
Total	4,517	100.0%	154,888	100.00%

The median rent in Teton County was \$873 as compared to \$591 statewide, as shown in Table II.20.19, below.

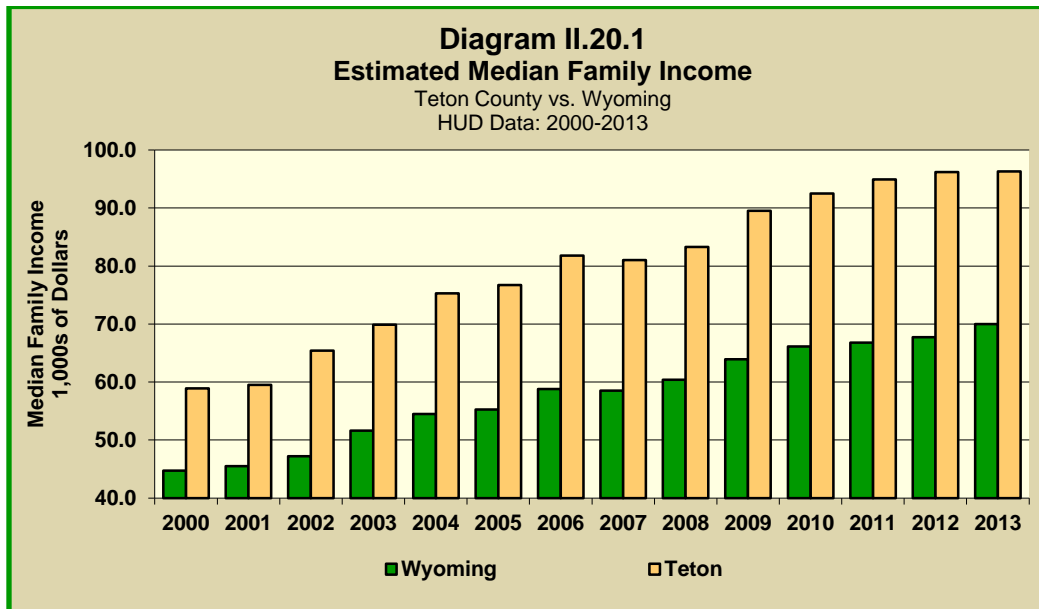
Table II.20.19 Median Rent Teton County 2007-2011 Five-Year ACS Data	
Place	Rent
Teton County	\$873
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 68 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Teton County are presented in Table II.20.20, below, and indicate a net increase of 5,616 persons over the period.

Table II.20.20			
Driver’s Licenses Exchanged and Surrendered			
Teton County			
WYDOT Data, 2000–Second Quarter 2012			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,485	874	611
2001	1,399	827	572
2002	1,305	729	576
2003	1,082	655	427
2004	1,177	907	270
2005	1,148	844	304
2006	1,231	770	461
2007	1,266	816	450
2008	1,324	753	571
2009	1,237	701	536
2010	1,081	598	483
2011	1,086	799	287
2012- First Half	472	404	68
Total	15,293	9,677	5,616

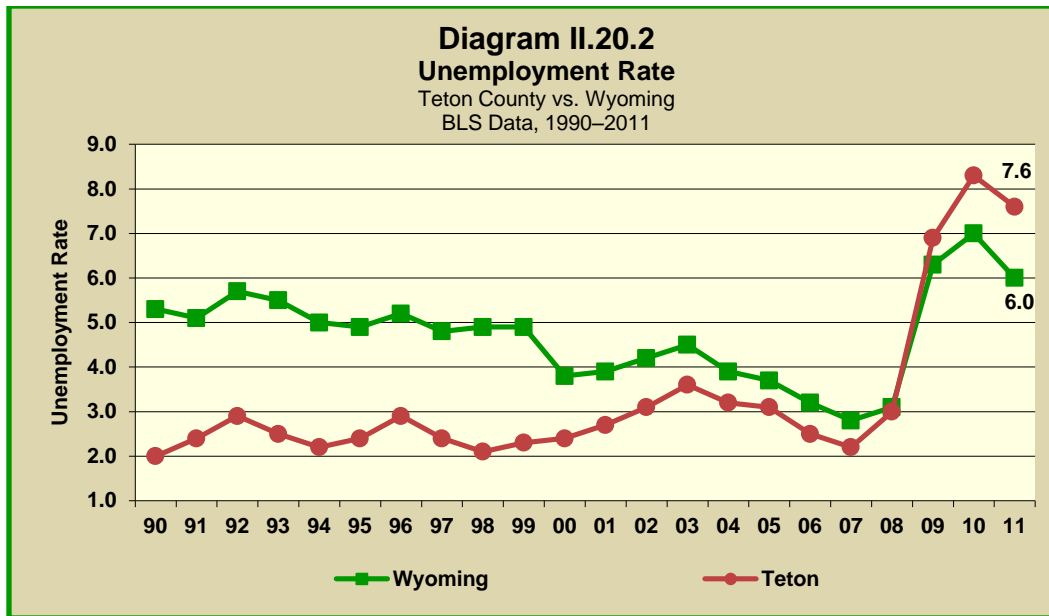
Economics

The HUD estimated MFI for Teton County was \$96,300 in 2013.¹⁵⁰ This compares to Wyoming’s MFI of \$70,000. Diagram II.20.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Teton County’s labor force, defined as the number of persons working or actively seeking work, decreased by 130 persons, from 13,669 in 2010 to 13,539 in 2011. Employment decreased by 22 persons; unemployment decreased by 108 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 8.3 percent in 2010 to 7.6 percent in 2011, as shown on the following page in Diagram II.20.2.

¹⁵⁰ 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 shown in Table II.20.21, below, annual total monthly employment increased by 0.05 percent between 2010 and 2011, from a total of 16,938 to 16,946 workers. Preliminary estimates shows employment increased to 19,876 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	14,905	15,436	15,457	15,750	16,580	17,341	17,945	17,123	15,930	15,808	16,235
Feb	14,884	15,372	15,365	15,756	16,671	17,287	18,061	16,822	15,931	15,806	16,263
Mar	14,863	15,252	15,292	15,741	16,718	17,292	17,896	16,600	15,650	15,677	16,058
Apr	14,332	14,661	14,912	15,291	15,704	16,097	16,575	15,176	14,425	13,891	14,919
May	15,844	15,656	15,556	16,112	16,668	17,182	18,209	16,572	15,968	15,423	15,933
Jun	19,474	18,975	19,136	19,583	20,591	20,836	21,860	19,770	19,404	19,208	19,876
Jul	20,743	19,993	20,138	20,630	21,605	21,794	22,404	20,395	20,400	20,561	.
Aug	20,402	19,847	19,994	20,542	21,300	21,576	22,113	20,194	20,180	20,410	.
Sep	18,791	18,052	18,358	18,989	19,492	20,207	20,373	18,886	18,793	19,053	.
Oct	15,769	15,305	16,137	17,001	17,172	17,763	18,061	16,628	16,371	16,875	.
Nov	14,433	14,378	14,516	15,014	15,599	16,172	16,024	14,407	13,867	14,110	.
Dec	15,821	15,626	15,900	16,601	17,211	17,790	17,353	16,405	16,332	16,524	.
Annual	16,688	16,546	16,730	17,251	17,943	18,445	18,906	17,415	16,938	16,946	.
% Change	-0.29	-0.85	1.11	3.11	4.01	2.80	2.50	-7.89	-2.74	0.05	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.20.22, on the following page, annual average weekly wages increased by 2.46 percent between 2010 and 2011, from a total of \$732 to \$750. Preliminary estimates show average weekly wages decreased to \$728 in the second quarter 2012.

Table II.20.22						
Average Weekly Wages						
Teton County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	513	491	497	700	544	.
2002	535	514	521	667	556	2.21
2003	562	535	552	716	588	5.76
2004	599	568	563	701	604	2.72
2005	614	596	639	688	634	4.97
2006	659	636	663	775	682	7.57
2007	690	685	679	811	713	4.55
2008	745	717	732	799	746	4.63
2009	742	702	686	806	731	-2.01
2010	704	682	702	850	732	0.14
2011	750	726	710	826	750	2.46
2012(p)	746	728

Total business establishments reported by the QCEW are displayed below in Table II.20.23. Annual establishments increased by 0.05 percent between 2010 and 2011, from a total of 2,134 to 2,135 establishments. Preliminary estimate show business establishments increased to 2,173 in the second quarter of 2012.

Table II.20.23						
Number of Establishments						
Teton County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,838	1,874	1,875	1,869	1,864	.
2002	1,852	1,904	1,920	1,947	1,906	2.25
2003	1,914	1,932	1,963	1,975	1,946	2.10
2004	1,967	1,997	1,995	2,010	1,992	2.36
2005	1,997	2,037	2,056	2,061	2,038	2.31
2006	2,058	2,095	2,120	2,121	2,099	2.99
2007	2,114	2,145	2,148	2,157	2,141	2.00
2008	2,155	2,183	2,179	2,180	2,174	1.54
2009	2,153	2,152	2,147	2,157	2,152	-1.01
2010	2,119	2,129	2,144	2,144	2,134	-0.84
2011	2,119	2,130	2,133	2,156	2,135	0.05
2012(p)	2,154	2,173

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Teton County recorded 26,870 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 \$2,062,613,000, and real per capita income was \$95,861 in 2011. Average earnings per job in the county was \$44,550 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Teton County decreased from \$1,259 in second quarter 2011 to \$1,275 in second quarter 2012, or by 1.3 percent. Detached single-family home rents decreased by 2.6 percent, rents for mobile homes on a lot remained unchanged, and rents for mobile home lots increased by 5.8 percent.

Teton County rental prices experienced average annualized increases of 5.1 percent for apartments, 5.5 percent for houses, 3.3 percent for mobile homes plus a lot, and 4.3 percent for mobile home lots since fourth quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.20.24, at right, presents the Teton County data for each rental type.¹⁵¹

The 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 Teton County decreased from 73 authorized units in 2010 to 60 in 2011. Total residential authorizations increased from 115 units in 2010 to 118 in 2011.

The real value of single-family building permits increased from \$1,081,900 in 2010 to \$1,542,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$1,542,000 in 2010 to a low of \$491,100 in 2003. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.20.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	353	114	431	326
Q2.87	367	128	478	270
Q4.87	366	128	431	331
Q2.88	387	142	501	315
Q4.88	407	140	457	349
Q2.89	425	137	475	371
Q4.89	438	147	585	374
Q2.90	475	148	716	579
Q4.90	542	153	886	475
Q2.91	496	167	928	568
Q4.91	590	195	992	405
Q2.92	569	190	1,042	475
Q4.92	656	170	906	475
Q2.93	643	173	1,009	523
Q4.93	656	173	1,159	.
Q2.94	713	208	1,130	693
Q4.94	705	211	1,061	638
Q2.95	684	211	1,051	.
Q4.95	711	211	1,029	691
Q2.96	721	208	1,077	.
Q4.96	701	212	1,034	748
Q2.97	682	248	1,053	785
Q4.97	750	240	1,152	610
Q2.98	728	269	1,078	728
Q4.98	766	285	1,257	610
Q2.99	674	288	1,247	638
Q4.99	699	309	1,435	621
Q2.00	625	313	1,426	618
Q4.00	817	294	1,451	599
Q2.01	883	294	1,473	602
Q4.01	905	313	1,463	640
Q2.02	973	319	1,447	630
Q4.02	1,019	295	1,386	634
Q2.03	955	363	1,369	632
Q4.03	965	367	1,422	629
Q2.04	963	295	1,491	669
Q4.04	1,084	307	1,397	657
Q2.05	1,126	300	1,477	654
Q4.05	1,015	300	1,464	638
Q2.06	1,074	308	1,549	641
Q4.06	1,024	308	1,667	671
Q2.07	1,046	320	1,782	697
Q4.07	1,004	333	1,703	671
Q2.08	1,413	320	2,041	705
Q4.08	1,359	333	2,006	704
Q2.09	1,328	328	1,881	744
Q4.09	1,265	328	1,744	715
Q2.10	1,219	328	1,675	715
Q4.10	1,199	338	1,727	719
Q2.11	1,259	325	1,788	768
Q4.11	1,231	321	1,846	765
Q2.12	1,275	344	1,742	768

¹⁵¹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.20.25 Building Permits and Valuation Teton County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	172	8	32	56	268	.	.	109.4
1981	129	6	8	37	180	.	.	132.4
1982	81	2	.	51	134	.	.	202.6
1983	113	2	4	47	166	.	.	165.6
1984	113	4	53	.	170	.	.	137.6
1985	38	.	.	25	63	.	.	195.4
1986	67	8	10	.	85	.	.	175.7
1987	89	6	.	.	95	.	.	203.8
1988	162	4	4	28	198	.	.	181.5
1989	253	12	.	.	265	27	.	190.1
1990	245	8	26	54	333	.	.	202.2
1991	134	.	8	16	158	.	.	244.6
1992	243	4	8	.	255	.	.	225.4
1993	255	4	13	.	272	.	.	279.2
1994	235	8	.	34	277	.	.	293.3
1995	140	8	3	36	187	.	.	280.7
1996	150	2	19	6	177	.	10	270.3
1997	198	6	.	.	204	25	.	385.3
1998	300	4	.	.	304	.	.	439.9
1999	241	2	37	52	332	.	.	578.7
2000	257	18	3	48	326	.	4	785.1
2001	150	.	6	55	211	.	.	671.4
2002	131	6	16	44	197	.	.	591.1
2003	172	50	25	45	292	.	.	491.1
2004	204	18	31	48	301	24	6	677.9
2005	208	10	35	55	308	25	6	737.0
2006	180	10	36	65	291	.	6	804.4
2007	179	4	3	46	232	.	.	1,021.9
2008	166	4	6	40	216	.	.	1,020.3
2009	62	2	.	25	89	.	.	1,129.9
2010	73	.	6	36	115	.	.	1,081.9
2011	60	.	.	58	118	.	.	1,542.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Teton County was \$1,223,911. This represented a decrease of 38.0 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.20.26, below.

Table II.20.26 Average Sales Prices Teton County vs. Wyoming DOR Data, 1999–2011				
Year	Teton County Average Price (\$)	Teton County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	365,909	-2.39	101,517	4.76
2000	422,897	15.57	111,437	9.77
2001	460,240	8.83	116,469	4.52
2002	434,110	-5.68	121,140	4.01
2003	463,015	6.66	132,708	9.55
2004	495,500	7.02	142,501	7.38
2005	551,265	11.25	159,776	12.12
2006	806,287	46.26	187,869	17.58
2007	1,441,115	78.7	265,044	41.08
2008	1,829,237	26.9	256,045	-3.4
2009	1,453,628	-20.5	241,622	-5.6
2010	1,974,629	35.84	250,958	3.9
2011	1,223,911	-38.0	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in December 2012.¹⁵² During December 2012, a total of 100 surveys were completed by property managers in Teton County. Of the 1,585 rental units surveyed, 26 were vacant, indicating a vacancy rate of 1.64 percent, as shown in Table II.20.27, at right. This rate compares to a 10.0 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent. Additional calls were made to verify and discern the large drop in the vacancy rate. The additional comments point to a large increase in jobs over the past year. Three years ago when the recession hit, many tenants left due to lack of employment, which increased the vacancy rate to a high of 16.87 in December of 2010. Now there appears to be many jobs available, which is drawing more people back into the county increasing the demand for rental units.

Table II.20.27				
Total Units, Vacant Units, and Vacancy Rate				
Teton County				
RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	529	3	0.57%
2001b	7	580	29	5.00%
2002a	6	517	2	0.39%
2002b	13	621	44	7.09%
2003a	17	768	26	3.39%
2003b	22	1,071	78	7.28%
2004a	25	1,114	23	2.06%
2004b	20	1,066	90	8.44%
2005a	15	800	13	1.63%
2005b	16	692	43	6.21%
2006a	16	717	5	0.70%
2006b	18	807	8	0.99%
2007a	14	776	14	1.80%
2007b	19	955	28	2.93%
2008a	21	453	0	0.00%
2008b	31	947	70	7.39%
2009a	48	983	114	11.60%
2009b	68	941	147	15.62%
2010a	81	1,061	179	16.87%
2010b	91	1,525	208	13.64%
2011a	98	1,268	134	10.57%
2011b	98	1,518	152	10.01%
2012a	106	1,315	13	0.99%
2012b	100	1,585	26	1.64%

Diagram II.20.3, on the following page, shows the historical vacancy rate for Teton County and Wyoming. As can be seen, over the period from 2001 to 2008 the vacancy rate in Teton County has been similar to the statewide vacancy rate, until it began to rise and jumped to a high of 16.87 percent in the first half of 2010. However, since then, the vacancy rate has been decreasing, falling to a low of 1.64 percent in December of 2012.

¹⁵²Those signified as a in the “year” column of Table II.20.10 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.

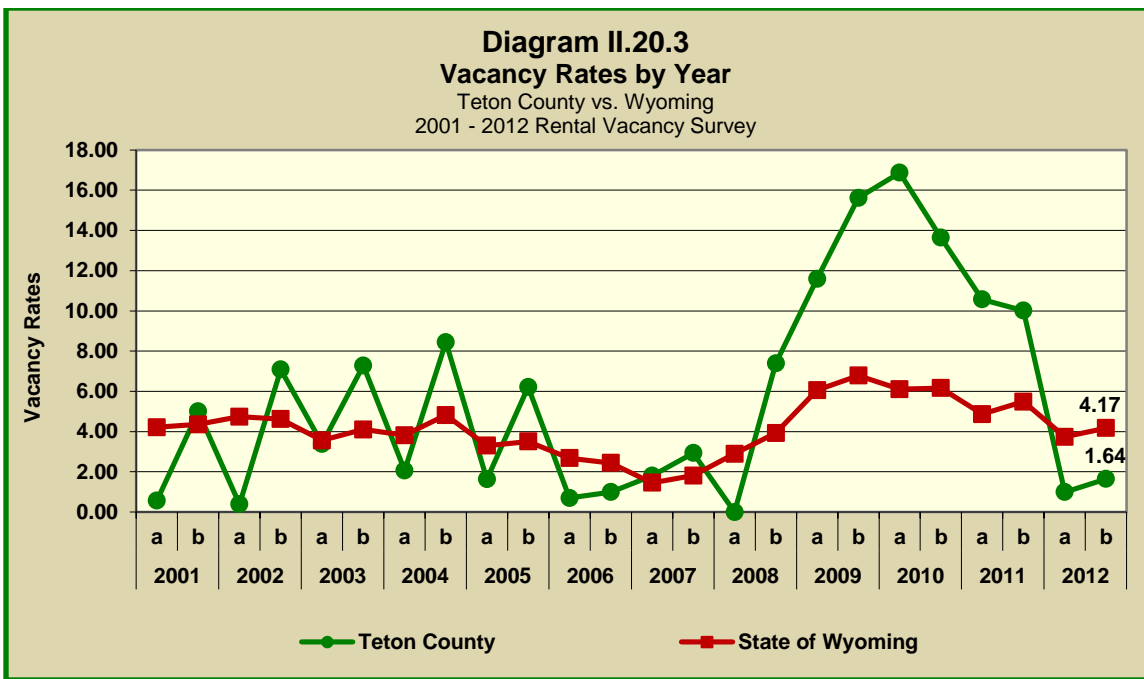
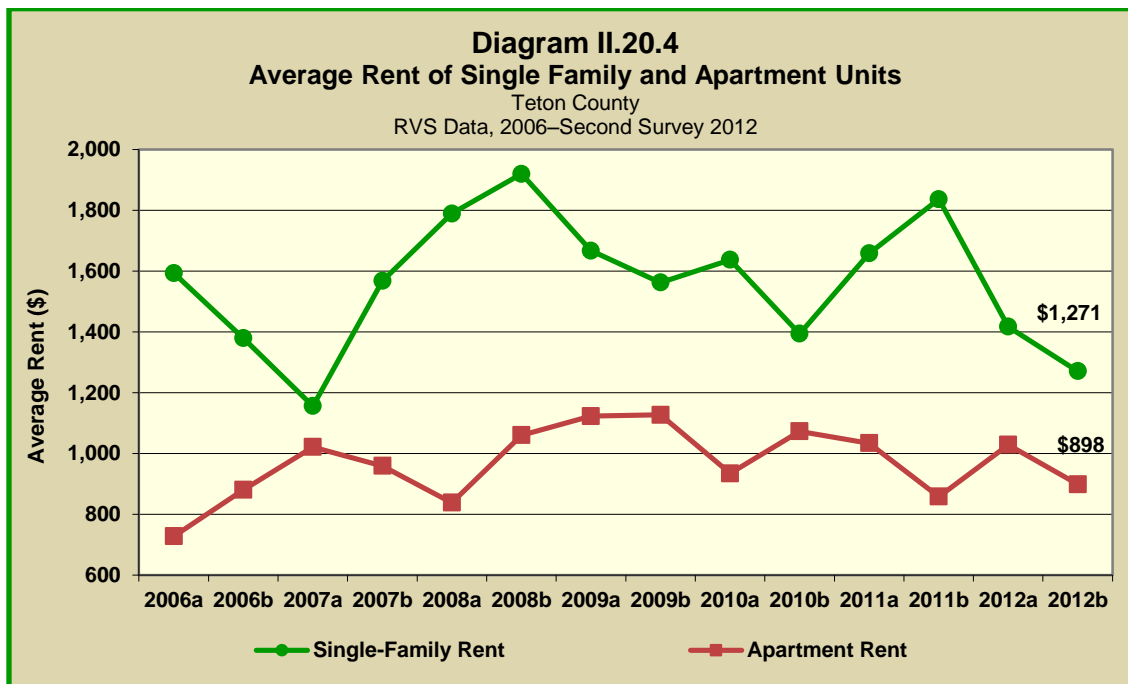


Diagram II.20.4, below, shows the average rent of single-family and apartment units in Teton County. In the second half of 2012, rents for single-family units fell to \$1,271 and average rents for apartments decreased to \$898.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 20 respondents in Teton County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 100 percent wished to buy existing units, of which 100 percent anticipated spending above \$250,000. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 137 or 1.9 percent of households in Teton County were overcrowded and another 28 or 0.4 percent of units were severely overcrowded, as shown in Table II.20.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.20.28				
Overcrowding and Severe Overcrowding				
Teton County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	4,504	13	0	4,517
Percentage	99.7%	0.3%	0.0%	100.0%
Renter				
Households	2,577	124	28	2,729
Percentage	94.4%	4.5%	1.0%	100.0%
Total				
Households	7,081	137	28	7,246
Percentage	97.7%	1.9%	0.4%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2011 five-year ACS, a total of 635 units or 5.0 percent of all housing units in Teton County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.20.29, at right.

Table II.20.29 Housing Units with Incomplete Kitchen Facilities Teton County 2007-2011 Five-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	12,031	251,420
Lacking Complete Kitchen Facilities	635	7,570
Total Housing Units	12,666	258,990
Percent Lacking	5.0%	2.9%

At the time of the 2011 ACS, a total of 325 units or 2.6 percent of all housing units in Teton County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.20.30, at right.

Table II.20.30 Housing Units with Incomplete Plumbing Facilities Teton County 2007-2011 Five-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	12,341	252,719
Lacking Complete Plumbing Facilities	325	6,271
Total Households	12,666	258,990
Percent Lacking	2.6%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Teton County, 15.1 percent of households had a cost burden and 15.8 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 17.0 percent of homeowners with a mortgage in Teton County experienced a cost burden and 19.6 percent experienced a severe cost burden, while 18.9 percent of renters had a cost burden and 13.4 percent had a severe cost burden, as shown in Table II.20.31, on the following page.

Table II.20.31					
Cost Burden and Severe Cost Burden by Tenure					
Teton County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Teton County					
Owner With a Mortgage					
Households	1,958	538	619	43	3,158
Percent	62.0%	17.0%	19.6%	1.4%	100.0%
Owner Without a Mortgage					
Households	1,159	37	163	0	1,359
Percent	85.3%	2.7%	12.0%	0.0%	100.0%
Renter					
Households	1,577	516	366	270	2,729
Percent	57.8%	18.9%	13.4%	9.9%	100.0%
Total					
Households	4,694	1,091	1,148	313	7,246
Percent	64.8%	15.1%	15.8%	4.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2013 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 6,654 households in Teton County, from 8,973 in 2010 to 15,627 in 2040. Homeowners are expected to increase from 5,083 households in 2010 to 8,529 by 2040. Renters are anticipated to increase from 3,890 households in 2010 to 7,098 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 231 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 240 households and by 424 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 428 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 579 households over the period. Table II.20.32, on the following page, provides details of the household forecast by tenure and income.

Table II.20.32						
Household Forecast by Tenure and Income						
Teton County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	340	354	626	370	3,393	5,083
2015	372	387	685	405	3,713	5,562
2020	406	423	747	442	4,052	6,070
2025	441	459	811	479	4,398	6,588
2030	482	501	886	524	4,803	7,195
2035	526	547	967	571	5,241	7,851
2040	571	594	1,050	621	5,693	8,529
Renters by Percent of Median Household Income						
2010	519	702	991	396	1,282	3,890
2015	592	800	1,130	451	1,462	4,436
2020	653	883	1,247	498	1,613	4,894
2025	713	963	1,360	543	1,760	5,339
2030	786	1,062	1,500	599	1,940	5,887
2035	866	1,170	1,653	660	2,138	6,486
2040	947	1,281	1,809	722	2,339	7,098
Total Households by Percent of Median Household Income						
2010	859	1,056	1,617	766	4,675	8,973
2015	964	1,188	1,815	856	5,175	9,998
2020	1,059	1,306	1,994	940	5,665	10,964
2025	1,154	1,422	2,171	1,023	6,157	11,927
2030	1,267	1,563	2,386	1,122	6,743	13,082
2035	1,391	1,717	2,619	1,231	7,379	14,337
2040	1,518	1,875	2,859	1,343	8,033	15,627

