

SUBLETTE COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Sublette County's population increased from 10,247 in 2010 to 10,368 in 2012, or by 1.2 percent. This compares to a statewide population growth of 2.3 percent over the period.¹³⁵ The number of people from 25 to 44 years of age decreased by 0.4 percent, and the number of people from 55 to 64 years of age increased by 5.7 percent. The white population decreased by 0.4 percent, while the black population increased by 179.5 percent. The Hispanic population increased from 712 to 831 people between 2010 and 2012 or by 16.7 percent. These data are presented in Table II.18.1, below.

Subject	Sublette County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	10,247	10,368	1.2%	563,626	576,412	2.3%
Age						
Under 14 years	2,033	2,006	-1.3%	113,371	113,773	0.4%
15 to 24 years	1,145	1,175	2.6%	78,460	79,861	1.8%
25 to 44 years	2,885	2,873	-0.4%	144,615	149,367	3.3%
45 to 54 years	1,736	1,646	-5.2%	83,577	78,964	-5.5%
55 to 64 years	1,409	1,489	5.7%	73,513	78,939	7.4%
65 and Over	1,039	1,179	13.5%	70,090	75,508	7.7%
Race						
White	9,929	9,885	-0.4%	529,110	536,450	1.4%
Black	44	123	179.5%	5,135	8,555	66.6%
American Indian and Alaskan Native	105	110	4.8%	14,457	15,003	3.8%
Asian	57	95	66.7%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	2	8	300.0%	521	575	10.4%
Two or more races	110	147	33.6%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	712	831	16.7%	50,231	54,770	9.0%

Table II.18.2, on the following page, presents the population of Sublette County by age and gender from the 2010 Census and 2012 intercensal estimates. The 2010 Census count showed a total of 5,550 males, who accounted for 54.2 percent of the population, and the remaining 45.8 percent, or 4,697 persons, were female. In 2012 the number of females increased to 4,746 persons, which accounted for 45.8 percent of the population while the remaining 54.2 percent, or 5,622 persons were male.

¹³⁵ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.18.2							
Population by Age and Gender							
Sublette County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,025	1,008	2,033	1,054	952	2,006	-1.3%
15 to 24 years	638	507	1,145	659	516	1,175	2.6%
25 to 44 years	1,624	1,261	2,885	1,605	1,268	2,873	-0.4%
45 to 54 years	925	811	1,736	865	781	1,646	-5.2%
55 to 64 years	785	624	1,409	830	659	1,489	5.7%
65 and Over	553	486	1,039	609	570	1,179	13.5%
Total	5,550	4,697	10,247	5,622	4,746	10,368	1.2%
% of Total	54.2%	45.8%	.	54.2%	45.8%	.	.

At the time of the 2010 Census, there were 550 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 663.9 percent, as shown in Table II.18.3, below.

Table II.18.3			
Group Quarters Population			
Sublette County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹³⁶	7	18	157.1%
Juvenile Facilities	.	.	.
Nursing Homes	63	1	-98.4%
Other Institutions	.	.	.
Total	70	19	-72.9%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	2	531	2,6450.0%
Total	2	531	2,6450.0%
Group Quarters Population	72	550	663.9%

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

¹³⁶ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.18.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 2,683 family households, of which 2,370 housed married couple families and 313 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 130 families, or a female householder with no husband present, of which there were 183 families. There were also an estimated 839 “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 Sublette County was 76.2 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Sublette County, 88.3 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Table II.18.4				
Household Type by Tenure				
Sublette County 2008-2012 5-Year ACS Data				
Family Type	Sublette County		State of Wyoming	
	Sublette County	% of Total	State of Wyoming	% of Total
Family households	2,683	76.2%	145,992	65.9%
Married-couple family	2,370	88.3%	117,493	80.5%
Owner-occupied housing units	1,953	82.4%	98,110	83.5%
Renter-occupied housing units	417	17.6%	19,383	16.5%
Other family	313	11.7%	28,499	19.5%
Male householder, no wife present	130	4.8%	9,246	32.4%
Owner-occupied housing units	111	85.4%	5,485	59.3%
Renter-occupied housing units	19	14.6%	3,761	40.7%
Female householder, no husband present	183	6.8%	19,253	67.6%
Owner-occupied housing units	105	57.4%	10,177	52.9%
Renter-occupied housing units	78	42.6%	9,076	47.1%
Nonfamily households	839	23.8%	75,487	34.1%
Owner-occupied housing units	506	60.3%	41,887	55.5%
Renter-occupied housing units	333	39.7%	33,600	44.5%
Total	3,522	100.0%	221,479	100.0%

Table II.18.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,128 two-person family households, 598 three-person family households and 546 four-person family households. One-person non-family households made up 83.4 percent of all non-family households or an estimated 700 households. Sublette County’s two persons households made up 36.0 percent of total housing units and four person households made up an additional 15.5 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.18.5				
Household Type by Household Size				
Sublette County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sublette County				
One Person	.	700	700	19.9%
Two Person	1,128	139	1,267	36.0%
Three Person	598	0	598	17.0%
Four Person	546	0	546	15.5%
Five Person	253	0	253	7.2%
Six Person	93	0	93	2.6%
Seven Person	65	0	65	1.8%
Total	2,683	839	3,522	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,267 two-person households, 1,047 were owner-occupied and 220 were renter-occupied. Of the 546 four-person households, 421 were owner-occupied and 125 were renter-occupied. Further household size data by tenure are presented in Table II.18.6, below.

Table II.18.6				
Tenure by Household Size				
Sublette County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sublette County				
One Person	470	230	700	19.9%
Two Person	1,047	220	1,267	36.0%
Three Person	460	138	598	17.0%
Four Person	421	125	546	15.5%
Five Person	240	13	253	7.2%
Six Person	30	63	93	2.6%
Seven Person or more	7	58	65	1.8%
Total	2,675	847	3,522	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.18.7, on the following page, Sublette County had a total of 5,685 housing units of which 3,522 or 62.0 percent were occupied. Of these occupied units, 76.0 percent, or 2,675 units were owner occupied, which compares to a statewide rate of 70.3. A total of 2,163 units or 38.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.18.7				
Housing Units by Tenure				
Sublette County 2008-2012 5-Year ACS Data				
Tenure	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,522	62.0%	221,479	84.7
Owner-Occupied	2,675	76.0%	155,659	70.3
Renter-Occupied	847	24.0%	65,820	29.7
Vacant Housing Units	2,163	38.0%	39,951	15.3
Total Housing Units	5,685	100.0%	261,430	100.0

Table II.18.8, below, shows that of the 2,163 housing units in Sublette County as reported in the 2012 ACS data, 140 or 6.5 percent were for rent and 58 or 2.7 percent were for sale. An estimated 1,436 units were for seasonal, recreational, or occasional use, and 342 or 15.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.18.8				
Disposition of Vacant Housing Units				
Sublette County 2008-2012 5-Year ACS Data				
Disposition	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	140	6.5%	5,825	14.6%
Rented, but not occupied	171	7.9%	1,811	4.5%
For sale only	58	2.7%	2,711	6.8%
Sold, but not occupied	0	.0%	799	2.0%
For seasonal, recreational, or occasional use	1,436	66.4%	18,027	45.1%
For migrant workers	16	.7%	488	1.2%
Other vacant	342	15.8%	10,290	25.8%
Total	2,163	100.0%	39,951	100.0%

Table II.18.9, at right, presents different income statistics for Sublette County. According to the 2012 ACS data averages, median family income for Sublette County was \$86,037 compared to the statewide average of \$70,013. Per capita income for Sublette County, which is calculated by dividing total income by population, was \$36,543, which compared to \$28,858 for the State of Wyoming.

Table II.18.9		
Median and Per Capita Income		
Sublette County 2008-2012 5-Year ACS Data		
Income Type	Sublette County	Wyoming
Median Family Income	86,037	70,013
Median Household Income	79,776	56,573
Per Capita Income	36,543	28,858

Table II.18.10, on the following page, shows households by income for Sublette County and the State of Wyoming. In Sublette County, there were a total of 158 households or 4.5 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 372 households that had incomes between \$35,000 and \$49,999, which accounted for 10.6 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 38.6 percent of total households and numbered 1,361 in Sublette County.

Table II.18.10 Households by Income Sublette County 2008-2012 5-Year ACS Data				
Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	158	4.5%	21,996	9.9%
15,000 - 19,999	53	1.5%	10,608	4.8%
20,000 - 24,999	138	3.9%	10,519	4.7%
25,000 - 34,999	223	6.3%	22,992	10.4%
35,000 - 49,999	372	10.6%	31,395	14.2%
50,000 - 74,999	661	18.8%	44,135	19.9%
75,000 - 99,999	556	15.8%	31,949	14.4%
100,000 and above	1,361	38.6%	47,885	21.6%
Total	3,522	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.18.11, below. In total, the poverty rate in Sublette County was 4.8 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Sublette County had a poverty rate of 3.7 percent and the female population had a poverty rate of 6.1 percent. There were 9 males and 0 females in poverty under the age of 5. Overall, 1.9 percent of persons in poverty in Sublette County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 11 individuals with incomes below the poverty level which represented 2.3 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.18.11 Poverty by Age Sublette County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sublette County				
5 and Below	9	0	9	1.9%
6 to 18	23	97	120	25.1%
18 to 64	170	169	339	70.8%
65 and Older	0	11	11	2.3%
Total	202	277	479	100.0%
Poverty Rate	3.7%	6.1%	4.8%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.18.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Sublette County saw an average of 2,513 owner-occupied single-family units compared to 684 single-family rental units. In Sublette County, single-family units comprised 90.8 percent of all households compared with 71.5 percent statewide. Sublette County

had a total of 26 apartment rental units and total apartment units accounted for 0.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 213 mobile homes in Sublette County, which comprised 6.0 percent of all occupied housing units and compared to 13.6 statewide.

Table II.18.12				
Households by Unit Type				
Sublette County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
Single-Family Unit	2,513	684	3,197	90.8%
Duplex	0	40	40	1.1%
Tri- or Four-Plex	0	31	31	.9%
Apartments	0	26	26	.7%
Mobile Homes	147	66	213	6.0%
Boat, RV, Van, Etc.	15	0	15	.4%
Total	2,675	847	3,522	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.18.13, below, shows the number of households by year of construction. As shown, 3.6 percent, or 128 units, were built in 1939 or earlier in the county, and another 173 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,039, which accounted for 29.5 percent of all households, and an additional 5 households, or 0.1 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.18.13				
Households by Year Built				
Sublette County 2008-2012 5-Year ACS Data				
Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	128	3.6%	24,899	11.2%
1940 to 1949	173	4.9%	10,352	4.7%
1950 to 1959	219	6.2%	22,395	10.1%
1960 to 1969	334	9.5%	19,254	8.7%
1970 to 1979	465	13.2%	50,875	23.0%
1980 to 1989	601	17.1%	34,715	15.7%
1990 to 1999	558	15.8%	26,905	12.1%
2000 to 2004	1,039	29.5%	30,814	13.9%
Built 2005 or Later	5	.1%	1,270	.6%
Total	3,522	100.0%	221,479	100.0%

Table II.18.14, below, displays housing units for Sublette County and the State of Wyoming. The number of rooms in Sublette County varied between households. Households with one room accounting for only 2.6 percent of total housing units, while households with five and six rooms accounted for 22.2 and 22.6 percent, respectively. The median number of rooms in Sublette County was 5 rooms, which compared to 6 statewide.

Table II.18.14				
Housing Units by Number of Rooms				
Sublette County 2008-2012 5-Year ACS Data				
Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	147	2.6%	4,323	1.7%
Two	344	6.1%	6,841	2.6%
Three	406	7.1%	19,299	7.4%
Four	1,062	18.7%	44,488	17.0%
Five	1,262	22.2%	51,437	19.7%
Six	1,286	22.6%	40,208	15.4%
Seven	721	12.7%	32,481	12.4%
Eight	269	4.7%	25,835	9.9%
Nine or more	188	3.3%	36,518	14.0%
Total	5,685	100.0%	261,430	100.0%
Median Rooms	5	.	6	.

Table II.18.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 20 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.0 percent of total households in Sublette County, which compared to 24.6 percent statewide. In Sublette County, the 1,831 households with three bedrooms accounted for 52.0 percent of all households, and there were only 280 five-bedroom or more households, which accounted for 8.0 percent of all households.

Table II.18.15				
Households by Number of Bedrooms				
Sublette County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
None	7	20	27	.8%
One	121	64	185	5.3%
Two	423	247	670	19.0%
Three	1,440	391	1,831	52.0%
Four	415	114	529	15.0%
Five or more	269	11	280	8.0%
Total	2,675	847	3,522	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.18.16, at right, structures built in 1939 or earlier had a median value of \$279,400, while structures built between 1950 and 1959 had a median value of \$290,300 and those built between 1990 to 1999 had a median value of \$263,200. 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 \$298,900 and \$, respectively. The total average median value in Sublette County was \$282,400, which compared to \$184,400 in the State of Wyoming.

Year Built	Sublette County	State of Wyoming
1939 or earlier	279,400	153,500
1940 to 1949	262,500	136,800
1950 to 1959	290,300	156,600
1960 to 1969	206,800	173,700
1970 to 1979	242,900	181,700
1980 to 1989	310,000	196,100
1990 to 1999	263,200	228,400
2000 to 2004	298,900	248,900
Built 2005 or Later		221,600
Total	282,400	184,400

Household mortgage status is reported in Table II.18.17, below. In Sublette County, households with a mortgage accounted for 60.2 percent of all households or 1,611 housing units, and the remaining 39.8 percent or 1,064 units had no mortgage. Of those units with a mortgage, 328 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,283 or 79.6 percent had no second mortgage or no home equity loan.

Mortgage Status	Sublette County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,611	60.2%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	328	20.4%	15,069	16.0%
Second mortgage only	239	72.9%	7,440	49.4%
Home equity loan only	89	27.1%	7,629	50.6%
Both second mortgage and home equity loan	0	.0%	645	.7%
No second mortgage and no home equity loan	1,283	79.6%	78,587	83.3%
Housing units without a mortgage	1,064	39.8%	61,358	39.4%
Total	2,675	100.0%	155,659	100.00%

The median rent in Sublette County was \$923 as compared to \$618 statewide, as seen in Table II.18.18, below.

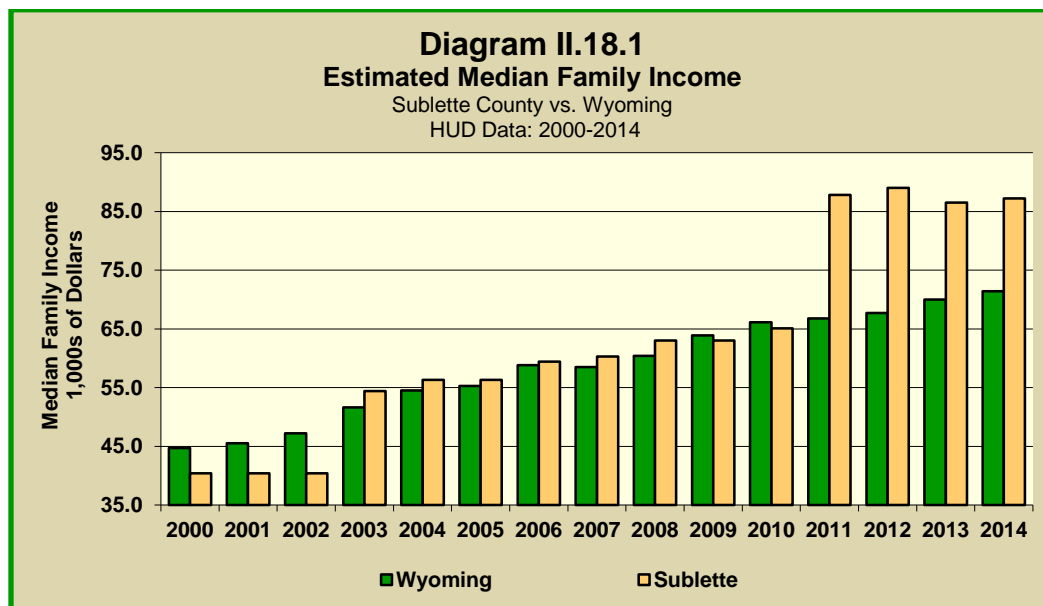
Place	Rent
Sublette County	\$923
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net decreased of 18 persons during 2013. The driver’s license total exchanges since 2000 for Sublette County are presented in Table II.18.19, below, and indicate a net increase of 2,211 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	220	179	41
2001	264	155	109
2002	286	148	138
2003	276	104	172
2004	339	175	164
2005	338	182	156
2006	444	183	261
2007	582	259	323
2008	653	253	400
2009	523	283	240
2010	408	263	145
2011	412	310	102
2012	363	385	-22
2013	325	343	-18
Total	5,433	3,222	2,211

Economics

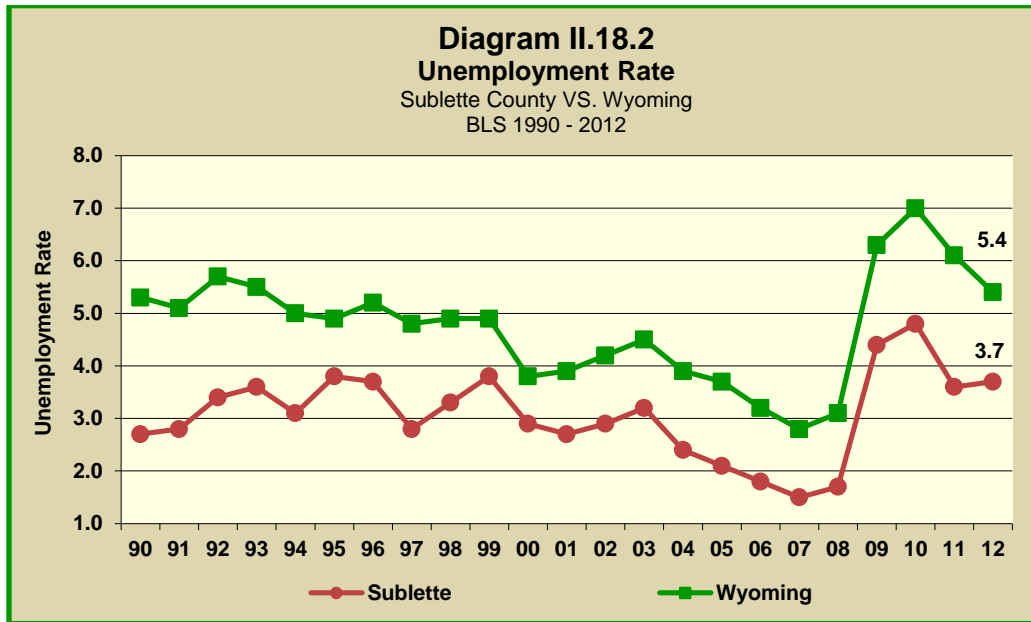
The HUD estimated MFI for Sublette County was \$87,200 in 2014.¹³⁷ This compares to Wyoming’s MFI of \$71,400. Diagram II.18.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sublette County’s labor force, defined as the number of persons working or actively seeking work, decreased by 388 persons, from 7,727 in 2011 to 7,339 in 2012. Employment decreased by 382 persons; unemployment decreased by 6 persons; and the unemployment rate, the number of

¹³⁷ 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.

unemployed persons as a percentage of the labor force, increased from 3.6 percent in 2011 to 3.7 in 2012, as shown below in Diagram II.18.2.



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 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 shown in Table II.18.20, below, with 2013 information considered preliminary(p), annual total monthly employment decreased by 6.20 percent between 2011 and 2012, from a total of 5,890 to 5,525 workers. Preliminary estimates shows total monthly employment increased to 5,280 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	2,446	2,798	3,098	3,790	4,827	5,054	5,887	5,111	5,362	5,880	4,772
Feb	2,424	2,836	3,110	3,838	4,843	5,087	5,644	5,105	5,336	5,757	4,703
Mar	2,434	2,841	3,122	3,855	4,935	5,331	5,535	5,142	5,341	5,630	4,757
Apr	2,484	2,859	3,207	3,930	4,992	5,224	5,406	5,305	5,577	5,538	4,802
May	2,717	3,026	3,433	4,242	5,205	5,448	5,452	5,581	5,652	5,634	5,013
Jun	2,980	3,330	3,851	4,554	5,535	5,810	5,608	5,871	6,058	5,878	5,280
Jul	3,106	3,366	4,003	4,612	5,418	5,844	5,438	5,898	6,121	5,422	.
Aug	3,088	3,357	4,015	4,582	5,491	5,840	5,482	5,928	6,266	5,376	.
Sep	3,077	3,319	4,019	4,545	5,488	5,877	5,553	5,800	6,436	5,469	.
Oct	2,957	3,252	3,891	4,417	5,354	5,858	5,464	5,753	6,291	5,379	.
Nov	2,741	3,172	3,765	4,404	5,155	5,801	5,433	5,650	6,197	5,223	.
Dec	2,713	3,158	3,687	4,417	5,033	5,661	5,375	5,480	6,042	5,119	.
Annual	2,764	3,110	3,600	4,266	5,190	5,570	5,523	5,552	5,890	5,525	.
% Change	7.93	12.52	15.76	18.50	21.66	7.32	-0.84	0.53	6.09	-6.20	.

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.18.21, on the following page, annual average weekly wages decreased by 1.32 percent between 2011 and

2012, from a total of \$1,140 to \$1,124. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$1,090.

Table II.18.21						
Average Weekly Wages						
Sublette County						
BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	474	477	463	534	487	.
2002	516	524	488	587	528	8.42
2003	551	579	522	637	572	8.33
2004	611	579	579	684	613	7.17
2005	658	653	714	788	707	15.33
2006	806	710	784	950	814	15.13
2007	1,005	930	963	1,082	994	22.11
2008	1,073	1,193	1,069	1,086	1,105	11.17
2009	1,144	976	975	1,101	1,050	-4.98
2010	1,054	1,050	1,065	1,145	1,079	2.76
2011	1,181	1,098	1,132	1,152	1,140	5.65
2012	1,196	1,088	1,021	1,192	1,125	-1.32
2013(p)	1,172	1,090	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.18.22, below. Annual remained unchanged between 2011 and 2012 at 618 establishments. Preliminary estimate show business establishments decreased to 595 in the second quarter of 2012.

Table II.18.22						
Number of Establishments						
Sublette County						
BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	396	407	409	409	405	.
2002	407	415	416	411	412	1.73
2003	432	450	454	450	447	8.50
2004	448	468	478	482	469	4.92
2005	485	499	508	517	502	7.04
2006	528	561	577	571	559	11.35
2007	598	618	625	624	616	10.20
2008	628	638	638	647	638	3.57
2009	642	641	637	631	638	0.00
2010	624	627	623	623	624	-2.19
2011	613	613	618	626	618	-0.96
2012	625	619	617	612	618	0.00
2013(p)	607	595	.	.	.	.

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, Sublette County recorded 8,632 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 \$645,904,000, and real per capita income was \$63,661 in 2011. Average earnings per job in the county was \$63,329 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 Sublette County decreased from \$922 in fourth quarter 2011 to \$813 in fourth quarter 2012, or by 11.8 percent. Detached single-family home rents decreased by 17.2 percent.

Sublette County rental prices experienced average annualized increases of 5.1 percent for apartments and 5.1 percent for houses, since second quarter 1998 through fourth quarter 2012.¹³⁸ These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots. Table II.18.23, at right, presents the Sublette County data for each rental type.

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 Sublette County increased from 13 authorized units in 2011 to 26 in 2012. Total residential authorizations increased from 25 units in 2011 to 26 in 2012.

The real value of single-family building permits decreased from \$235,680 in 2011 to \$216,438 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$228,600 in 2009 to a low of \$153,900 in 2005. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity are given in Table II.18.24, on the following page.

Table II.18.23				
Semiannual Average Monthly Rental Prices				
Sublette County				
EAD Data, Fourth Quarter 1986–Fourth Quarter 2012				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	387	150	546	415
Q4.98	501	150	575	365
Q2.99	425	150	588	338
Q4.99	463	175	581	371
Q2.00	433	175	624	435
Q4.00	464	165	566	325
Q2.01	455	165	608	.
Q4.01	441	175	613	350
Q2.02	472	200	611	.
Q4.02	534	165	655	457
Q2.03	520	200	769	472
Q4.03	611	200	794	.
Q2.04	647	225	808	624
Q4.04	765	240	888	600
Q2.05	699	240	882	590
Q4.05	728	275	1,083	595
Q2.06	781	265	1,195	643
Q4.06	750	275	1,238	693
Q2.07	822	275	1,338	667
Q4.07	860	275	1,387	674
Q2.08	872	275	1,390	675
Q4.08	864	.	1,397	670
Q2.09	866	.	1,416	600
Q4.09	869	.	1,349	596
Q2.10	868	.	1,324	550
Q4.10	908	.	1,322	582
Q2.11	962	.	1,247	550
Q4.11	922	.	1,384	.
Q2.12	900	.	1,198	.
Q4.12	813	.	1,146	.

¹³⁸ Data from 1986 to 1997 for Sublette County is not reported by the EAD.

Table II.18.24 Building Permits and Valuation Sublette County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	82	.	.	.	82	.	.	101.6
1981	90	2	12	.	104	.	.	103.9
1982	90	2	4	5	101	.	.	95.5
1983	87	.	8	5	100	.	.	96.8
1984	72	.	.	.	72	.	.	78.5
1985	58	4	.	5	67	.	.	90.1
1986	64	4	.	.	68	.	.	106.7
1987	34	.	.	.	34	.	.	107.7
1988	21	.	.	.	21	.	.	120.0
1989	19	.	.	.	19	.	.	126.4
1990	37	.	.	.	37	.	.	130.9
1991	59	.	.	.	59	.	.	132.2
1992	50	.	.	.	50	.	.	129.8
1993	49	4	.	.	53	.	.	129.5
1994	70	.	4	.	74	.	.	137.9
1995	86	4	4	.	94	.	.	138.5
1996	58	2	9	.	69	.	.	138.1
1997	44	2	.	.	46	.	.	143.3
1998	68	.	.	.	68	.	.	154.7
1999	75	.	.	.	75	.	.	164.1
2000	54	.	.	.	54	.	.	169.8
2001	72	4	.	.	76	.	.	178.1
2002	74	6	8	.	88	.	.	186.6
2003	83	4	8	.	95	.	.	188.2
2004	77	12	4	.	93	.	.	203.6
2005	179	.	.	6	185	.	.	153.9
2006	232	.	.	6	238	.	.	169.9
2007	257	6	.	.	263	.	.	209.3
2008	100	4	10	.	114	.	.	224.1
2009	44	.	.	.	44	.	.	228.6
2010	40	2	.	.	42	.	.	211.1
2011	13	.	.	12	25	.	.	235.7
2012	26	.	.	.	26	12	4	216.4

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Sublette County was \$241,938. This represented a decrease of 1.9 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.18.25, below.

Table II.18.25 Average Sales Prices Sublette County vs. Wyoming DOR Data, 2000–2012				
Year	Sublette County Average Price (\$)	Sublette County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	125,922	10.44	131,207	.
2001	149,179	18.47	128,771	-1.86
2002	163,473	9.58	138,295	7.40
2003	173,116	5.90	148,276	7.22
2004	218,343	26.13	159,558	7.61
2005	249,029	14.05	178,183	11.67
2006	269,795	8.34	219,438	23.15
2007	334,073	23.82	265,044	20.78
2008	296,638	-11.2	256,045	-3.40
2009	247,842	-16.4	241,622	-5.63
2010	257,988	4.09	250,958	3.86
2011	246,674	-4.4	241,301	-3.85
2012	241,938	-1.9	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.¹³⁹ During December 2013, a total of 23 surveys were completed by property managers in Sublette County. Of the 259 rental units surveyed, 35 were vacant, indicating a vacancy rate of 13.51 percent, as shown in Table II.18.26, below. This compares to a 6.0 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	41	2	4.88%
2001b	2	39	.	.
2002a	3	41	.	.
2002b	5	37	2	5.41%
2003a	7	50	2	4.00%
2003b	6	55	2	3.64%
2004a	6	59	1	1.69%
2004b	9	75	4	5.33%
2005a	12	96	4	4.17%
2005b	13	154	7	4.55%
2006a	13	159	3	1.89%
2006b	11	157	1	0.64%
2007a	9	131	3	2.29%
2007b	13	111	1	0.90%
2008a	17	141	4	2.84%
2008b	33	320	11	3.44%
2009a	27	226	26	11.50%
2009b	35	328	27	8.23%
2010a	30	325	24	7.38%
2010b	23	256	11	4.30%
2011a	22	206	11	5.34%
2011b	27	203	5	2.46%
2012a	27	264	32	12.12%
2012b	28	250	15	6.00%
2013a	28	266	32	12.03%
2013b	23	259	35	13.51%

Diagram II.18.3, on the following page, shows the historical vacancy rate for Sublette County and Wyoming. As can be seen, the vacancy rate in Sublette County has been similar to the statewide vacancy rate, trending roughly the same, but has been above the statewide rate since June 2012..

¹³⁹Those signified as a in the “year” column of Table II.18.10 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.

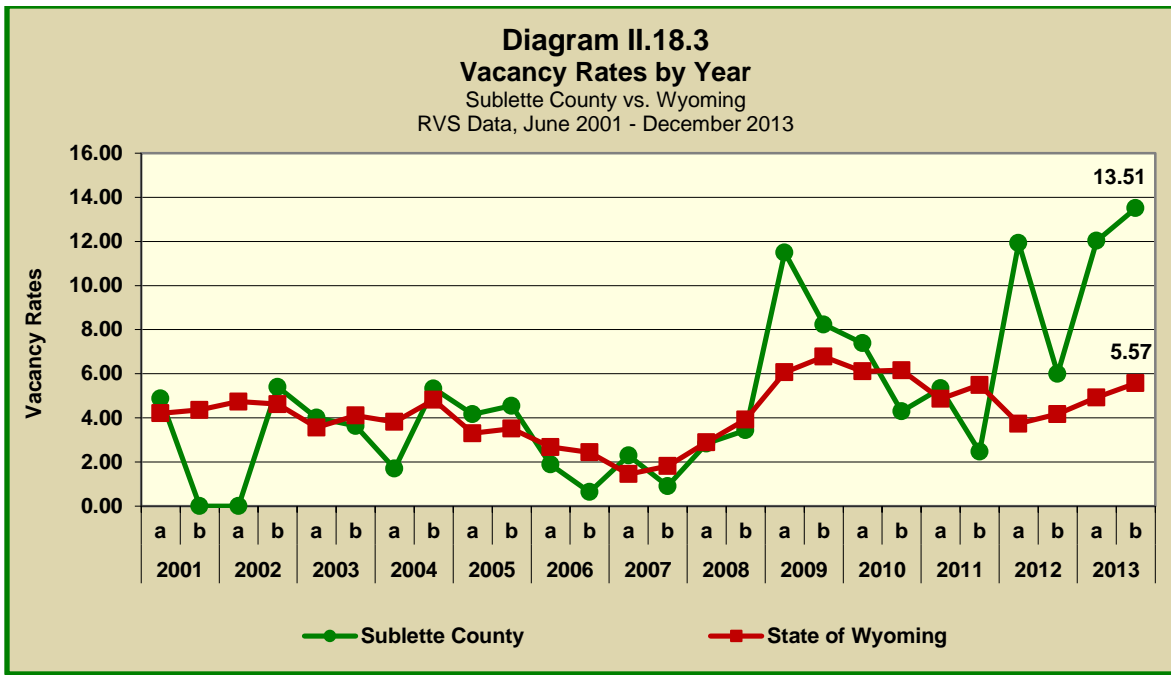


Diagram II.18.4, below, shows the average rent of single-family and apartment units in Sublette County. In the second half of 2013, average rents for single-family units fell to \$1,148 and average rents for apartments rose, to \$972.

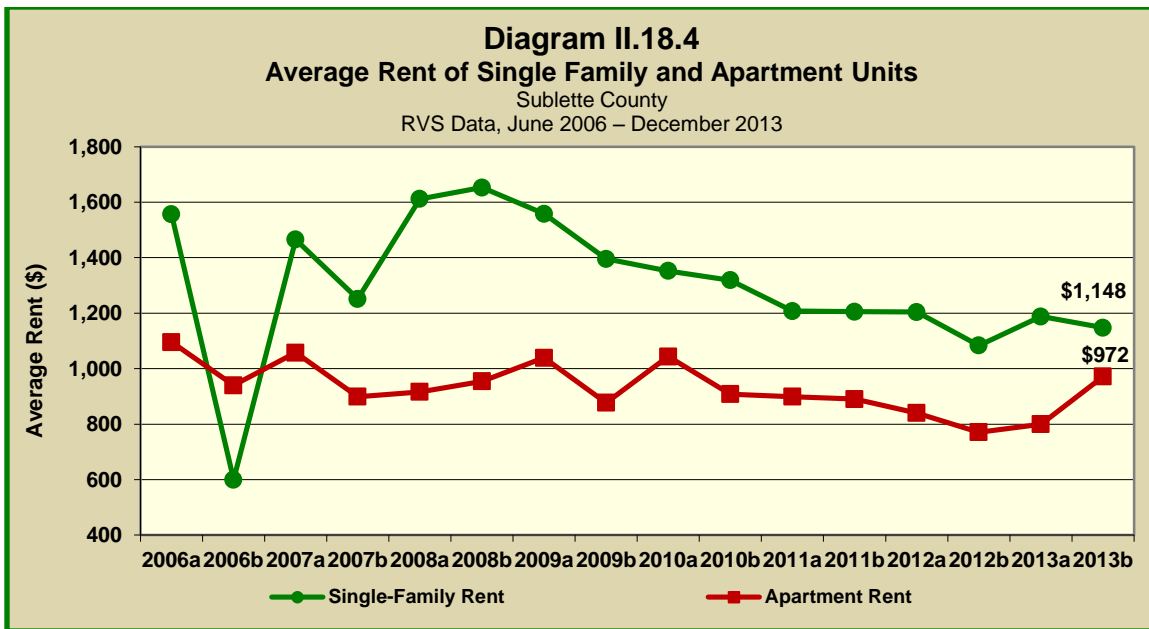


Table II.18.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 115 single family units in Sublette County, with 25 of them available. This translates into a vacancy rate of 21.7 percent in Sublette County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 31 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 16.1 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.18.27			
Rental Vacancy Survey by Type			
Sublette County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	115	25	21.7%
Duplex units	11	1	9.1%
Apartments	31	5	16.1%
Mobile Homes	21	1	4.8%
“Other” Units	81	0	.0%
Don't Know	0	3	%
Total	259	35	13.5%

Table II.18.28, below, reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 10 units. The most common apartment units were two bedroom units, with 10 units. Additional details for additional unit types are reported found below.

Table II.18.28							
Rental Units by Bedroom Size							
Sublette County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	1	0	0	0	.	1
One	1	0	5	0	0	.	6
Two	10	9	10	7	0	.	36
Three	7	1	1	14	75	.	98
Four	2	0	0	0	0	.	2
Five	1	0	0	0	0	.	1
Don't Know	94	0	15	0	6	0	115
Total	115	11	31	21	81	0	259

Average market-rate rents by unit type are shown in Table II.18.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.18.29						
Average Market Rate Rents by Bedroom Size						
Sublette County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$550	\$750	\$	\$	\$650
One	\$850	\$	\$785	\$	\$	\$807
Two	\$888	\$880	\$838	\$583	\$	\$835
Three	\$1,196	\$1,000	\$1,300	\$650	\$1,000	\$1,098
Four	\$1,575	\$	\$	\$	\$	\$1,575
Five	\$2,000	\$	\$	\$	\$	\$2,000
Total	\$1,148	\$850	\$972	\$625	\$1,000	\$997

Table II.18.30, below, shows vacancy rates for single family units by average rental rates for Sublette County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.18.30			
Single Family Market Rate Rents by Vacancy Status			
Sublette County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	14	0	.0%
\$1,000 to \$1,500	91	24	26.4%
Above \$1,500	3	1	33.3%
Missing	7	0	.0%
Total	115	25	21.7%

The average rent and availability of apartment units is displayed in Table II.18.31, below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 14.29 percent.

Table II.18.31			
Apartment Market Rate Rents by Vacancy Status			
Sublette County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	23	4	17.4%
\$1,000 to \$1,500	7	1	14.3%
Above \$1,500			%
Missing	1	0	.00%
Total	31	5	16.1%

Table II.18.32, on the following page shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 4.76 percent.

Table II.18.32 Mobile Home Market Rate Rents by Vacancy Status Sublette County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	21	1	4.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	21	1	4.8%

Table II.18.33, below, shows the condition of rental units by unit type for Sublette County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.18.33 Condition by Unit Type Sublette County RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	1	0	0	18	0	.	19
Good	91	6	29	3	75	.	204
Excellent	13	3	2	0	0	.	18
Don’t Know	10	2	0	0	6	0	18
Total	115	11	31	21	81	0	259

The availability of single family units based on their condition is displayed in Table II.18.34, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.18.34 Condition of Single Family Units by Vacancy Status Sublette County RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	1	0	.0%
Good	91	22	24.2%
Excellent	13	1	7.7%
Don’t Know	10		%
Total	115	25	21.7%

Table II.18.35, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 0.0 percent.

Table II.18.35			
Condition of Apartment Units by Vacancy Status			
Sublette County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	29	5	17.2%
Excellent	2	0	.0%
Don't Know	0		%
Total	31	5	16.1%

Table II.18.36, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent quality, with a vacancy rate of 0.0 percent.

Table II.18.36			
Condition of Mobile Home Units by Vacancy Status			
Sublette County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	18	1	5.6%
Good	3	0	.0%
Excellent	0	0	%
Don't Know	0		%
Total	21	1	4.8%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.18.37, below, respondents in Sublette

County said they would prefer 2 more single family units, 0 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 2 units.

Table II.18.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Sublette County	
RVS Data, December 2013	
Unit Type	More Units
Single family units	2
Duplex Units	
Apartments	0
Mobile homes	
Other	
Don't Know	
All types	
Total	2

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 25 respondents in Sublette County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to buy. Of those people who wished to buy, 100 percent anticipated spending between \$100,000 to \$249,999. Additional survey details can be found in the **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 2012 5-year ACS data, 101 or 2.9 percent of households in Sublette County were overcrowded and another 7 or 0.2 percent of units were severely overcrowded, as shown in Table II.18.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.18.38				
Overcrowding and Severe Overcrowding				
Sublette County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sublette County				
Owner				
Households	2,644	24	7	2,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	770	77	0	847
Percentage	90.9%	9.1%	.0%	100.0%
Total				
Households	3,414	101	7	3,522
Percentage	96.9%	2.9%	.2%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	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 2012 5-year ACS, a total of 276 units or 4.9 percent of all housing units in Sublette 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.18.39, at right.

Table II.18.39 Housing Units with Incomplete Kitchen Facilities Sublette County 2008-2012 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Kitchen Facilities	5,409	253,942
Lacking Complete Kitchen Facilities	276	7,488
Total Housing Units	5,685	261,430
Percent Lacking	4.9%	2.9%

At the time of the 2012 ACS, a total of 314 units or 5.5 percent of all housing units in Sublette County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.18.40, below.

Table II.18.40 Housing Units with Incomplete Plumbing Facilities Sublette County 2008-2012 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Plumbing Facilities	5,371	255,465
Lacking Complete Plumbing Facilities	314	5,965
Total Households	5,685	261,430
Percent Lacking	5.5%	2.3%

The third type of housing problem reported in the 2012 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 Sublette County, 14.5 percent of households had a cost burden and 8.6 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 19.8 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 14.8 percent experienced a severe cost burden, while 22.0 percent of renters had a cost burden and 4.6 percent had a severe cost burden, as seen in Table II.18.41, on the following page.

Table II.18.41					
Cost Burden and Severe Cost Burden by Tenure					
Sublette County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sublette County					
Owner With a Mortgage					
Households	1,053	319	239	0	1,611
Percent	65.4%	19.8%	14.8%	.0%	100.0%
Owner Without a Mortgage					
Households	1,008	6	25	25	1,064
Percent	94.7%	.6%	2.3%	2.3%	100.0%
Renter					
Households	456	186	39	166	847
Percent	53.8%	22.0%	4.6%	19.6%	100.0%
Total					
Households	2,517	511	303	191	3,522
Percent	71.5%	14.5%	8.6%	5.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 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 *2014 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 5,586 households in Sublette County, from 3,906 in 2010 to 9,492 in 2040. Homeowners are expected to increase from 2,658 households in 2010 to 6,158 by 2040. Renters are anticipated to increase from 1,248 households in 2010 to 3,333 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 284 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 292 households and by 532 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 189 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 380 households over the period. Table II.18.42, below, provides details of the household forecast by tenure and income.

Table II.18.42						
Household Forecast by Tenure and Income						
Sublette County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	216	222	404	233	1,583	2,658
2015	264	271	494	285	1,936	3,249
2020	321	330	602	348	2,361	3,963
2025	361	371	677	391	2,654	4,455
2030	405	416	758	438	2,971	4,988
2035	450	463	844	487	3,307	5,551
2040	500	513	936	541	3,669	6,158
Renters by Percent of Median Household Income						
2010	113	227	344	116	447	1,248
2015	145	291	441	148	572	1,598
2020	187	377	570	192	741	2,067
2025	214	429	650	219	844	2,356
2030	242	486	736	248	956	2,667
2035	271	545	825	278	1,071	2,989
2040	302	608	920	310	1,194	3,333
Total Households by Percent of Median Household Income						
2010	329	449	748	349	2,031	3,906
2015	408	562	935	434	2,508	4,847
2020	509	707	1,173	540	3,101	6,030
2025	575	801	1,327	610	3,498	6,811
2030	646	902	1,494	686	3,927	7,655
2035	721	1,008	1,668	765	4,378	8,540
2040	802	1,121	1,856	850	4,863	9,492