

TETON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Teton County's population increased from 21,294 in 2010 to 23,125 in 2015, or by 8.6 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 7.7 percent, and the number of people from 55 to 64 years of age increased by 14.0 percent. The white population increased by 7.4 percent, while the black population increased by 185.2 percent. The Hispanic population increased from 3,191 to 3,473 people between 2010 and 2015 or by 8.8 percent. These data are presented in Table II.20.1, below.

Table II.20.1						
Profile of Population Characteristics						
Teton County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Teton County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	21,294	23,125	8.6%	563,626	586,107	4.0%
Age						
Under 14 years	3,422	3,742	9.4%	113,371	116,880	3.1%
15 to 24 years	2,353	1,975	-16.1%	78,460	78,529	0.1%
25 to 44 years	7,526	8,108	7.7%	144,615	153,641	6.2%
45 to 54 years	3,114	3,130	.5%	83,577	71,070	-15.0%
55 to 64 years	2,781	3,169	14.0%	73,513	81,288	10.6%
65 and Over	2,098	3,001	43.0%	70,090	84,699	20.8%
Race						
White	20,500	22,020	7.4%	529,110	543,292	2.7%
Black	61	174	185.2%	5,135	8,286	61.4%
American Indian and Alaskan Native	204	248	21.6%	14,457	15,757	9.0%
Asian	242	292	20.7%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	27	31	14.8%	521	676	29.8%
Two or more races	260	360	38.5%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,473	8.8%	50,231	58,207	15.9%

Table II.20.2, on the following page, presents the population of Teton County by age and gender from the 2010 Census and 2015 current census estimates. 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. In 2015, the number of males rose to 11,940 persons, and accounted for 51.6 percent of the population, with the remaining 48.4 percent, or 11,185 persons being female.

Table II.20.2 Population by Age and Gender Teton County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,920	1,822	3,742	9.4%
15 to 24 years	1,263	1,090	2,353	981	994	1,975	-16.1%
25 to 44 years	4,126	3,400	7,526	4,334	3,774	8,108	7.7%
45 to 54 years	1,574	1,540	3,114	1,595	1,535	3,130	.5%
55 to 64 years	1,469	1,312	2,781	1,605	1,564	3,169	14.0%
65 and Over	1,033	1,065	2,098	1,505	1,496	3,001	43.0%
Total	11,191	10,103	21,294	11,940	11,185	23,125	8.6%
% of Total	52.6%	47.4%	.	51.6%	48.4%	.	

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.20.3, below.

Table II.20.3 Group Quarters Population Teton County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶²	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

¹⁶² 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.20.4, below, shows data on household type by tenure in the 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 4,840 family households, of which 4,141 housed married couple families and 699 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 229 families, or a female householder with no husband present, of which there were 470 families. There were also an estimated 3,347 “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 59.1 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Teton County, 85.6 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.20.4				
Household Type by Tenure				
Teton County				
2010-2015 5-Year ACS Data				
Family Type	Teton County		State of Wyoming	
	Teton County	% of Total	State of Wyoming	% of Total
Family households	4,840	59.1%	147,229	64.9%
Married-couple family	4,141	85.6%	117,355	79.7%
Owner-occupied housing units	3,198	77.2%	97,628	83.2%
Renter-occupied housing units	943	22.8%	19,727	16.8%
Other family	699	14.4%	29,874	20.3%
Male householder, no wife present	229	32.8%	10,771	36.1%
Owner-occupied housing units	151	65.9%	6,308	58.6%
Renter-occupied housing units	78	34.1%	4,463	41.4%
Female householder, no husband present	470	67.2%	19,103	63.9%
Owner-occupied housing units	158	33.6%	9,562	50.1%
Renter-occupied housing units	312	66.4%	9,541	49.9%
Nonfamily households	3,347	40.9%	79,636	35.1%
Owner-occupied housing units	1,446	43.2%	43,177	54.2%
Renter-occupied housing units	1,901	56.8%	36,459	45.8%
Total	8,187	100.0%	226,865	100.0%

Table II.20.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 2,487 two-person family households, 1,139 three-person family households and 846 four-person family households. One-person non-family households made up 65.0 percent of all non-family households or an estimated 2,175 households. Teton County’s two persons households made up 40.4 percent of total housing units and four person households made up an additional 11.7 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.20.5				
Household Type by Household Size				
Teton County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Teton County				
One Person	.	2,175	2,175	26.6%
Two Person	2,487	823	3,310	40.4%
Three Person	1,139	239	1,378	16.8%
Four Person	846	110	956	11.7%
Five Person	245	0	245	3.0%
Six Person	123	0	123	1.5%
Seven Person	0	0	0	.0%
Total	4,840	3,347	8,187	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 3,310 two-person households, 2,404 were owner-occupied and 906 were renter-occupied. Of the 956 four-person households, 529 were owner-occupied and 427 were renter-occupied. Further household size data by tenure are presented in Table II.20.6, below.

Table II.20.6				
Tenure by Household Size				
Teton County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Teton County				
One Person	949	1,226	2,175	26.6%
Two Person	2,404	906	3,310	40.4%
Three Person	854	524	1,378	16.8%
Four Person	529	427	956	11.7%
Five Person	139	106	245	3.0%
Six Person	78	45	123	1.5%
Seven Person or more	0	0	0	.0%
Total	4,953	3,234	8,187	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.20.7, on the following page, Teton County had a total of 13,146 housing units of which 8,187 or 62.3 percent were occupied. Of these occupied units, 60.5 percent, or 4,953 units were owner occupied, which compares to a statewide rate of 69.1. A total of 4,959 units or 37.7 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.20.7 Housing Units by Tenure Teton County 2010-2015 5-Year ACS Data				
Tenure	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,187	62.3%	226,865	85.1
Owner-Occupied	4,953	60.5%	156,675	69.1
Renter-Occupied	3,234	39.5%	70,190	30.9
Vacant Housing Units	4,959	37.7%	39,765	14.9
Total Housing Units	13,146	100.0%	266,630	100.0

Table II.20.8, below, shows that of the 4,959 housing units in Teton County as reported in the 2014 ACS data, 690 or 13.9 percent were for rent and 103 or 2.1 percent were for sale. An estimated 3,554 units were for seasonal, recreational, or occasional use, and 433 or 8.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.20.8 Disposition of Vacant Housing Units Teton County 2010-2015 5-Year ACS Data				
Disposition	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	690	13.9%	6,460	16.2%
Rented, but not occupied	51	1.0%	1,371	3.4%
For sale only	103	2.1%	2,571	6.5%
Sold, but not occupied	99	2.0%	931	2.3%
For seasonal, recreational, or occasional use	3,554	71.7%	17,209	43.3%
For migrant workers	29	.6%	302	.8%
Other vacant	433	8.7%	10,921	27.5%
Total	4,959	100.0%	39,765	100.0%

Table II.20.9, at right, presents different income statistics for Teton County. According to the 2014 ACS data averages, median family income for Teton County was \$93,443 compared to the statewide average of \$73,194.

Table II.20.9 Median and Per Capita Income Teton County 2010-2015 5-Year ACS Data		
Income Type	Teton County	Wyoming
Median Family Income	93,443	73,194
Median Household Income	75,325	58,840

Table II.20.10, on the following page, shows households by income for Teton County and the State of Wyoming. In Teton County, there were a total of 315 households or 3.8 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,003 households that had incomes between \$35,000 and \$49,999, which accounted for 12.3 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 36.5 percent of total households and numbered 2,987 in Teton County.

Table II.20.10 Households by Income Teton County 2010-2015 5-Year ACS Data				
Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	315	3.8%	21,426	9.4%
15,000 - 19,999	216	2.6%	10,358	4.6%
20,000 - 24,999	340	4.2%	11,900	5.2%
25,000 - 34,999	535	6.5%	22,435	9.9%
35,000 - 49,999	1,003	12.3%	30,775	13.6%
50,000 - 74,999	1,675	20.5%	43,104	19.0%
75,000 - 99,999	1,116	13.6%	32,540	14.3%
100,000 and above	2,987	36.5%	54,327	23.9%
Total	8,187	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.20.11, below. In total, the poverty rate in Teton County was 7 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Teton County had a poverty rate of 9 percent and the female population had a poverty rate of 6 percent. There were 66 males and 28 females in poverty under the age of 5. Overall, 5.7 percent of persons in poverty in Teton County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 61 individuals with incomes below the poverty level which represented 3.7 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.20.11 Poverty by Age Teton County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Teton County				
5 and Below	66	28	94	5.7%
6 to 17	202	0	202	12.3%
18 to 64	752	529	1,281	78.2%
65 and Older	6	55	61	3.7%
Total	1,026	612	1,638	100.0%
Poverty Rate	9%	6%	7%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.20.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Teton County saw an average of 4,434 owner-occupied single-family units compared to 1,474 single-family rental units. In Teton County, single-family units comprised 72.2 percent of all households compared with 71.8 percent statewide. Teton County

had a total of 922 apartment rental units and total apartment units accounted for 12.4 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 404 mobile homes in Teton County, which comprised 4.9 percent of all occupied housing units and compared to 12.9 statewide.

Table II.20.12 Households by Unit Type Teton County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	4,434	1,474	5,908	72.2%
Duplex	16	243	259	3.2%
Tri- or Four-Plex	101	431	532	6.5%
Apartments	91	922	1,013	12.4%
Mobile Homes	240	164	404	4.9%
Boat, RV, Van, Etc.	71	0	71	.9%
Total	4,953	3,234	8,187	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.20.13, below, shows the number of households by year of construction. As shown, 4.4 percent, or 362 units, were built in 1939 or earlier in the county, and another 115 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,556, which accounted for 19.0 percent of all households, and an additional 112 households, or 1.4 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.20.13 Households by Year Built Teton County 2010-2015 5-Year ACS Data				
Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	362	4.4%	24,616	10.9%
1940 to 1949	115	1.4%	10,203	4.5%
1950 to 1959	305	3.7%	21,453	9.5%
1960 to 1969	542	6.6%	18,653	8.2%
1970 to 1979	1,214	14.8%	48,616	21.4%
1980 to 1989	1,845	22.5%	33,033	14.6%
1990 to 1999	2,136	26.1%	26,955	11.9%
2000 to 2009	1,556	19.0%	36,947	16.3%
Built 2010 or Later	112	1.4%	6,389	2.8%
Total	8,187	100.0%	226,865	100.0%

Table II.20.14, below, 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 accounted for only 4.1 percent of total housing units, while households with five and six rooms accounted for 16.6 and 12.3 percent, respectively. The median number of rooms in Teton County was 5 rooms, which compared to 6 statewide.

Table II.20.14				
Housing Units by Number of Rooms				
Teton County 2010-2015 5-Year ACS Data				
Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	533	4.1%	4,535	1.7%
Two	1,095	8.3%	7,317	2.7%
Three	1,688	12.8%	20,228	7.6%
Four	2,155	16.4%	41,849	15.7%
Five	2,182	16.6%	54,574	20.5%
Six	1,612	12.3%	42,082	15.8%
Seven	1,238	9.4%	31,471	11.8%
Eight	1,077	8.2%	25,750	9.7%
Nine or more	1,566	11.9%	38,824	14.6%
Total	13,146	100.0%	266,630	100.0%
Median Rooms	5	.	6	.

Table II.20.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 155 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.1 percent of total households in Teton County, which compared to 24.3 percent statewide. In Teton County, the 2,955 households with three bedrooms accounted for 36.1 percent of all households, and there were only 323 five-bedroom or more households, which accounted for 3.9 percent of all households.

Table II.20.15				
Households by Number of Bedrooms				
Teton County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	155	155	1.9%
One	235	930	1,165	14.2%
Two	915	1,138	2,053	25.1%
Three	2,244	711	2,955	36.1%
Four	1,253	283	1,536	18.8%
Five or more	306	17	323	3.9%
Total	4,953	3,234	8,187	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

Household mortgage status is reported in Table II.20.16, below. In Teton County, households with a mortgage accounted for 63.7 percent of all households or 3,156 housing units, and the remaining 36.3 percent or 1,797 units had no mortgage. Of those units with a mortgage, 458 had either a second mortgage or home equity loan, 34 had both a second mortgage and home equity loan, and 2,664 or 84.4 percent had no second mortgage or no home equity loan.

Table II.20.16 Mortgage Status Teton County 2010-2015 5-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	3,156	63.7%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	458	14.5%	10,910	11.8%
Second mortgage only	97	21.2%	5,021	46.0%
Home equity loan only	361	78.8%	5,889	54.0%
Both second mortgage and home equity loan	34	1.1%	514	.6%
No second mortgage and no home equity loan	2,664	84.4%	81,121	87.7%
Housing units without a mortgage	1,797	36.3%	64,130	40.9%
Total	4,953	100.0%	156,675	100.00%

The median rent in Teton County was \$1,015 as compared to \$674 statewide, as seen in Table II.20.17, below.

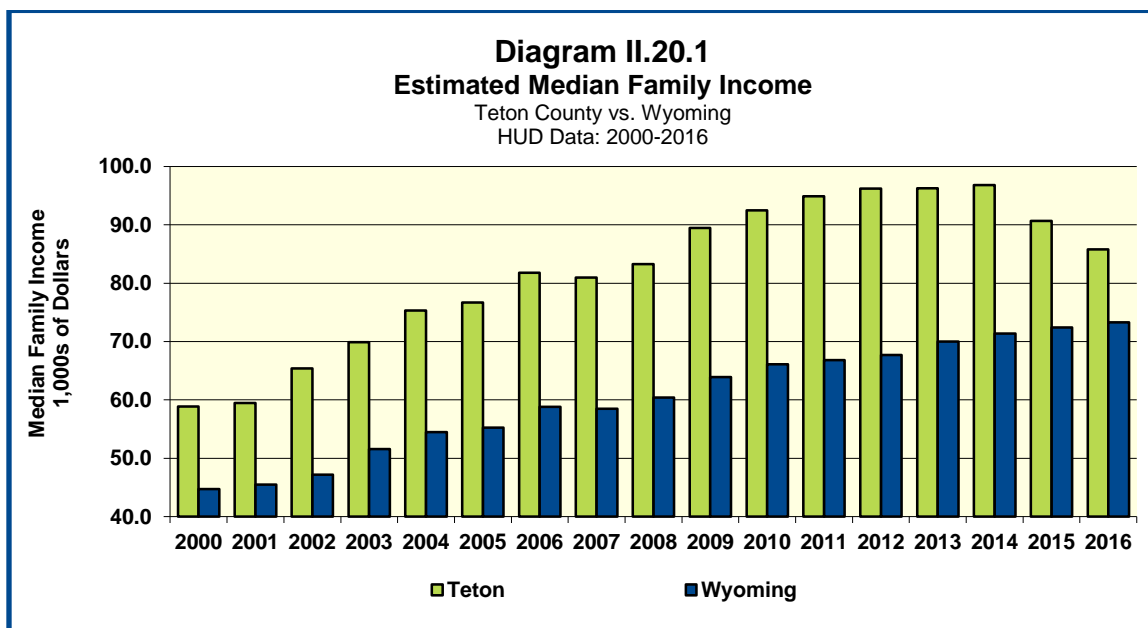
Table II.20.17 Median Rent Teton County 2010-2015 5-Year ACS Data	
Place	Rent
Teton County	\$1,015
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 289 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Teton County are presented in Table II.20.18, below, and indicate a net increase of 7,636 persons over the period.

Table II.20.18			
Driver’s Licenses Exchanged and Surrendered			
Teton County			
WYDOT Data, 2000 – First Half of 2016			
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	1,051	847	204
2013	1,199	696	503
2014	1,259	748	511
2015	1,310	729	581
2016 – First Half	641	352	289
Total	20,281	12,645	7,636

Economics

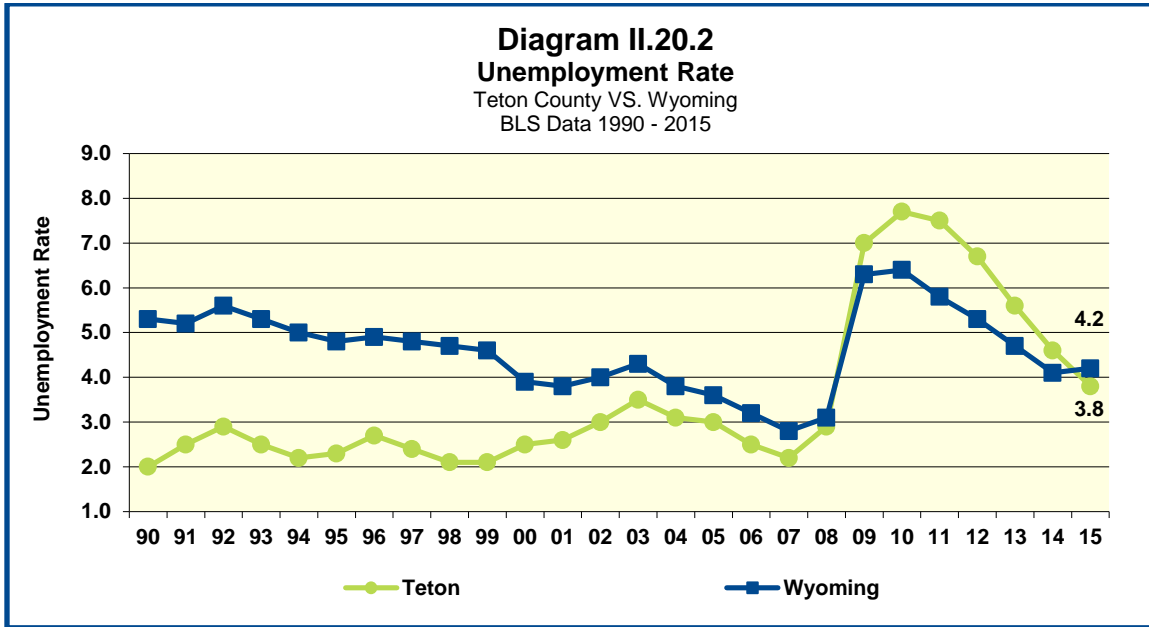
The HUD estimated MFI for Teton County was \$85,800 in 2016.¹⁶³ This compares to Wyoming’s MFI of \$73,300. Diagram II.20.1, below, illustrates the estimated MFI for 2000 through 2016.



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, increased by 309 persons, from 14,462 in 2014 to 14,771 in 2015. Employment increased by 421 persons;

¹⁶³ 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.

unemployment decreased by 112 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.6 percent in 2014 to 3.8 percent in 2015, as shown below in Diagram II.20.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.20.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 19,497 persons in 2015; this figure was higher than the 2014 average by 661 jobs. In June total preliminary monthly employment was estimated to be 23,182 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	15,750	16,580	17,341	17,945	17,123	15,930	15,808	16,235	16,635	17,576	18,183	18,956
Feb	15,756	16,671	17,287	18,061	16,822	15,931	15,806	16,263	16,688	17,450	18,154	18,806
Mar	15,741	16,718	17,292	17,896	16,600	15,650	15,677	16,058	16,633	17,421	18,206	18,787
Apr	15,291	15,704	16,097	16,575	15,176	14,425	13,891	14,916	15,557	16,204	16,823	17,217
May	16,112	16,668	17,182	18,209	16,572	15,968	15,423	15,938	16,484	17,267	18,253	18,991
Jun	19,583	20,591	20,836	21,860	19,770	19,404	19,208	19,896	20,741	21,636	22,214	23,182
Jul	20,630	21,605	21,794	22,404	20,395	20,400	20,561	20,750	21,503	22,548	23,190	.
Aug	20,542	21,300	21,576	22,113	20,194	20,180	20,410	20,669	21,619	22,471	23,064	.
Sep	18,989	19,492	20,207	20,373	18,886	18,793	19,053	19,173	20,150	20,703	21,417	.
Oct	17,001	17,172	17,763	18,061	16,628	16,371	16,875	17,311	18,184	18,813	19,378	.
Nov	15,014	15,599	16,172	16,024	14,407	13,867	14,110	15,076	15,483	15,675	16,310	.
Dec	16,601	17,211	17,790	17,353	16,405	16,332	16,524	16,739	17,605	18,263	18,767	.
Annual	17,251	17,943	18,445	18,906	17,415	16,938	16,946	17,419	18,107	18,836	19,497	.
% Change	3.11%	4.01%	2.80%	2.50%	-7.89%	-2.74%	.05%	2.79%	3.95%	4.03%	3.51%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$817 in 2014. In 2015, average weekly wages saw an increase of 0.12 over the prior year, rising to \$818. The most recent preliminary estimates show average weekly wages were 798 in the second quarter on 2016. These data are shown in Table II.20.20, below.

Table II.20.20 Average Weekly Wages Teton County BLS QCEW Data, 2001–2016(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	.14%
2011	750	726	710	826	750	2.46%
2012	746	728	718	903	771	2.80%
2013	825	731	716	859	779	1.04%
2014	762	750	781	986	817	4.88%
2015	802	777	770	936	818	.12%
2016(p)	846	798				

Total business establishments reported by the QCEW are displayed in Table II.20.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 1.70 percent to 2,292 establishments. The most recent preliminary estimates show the number of business establishments were 2,325 in the second quarter on 2016.

Table II.20.21 Number of Business Establishments Teton County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,838	1,874	1,875	1,869	1,869	
2002	1,852	1,904	1,920	1,947	1,947	2.25%
2003	1,914	1,932	1,963	1,975	1,975	2.10%
2004	1,967	1,997	1,995	2,010	2,010	2.36%
2005	1,997	2,037	2,056	2,061	2,061	2.31%
2006	2,058	2,095	2,120	2,121	2,121	2.99%
2007	2,114	2,145	2,148	2,157	2,157	2.00%
2008	2,155	2,183	2,179	2,180	2,180	1.54%
2009	2,153	2,152	2,147	2,157	2,157	-1.01%
2010	2,119	2,129	2,144	2,144	2,144	-.84%
2011	2,119	2,130	2,133	2,156	2,156	.05%
2012	2,154	2,174	2,188	2,205	2,205	2.11%
2013	2,157	2,186	2,210	2,221	2,221	.64%
2014	2,215	2,225	2,248	2,256	2,256	1.91%
2015	2,245	2,280	2,279	2,292	2,292	1.70%
2016	2,296	2,325				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Teton County recorded 30,868 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 \$4,506,170,000, and real per capita income was \$194,861 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$41,052 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Teton County increased from \$1,306 in second quarter 2015 to \$1,826 in second quarter 2016, or by 39.8 percent. Detached single-family home rents increased by 7.8 percent, rents for mobile homes on a lot increased by 5.4, and rents for mobile home lots decreased by 1.3 percent.

Teton County rental prices experienced average annualized increases of 3.3 percent for apartments, 3.4 percent for houses, 1.6 percent for mobile homes plus a lot, and 2.2 percent for mobile home lots since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.20.22, at right, presents the Teton County data for each rental type.¹⁶⁴

Table II.20.22				
Semiannual Average Monthly Rental Prices				
Teton County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	673	217	823	623
Q2.87	684	239	889	502
Q4.87	682	239	803	616
Q2.88	696	255	901	566
Q4.88	731	252	821	628
Q2.89	736	237	822	641
Q4.89	758	254	1,012	647
Q2.90	793	247	1,195	966
Q4.90	905	255	1,479	793
Q2.91	801	270	1,499	917
Q4.91	953	315	1,602	654
Q2.92	899	300	1,646	750
Q4.92	1,036	268	1,431	750
Q2.93	992	267	1,556	807
Q4.93	1,012	267	1,788	0
Q2.94	1,077	314	1,707	1,047
Q4.94	1,065	319	1,603	964
Q2.95	1,012	312	1,555	0
Q4.95	1,052	312	1,522	1,022
Q2.96	1,048	302	1,565	0
Q4.96	1,019	308	1,502	1,087
Q2.97	974	354	1,504	1,121
Q4.97	1,071	343	1,646	871
Q2.98	1,029	380	1,523	1,029
Q4.98	1,083	403	1,776	862
Q2.99	938	401	1,736	888
Q4.99	973	430	1,997	864
Q2.00	851	426	1,941	841
Q4.00	1,112	400	1,975	815
Q2.01	1,175	391	1,960	801
Q4.01	1,204	416	1,947	852
Q2.02	1,275	418	1,896	826
Q4.02	1,335	387	1,816	831
Q2.03	1,227	466	1,759	812
Q4.03	1,240	472	1,827	808
Q2.04	1,204	369	1,865	837
Q4.04	1,356	384	1,747	822
Q2.05	1,364	363	1,789	792
Q4.05	1,230	363	1,774	773
Q2.06	1,262	362	1,821	753
Q4.06	1,204	362	1,959	789
Q2.07	1,198	366	2,040	798
Q4.07	1,150	381	1,950	768
Q2.08	1,587	359	2,292	792
Q4.08	1,526	374	2,253	791
Q2.09	1,480	366	2,096	829
Q4.09	1,410	366	1,944	797
Q2.10	1,342	361	1,844	787
Q4.10	1,320	372	1,901	792
Q2.11	1,358	351	1,929	828
Q4.11	1,328	346	1,991	825
Q2.12	1,351	364	1,845	813
Q4.12	1,290	364	1,835	873
Q2.13	1,285	359	1,866	834
Q4.13	1,339	390	1,957	858
Q2.14	1,292	410	1,904	939
Q4.14	1,311	434	2,066	947
Q2.15	1,306	436	2,143	960
Q4.15	1,676	436	2,174	971
Q6.16	1,826	430	2,310	1,012

¹⁶⁴ 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.

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 increased from 135 authorizations in 2014 to 174 in 2015.

The real value of single-family building permits increased from \$964,794 in 2014 to \$1,346,000 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.20.23, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	172	8	32	56	268	114.1	41.0
1981	129	6	8	37	180	138.1	50.5
1982	81	2	.	51	134	211.1	83.0
1983	113	2	4	47	166	172.5	70.0
1984	113	4	53	.	170	143.7	.
1985	38	.	.	25	63	203.8	55.0
1986	67	8	10	.	85	183.5	.
1987	89	6	.	.	95	213.6	.
1988	162	4	4	28	198	190.1	56.7
1989	253	12	.	.	265	198.9	.
1990	245	8	26	54	333	211.8	75.6
1991	134	.	8	16	158	256.9	74.5
1992	243	4	8	.	255	236.9	.
1993	255	4	13	.	272	292.9	.
1994	235	8	.	34	277	307.6	81.7
1995	140	8	3	36	187	294.5	79.7
1996	150	2	19	6	177	283.7	106.1
1997	198	6	.	.	204	404.7	.
1998	300	4	.	.	304	462.3	.
1999	241	2	37	52	332	607.7	57.7
2000	257	18	3	48	326	823.7	52.1
2001	150	.	6	55	211	704.3	80.0
2002	131	6	16	44	197	620.5	57.5
2003	172	50	25	45	292	516.1	62.4
2004	204	18	31	48	301	712.9	59.5
2005	208	10	35	55	308	775.8	58.0
2006	180	10	36	65	291	848.1	56.2
2007	179	4	3	46	232	1,079.9	121.7
2008	166	4	6	40	216	1,080.9	94.7
2009	62	2	.	25	89	1,200.5	94.0
2010	73	.	6	36	115	1,148.7	92.9
2011	60	.	.	58	118	1,638.3	91.0
2012	91	.	.	31	122	1,051.3	89.4
2013	127	.	.	35	162	1,317.6	87.9
2014	135	2	.	8	145	964.8	231.4
2015	174	20	30	12	236	1,346.0	108.1

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Teton County was \$1,625,841. This represented an increase of 10.4 percent from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.20.24, on the following page.

The Jackson Hole real estate association also releases a housing market report for Jackson Hole.¹⁶⁵ In the first half of 2016 the number of sales decreased by 14.0 percent, compared to the first half of 2015. However, this decrease was due to a falling off of post-recession recovery and is a return to a more stable equilibrium. Within the single family market, the number of transactions decreased by almost 5.0 percent, and the median sales price of a single family home fell by 5.0 percent. The condo and townhome market also fell by 10 percent in transaction volume since 2015, and has median sale prices decreased by 10.0 percent. The luxury market also remains strong with 23 sales of over 3 million dollars.

Year	Teton County Average Price (\$)	Teton County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	422,897	.	131,207	.
2001	460,240	8.83	128,771	-1.86
2002	434,110	-5.68	138,295	7.40
2003	463,015	6.66	148,276	7.22
2004	495,500	7.02	159,558	7.61
2005	551,265	11.25	178,183	11.67
2006	806,287	46.26	219,438	23.15
2007	1,441,115	78.7	265,044	20.78
2008	1,829,237	26.9	256,045	-3.40
2009	1,453,628	-20.5	241,622	-5.63
2010	1,974,629	35.84	250,958	3.86
2011	1,223,911	-38.0	241,301	-3.85
2012	1,496,711	22.3	266,406	10.4
2013	1,420,158	-5.1	281,345	5.6
2014	1,472,249	3.7	263,432	-6.4
2015	1,625,841	10.4	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in December 2016.¹⁶⁶ During December 2016, a total of 61 surveys were completed by property managers in Teton County. Of the 1,294 rental units surveyed, 12 were vacant, indicating a vacancy rate of .9 percent, as shown in Table II.20.25, on the following page. This rate compares to a 2.5 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

¹⁶⁵ https://issuu.com/jhrea/docs/jh_market_report_2016midyear

¹⁶⁶ Those 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.

Table II.20.25				
Total Units, Vacant Units, and Vacancy Rate				
Teton County				
RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	529	3	0.6%
2001b	7	580	29	5.0%
2002a	6	517	2	0.4%
2002b	13	621	44	7.1%
2003a	17	768	26	3.4%
2003b	22	1,071	78	7.3%
2004a	25	1,114	23	2.1%
2004b	20	1,066	90	8.4%
2005a	15	800	13	1.6%
2005b	16	692	43	6.2%
2006a	16	717	5	0.7%
2006b	18	807	8	1.0%
2007a	14	776	14	1.8%
2007b	19	955	28	2.9%
2008a	21	453	0	0.0%
2008b	31	947	70	7.4%
2009a	48	983	114	11.6%
2009b	68	941	147	15.6%
2010a	81	1,061	179	16.9%
2010b	91	1,525	208	13.6%
2011a	98	1,268	134	10.6%
2011b	98	1,518	152	10.0%
2012a	106	1,315	13	1.0%
2012b	100	1,585	26	1.6%
2013a	96	1,428	8	0.6%
2013b	82	1,271	4	0.3%
2014a	91	1,409	4	0.3%
2014b	88	1,420	15	1.1%
2015a	86	1,514	11	0.7%
2015b	65	1,849	46	2.5%
2016a	66	1,365	14	1.0%
2016b	61	1,294	12	0.9%

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 16.9 percent in the first half of 2010. However, since then, the vacancy rate has been below the statewide rate, with a rate of .9 percent in December 2016.

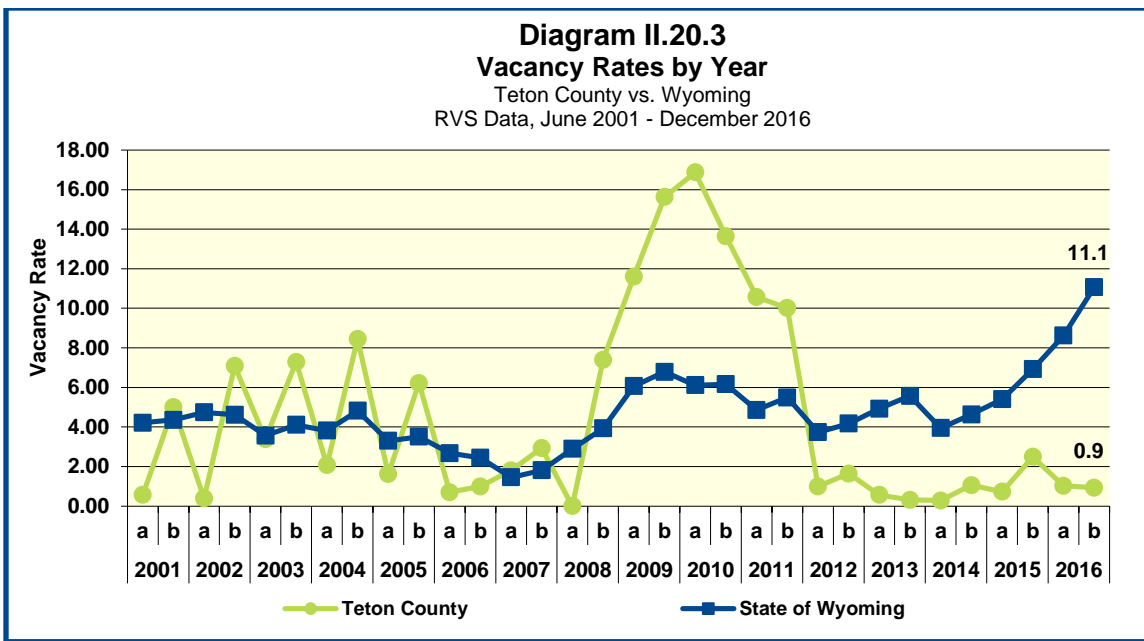


Diagram II.20.4, below, shows the average rent of single-family and apartment units in Teton County. In 2016, rents for single-family units fell to \$2,183 and average rents for apartments fell to \$1,513.

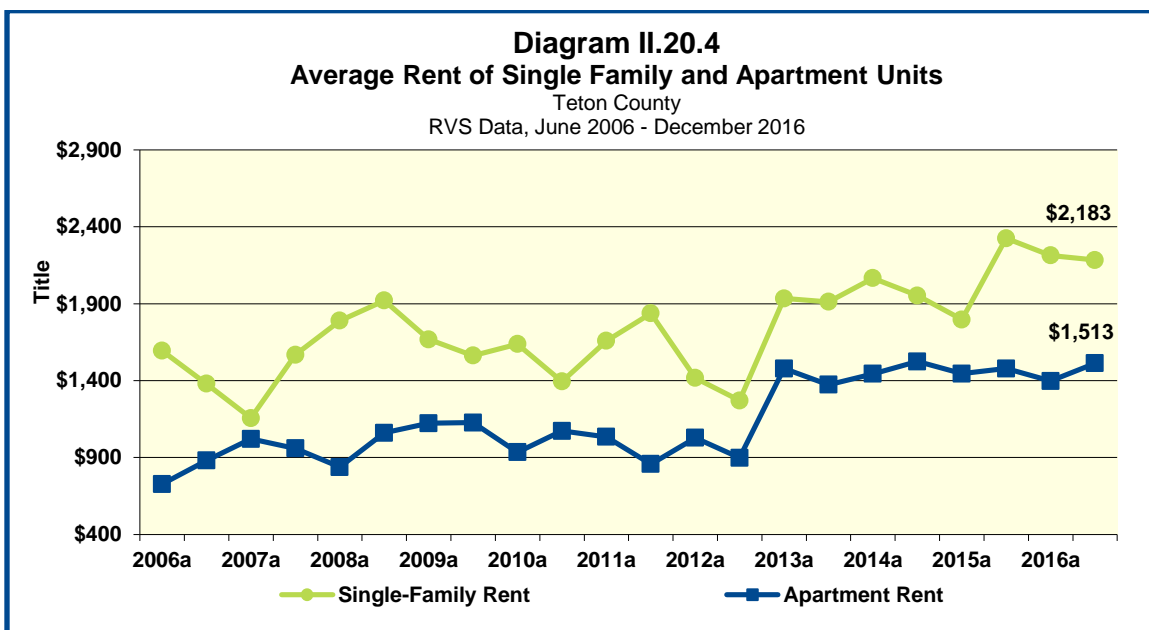


Table II.20.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 242 single family units in Teton County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Teton County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 771 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 1.2 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.20.26			
Rental Vacancy Survey by Type			
Teton County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	242	0	.0%
Duplex units	16	0	.0%
Apartments	771	9	1.2%
Mobile Homes	36	0	.0%
“Other” Units	46	0	.0%
Don't Know	183	3	1.6%
Total	1,294	12	.9%

Table II.20.27 below reports units by number of bedrooms. Efficiency units were the most common type of reported single family unit, with 26 units. The most common apartment units were two bedroom units, with 259 units. Additional details of unit types by bedrooms are reported below.

Table II.20.27							
Rental Units by Number of Bedrooms							
Teton County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	26	0	7	0	0	.	33
One	10	1	250	1	1	.	263
Two	8	12	259	6	2	.	287
Three	21	3	15	29	6	.	74
Four	5	0	1	0	1	.	7
Five	2	0	0	0	0	.	2
Don't Know	170	0	239	0	36	183	628
Total	242	16	771	36	46	183	1,294

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.20.28, on the following page, one bedroom apartments were the most available apartment units, with five bedroom units being the most available single family units.

Table II.20.28 Available Rental Units by Number of Bedrooms Teton County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	5	0	0	.	5
Two	0	0	3	0	0	.	3
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	1	0	0	3	4
Total	0	0	9	0	0	3	12

Table II.20.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 2.0 percent, with five bedroom single family units having the highest vacancy rate at 0.0 percent.

Table II.20.29 Vacancy Rates by Number of Bedrooms Teton County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	.0%	.0%	2.0%	.0%	.0%		1.9%
Two	.0%	.0%	1.2%	.0%	.0%		1.0%
Three	.0%	.0%	.0%	.0%	.0%		.0%
Four	.0%	%	.0%	%	.0%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	.0%	%	.4%	%	.0%	1.6%	.6%
Total	.0%	.0%	1.2%	.0%	.0%	1.6%	.9%

Average market-rate rents by unit type are shown in Table II.20.30, below. 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.20.30 Average Market Rate Rents by Number of Bedrooms Teton County RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$1,025	\$	\$945	\$	\$	\$977
One	\$1,313	\$1,125	\$1,359	\$600	\$	\$1,280
Two	\$1,856	\$1,604	\$1,561	\$775	\$1,575	\$1,596
Three	\$2,261	\$1,967	\$1,942	\$1,250	\$2,133	\$2,075
Four	\$3,275	\$	\$1,300	\$	\$2,400	\$2,800
Five	\$2,250	\$	\$	\$	\$	\$2,250
Total	\$2,183	\$1,564	\$1,513	\$950	\$1,963	\$1,796

Table II.20.31 below, shows vacancy rates for single family units by average rental rates for Teton County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.20.31 Single Family Market Rate Rents by Vacancy Status Teton County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	1	0	.0%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500	240	0	.0%
Missing	0	0	%
Total	242	0	.0%

The availability of apartment units by average rent is displayed in Table II.20.32 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.20.32 Apartment Market Rate Rents by Vacancy Status Teton County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	91	0	.0%
\$1,000 to \$1,500	106	0	.0%
Above \$1,500	154	2	1.3%
Missing	420	7	1.7%
Total	771	9	1.2%

Table II.20.33, below, shows the condition of rental units by unit type for Teton County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in average condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

Table II.20.33 Condition by Unit Type Teton County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	1	0	0	.	1
Fair	1	0	0	0	2	.	3
Average	140	0	136	15	5	.	296
Good	93	10	39	21	37	.	200
Excellent	8	6	593	0	1	.	608
Don’t Know	0	0	2	0	1	183	186
Total	242	16	771	36	46	183	1,294

The availability of single family units based on their condition is displayed in Table II.20.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.20.34 Condition of Single Family Units by Vacancy Status Teton County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair	1	0	.0%
Average	140	0	.0%
Good	93	0	.0%
Excellent	8	0	.0%
Don't Know	0	0	%
Total	242	0	.0%

Table II.20.35, 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 good condition, and had a vacancy rate of 0.0 percent.

Table II.20.35 Condition of Apartment Units by Vacancy Status Teton County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	1	0	%0
Fair	0	0	%
Average	136	1	.7%
Good	39	0	.0%
Excellent	593	8	1.3%
Don't Know	2	0	.0%
Total	771	9	1.2%

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.20.36, below, 14 respondents said they would prefer more single family units, 15 respondents wanted more apartment units, and 9 respondents indicated they would prefer more units of any type.

Table II.20.36 If you had the opportunity to own/manage more units, how many would you prefer Teton County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	14
Duplex Units	8
Apartments	15
Mobile homes	0
Other	1
All types	9
Total	47

Table, II.20.37, below, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Teton County had a total of 23 respondents, with an average persons per household of 2.1 people. Of new residents to Teton County, 40.9 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 56.5 percent of respondents renting their residence. The average mortgage payment in Teton County was \$1,125 and the average rent was \$1,569. When asked if they were satisfied with their current housing, 78.3 percent said they were satisfied with thier current housing.

Table II.20.37 Most Replied Response Teton County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	23
Number of persons in household (Average)	2.1
Current age	25 to 34 years old (30.4%)
Marital status	Married (40.9%)
Primary reason for moving to Wyoming	New job (26.1%)
In which industry are you primarily employed	Health care and social assistance (17.4%)
Highest education level completed	College Graduate (30.4%)
Total household income from all sources	\$50,000 to \$74,999 dollars (21.4%)
Current Housing Characteristics	
Current Residence	Single family home (60.9%)
Do you own or rent	Rent (56.5%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.9
Average mortgage payment	\$1,125
Average rental payment	\$1,569
Are you satisfied with your current housing	Satisfied with current housing (78.3%)
Housing Demand (if unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (80.0%)
Are you seeking to change your housing situation	Not seeking different housing (60.0%)
What type of unit are you seeking	Single family home (50.0%)
Type of tenure seeking	Seeking to rent (100.0%)

Additional survey data are presented in **Volume II. Technical Appendix.**¹⁶⁷

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 2015 5-year ACS data, 136 or 1.7 percent of households in Teton County were overcrowded and another 157 or 1.9

¹⁶⁷ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

percent of units were severely overcrowded, as shown in Table II.20.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.20.38				
Overcrowding and Severe Overcrowding				
Teton County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	4,953	0	0	4,953
Percentage	100.0%	.0%	.0%	100.0%
Renter				
Households	2,941	136	157	3,234
Percentage	90.9%	4.2%	4.9%	100.0%
Total				
Households	7,894	136	157	8,187
Percentage	96.4%	1.7%	1.9%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 304 units or 2.3 percent of all housing units in Teton County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.20.39, at right.

Table II.20.39		
Housing Units with Incomplete Kitchen Facilities		
Teton County		
2010-2015 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	12,842	259,728
Lacking Complete Kitchen Facilities	304	6,902
Total Housing Units	13,146	266,630
Percent Lacking	2.3%	2.6%

At the time of the 2015 ACS, a total of 238 units or 1.8 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.20.40, below.

Table II.20.40 Housing Units with Incomplete Plumbing Facilities Teton County 2010-2015 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	12,908	260,327
Lacking Complete Plumbing Facilities	238	6,303
Total Households	13,146	266,630
Percent Lacking	1.8%	2.4%

The third type of housing problem reported in the 2014 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, 18.9 percent of households had a cost burden and 11.5 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 18.9 percent of homeowners with a mortgage in Teton County experienced a cost burden and 12.7 percent experienced a severe cost burden, while 26.6 percent of renters had a cost burden and 10.9 percent had a severe cost burden, as seen in Table II.20.41, on the following page.

Table II.20.41 Cost Burden and Severe Cost Burden by Tenure Teton County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Teton County					
Owner With a Mortgage					
Households	2,157	598	401	0	3,156
Percent	68.3%	18.9%	12.7%	.0%	100.0%
Owner Without a Mortgage					
Households	1,521	88	188	0	1,797
Percent	84.6%	4.9%	10.5%	.0%	100.0%
Renter					
Households	1,752	860	354	268	3,234
Percent	54.2%	26.6%	10.9%	8.3%	100.0%
Total					
Households	5,430	1,546	943	268	8,187
Percent	66.3%	18.9%	11.5%	3.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 4,100 households in Teton County, from 8,973 in 2010 to 13,073 in 2040. Homeowners are expected to increase from 5,083 households in 2010 to 7,650 by 2040. Renters are anticipated to increase from 3,890 households in 2010 to 5,423 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 151 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 136 households and by 352 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 201 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 289 households over the period. Table II.20.42, below, provides details of the household forecast by tenure and income.

Table II.20.42						
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	299	268	696	451	3,368	5,083
2015	292	262	678	439	3,282	4,953
2020	358	321	833	540	4,032	6,084
2025	382	343	890	576	4,304	6,496
2030	406	364	946	612	4,575	6,903
2035	429	385	998	646	4,829	7,287
2040	450	404	1,048	679	5,069	7,650
Renters by Percent of Median Household Income						
2010	509	734	1,003	382	1,261	3,890
2015	423	610	834	318	1,049	3,234
2020	563	812	1,109	423	1,395	4,301
2025	601	868	1,186	452	1,490	4,597
2030	640	923	1,262	481	1,586	4,892
2035	676	975	1,333	508	1,675	5,167
2040	709	1,024	1,399	533	1,758	5,423
Total Households by Percent of Median Household Income						
2010	808	1,003	1,700	833	4,630	8,973
2015	715	872	1,513	757	4,331	8,187
2020	921	1,133	1,943	962	5,426	10,385
2025	984	1,211	2,075	1,028	5,795	11,092
2030	1,046	1,288	2,207	1,093	6,161	11,796
2035	1,105	1,360	2,331	1,154	6,504	12,454
2040	1,160	1,428	2,447	1,211	6,828	13,073