

TETON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Teton County's population increased from 21,294 in 2010 to 22,268 in 2013, or by 4.6 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 3.9 percent, and the number of people from 55 to 64 years of age increased by 10.5 percent. The white population increased by 2.7 percent, while the black population increased by 459.0 percent. The Hispanic population increased from 3,191 to 3,352 people between 2010 and 2013 or by 5.0 percent. These data are presented in Table II.20.1, below.

Table II.20.1						
Profile of Population Characteristics						
Wyoming vs. Teton County						
2010 Census and 2013 Current Census Estimates						
Subject	Teton County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	21,294	22,268	4.6%	563,626	582,658	3.4%
Age						
Under 14 years	3,422	3,616	5.7%	113,371	115,337	1.7%
15 to 24 years	2,353	2,104	-10.6%	78,460	80,908	3.1%
25 to 44 years	7,526	7,818	3.9%	144,615	151,055	4.5%
45 to 54 years	3,114	3,029	-2.7%	83,577	76,258	-8.8%
55 to 64 years	2,781	3,072	10.5%	73,513	80,411	9.4%
65 and Over	2,098	2,629	25.3%	70,090	78,689	12.3%
Race						
White	20,500	21,062	2.7%	529,110	539,936	2.0%
Black	61	341	459.0%	5,135	10,186	98.4%
American Indian and Alaskan Native	204	226	10.8%	14,457	15,258	5.5%
Asian	242	284	17.4%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	27	29	7.4%	521	630	20.9%
Two or more races	260	326	25.4%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,352	5.0%	50,231	56,363	12.2%

Table II.20.2, on the following page, presents the population of Teton County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 11,585 persons, and accounted for 52.0 percent of the population, with the remaining 48.0 percent, or 10,683 persons being female.

Table II.20.2 Population by Age and Gender Teton County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,842	1,774	3,616	5.7%
15 to 24 years	1,263	1,090	2,353	1,063	1,041	2,104	-10.6%
25 to 44 years	4,126	3,400	7,526	4,268	3,550	7,818	3.9%
45 to 54 years	1,574	1,540	3,114	1,539	1,490	3,029	-2.7%
55 to 64 years	1,469	1,312	2,781	1,592	1,480	3,072	10.5%
65 and Over	1,033	1,065	2,098	1,281	1,348	2,629	25.3%
Total	11,191	10,103	21,294	11,585	10,683	22,268	4.6%
% of Total	52.6%	47.4%	.	52.0%	48.0%	.	

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 ¹⁵²	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

¹⁵² 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 4,532 family households, of which 3,883 housed married couple families and 649 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 201 families, or a female householder with no husband present, of which there were 448 families. There were also an estimated 3,051 "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 59.8 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Teton County, 85.7 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.20.4				
Household Type by Tenure				
Teton County				
2009-2013 5-Year ACS Data				
Family Type	Teton County		State of Wyoming	
	Teton County	% of Total	State of Wyoming	% of Total
Family households	4,532	59.8%	147,018	66.0%
Married-couple family	3,883	85.7%	118,096	80.3%
Owner-occupied housing units	2,848	73.3%	98,615	83.5%
Renter-occupied housing units	1,035	26.7%	19,481	16.5%
Other family	649	14.3%	28,922	19.7%
Male householder, no wife present	201	4.4%	9,489	32.8%
Owner-occupied housing units	126	62.7%	5,628	59.3%
Renter-occupied housing units	75	37.3%	3,861	40.7%
Female householder, no husband present	448	9.9%	19,433	67.2%
Owner-occupied housing units	161	35.9%	9,887	50.9%
Renter-occupied housing units	287	64.1%	9,546	49.1%
Nonfamily households	3,051	40.2%	75,828	34.0%
Owner-occupied housing units	1,345	44.1%	42,072	55.5%
Renter-occupied housing units	1,706	55.9%	33,756	44.5%
Total	7,583	100.0%	222,846	100.0%

Table II.20.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 2,263 two-person family households, 977 three-person family households and 903 four-person family households. One-person non-family households made up 68.4 percent of all non-family households or an estimated 2,087 households. Teton County's two persons households made up 40.0 percent of total housing units and four person households made up an additional 12.8 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.20.5				
Household Type by Household Size				
Teton County 2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Teton County				
One Person	.	2,087	2,087	27.5%
Two Person	2,263	770	3,033	40.0%
Three Person	977	125	1,102	14.5%
Four Person	903	69	972	12.8%
Five Person	222	0	222	2.9%
Six Person	127	0	127	1.7%
Seven Person	40	0	40	.5%
Total	4,532	3,051	7,583	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 3,033 two-person households, 2,273 were owner-occupied and 760 were renter-occupied. Of the 972 four-person households, 543 were owner-occupied and 429 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 2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Teton County				
One Person	948	1,139	2,087	27.5%
Two Person	2,273	760	3,033	40.0%
Three Person	610	492	1,102	14.5%
Four Person	543	429	972	12.8%
Five Person	36	186	222	2.9%
Six Person	70	57	127	1.7%
Seven Person or more	0	40	40	.5%
Total	4,480	3,103	7,583	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.20.7, on the following page, Teton County had a total of 12,917 housing units of which 7,583 or 58.7 percent were occupied. Of these occupied units, 59.1 percent, or 4,480 units were owner occupied, which compares to a statewide rate of 70.1. A total of 5,334 units or 41.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.20.7 Housing Units by Tenure Teton County 2009-2013 5-Year ACS Data				
Tenure	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,583	58.7%	222,846	84.7
Owner-Occupied	4,480	59.1%	156,202	70.1
Renter-Occupied	3,103	40.9%	66,644	29.9
Vacant Housing Units	5,334	41.3%	40,194	15.3
Total Housing Units	12,917	100.0%	263,040	100.0

Table II.20.8, below, shows that of the 5,334 housing units in Teton County as reported in the 2013 ACS data, 657 or 12.3 percent were for rent and 130 or 2.4 percent were for sale. An estimated 3,946 units were for seasonal, recreational, or occasional use, and 401 or 7.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.20.8 Disposition of Vacant Housing Units Teton County 2009-2013 5-Year ACS Data				
Disposition	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	657	12.3%	5,920	14.7%
Rented, but not occupied	49	.9%	1,757	4.4%
For sale only	130	2.4%	2,733	6.8%
Sold, but not occupied	122	2.3%	774	1.9%
For seasonal, recreational, or occasional use	3,946	74.0%	17,878	44.5%
For migrant workers	29	.5%	448	1.1%
Other vacant	401	7.5%	10,684	26.6%
Total	5,334	100.0%	40,194	100.0%

Table II.20.9, at right, presents different income statistics for Teton County. According to the 2013 ACS data averages, median family income for Teton County was \$83,558 compared to the statewide average of \$70,868. Per capita income for Teton County, which is calculated by dividing total income by population, was \$43,444, which compared to \$28,902 for the State of Wyoming.

Table II.20.9 Median and Per Capita Income Teton County 2009-2013 5-Year ACS Data		
Income Type	Teton County	Wyoming
Median Family Income	83,558	70,868
Median Household Income	68,078	57,406
Per Capita Income	43,444	28,902

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 415 households or 5.5 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 976 households that had incomes between \$35,000 and \$49,999, which accounted for 12.9 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 31.8 percent of total households and numbered 2,409 in Teton County.

Table II.20.10 Households by Income Teton County 2009-2013 5-Year ACS Data				
Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	415	5.5%	21,737	9.8%
15,000 - 19,999	206	2.7%	10,770	4.8%
20,000 - 24,999	429	5.7%	10,936	4.9%
25,000 - 34,999	553	7.3%	22,748	10.2%
35,000 - 49,999	976	12.9%	30,917	13.9%
50,000 - 74,999	1,606	21.2%	43,782	19.6%
75,000 - 99,999	989	13.0%	32,050	14.4%
100,000 and above	2,409	31.8%	49,906	22.4%
Total	7,583	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.20.11, below. In total, the poverty rate in Teton County was 8.2 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Teton County had a poverty rate of 10.0 percent and the female population had a poverty rate of 6.3 percent. There were 181 males and 92 females in poverty under the age of 5. Overall, 15.5 percent of persons in poverty in Teton County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 0 individuals with incomes below the poverty level which represented .0 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.20.11 Poverty by Age Teton County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Teton County				
5 and Below	181	92	273	15.5%
6 to 18	315	0	315	17.9%
18 to 64	629	547	1,176	66.7%
65 and Older	0	0	0	.0%
Total	1,125	639	1,764	100.0%
Poverty Rate	10.0%	6.3%	8.2%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.20.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Teton County saw an average of 3,939 owner-occupied single-family units compared to 1,399 single-family rental units. In Teton County, single-family units comprised 70.4 percent of all households compared with 71.8 percent statewide. Teton County had a total of 764 apartment rental units and total apartment units accounted for 11.4 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 270 mobile homes in Teton County, which comprised 3.6 percent of all occupied housing units and compared to 13.4 statewide.

Table II.20.12 Households by Unit Type Teton County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	3,939	1,399	5,338	70.4%
Duplex	126	222	348	4.6%
Tri- or Four-Plex	133	560	693	9.1%
Apartments	97	764	861	11.4%
Mobile Homes	112	158	270	3.6%
Boat, RV, Van, Etc.	73	0	73	1.0%
Total	4,480	3,103	7,583	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.20.13, below, shows the number of households by year of construction. As shown, 5.0 percent, or 377 units, were built in 1939 or earlier in the county, and another 96 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,324, which accounted for 17.5 percent of all households, and an additional 53 households, or .7 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.20.13 Households by Year Built Teton County 2009-2013 5-Year ACS Data				
Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	377	5.0%	24,806	11.1%
1940 to 1949	96	1.3%	10,660	4.8%
1950 to 1959	339	4.5%	22,003	9.9%
1960 to 1969	410	5.4%	18,965	8.5%
1970 to 1979	1,344	17.7%	50,045	22.5%
1980 to 1989	1,675	22.1%	33,947	15.2%
1990 to 1999	1,965	25.9%	26,271	11.8%
2000 to 2004	1,324	17.5%	33,516	15.0%
Built 2005 or Later	53	.7%	2,633	1.2%
Total	7,583	100.0%	222,846	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 accounting for only 5.4 percent of total housing units, while households with five and six rooms accounted for 16.0 and 10.9 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	703	5.4%	4,380	1.7%
Two	1,452	11.2%	6,986	2.7%
Three	1,535	11.9%	19,468	7.4%
Four	2,251	17.4%	43,545	16.6%
Five	2,064	16.0%	52,356	19.9%
Six	1,412	10.9%	40,659	15.5%
Seven	1,175	9.1%	32,683	12.4%
Eight	992	7.7%	25,669	9.8%
Nine or more	1,333	10.3%	37,294	14.2%
Total	12,917	100.0%	263,040	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 164 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.2 percent of total households in Teton County, which compared to 24.2 percent statewide. In Teton County, the 2,610 households with three bedrooms accounted for 34.4 percent of all households, and there were only 385 five-bedroom or more households, which accounted for 5.1 percent of all households.

Table II.20.15				
Households by Number of Bedrooms				
Teton County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	164	164	2.2%
One	174	894	1,068	14.1%
Two	1,043	1,023	2,066	27.2%
Three	2,018	592	2,610	34.4%
Four	951	339	1,290	17.0%
Five or more	294	91	385	5.1%
Total	4,480	3,103	7,583	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	100.0%

The age of a structure influences its value. As shown in Table II.20.16, at right, structures built in 1939 or earlier had a median value of \$278,300, while structures built between 1950 and 1959 had a median value of \$127,400 and those built between 1990 to 1999 had a median value of \$724,200. 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 \$752,700 and \$, respectively. The total average median value in Teton County was \$660,100, which compared to \$185,900 in the State of Wyoming.

Table II.20.16 Median Value by Year Structure Built Teton County 2009-2013 5-Year ACS Data		
Year Built	Teton County	State of Wyoming
1939 or earlier	278,300	154,300
1940 to 1949	230,700	136,700
1950 to 1959	127,400	156,800
1960 to 1969	475,800	176,000
1970 to 1979	666,100	182,000
1980 to 1989	674,800	196,100
1990 to 1999	724,200	225,600
2000 to 2004	752,700	253,100
Built 2005 or Later		239,800
Total	660,100	185,900

Household mortgage status is reported in Table II.20.17, below. In Teton County, households with a mortgage accounted for 65.0 percent of all households or 2,910 housing units, and the remaining 35.0 percent or 1,570 units had no mortgage. Of those units with a mortgage, 442 had either a second mortgage or home equity loan, 56 had both a second mortgage and home equity loan, and 2,412 or 82.9 percent had no second mortgage or no home equity loan.

Table II.20.17 Mortgage Status Teton County 2009-2013 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	2,910	65.0%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	442	15.2%	13,352	14.3%
Second mortgage only	128	29.0%	6,691	50.1%
Home equity loan only	314	71.0%	6,661	49.9%
Both second mortgage and home equity loan	56	1.9%	598	.6%
No second mortgage and no home equity loan	2,412	82.9%	79,545	85.1%
Housing units without a mortgage	1,570	35.0%	62,707	40.1%
Total	4,480	100.0%	156,202	100.00%

The median rent in Teton County was \$1,001 as compared to \$647 statewide, as seen in Table II.20.18, below.

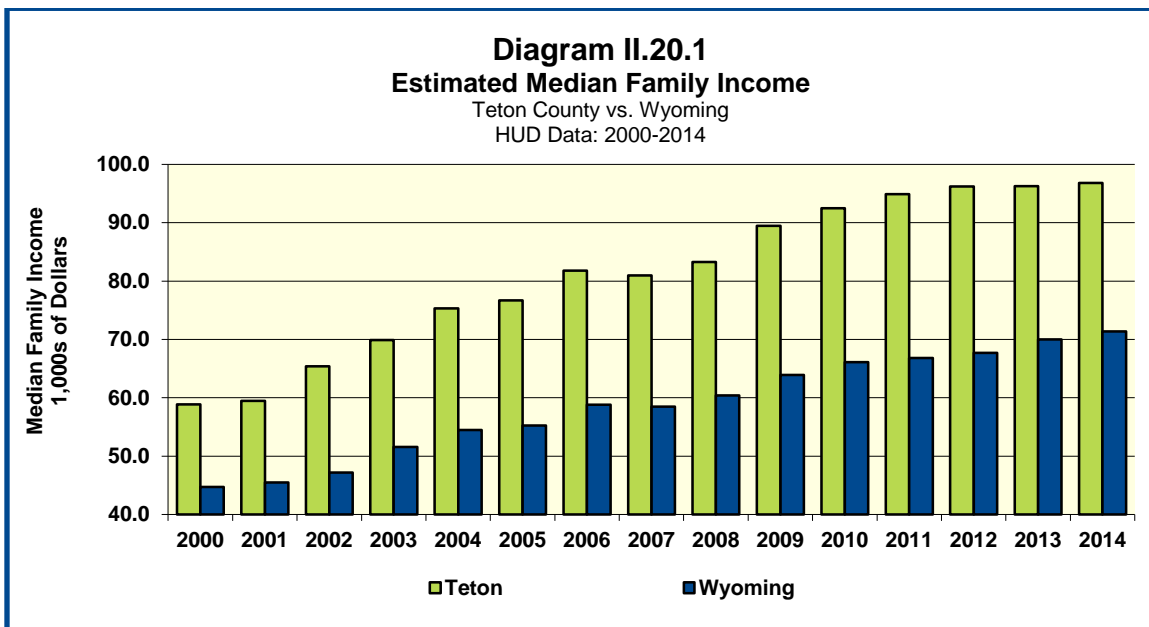
Table II.20.18 Median Rent Teton County 2009-2013 5-Year ACS Data	
Place	Rent
Teton County	\$1,001
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 102 persons during 2014. The driver’s license total exchanges since 2000 for Teton County are presented in Table II.20.19, below, and indicate a net increase of 6,153 persons over the period.

Table II.20.19			
Driver’s Licenses Exchanged and Surrendered			
Teton County			
WYDOT Data, 2000–2014			
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	1,302	1,404	-102
Total	18,373	12,220	6,153

Economics

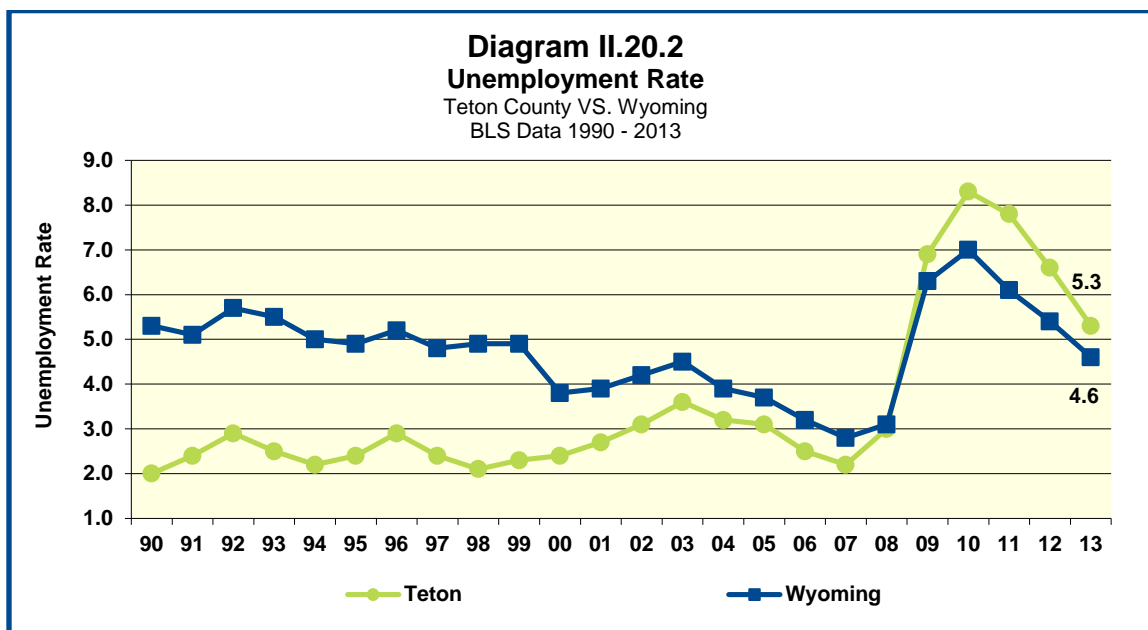
The HUD estimated MFI for Teton County was \$96,800 in 2014.¹⁵³ This compares to Wyoming’s MFI of \$71,400. Diagram II.20.1, below, illustrates the estimated MFI for 2000 through 2014.



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 386 persons, from 13,826 in 2012 to 14,212 in 2013. Employment increased by 537 persons; unemployment decreased by 151 persons; and the unemployment rate, or the number of

¹⁵³ 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, decreased from 6.6 percent in 2012 to 5.3 percent in 2013, as shown below in Diagram II.20.2.



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 workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.20.20, below, annual total monthly employment increased by 3.95 percent between 2012 and 2013, from a total of 17,419 to 18,107 workers. Preliminary estimates shows employment increased to 21,514 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	15,457	15,750	16,580	17,341	17,945	17,123	15,930	15,808	16,235	16,635	17,576
Feb	15,365	15,756	16,671	17,287	18,061	16,822	15,931	15,806	16,263	16,688	17,450
Mar	15,292	15,741	16,718	17,292	17,896	16,600	15,650	15,677	16,058	16,633	17,421
Apr	14,912	15,291	15,704	16,097	16,575	15,176	14,425	13,891	14,916	15,557	16,187
May	15,556	16,112	16,668	17,182	18,209	16,572	15,968	15,423	15,938	16,484	17,170
Jun	19,136	19,583	20,591	20,836	21,860	19,770	19,404	19,208	19,896	20,741	21,514
Jul	20,138	20,630	21,605	21,794	22,404	20,395	20,400	20,561	20,750	21,503	.
Aug	19,994	20,542	21,300	21,576	22,113	20,194	20,180	20,410	20,669	21,619	.
Sep	18,358	18,989	19,492	20,207	20,373	18,886	18,793	19,053	19,173	20,150	.
Oct	16,137	17,001	17,172	17,763	18,061	16,628	16,371	16,875	17,311	18,184	.
Nov	14,516	15,014	15,599	16,172	16,024	14,407	13,867	14,110	15,076	15,483	.
Dec	15,900	16,601	17,211	17,790	17,353	16,405	16,332	16,524	16,739	17,605	.
Annual	16,730	17,251	17,943	18,445	18,906	17,415	16,938	16,946	17,419	18,107	.
% Change	1.11	3.11	4.01	2.80	2.50	-7.89	-2.74	0.05	2.79	3.95	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.20.21, on the following page, annual average weekly wages increased by 1.04 percent between 2012 and

2013, from a total of \$771 to \$779. In the second quarter of 2014 preliminary estimates show average weekly wages fell to \$753.

Table II.20.21 Average Weekly Wages Teton County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	513	491	497	700	544	.
2002	535	514	521	667	556	2.21
2003	562	535	552	716	588	5.76
2004	599	568	563	701	604	2.72
2005	614	596	639	688	634	4.97
2006	659	636	663	775	682	7.57
2007	690	685	679	811	713	4.55
2008	745	717	732	799	746	4.63
2009	742	702	686	806	731	-2.01
2010	704	682	702	850	732	0.14
2011	750	726	710	826	750	2.46
2012	746	728	718	903	771	2.80
2013	825	731	716	859	779	1.04
2014(p)	762	753

Total business establishments reported by the QCEW are displayed below in Table II.20.22. Annual establishments increased by 0.64 percent between 2012 and 2013, from a total of 2,180 to 2,194 establishments. Preliminary estimates indicate the total number of establishments increased to 1,249 in the second quarter of 2014.

Table II.20.22 Number of Establishments Teton County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,838	1,874	1,875	1,869	1,864	.
2002	1,852	1,904	1,920	1,947	1,906	2.25
2003	1,914	1,932	1,963	1,975	1,946	2.10
2004	1,967	1,997	1,995	2,010	1,992	2.36
2005	1,997	2,037	2,056	2,061	2,038	2.31
2006	2,058	2,095	2,120	2,121	2,099	2.99
2007	2,114	2,145	2,148	2,157	2,141	2.00
2008	2,155	2,183	2,179	2,180	2,174	1.54
2009	2,153	2,152	2,147	2,157	2,152	-1.01
2010	2,119	2,129	2,144	2,144	2,134	-0.84
2011	2,119	2,130	2,133	2,156	2,135	0.05
2012	2,154	2,174	2,188	2,205	2,180	2.11
2013	2,157	2,186	2,210	2,221	2,194	0.64
2014(p)	2,214	2,231

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Teton County recorded 28,138 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$2,356,413,000, and real per capita income was \$105,821 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$45,650 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming cost of living index, average apartment rent in Teton County decreased from \$1,233 in second quarter 2013 to \$1,262 in second quarter 2014, or by 2.4 percent. Detached single-family home rents increased by 3.9 percent, rents for mobile homes on a lot increased by 14.6, and rents for mobile home lots increased by 16.3 percent.

Teton County rental prices experienced average annualized increases of 4.7 percent for apartments, 5.4 percent for houses, 3.8 percent for mobile homes plus a lot, and 4.6 percent for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.20.23, at right, presents the Teton County data for each rental type.¹⁵⁴

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 91 authorized units in 2012 to 127 in 2013. Total residential authorizations increased from 122 units in 2012 to 162 in 2013.

The real value of single-family building permits decreased from \$1,569,200 in 2011 to \$1,007,700 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$1,569,200 in 2011 to a low of \$499,700 in 2003. 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 and per unit valuations are given in Table II.20.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	353	114	431	326
Q2.87	367	128	478	270
Q4.87	366	128	431	331
Q2.88	387	142	501	315
Q4.88	407	140	457	349
Q2.89	425	137	475	371
Q4.89	438	147	585	374
Q2.90	475	148	716	579
Q4.90	542	153	886	475
Q2.91	496	167	928	568
Q4.91	590	195	992	405
Q2.92	569	190	1,042	475
Q4.92	656	170	906	475
Q2.93	643	173	1,009	523
Q4.93	656	173	1,159	.
Q2.94	713	208	1,130	693
Q4.94	705	211	1,061	638
Q2.95	684	211	1,051	.
Q4.95	711	211	1,029	691
Q2.96	721	208	1,077	.
Q4.96	701	212	1,034	748
Q2.97	682	248	1,053	785
Q4.97	750	240	1,152	610
Q2.98	728	269	1,078	728
Q4.98	766	285	1,257	610
Q2.99	674	288	1,247	638
Q4.99	699	309	1,435	621
Q2.00	625	313	1,426	618
Q4.00	817	294	1,451	599
Q2.01	883	294	1,473	602
Q4.01	905	313	1,463	640
Q2.02	973	319	1,447	630
Q4.02	1,019	295	1,386	634
Q2.03	955	363	1,369	632
Q4.03	965	367	1,422	629
Q2.04	963	295	1,491	669
Q4.04	1,084	307	1,397	657
Q2.05	1,126	300	1,477	654
Q4.05	1,015	300	1,464	638
Q2.06	1,074	308	1,549	641
Q4.06	1,024	308	1,667	671
Q2.07	1,046	320	1,782	697
Q4.07	1,004	333	1,703	671
Q2.08	1,413	320	2,041	705
Q4.08	1,359	333	2,006	704
Q2.09	1,328	328	1,881	744
Q4.09	1,265	328	1,744	715
Q2.10	1,219	328	1,675	715
Q4.10	1,199	338	1,727	719
Q2.11	1,259	325	1,788	768
Q4.11	1,231	321	1,846	765
Q2.12	1,275	344	1,742	768
Q4.12	1,218	344	1,732	824
Q2.13	1,233	344	1,790	800
Q4.13	1,285	374	1,877	823
Q2.14	1,262	400	1,859	917

¹⁵⁴ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.20.24 Building Permits and Valuation Teton County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	172	8	32	56	268	.	.	110.7	39.7
1981	129	6	8	37	180	.	.	133.9	49.0
1982	81	2	.	51	134	.	.	204.7	80.5
1983	113	2	4	47	166	.	.	167.3	67.8
1984	113	4	53	.	170	.	.	139.3	.
1985	38	.	.	25	63	.	.	197.6	53.3
1986	67	8	10	.	85	.	.	178.0	.
1987	89	6	.	.	95	.	.	207.2	.
1988	162	4	4	28	198	.	.	184.4	55.0
1989	253	12	.	.	265	27	.	192.9	.
1990	245	8	26	54	333	.	.	205.4	73.3
1991	134	.	8	16	158	.	.	249.1	72.2
1992	243	4	8	.	255	.	.	229.8	.
1993	255	4	13	.	272	.	.	284.1	.
1994	235	8	.	34	277	.	.	298.4	79.3
1995	140	8	3	36	187	.	.	285.6	77.3
1996	150	2	19	6	177	.	10	275.2	102.9
1997	198	6	.	.	204	25	.	392.5	.
1998	300	4	.	.	304	.	.	448.3	.
1999	241	2	37	52	332	.	.	590.0	56.0
2000	257	18	3	48	326	.	4	799.7	50.6
2001	150	.	6	55	211	.	.	683.7	77.7
2002	131	6	16	44	197	.	.	602.3	55.9
2003	172	50	25	45	292	.	.	500.9	60.6
2004	204	18	31	48	301	24	6	692.0	57.8
2005	208	10	35	55	308	25	6	753.2	56.3
2006	180	10	36	65	291	.	6	823.4	54.5
2007	179	4	3	46	232	.	.	1,048.5	118.2
2008	166	4	6	40	216	.	.	1,049.5	92.0
2009	62	2	.	25	89	.	.	1,165.5	91.3
2010	73	.	6	36	115	.	.	1,115.4	90.2
2011	60	.	.	58	118	.	.	1,592.3	88.5
2012	91	.	.	31	122	.	.	1,022.8	86.9
2013	127	.	.	35	162	.	.	1,283.5	85.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Teton County was \$1,420,158. This represented an decrease of 5.1 percent from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 1999 and 2013 is displayed in Table II.20.25, on the following page.

The Jackson Hole real estate association also releases a housing market report for Jackson Hole.¹⁵⁵ In the first half of 2014 the number of sales decreased by 15.0 percent, compared to the first half of 2013. 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 40.0 percent, but the median sales price of a single family home rose by nearly 25.0 percent. The condo and townhome market has not seen any appreciable fall off in transaction volume since 2013, but has remained steady with median sale prices increasing by over 25.0 percent. The luxury market also remains strong with 19 sales of over 3 million dollars.

¹⁵⁵ http://issuu.com/jhrea/docs/market_report_2014_quarter_2_forweb/3?e=12403894/8649661

Table II.20.25 Average Sales Prices Teton County vs. Wyoming DOR Data, 1999–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in December 2014.¹⁵⁶ During December 2014, a total of 88 surveys were completed by property managers in Teton County. Of the 1,420 rental units surveyed, 15 were vacant, indicating a vacancy rate of 1.1 percent, as shown in Table II.20.26, below. This rate compares to a 0.3 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 1.1 percent.

Table II.20.26 Total Units, Vacant Units, and Vacancy Rate Teton County RVS Data, June 2001–December 2014				
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%

¹⁵⁶Those signified as a in the “year” column of Table II.20.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.20.3, below, 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 decreasing, remaining at a low of 1.1 percent in December of 2014.

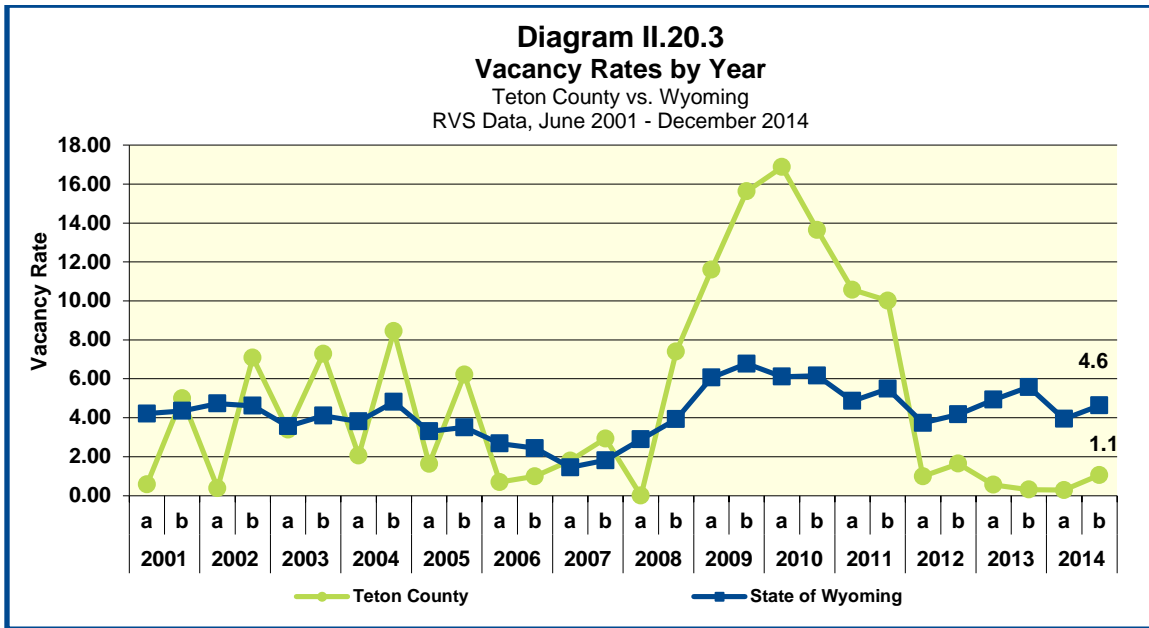


Diagram II.20.4, below, shows the average rent of single-family and apartment units in Teton County. In 2014, rents for single-family units fell to \$2,066 and average rents for apartments rose to \$1,444.

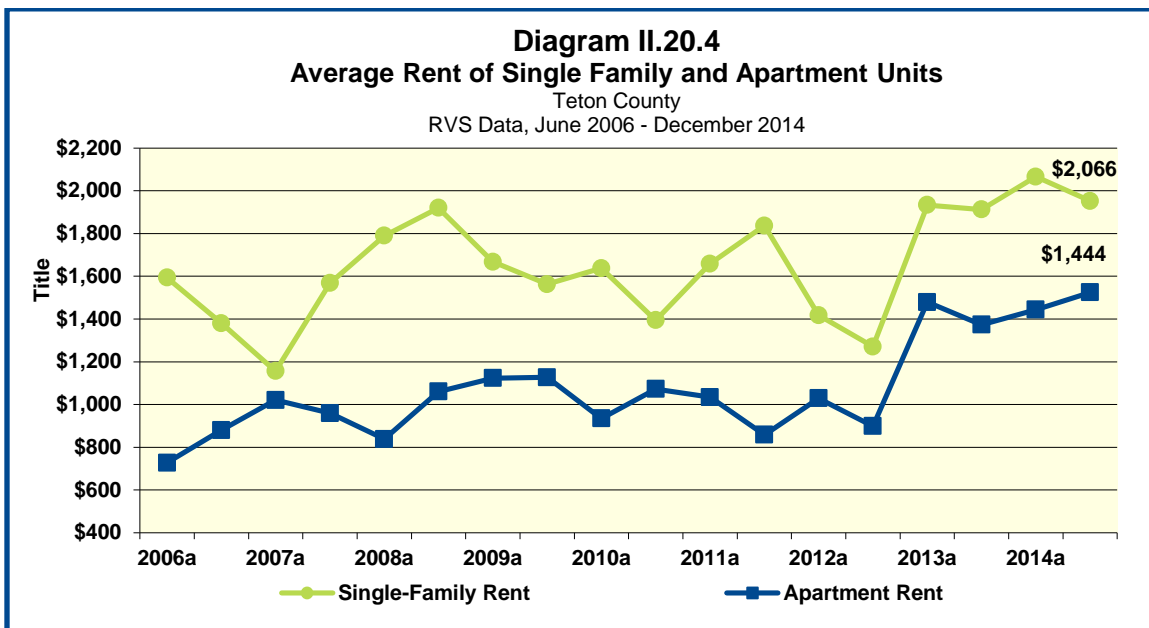


Table II.20.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 189 single family units in Teton County, with 4 of them available. This translates into a vacancy rate of 2.1 percent in Teton County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 943 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of .4 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.20.27			
Rental Vacancy Survey by Type			
Teton County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	189	4	2.1%
Duplex units	36	1	2.8%
Apartments	943	4	.4%
Mobile Homes	33	0	.0%
“Other” Units	2	0	.0%
Don't Know	217	6	2.8%
Total	1,420	15	1.1%

Table II.20.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 22 units. The most common apartment units were two bedroom units, with 281 units. Additional details of unit types by bedrooms are reported below.

Table II.20.28							
Rental Units by Bedroom Size							
Teton County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	132	0	0	.	132
One	5	4	225	0	0	.	234
Two	8	9	281	6	0	.	304
Three	22	5	47	14	0	.	88
Four	8	0	7	0	2	.	17
Five	4	0	0	0	0	.	4
Don't Know	142	18	251	13	0	217	641
Total	189	36	943	33	2	217	1,420

Average market-rate rents by unit type are shown in Table II.20.29, 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.20.29						
Average Market Rate Rents by Bedroom Size						
Teton County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$994	\$	\$	\$994
One	\$1,150	\$950	\$990	\$	\$	\$1,030
Two	\$1,650	\$1,260	\$1,380	\$763	\$	\$1,365
Three	\$1,981	\$1,850	\$1,838	\$900	\$	\$1,864
Four	\$2,365	\$	\$2,533	\$	\$2,000	\$2,381
Five	\$2,500	\$	\$	\$	\$	\$2,500
Total	\$1,952	\$1,316	\$1,524	\$781	\$2,000	\$1,604

Table II.20.30 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 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.20.30			
Single Family Market Rate Rents by Vacancy Status			
Teton County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	2	0	.0%
\$1,000 to \$1,500	3	0	.0%
Above \$1,500	69	1	1.4%
Missing	115	3	2.6%
Total	189	4	2.1%

The availability of apartment units by average rent is displayed in Table II.20.31 below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of .0 percent.

Table II.20.31			
Apartment Market Rate Rents by Vacancy Status			
Teton County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	45	0	.0%
\$1,000 to \$1,500	518	2	.4%
Above \$1,500	180	0	.0%
Missing	200	2	1.0%
Total	943	4	.4%

Table II.20.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

Table II.20.32 Mobile Home Market Rate Rents by Vacancy Status Teton County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	20	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	13	0	.0%
Total	33	0	.0%

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 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	2	3	0	0	.	5
Average	110	2	183	13	0	.	308
Good	47	26	120	20	1	.	214
Excellent	20	4	517	0	1	.	542
Don’t Know	12	2	120	0	0	217	351
Total	189	36	943	33	2	217	1,420

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 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	110	2	1.8%
Good	47	1	2.1%
Excellent	20	0	.0%
Don’t Know	12	1	8.3%
Total	189	4	2.1%

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 average 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 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	3	0	.0%
Average	183	0	.0%
Good	120	2	1.7%
Excellent	517	2	.4%
Don't Know	120	0	.0%
Total	943	4	.4%

Table II.20.36, below, 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 good condition, with a vacancy rate of 0.0 percent.

Table II.20.36			
Condition of Mobile Home Units by Vacancy Status			
Teton County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	13	0	.0%
Good	20	0	.0%
Excellent	0	0	%
Don't Know	0	0	%
Total	33	0	.0%

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.20.37, on the following page, respondents in Teton County said they would prefer 25 more single family units, 105 more apartment units, and 33 units of all types. In total, respondents indicated they wished to own or manage an additional 204 units.

Table II.20.37 If you had the opportunity to own/manage more units, how many would you prefer Teton County RVS Data, December 2014	
Unit Type	More Units
Single family units	25
Duplex Units	20
Apartments	105
Mobile homes	21
Other	
Don't Know	
All types	33
Total	204

Table, II.20.38, on the following page shows the most common answers from the 2014 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 89 respondents, with an average persons per household of 2.4 people. Of new residents to Teton County, 44.3 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 69.7 percent of respondents renting their residence. The average mortgage payment in Teton County was \$1,688 and the average rent was \$1,183. When asked if they were satisfied with their current housing, 82.0 percent said they were satisfied with thier current housing.

Table II.20.38 Most Replied Response Teton County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	89
Number of persons in household (Average)	2.4
Current age	25 to 34 years old (44.3%)
Marital status	Not Married (44.3%)
Primary reason for moving to Wyoming	Other reason (21.3%)
In which industry are you primarily employed	Other (29.2%)
Highest education level completed	College Graduate (47.2%)
Total household income from all sources	\$20,000 to \$29,999 dollars (22.2%)
Current Housing Characteristics	
Current Residence	Single family home (49.4%)
Do you own or rent	Rent (69.7%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,688
Average rental payment	\$1,183
Are you satisfied with your current housing	Satisfied with current housing (82.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (66.7%)
Are you seeking to change your housing situation	Seeking different housing (48.0%)
What type of unit are you seeking	Apartment (54.5%)
Type of tenure seeking	Seeking to rent (72.7%)
If own, do you plan on building or buying	Buy an existing unit (66.7%)
Expected buying price	\$350,000 dollars or more (100.0%)
Expected building price	\$250,000 to \$299,999 dollars (50.0%)
Expected rental price	\$501 to \$600 dollars (40.0%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 54.5 percent, indicated they were seeking an apartment unit. When asked if they preferred to own or rent, 27.3 percent wanted to buy and 72.7 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$350,000 dollars or more if they were buying an existing unit, and \$250,000 to \$299,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 40.0 percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix**¹⁵⁷.

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 2013 5-year ACS data, 158 or 2.1 percent of households in Teton County were overcrowded and another 127 or 1.7 percent of units were severely overcrowded, as shown in Table II.20.39, on the following page.

¹⁵⁷ 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.

This housing problem was far more prevalent in renter households as compared to owner households.

Table II.20.39				
Overcrowding and Severe Overcrowding				
Teton County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	4,480	0	0	4,480
Percentage	100.0%	.0%	.0%	100.0%
Renter				
Households	2,818	158	127	3,103
Percentage	90.8%	5.1%	4.1%	100.0%
Total				
Households	7,298	158	127	7,583
Percentage	96.2%	2.1%	1.7%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 403 units or 3.1 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.20.40, at right.

Table II.20.40		
Housing Units with Incomplete Kitchen Facilities		
Teton County		
2009-2013 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	12,514	256,276
Lacking Complete Kitchen Facilities	403	6,764
Total Housing Units	12,917	263,040
Percent Lacking	3.1%	2.6%

At the time of the 2013 ACS, a total of 187 units or 1.4 percent of all housing units in Teton County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.20.41, below.

Table II.20.41 Housing Units with Incomplete Plumbing Facilities Teton County 2009-2013 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	12,730	257,728
Lacking Complete Plumbing Facilities	187	5,312
Total Households	12,917	263,040
Percent Lacking	1.4%	2.0%

The third type of housing problem reported in the 2013 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, 19.8 percent of households had a cost burden and 16.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 20.3 percent of homeowners with a mortgage in Teton County experienced a cost burden and 15.4 percent experienced a severe cost burden, while 26.7 percent of renters had a cost burden and 17.0 percent had a severe cost burden, as seen in Table II.20.42, on the following page.

Table II.20.42 Cost Burden and Severe Cost Burden by Tenure Teton County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Teton County					
Owner With a Mortgage					
Households	1,829	592	447	42	2,910
Percent	62.9%	20.3%	15.4%	1.4%	100.0%
Owner Without a Mortgage					
Households	1,250	80	240	0	1,570
Percent	79.6%	5.1%	15.3%	.0%	100.0%
Renter					
Households	1,464	828	526	285	3,103
Percent	47.2%	26.7%	17.0%	9.2%	100.0%
Total					
Households	4,543	1,500	1,213	327	7,583
Percent	59.9%	19.8%	16.0%	4.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 5,940 households in Teton County, from 8,973 in 2010 to 14,913 in 2040. Homeowners are expected to increase from 5,083 households in 2010 to 8,297 by 2040. Renters are anticipated to increase from 3,890 households in 2010 to 6,616 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 211 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 245 households and by 368 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 325 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 481 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
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	333	387	581	415	3,367	5,083
2015	350	407	611	436	3,540	5,345
2020	382	444	667	476	3,864	5,834
2025	419	487	731	522	4,236	6,395
2030	459	534	801	572	4,640	7,005
2035	501	582	873	623	5,057	7,636
2040	544	632	949	677	5,495	8,297
Renters by Percent of Median Household Income						
2010	464	687	1,006	363	1,370	3,890
2015	492	729	1,067	385	1,453	4,126
2020	538	797	1,167	421	1,589	4,513
2025	592	876	1,282	463	1,746	4,958
2030	654	968	1,418	512	1,931	5,484
2035	720	1,066	1,561	564	2,125	6,036
2040	789	1,169	1,711	618	2,329	6,616
Total Households by Percent of Median Household Income						
2010	797	1,074	1,587	778	4,736	8,973
2015	843	1,136	1,678	821	4,993	9,471
2020	921	1,242	1,834	897	5,453	10,347
2025	1,011	1,363	2,014	985	5,981	11,354
2030	1,113	1,502	2,219	1,084	6,570	12,489
2035	1,221	1,648	2,434	1,187	7,183	13,672
2040	1,333	1,801	2,660	1,295	7,825	14,913