

TETON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Teton County's population increased from 21,294 in 2010 to 22,930 in 2014, or by 7.7 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 7.3 percent, and the number of people from 55 to 64 years of age increased by 13.2 percent. The white population increased by 6.1 percent, while the black population increased by 341.0 percent. The Hispanic population increased from 3,191 to 3,478 people between 2010 and 2014, or by 9.0 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 2014 Current Census Estimates						
Subject	Teton County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	21,294	22,930	7.7%	563,626	584,153	3.6%
Age						
Under 14 years	3,422	3,696	8.0%	113,371	115,517	1.9%
15 to 24 years	2,353	2,115	-10.1%	78,460	80,249	2.3%
25 to 44 years	7,526	8,076	7.3%	144,615	152,555	5.5%
45 to 54 years	3,114	3,091	-.7%	83,577	73,372	-12.2%
55 to 64 years	2,781	3,147	13.2%	73,513	80,819	9.9%
65 and Over	2,098	2,805	33.7%	70,090	81,641	16.5%
Race						
White	20,500	21,758	6.1%	529,110	541,596	2.4%
Black	61	269	341.0%	5,135	9,112	77.4%
American Indian and Alaskan Native	204	240	17.6%	14,457	15,541	7.5%
Asian	242	297	22.7%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	27	27	.0%	521	632	21.3%
Two or more races	260	339	30.4%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,478	9.0%	50,231	57,065	13.6%

Table II.20.2, on the following page, presents the population of Teton County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 11,882 persons, and accounted for 51.8 percent of the population, with the remaining 48.2 percent, or 11,048 persons, being female.

Table II.20.2 Population by Age and Gender Teton County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,878	1,818	3,696	8.0%
15 to 24 years	1,263	1,090	2,353	1,066	1,049	2,115	-10.1%
25 to 44 years	4,126	3,400	7,526	4,367	3,709	8,076	7.3%
45 to 54 years	1,574	1,540	3,114	1,566	1,525	3,091	-.7%
55 to 64 years	1,469	1,312	2,781	1,597	1,550	3,147	13.2%
65 and Over	1,033	1,065	2,098	1,408	1,397	2,805	33.7%
Total	11,191	10,103	21,294	11,882	11,048	22,930	7.7%
% of Total	52.6%	47.4%	.	51.8%	48.2%	.	

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 ²¹⁵	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

²¹⁵ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 4,831 family households, of which 4,163 housed married couple families and 668 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 174 families, or a female householder with no husband present, of which there were 494 families. There were also an estimated 3,042 "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 61.4 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Teton County, 86.2 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.20.4				
Household Type by Tenure				
Teton County 2010-2014 5-Year ACS Data				
Family Type	Teton County		State of Wyoming	
	Teton County	% of Total	State of Wyoming	% of Total
Family households	4,831	61.4%	147,321	65.3%
Married-couple family	4,163	86.2%	117,624	79.8%
Owner-occupied housing units	3,182	76.4%	97,837	83.2%
Renter-occupied housing units	981	23.6%	19,787	16.8%
Other family	668	13.8%	29,697	20.2%
Male householder, no wife present	174	26.0%	9,885	33.3%
Owner-occupied housing units	115	66.1%	5,955	60.2%
Renter-occupied housing units	59	33.9%	3,930	39.8%
Female householder, no husband present	494	74.0%	19,812	66.7%
Owner-occupied housing units	164	33.2%	9,942	50.2%
Renter-occupied housing units	330	66.8%	9,870	49.8%
Nonfamily households	3,042	38.6%	78,193	34.7%
Owner-occupied housing units	1,183	38.9%	42,555	54.4%
Renter-occupied housing units	1,859	61.1%	35,638	45.6%
Total	7,873	100.0%	225,514	100.0%

Table II.20.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 2,491 two-person family households, 1,071 three-person family households and 868 four-person family households. One-person non-family households made up 65.4 percent of all non-family households or an estimated 1,990 households. Teton County's two persons households made up 41.1 percent of total housing units and four person households made up an additional 12.4 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.20.5				
Household Type by Household Size				
Teton County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Teton County				
One Person	.	1,990	1,990	25.3%
Two Person	2,491	744	3,235	41.1%
Three Person	1,071	199	1,270	16.1%
Four Person	868	109	977	12.4%
Five Person	226	0	226	2.9%
Six Person	133	0	133	1.7%
Seven Person	42	0	42	.5%
Total	4,831	3,042	7,873	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 3,235 two-person households, 2,402 were owner-occupied and 833 were renter-occupied. Of the 977 four-person households, 571 were owner-occupied and 406 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Teton County				
One Person	773	1,217	1,990	25.3%
Two Person	2,402	833	3,235	41.1%
Three Person	738	532	1,270	16.1%
Four Person	571	406	977	12.4%
Five Person	90	136	226	2.9%
Six Person	70	63	133	1.7%
Seven Person or more	0	42	42	.5%
Total	4,644	3,229	7,873	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.20.7, on the following page, Teton County had a total of 13,034 housing units of which 7,873 or 60.4 percent were occupied. Of these occupied units, 59.0 percent, or 4,644 units were owner occupied, which compares to a statewide rate of 69.3. A total of 5,161 units or 39.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.20.7 Housing Units by Tenure Teton County 2010-2014 5-Year ACS Data				
Tenure	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,873	60.4%	225,514	85.0
Owner-Occupied	4,644	59.0%	156,289	69.3
Renter-Occupied	3,229	41.0%	69,225	30.7
Vacant Housing Units	5,161	39.6%	39,681	15.0
Total Housing Units	13,034	100.0%	265,195	100.0

Table II.20.8, below, shows that of the 5,161 housing units in Teton County as reported in the 2014 ACS data, 631 or 12.2 percent were for rent and 126 or 2.4 percent were for sale. An estimated 3,807 units were for seasonal, recreational, or occasional use, and 449 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 2010-2014 5-Year ACS Data				
Disposition	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	631	12.2%	5,921	14.9%
Rented, but not occupied	22	.4%	1,577	4.0%
For sale only	126	2.4%	2,601	6.6%
Sold, but not occupied	98	1.9%	802	2.0%
For seasonal, recreational, or occasional use	3,807	73.8%	17,496	44.1%
For migrant workers	28	.5%	362	.9%
Other vacant	449	8.7%	10,922	27.5%
Total	5,161	100.0%	39,681	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 \$88,652 compared to the statewide average of \$72,086. Per capita income for Teton County, which is calculated by dividing total income by population, was \$43,628, which compared to \$29,381 for the State of Wyoming.

Table II.20.9 Median and Per Capita Income Teton County 2010-2014 5-Year ACS Data		
Income Type	Teton County	Wyoming
Median Family Income	88,652	72,086
Median Household Income	73,572	58,252
Per Capita Income	43,628	29,381

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 314 households or 4.0 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,017 households that had incomes between \$35,000 and \$49,999, which accounted for 12.9 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 35.2 percent of total households and numbered 2,768 in Teton County.

Table II.20.10 Households by Income Teton County 2010-2014 5-Year ACS Data				
Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	314	4.0%	21,756	9.6%
15,000 - 19,999	147	1.9%	10,739	4.8%
20,000 - 24,999	400	5.1%	11,332	5.0%
25,000 - 34,999	558	7.1%	22,763	10.1%
35,000 - 49,999	1,017	12.9%	30,423	13.5%
50,000 - 74,999	1,601	20.3%	43,643	19.4%
75,000 - 99,999	1,068	13.6%	31,799	14.1%
100,000 and above	2,768	35.2%	53,059	23.5%
Total	7,873	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.20.11, below. In total, the poverty rate in Teton County was 8.5 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Teton County had a poverty rate of 10.1 percent and the female population had a poverty rate of 6.7 percent. There were 128 males and 60 females in poverty under the age of 5. Overall, 10.1 percent of persons in poverty in Teton County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 32 individuals with incomes below the poverty level which represented 1.7 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Teton County				
5 and Below	128	60	188	10.1%
6 to 17	283	0	283	15.2%
18 to 64	747	608	1,355	72.9%
65 and Older	0	32	32	1.7%
Total	1,158	700	1,858	100.0%
Poverty Rate	10.1%	6.7%	8.5%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 4,203 owner-occupied single-family units compared to 1,403 single-family rental units. In Teton County, single-family units comprised 71.2 percent of all households compared with 71.7 percent statewide. Teton County had a total of 923 apartment rental units and total apartment units accounted for 12.9 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 294 mobile homes in Teton County, which comprised 3.7 percent of all occupied housing units and compared to 13.0 statewide.

Table II.20.12 Households by Unit Type Teton County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	4,203	1,403	5,606	71.2%
Duplex	41	227	268	3.4%
Tri- or Four-Plex	90	532	622	7.9%
Apartments	90	923	1,013	12.9%
Mobile Homes	150	144	294	3.7%
Boat, RV, Van, Etc.	70	0	70	.9%
Total	4,644	3,229	7,873	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.20.13, below, shows the number of households by year of construction. As shown, 4.1 percent, or 320 units, were built in 1939 or earlier in the county, and another 79 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,445, which accounted for 18.4 percent of all households, and an additional 42 households, or .5 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.20.13 Households by Year Built Teton County 2010-2014 5-Year ACS Data				
Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	320	4.1%	24,514	10.9%
1940 to 1949	79	1.0%	10,454	4.6%
1950 to 1959	366	4.6%	22,142	9.8%
1960 to 1969	539	6.8%	18,728	8.3%
1970 to 1979	1,232	15.6%	49,663	22.0%
1980 to 1989	1,787	22.7%	32,994	14.6%
1990 to 1999	2,063	26.2%	26,751	11.9%
2000 to 2009	1,445	18.4%	35,858	15.9%
Built 2010 or Later	42	.5%	4,410	2.0%
Total	7,873	100.0%	225,514	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 5.3 percent of total housing units, while households with five and six rooms accounted for 15.6 and 11.8 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 2010-2014 5-Year ACS Data				
Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	686	5.3%	4,521	1.7%
Two	1,258	9.7%	7,349	2.8%
Three	1,694	13.0%	20,368	7.7%
Four	2,220	17.0%	42,809	16.1%
Five	2,039	15.6%	53,147	20.0%
Six	1,532	11.8%	41,493	15.6%
Seven	1,201	9.2%	31,612	11.9%
Eight	1,011	7.8%	25,739	9.7%
Nine or more	1,393	10.7%	38,157	14.4%
Total	13,034	100.0%	265,195	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 185 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.4 percent of total households in Teton County, which compared to 24.4 percent statewide. In Teton County, the 2,798 households with three bedrooms accounted for 35.5 percent of all households, and there were only 367 five-bedroom or more households, which accounted for 4.7 percent of all households.

Table II.20.15				
Households by Number of Bedrooms				
Teton County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	185	185	2.3%
One	230	938	1,168	14.8%
Two	878	1,124	2,002	25.4%
Three	2,203	595	2,798	35.5%
Four	1,041	312	1,353	17.2%
Five or more	292	75	367	4.7%
Total	4,644	3,229	7,873	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$285,800, while structures built between 1950 and 1959 had a median value of \$120,700 and those built between 1990 to 1999 had a median value of \$773,700. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$731,200 and \$, respectively. The total average median value in Teton County was \$675,000, which compared to \$189,300 in the State of Wyoming.

Table II.20.16 Median Value by Year Structure Built Teton County 2010-2014 5-Year ACS Data		
Year Built	Teton County	State of Wyoming
1939 or earlier	285,800	153,700
1940 to 1949	229,200	140,900
1950 to 1959	120,700	158,200
1960 to 1969	696,900	177,300
1970 to 1979	672,000	184,100
1980 to 1989	643,100	197,900
1990 to 1999	773,700	233,600
2000 to 2009	731,200	252,800
Built 2010 or Later		258,900
Total	675,000	189,300

Household mortgage status is reported in Table II.20.17, below. In Teton County, households with a mortgage accounted for 65.8 percent of all households or 3,057 housing units, and the remaining 34.2 percent or 1,587 units had no mortgage. Of those units with a mortgage, 548 had either a second mortgage or home equity loan, 34 had both a second mortgage and home equity loan, and 2,475 or 81.0 percent had no second mortgage or no home equity loan.

Table II.20.17 Mortgage Status Teton County 2010-2014 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	3,057	65.8%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	548	17.9%	12,104	13.1%
Second mortgage only	133	24.3%	5,864	48.4%
Home equity loan only	415	75.7%	6,240	51.6%
Both second mortgage and home equity loan	34	1.1%	545	.6%
No second mortgage and no home equity loan	2,475	81.0%	80,039	86.4%
Housing units without a mortgage	1,587	34.2%	63,601	40.7%
Total	4,644	100.0%	156,289	100.00%

The median rent in Teton County was \$1,012 as compared to \$663 statewide, as seen in Table II.20.18, below.

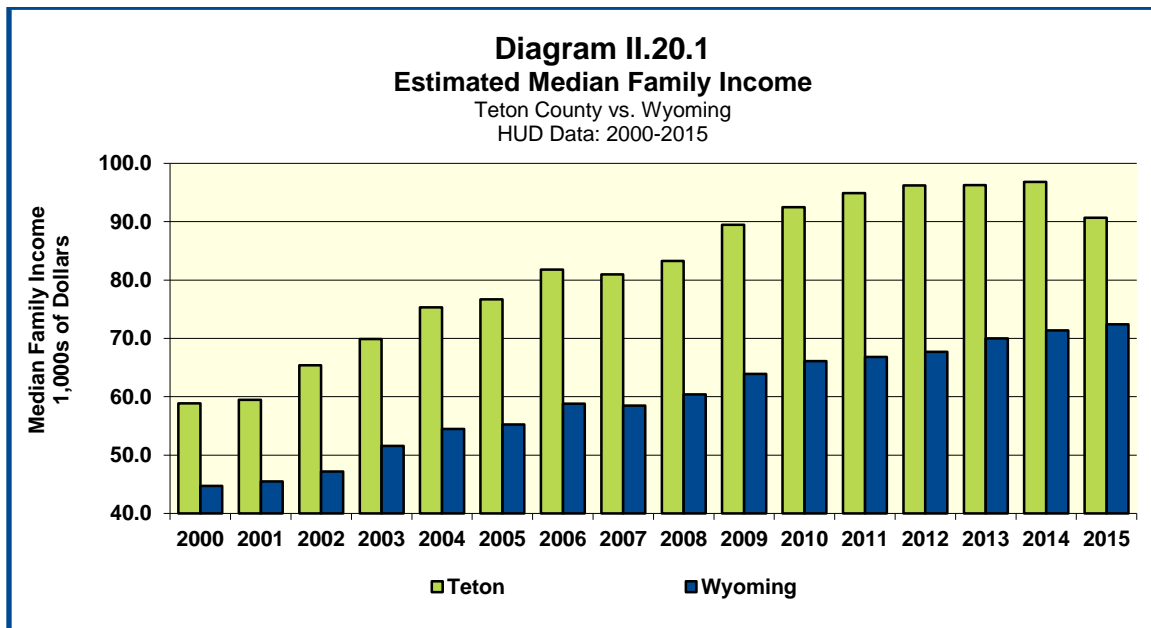
Table II.20.18 Median Rent Teton County 2010-2014 5-Year ACS Data	
Place	Rent
Teton County	\$1,012
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 99 persons during 2015. 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 6,054 persons over the period.

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
2015	1,149	1,248	-99
Total	19,522	13,468	6,054

Economics

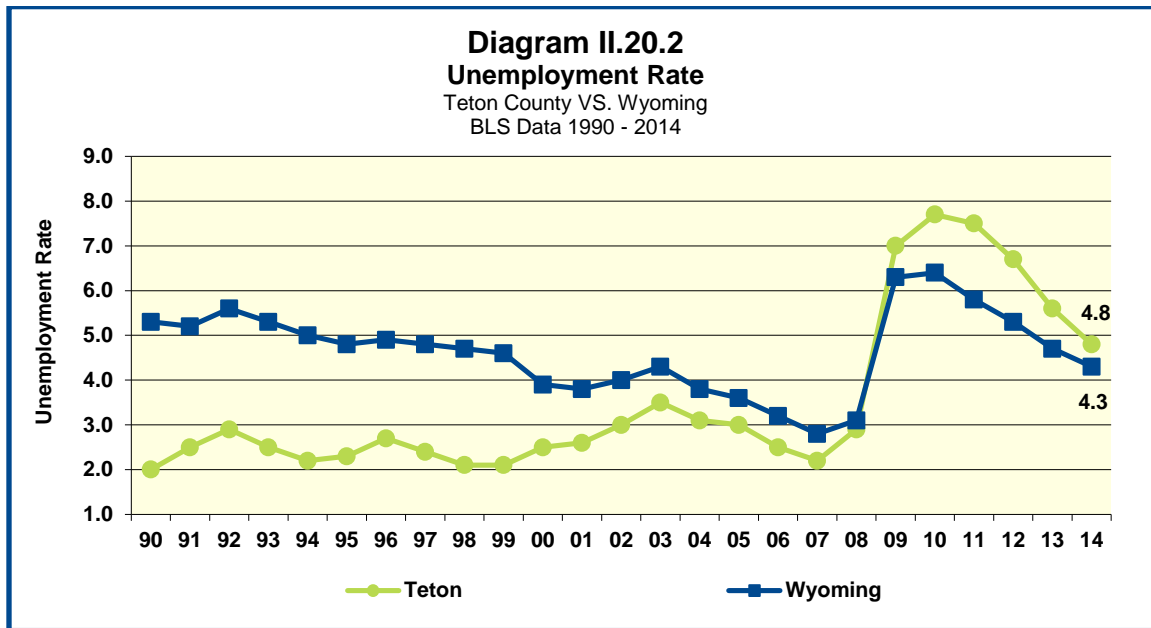
The HUD estimated MFI for Teton County was \$90,700 in 2015.²¹⁶ This compares to Wyoming’s MFI of \$72,400. Diagram II.20.1, below, illustrates the estimated MFI for 2000 through 2015.



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 273 persons, from 14,114 in 2013 to 14,387 in 2014. Employment increased by 373 persons; unemployment decreased by 100 persons; and the unemployment rate, or the number of

²¹⁶ 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 5.6 percent in 2013 to 4.8 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.20.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 18,836 persons in 2014; this figure was higher than the 2013 average by 729 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 21,636 to 22,054 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	15,750	16,580	17,341	17,945	17,123	15,930	15,808	16,235	16,635	17,576	18,181
Feb	15,756	16,671	17,287	18,061	16,822	15,931	15,806	16,263	16,688	17,450	18,151
Mar	15,741	16,718	17,292	17,896	16,600	15,650	15,677	16,058	16,633	17,421	18,203
Apr	15,291	15,704	16,097	16,575	15,176	14,425	13,891	14,916	15,557	16,204	16,797
May	16,112	16,668	17,182	18,209	16,572	15,968	15,423	15,938	16,484	17,267	18,215
Jun	19,583	20,591	20,836	21,860	19,770	19,404	19,208	19,896	20,741	21,636	22,054
Jul	20,630	21,605	21,794	22,404	20,395	20,400	20,561	20,750	21,503	22,548	
Aug	20,542	21,300	21,576	22,113	20,194	20,180	20,410	20,669	21,619	22,471	
Sep	18,989	19,492	20,207	20,373	18,886	18,793	19,053	19,173	20,150	20,703	
Oct	17,001	17,172	17,763	18,061	16,628	16,371	16,875	17,311	18,184	18,813	
Nov	15,014	15,599	16,172	16,024	14,407	13,867	14,110	15,076	15,483	15,675	
Dec	16,601	17,211	17,790	17,353	16,405	16,332	16,524	16,739	17,605	18,263	
Annual	17,251	17,943	18,445	18,906	17,415	16,938	16,946	17,419	18,107	18,836	
% Change	3.11	4.01	2.80	2.50	-7.89	-2.74	.05	2.79	3.95	4.03	

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 \$779 in 2013. In 2014, average weekly wages saw an increase of 4.88 over the prior year, rising to \$817. These data are shown in Table II.20.21, below. Preliminary estimates show average weekly wages rose from \$750 to \$779 between the second quarter of 2014 and 2015.

Table II.20.21						
Average Weekly Wages						
Teton County						
BLS QCEW Data, 2001–2015(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(p)	746	779				

Total business establishments reported by the QCEW are displayed in Table II.20.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming increased by 1.91 percent to 2,256 establishments. Preliminary estimates show the number of establishments rose from 2,225 to 2,264 between the second quarter of 2014 and 2015.

Table II.20.22						
Number of Business Establishments						
Teton County						
BLS QCEW Data, 2001–2015(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(p)	2,243	2,264				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Teton County recorded 29,327 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 \$4,459,532,000, and real per capita income was \$194,485 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$45,989 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$1,275 in second quarter 2014 to \$1,289 in second quarter 2015, or by 1.1 percent. Detached single-family home rents increased by 12.7 percent, rents for mobile homes on a lot increased by 2.4, and rents for mobile home lots increased by 6.4 percent.

Teton County rental prices experienced average annualized increases of 2.2 percent for apartments, 3.2 percent for houses, 1.5 percent for mobile homes plus a lot, and 2.4 percent for mobile home lots since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.20.23, at right, presents the Teton County data for each rental type.²¹⁷

Table II.20.23 Semiannual Average Monthly Rental Prices Teton County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	663	214	810	613
Q2.87	673	235	875	495
Q4.87	672	235	791	606
Q2.88	686	251	887	558
Q4.88	720	248	809	618
Q2.89	724	233	810	632
Q4.89	747	251	997	638
Q2.90	781	243	1,177	952
Q4.90	891	252	1,456	781
Q2.91	789	266	1,476	904
Q4.91	939	310	1,578	644
Q2.92	885	296	1,621	739
Q4.92	1,020	264	1,409	739
Q2.93	977	263	1,533	795
Q4.93	997	263	1,761	0
Q2.94	1,061	309	1,681	1,031
Q4.94	1,049	314	1,578	949
Q2.95	997	307	1,532	0
Q4.95	1,036	307	1,500	1,007
Q2.96	1,032	298	1,541	0
Q4.96	1,003	303	1,480	1,070
Q2.97	960	349	1,482	1,105
Q4.97	1,055	338	1,621	858
Q2.98	1,013	374	1,501	1,013
Q4.98	1,066	397	1,750	849
Q2.99	924	395	1,710	875
Q4.99	958	424	1,967	851
Q2.00	838	420	1,912	828
Q4.00	1,095	394	1,945	803
Q2.01	1,157	385	1,930	789
Q4.01	1,186	410	1,917	839
Q2.02	1,256	412	1,868	813
Q4.02	1,315	381	1,789	818
Q2.03	1,209	459	1,733	800
Q4.03	1,221	464	1,800	796
Q2.04	1,186	363	1,836	824
Q4.04	1,335	378	1,721	809
Q2.05	1,344	358	1,762	780
Q4.05	1,211	358	1,747	761
Q2.06	1,243	357	1,793	742
Q4.06	1,185	357	1,930	777
Q2.07	1,180	361	2,010	786
Q4.07	1,132	376	1,920	757
Q2.08	1,563	354	2,257	780
Q4.08	1,503	368	2,219	779
Q2.09	1,458	360	2,065	817
Q4.09	1,389	360	1,914	785
Q2.10	1,322	356	1,816	775
Q4.10	1,300	367	1,873	780
Q2.11	1,338	345	1,900	816
Q4.11	1,308	341	1,961	813
Q2.12	1,330	359	1,817	801
Q4.12	1,271	359	1,807	860
Q2.13	1,266	353	1,838	821
Q4.13	1,319	384	1,927	845
Q2.14	1,275	404	1,877	926
Q4.14	1,293	428	2,037	934
Q2.15	1,289	430	2,115	948

²¹⁷ 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 127 authorizations in 2013 to 135 in 2014.

The real value of single-family building permits decreased from \$1,302,028 in 2013 to \$955,293 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.20.24, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	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	112.4	40.4
1981	129	6	8	37	180	136.1	49.8
1982	81	2	.	51	134	208.0	81.7
1983	113	2	4	47	166	170.0	68.9
1984	113	4	53	.	170	141.6	.
1985	38	.	.	25	63	200.8	54.2
1986	67	8	10	.	85	180.8	.
1987	89	6	4	.	95	210.5	.
1988	162	4	4	28	198	187.3	55.9
1989	253	12	.	.	265	196.0	.
1990	245	8	26	54	333	208.7	74.5
1991	134	.	8	16	158	253.1	73.4
1992	243	4	8	.	255	233.4	.
1993	255	4	13	.	272	288.6	.
1994	235	8	.	34	277	303.1	80.5
1995	140	8	3	36	187	290.2	78.6
1996	150	2	19	6	177	279.6	104.6
1997	198	6	.	.	204	398.7	.
1998	300	4	.	.	304	455.5	.
1999	241	2	37	52	332	599.4	56.9
2000	257	18	3	48	326	812.5	51.4
2001	150	.	6	55	211	694.6	78.9
2002	131	6	16	44	197	612.0	56.7
2003	172	50	25	45	292	508.9	61.6
2004	204	18	31	48	301	703.1	58.7
2005	208	10	35	55	308	765.2	57.2
2006	180	10	36	65	291	836.5	55.4
2007	179	4	3	46	232	1,065.2	120.1
2008	166	4	6	40	216	1,066.3	93.5
2009	62	2	.	25	89	1,184.1	92.7
2010	73	.	6	36	115	1,133.2	91.6
2011	60	.	.	58	118	1,616.0	89.8
2012	91	.	.	31	122	1,037.5	88.2
2013	127	.	.	35	162	1,302.0	86.9
2014	135	2	.	8	145	955.3	229.2

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Teton County was \$1,472,249. This represented an increase of 3.7 percent from the previous year. In contrast, Wyoming’s average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 1999 and 2014 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.²¹⁸ 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.

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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in December 2015.²¹⁹ During December 2015, a total of 65 surveys were completed by property managers in Teton County. Of the 1,849 rental units surveyed, 46 were vacant, indicating a vacancy rate of 2.5 percent, as shown in Table II.20.26, on the following page. This rate compares to a 1.1 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 percent.

²¹⁸ http://issuu.com/jhrea/docs/market_report_2014_quarter_2_forweb/3?e=12403894/8649661

²¹⁹ 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.20.26 Total Units, Vacant Units, and Vacancy Rate Teton County RVS Data, June 2001–December 2015				
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%

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 below the statewide rate, with at rate of 2.5 percent in December 2015.

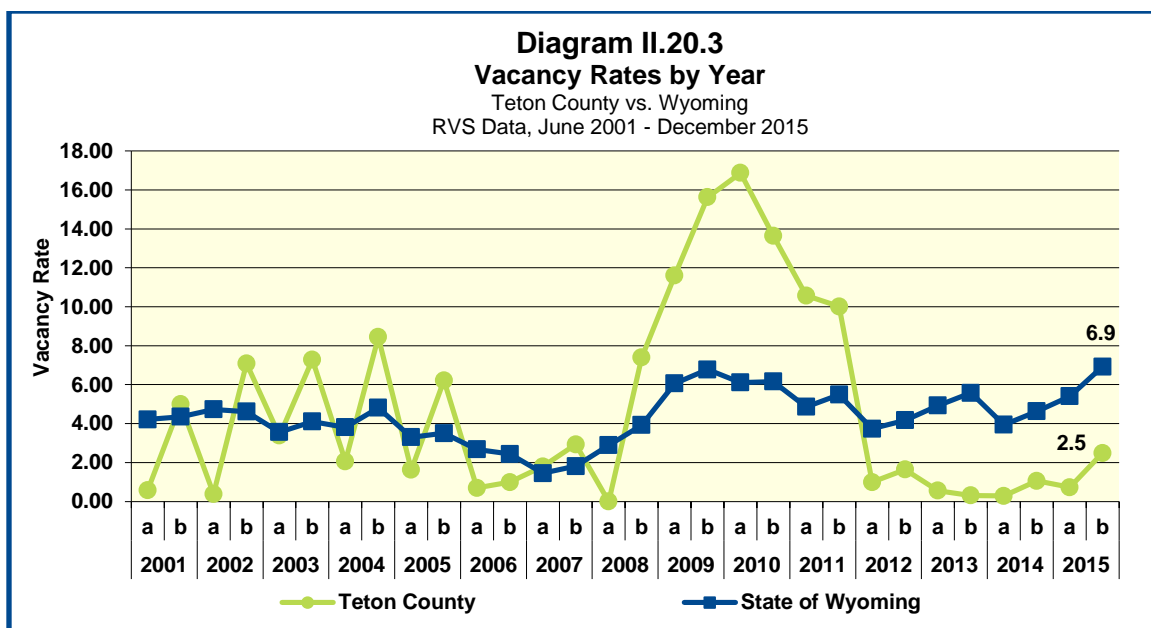


Diagram II.20.4, below, shows the average rent of single-family and apartment units in Teton County. In 2015, rents for single-family units rose to \$2,325 and average rents for apartments rose to \$1,478.

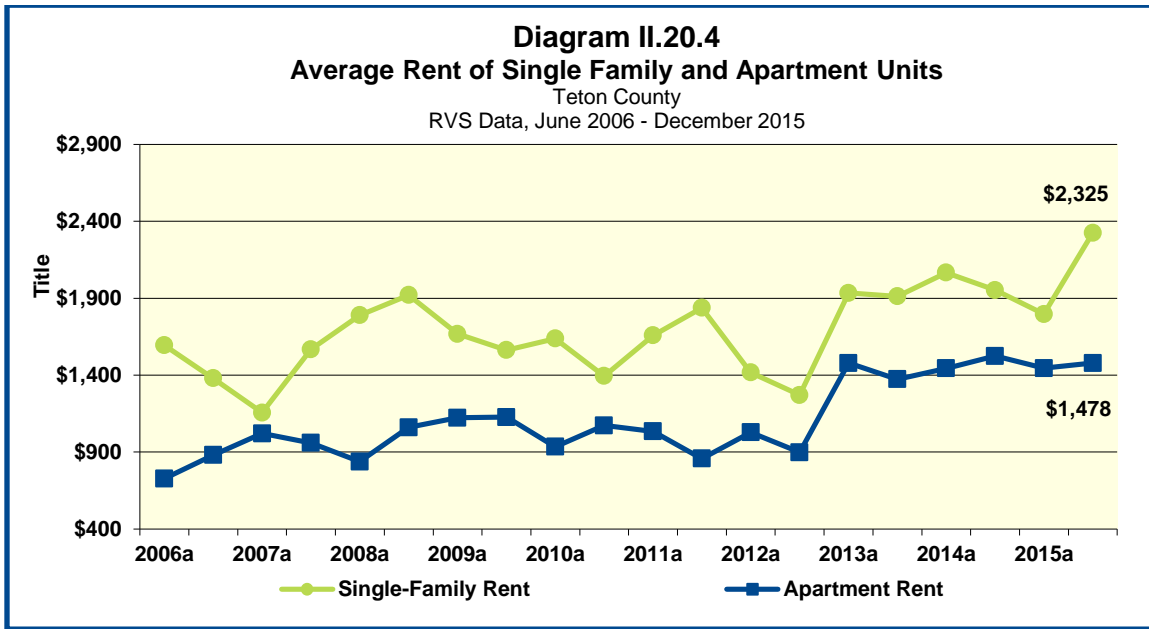


Table II.20.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 217 single family units in Teton County, with 3 of them available. This translates into a vacancy rate of 1.4 percent in Teton County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 762 apartment units reported in the survey, with 30 of them available, which resulted in a vacancy rate of 3.9 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	217	3	1.4%
Duplex units	171	0	.0%
Apartments	762	30	3.9%
Mobile Homes	0	0	%
"Other" Units	6	1	16.7%
Don't Know	693	12	1.7%
Total	1,849	46	2.5%

Table II.20.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 18 units. The most common apartment units were one bedroom units, with 254 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 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	136	0	0	.	136
One	2	0	254	0	0	.	256
Two	11	4	250	0	2	.	267
Three	18	0	18	0	2	.	38
Four	8	2	3	0	0	.	13
Five	2	0	0	0	0	.	2
Don’t Know	176	165	101	0	2	693	1,137
Total	217	171	762	0	6	693	1,849

Table II.20.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 9.6 percent, with three bedroom single family units having the highest vacancy rate at 11.1 percent.

Table II.20.29							
Vacancy Rates by Bedroom Size							
Teton County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.7%	%	%		.7%
One	.0%	%	1.6%	%	%		1.6%
Two	.0%	.0%	9.6%	%	.0%		9.0%
Three	11.1%	%	.0%	%	.0%		5.3%
Four	.0%	.0%	.0%	%	%		.0%
Five	.0%	%	%	%	%		.0%
Don’t Know	.6%	.0%	1.0%	%	50.0%	1.7%	1.3%
Total	1.4%	.0%	3.9%	%	16.7%	1.7%	2.5%

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 Bedroom Size						
Teton County						
RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$900	\$990	\$	\$	\$960
One	\$1,417	\$	\$1,291	\$	\$	\$1,320
Two	\$1,983	\$1,550	\$1,530	\$	\$1,850	\$1,709
Three	\$2,343	\$1,775	\$1,865	\$	\$	\$2,153
Four	\$4,167	\$	\$3,250	\$	\$	\$3,800
Five	\$2,500	\$	\$	\$	\$	\$2,500
Total	\$2,325	\$1,331	\$1,478	\$	\$2,000	\$1,864

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 1,000 to 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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000			%
\$1,000 to \$1,500	7	0	.0%
Above \$1,500	190	3	1.6%
Missing	20	0	.0%
Total	217	3	1.4%

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 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	2	33.3%
\$500 to \$1,000	18	0	.0%
\$1,000 to \$1,500	46	0	.0%
Above \$1,500	543	28	5.2%
Missing	149	0	.0%
Total	762	30	3.9%

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 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	1	0	0	0	0	.	1
Fair	0	0	1	0	0	.	1
Average	156	152	21	0	1	.	330
Good	34	6	329	0	3	.	372
Excellent	23	13	405	0	1	.	442
Don’t Know	3	0	6	0	1	693	703
Total	217	171	762	0	6	693	1,849

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 percent.

Table II.20.34			
Condition of Single Family Units by Vacancy Status			
Teton County			
RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	1	0	%0
Fair	0	0	%
Average	156	1	.6%
Good	34	2	5.9%
Excellent	23	0	.0%
Don't Know	3	0	.0%
Total	217	3	1.4%

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 percent.

Table II.20.35			
Condition of Apartment Units by Vacancy Status			
Teton County			
RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair	1	0	.0%
Average	21	0	.0%
Good	329	2	.6%
Excellent	405	28	6.9%
Don't Know	6	0	.0%
Total	762	30	3.9%

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, respondents in Teton County said they would prefer 21 more single family units, 29 more apartment units, and 44 units of all types. In total, respondents indicated they wished to own or manage an additional 96 units.

Table II.20.36	
If you had the opportunity to own/manage more units, how many would you prefer	
Teton County	
RVS Data, December 2015	
Unit Type	More Units
Single family units	21
Duplex Units	
Apartments	29
Mobile homes	
Other	
Don't Know	2
All types	44
Total	96

Table II.20.37, below, shows the most common answers from the 2015 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 79 respondents, with an average persons per household of 2.3 people. Of new residents to Teton County, 44.9 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 better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 49.4 percent of respondents renting their residence. The average mortgage payment in Teton County was \$1,513 and the average rent was \$929. When asked if they were satisfied with their current housing, 77.2 percent said they were satisfied with their current housing.

Table II.20.37 Most Replied Response Teton County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	79
Number of persons in household (Average)	2.3
Current age	25 to 34 years old (38.7%)
Marital status	Married (44.9%)
Primary reason for moving to Wyoming	Better quality of life (24.1%)
In which industry are you primarily employed	Other (19.2%)
Highest education level completed	College Graduate (36.7%)
Total household income from all sources	\$50,000 to \$74,999 dollars (26.8%)
Current Housing Characteristics	
Current Residence	Single family home (58.2%)
Do you own or rent	Rent (49.4%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.9
Average mortgage payment	\$1,513
Average rental payment	\$929
Are you satisfied with your current housing	Satisfied with current housing (77.2%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (35.7%)
Are you seeking to change your housing situation	Seeking different housing (69.2%)
What type of unit are you seeking	Single family home (44.4%)
Type of tenure seeking	Seeking to rent (71.4%)
If own, do you plan on building or buying	Buy an existing unit (75.0%)
Expected buying price	.
Expected building price	\$100,000 to \$149,999 dollars (100.0%)
Expected rental price	\$701 to \$800 dollars (100.0%)

For residents who are unsatisfied with their current housing, 35.7 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 44.4 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 28.6 percent wanted to buy and 71.4 wanted to rent their next residence. Most residents wishing to buy a house anticipated between \$100,000 to \$149,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$701 to \$800 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**²²⁰

²²⁰ 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.

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 2014 5-year ACS data, 183 or 2.3 percent of households in Teton County were overcrowded and another 173 or 2.2 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				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	4,644	0	0	4,644
Percentage	100.0%	.0%	.0%	100.0%
Renter				
Households	2,873	183	173	3,229
Percentage	89.0%	5.7%	5.4%	100.0%
Total				
Households	7,517	183	173	7,873
Percentage	95.5%	2.3%	2.2%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 354 units or 2.7 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 2010-2014 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	12,680	258,329
Lacking Complete Kitchen Facilities	354	6,866
Total Housing Units	13,034	265,195
Percent Lacking	2.7%	2.6%

At the time of the 2014 ACS, a total of 220 units or 1.7 percent of all housing units in Teton County were lacking complete plumbing facilities. This compared to 2.2 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 2010-2014 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	12,814	259,378
Lacking Complete Plumbing Facilities	220	5,817
Total Households	13,034	265,195
Percent Lacking	1.7%	2.2%

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, 21.1 percent of households had a cost burden and 13.1 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 20.8 percent of homeowners with a mortgage in Teton County experienced a cost burden and 13.4 percent experienced a severe cost burden, while 30.1 percent of renters had a cost burden and 14.6 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 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Teton County					
Owner With a Mortgage					
Households	2,010	637	410	0	3,057
Percent	65.8%	20.8%	13.4%	.0%	100.0%
Owner Without a Mortgage					
Households	1,385	52	150	0	1,587
Percent	87.3%	3.3%	9.5%	.0%	100.0%
Renter					
Households	1,569	972	473	215	3,229
Percent	48.6%	30.1%	14.6%	6.7%	100.0%
Total					
Households	4,964	1,661	1,033	215	7,873
Percent	63.1%	21.1%	13.1%	2.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 3,336 households in Teton County, from 8,973 in 2010 to 12,309 in 2040. Homeowners are expected to increase from 5,083 households in 2010 to 6,949 by 2040. Renters are anticipated to increase from 3,890 households in 2010 to 5,363 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 96 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 90 households and by 244 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 178 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 317 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	261	245	664	387	3,526	5,083
2015	234	219	595	347	3,159	4,554
2020	258	242	656	383	3,483	5,022
2025	281	264	717	418	3,803	5,483
2030	305	287	778	454	4,130	5,955
2035	330	310	841	491	4,465	6,437
2040	356	335	908	529	4,818	6,946
Renters by Percent of Median Household Income						
2010	471	837	1,025	353	1,204	3,890
2015	427	760	930	320	1,092	3,530
2020	471	838	1,026	353	1,204	3,892
2025	511	909	1,113	383	1,307	4,223
2030	555	987	1,209	416	1,419	4,585
2035	601	1,068	1,308	450	1,535	4,962
2040	649	1,155	1,413	486	1,659	5,363
Total Households by Percent of Median Household Income						
2010	732	1,082	1,690	740	4,729	8,973
2015	661	979	1,526	667	4,251	8,084
2020	729	1,080	1,682	736	4,687	8,914
2025	792	1,173	1,830	801	5,110	9,706
2030	860	1,274	1,987	870	5,549	10,540
2035	931	1,378	2,149	941	6,000	11,398
2040	1,005	1,489	2,321	1,016	6,477	12,309

Additional Comments

Teton County claimed the highest cost of living in the State, according to a recent report by the Wyoming’s Department of Administration and Information, the primary driver of which was the cost of housing²²¹ The cost of housing has impacted residents at varying rates, most significantly those with lower incomes, persist as long as there aren’t a variety of housing options available to varying income levels.²²² Even with high costs of housing, Teton County had the second lowest unemployment rate in the State in June at 2.7 percent, preceded only by Niobrara County.²²³ Teton County’s cost of living was 35 percent higher than the state average in the second quarter in 2015.²²⁴

²²¹ http://www.jhnewsandguide.com/jackson_hole_daily/local/teton-county-retains-number-spot-in-statewide-living-costs/article_32165b70-dcb7-5d06-b69b-494a53125acc.html

²²² <http://wyomingpublicmedia.org/post/why-jacksons-housing-crisis-isnt-going-away-anytime-soon>

²²³ <http://wyomingbusinessreport.com/wyo-unemployment-holds-at-4-1-in-june/?refresh=1>

²²⁴ <http://wyomingbusinessreport.com/wyo-annual-inflation-for-2q-up-0-9/>

