

TETON COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Teton County's population increased from 21,294 in 2010 to 21,548 in 2011, or by 1.2 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁷² The number of people from 15 to 24 years of age decreased by 7.4 percent, and the number of people from 55 to 64 years of age increased by 6.1 percent. The white population increased by 0.7 percent, while the black population increased by 42.6 percent. The Hispanic population increased from 3,191 to 3,314 people between 2010 and 2011 or by 3.9 percent. These data are presented in Table II.20.1, below.

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

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

¹⁷² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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

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

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

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

Table II.20.4			
Group Quarters Population			
Teton County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁷³	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%

Table II.20.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 4,938 family households, 4,102 of which housed married couple families and 836 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 333 families, or a female householder with no husband present, of which there were 503 families. There were also an estimated 4,035 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 18.2 percent, and the number of married couple families increased by 17.7 percent. The number of male households with no wife present increased by 29.6 percent, the number of female households with no husband present increased by 15.4 percent, and non-family households increased by 14.9 percent.

Table II.20.5			
Household Type by Tenure			
Teton County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	4,177	4,938	18.2%
Married couple family	3,484	4,102	17.7%
Owner-occupied housing units	2,557	2,995	17.1%
Renter-occupied housing units	927	1,107	19.4%
Other family	693	836	20.6%
Male householder, no wife present	257	333	29.6%
Owner-occupied housing units	115	124	7.8%
Renter-occupied housing units	142	209	47.2%
Female householder, no husband present	436	503	15.4%
Owner-occupied housing units	240	281	17.1%
Renter-occupied housing units	196	222	13.3%
Non-family households	3,511	4,035	14.9%
Owner-occupied housing units	1,303	1,683	29.2%
Renter-occupied housing units	2,208	2,352	6.5%
Total	7,688	8,973	16.7%

¹⁷³ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.20.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,397 two-person family households, 1,098 three-person family households, and 902 four-person family households. One-person non-family households made up 65 percent of all non-family households, or an estimated 2,621 households. Between 2000 and 2010, the number of four-person households increased by 8.1 percent, or from 940 to 1,016 households.

Table II.20.6¹⁷⁴							
Household Type by Household Size							
Teton County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	2,096	2,096	.	2,621	2,621	25.0%
Two Person	1,976	1,004	2,980	2,397	960	3,357	12.7%
Three Person	927	276	1,203	1,098	285	1,383	15.0%
Four Person	848	92	940	902	114	1,016	8.1%
Five Person	266	30	296	295	39	334	12.8%
Six Person	87	8	95	135	12	147	54.7%
Seven Person	73	5	78	111	4	115	47.4%
Total	4,177	3,511	7,688	4,938	4,035	8,973	16.7%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 3,357 two-person households, 2,196 were owner-occupied and 1,161 were renter-occupied. Of the 1,016 four-person households, 604 were owner-occupied and 412 were renter-occupied. Further household size data by tenure are presented in Table II.20.7, below.

Table II.20.7							
Tenure by Household Size							
Teton County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	855	1,241	2,096	1,204	1,417	2,621	25.0%
Two Person	1,777	1,203	2,980	2,196	1,161	3,357	12.7%
Three Person	723	480	1,203	800	583	1,383	15.0%
Four Person	614	326	940	604	412	1,016	8.1%
Five Person	168	128	296	172	162	334	12.8%
Six Person	49	46	95	73	74	147	54.7%
Seven Person or More	29	49	78	34	81	115	47.4%
Total	4,215	3,473	7,688	5,083	3,890	8,973	16.7%

¹⁷⁴ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.20.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 20.6 percent, or from 4,215 to 5,083 households. The number of renter units increased from 3,473 to 3,890 households, or by 12 percent. In 2010, Teton County had a total of 12,813 housing units, of which 8,973, or 70 percent, were occupied. A total of 3,840 units, or 30 percent of all units, were vacant, which was an increase of 48.9 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	7,688	8,973	16.7%
Owner-Occupied	4,215	5,083	20.6%
Renter-Occupied	3,473	3,890	12.0%
Vacant Housing Units	2,579	3,840	48.9%
Total Housing Units	10,267	12,813	24.8%
Homeownership Rate	54.8%	56.6%	.

Table II.20.9, below, shows that, of the 3,840 vacant housing units in Teton County at the time of the 2010 Census, 614, or 16 percent, were for rent and 138, or 3.6 percent, were for sale. An estimated 2,832 units were for seasonal, recreational, or occasional use, and 177, or 4.6 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied increased from 50 to 71 units, or by 42 percent, and units listed as “other vacant” increased from 149 to 177 units, or by 18.8 percent.

Disposition	2000	2010	% Change 00-10
For rent	191	614	221.5%
For sale only	54	138	155.6%
Rented or sold but not occupied	50	71	42.0%
For seasonal, recreational, or occasional use	2,121	2,832	33.5%
For migrant workers	14	8	-42.9%
Other vacant	149	177	18.8%
Total	2,579	3,840	48.9%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming’s more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.20.10, below, presents different income statistics for Teton County. According to the 2010 ACS data averages, Median Family Income (MFI) for Teton County was \$90,596 compared to the statewide average of \$65,964. Per capita income for Teton County, which is calculated by dividing total income by population, was \$42,224, which compared to \$27,860 for the State of Wyoming.

Table II.20.10 Median and Per Capita Income Teton County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Teton County	Wyoming
Median Family Income	90,596	65,964
Median Household Income	70,271	53,802
Per Capita Income	42,224	27,860

Table II.20.11, below, shows households by income for Teton County and the State of Wyoming in 2010. In Teton County, there were a total of 300 households, or 4 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 1,038 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 13.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 33 percent of total households and numbered 2,464 in Teton County.

Table II.20.11 Households by Income Teton County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	300	4.0%	21,963	10.1%
\$15,000–\$19,999	248	3.3%	10,477	4.8%
\$20,000–\$24,999	463	6.2%	11,850	5.4%
\$25,000–\$34,999	397	5.3%	23,902	11.0%
\$35,000–\$49,999	1,038	13.9%	32,677	15.0%
\$50,000–\$74,999	1,542	20.6%	44,279	20.3%
\$75,000–\$99,999	1,018	13.6%	30,595	14.1%
\$100,000 and Above	2,464	33.0%	41,945	19.3%
Total	7,470	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.20.12, on the following page. In total, the poverty rate in Teton County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Teton County had a poverty rate of 9.6 percent, and the female population had a poverty rate of 6.7 percent. There were 162 males and 128 females in poverty aged 5 and under. Overall, 16.9 percent of persons in poverty in Teton County were aged 5 and under, which compared to 12.8

percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 14 persons, which represented .8 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.20.12				
Poverty by Age				
Teton County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Teton County				
5 and Under	162	128	290	16.9%
6 to 17	347	0	347	20.3%
18 to 64	525	537	1,062	62.0%
65 and Older	14	0	14	.8%
Total	1,048	665	1,713	100.0%
Poverty Rate	9.6%	6.7%	8.2%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.20.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Teton County saw an average of 3,844 owner-occupied single-family units compared to 1,396 single-family rental units. In Teton County, single-family units represented 70.1 percent of all households compared to 70.8 percent statewide. Teton County had a total of 669 apartment rental units, and total apartment units accounted for 12.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 284 mobile homes in Teton County, which made up 3.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.20.13				
Households by Unit Type				
Teton County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	3,844	1,396	5,240	70.1%
Duplex	135	269	404	5.4%
Tri- or Four-Plex	123	470	593	7.9%
Apartment	280	669	949	12.7%
Mobile Home	160	124	284	3.8%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	4,542	2,928	7,470	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
Total	152,806	64,882	217,688	100.0%

Table II.20.14, below, shows the number of households by year of construction. As shown, 6.1 percent, or 454 units, were built in 1939 or earlier in the county, and another 1.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 495, which accounted for 6.6 percent of all households, and an additional 123 households, or 1.6 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.20.14				
Households by Year Built				
Teton County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	454	6.1%	25,116	11.5%
1940 to 1949	141	1.9%	11,481	5.3%
1950 to 1959	360	4.8%	21,920	10.1%
1960 to 1969	333	4.5%	19,433	8.9%
1970 to 1979	1,912	25.6%	53,519	24.6%
1980 to 1989	1,747	23.4%	34,949	16.1%
1990 to 1999	1,905	25.5%	26,791	12.3%
2000 to 2004	495	6.6%	14,090	6.5%
2005 or Later	123	1.6%	10,389	4.8%
Total	7,470	100.0%	217,688	100.0%

Table II.20.15, on the following page, displays housing units for Teton County and the State of Wyoming. The number of rooms in Teton County varied between households. Households with one room accounted for only 7.4 percent of total housing units, while households with five and six rooms accounted for 14.6 and 12.9 percent, respectively, in the county. The median number of rooms in Teton County was five rooms, which compared to six statewide.

Table II.20.15				
Housing Units by Number of Rooms				
Teton County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	926	7.4%	3,804	1.5%
Two	1,317	10.5%	6,391	2.5%
Three	1,485	11.9%	18,634	7.3%
Four	2,177	17.4%	45,335	17.8%
Five	1,818	14.6%	52,421	20.5%
Six	1,612	12.9%	39,475	15.5%
Seven	1,031	8.3%	31,509	12.4%
Eight	1,069	8.6%	25,135	9.9%
Nine or More	1,052	8.4%	32,392	12.7%
Total	12,487	100.0%	255,096	100.0%
Median Rooms	5	.	6	.

Table II.20.16, below, shows households in the county by number of bedrooms and tenure. There were 344 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.6 percent of total households in Teton County, which compared to 25.5 percent statewide. In Teton County, the 2,518 households with three bedrooms accounted for 33.7 percent of all households, and there were only 476 five-bedroom or more households, which accounted for 6.4 percent of all households.

Table II.20.16				
Households by Number of Bedrooms				
Teton County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	344	344	4.6%
One	237	723	960	12.9%
Two	1,138	925	2,063	27.6%
Three	1,939	579	2,518	33.7%
Four	854	255	1,109	14.8%
Five or More	374	102	476	6.4%
Total	4,542	2,928	7,470	100.0%
State of Wyoming				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.20.17, at right, structures built in 1939 or earlier had a median value of \$630,700, while structures built between 1950 and 1959 had a median value of \$615,900 and those built between 1990 and 1999 had a median value of \$879,600. 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 \$794,900 and \$1,000,001, respectively. The median value in Teton County was \$723,700, which compared to \$174,000 in the State of Wyoming.

Table II.20.17 Median Value by Year Structure Built Teton County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Teton County	State of Wyoming
1939 or Earlier	630,700	141,200
1940 to 1949	664,100	129,500
1950 to 1959	615,900	151,800
1960 to 1969	578,700	166,500
1970 to 1979	632,500	169,900
1980 to 1989	721,100	187,000
1990 to 1999	879,600	224,000
2000 to 2004	794,900	243,500
2005 or Later	1,000,001	244,600
Median Value	723,700	174,000

Household mortgage status is reported in Table II.20.18, below. In Teton County, households with a mortgage accounted for 67.5 percent of all households, or 3,064 housing units, and the remaining 32.5 percent, or 1,478 units, had no mortgage. Of those units with a mortgage, 634 had either a second mortgage or home equity loan, 27 had both a second mortgage and home equity loan, and 2,403, or 78.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.20.18 Mortgage Status Teton County and the State of Wyoming 2010 Five-Year ACS Data				
Mortgage Status	Teton County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,064	67.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	634	20.7%	17,932	19.1%
Second mortgage only	211	33.3%	8,629	48.1%
Home equity loan only	423	66.7%	9,303	51.9%
Both second mortgage and home equity loan	27	.9%	741	0.8%
No second mortgage and no home equity loan	2,403	78.4%	75,088	80.1%
Housing units without a mortgage	1,478	32.5%	59,045	38.6%
Total	4,542	100.0%	152,806	100.00%

The median rent in Teton County was \$868 compared to \$552 statewide, as shown in Table II.20.19, below. These figures show that rents in Teton County were significantly higher than rents statewide.

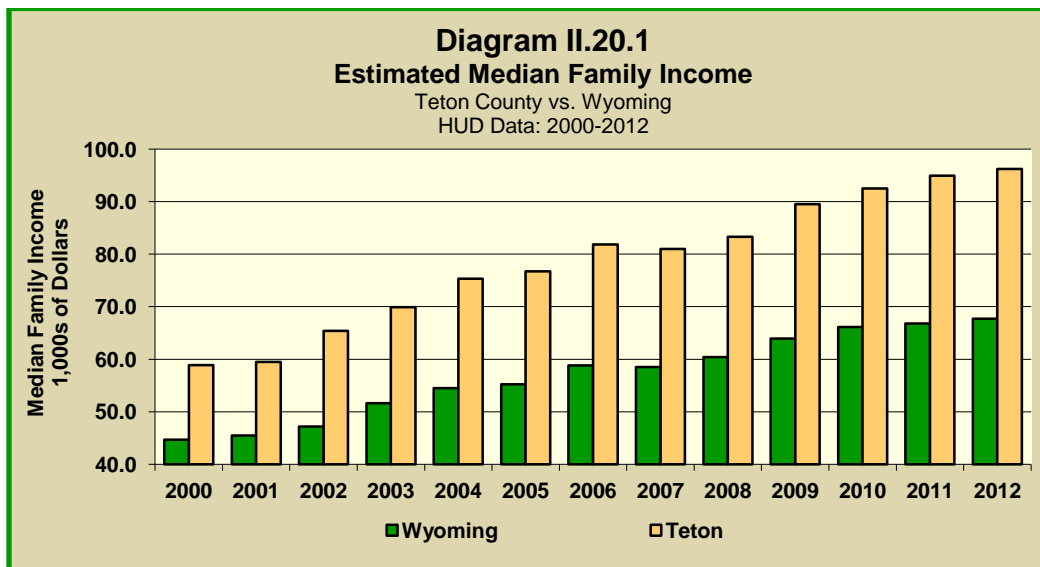
Table II.20.19 Median Rent Teton County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Teton County	\$868
State of Wyoming	\$552

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

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

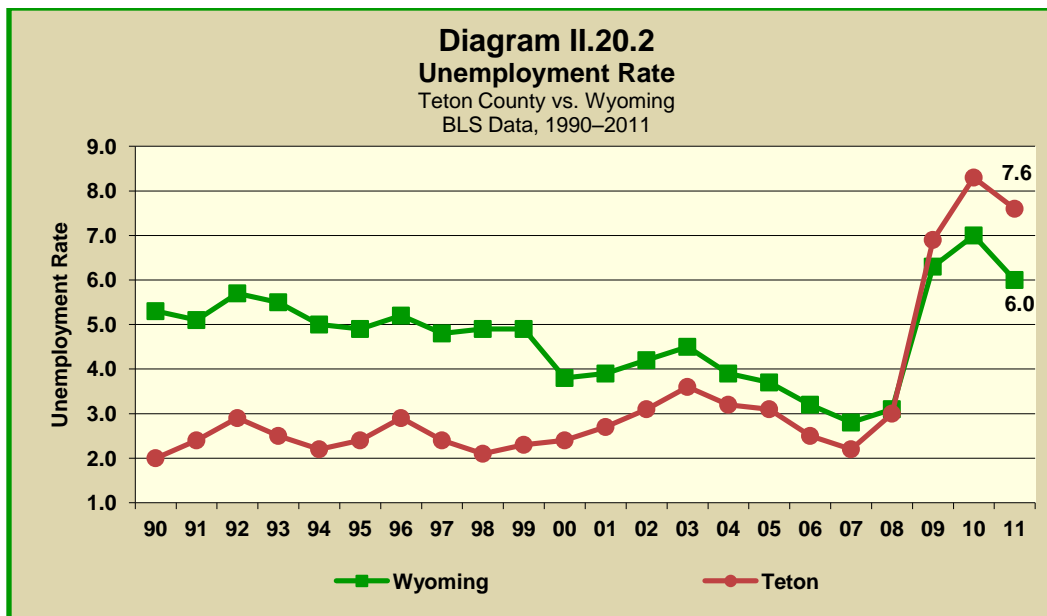
Economics

The HUD estimated MFI for Teton County was \$96,200 in 2012.¹⁷⁵ This compares to Wyoming’s MFI of \$67,700. Diagram II.20.1, below, illustrates the estimated MFI for 2000 through 2012.



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

¹⁷⁵ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.20.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.04 percent between 2010 and 2011, from a total of 16,938 to 16,944 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	15,496	14,905	15,436	15,457	15,750	16,580	17,341	17,945	17,123	15,930	15,808
Feb	15,462	14,884	15,372	15,365	15,756	16,671	17,287	18,061	16,822	15,931	15,806
Mar	15,374	14,863	15,252	15,292	15,741	16,718	17,292	17,896	16,600	15,650	15,677
Apr	14,664	14,332	14,661	14,912	15,291	15,704	16,097	16,575	15,176	14,425	13,891
May	16,145	15,844	15,656	15,556	16,112	16,668	17,182	18,209	16,572	15,968	15,423
Jun	19,642	19,474	18,975	19,136	19,583	20,591	20,836	21,860	19,770	19,404	19,208
Jul	20,632	20,743	19,993	20,138	20,630	21,605	21,794	22,404	20,395	20,400	20,561
Aug	20,494	20,402	19,847	19,994	20,542	21,300	21,576	22,113	20,194	20,180	20,410
Sep	18,447	18,791	18,052	18,358	18,989	19,492	20,207	20,373	18,886	18,793	19,053
Oct	15,311	15,769	15,305	16,137	17,001	17,172	17,763	18,061	16,628	16,371	16,870
Nov	13,898	14,433	14,378	14,516	15,014	15,599	16,172	16,024	14,407	13,867	14,099
Dec	15,264	15,821	15,626	15,900	16,601	17,211	17,790	17,353	16,405	16,332	16,520
Annual	16,736	16,688	16,546	16,730	17,251	17,943	18,445	18,906	17,415	16,938	16,944
% Change	.	-0.29	-0.85	1.11	3.11	4.01	2.80	2.50	-7.89	-2.74	0.04

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

Table II.20.22						
Average Weekly Wages						
Teton County						
BLS QCEW Data, 2001–2011(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(p)	750	726	710	826	750	2.46

Total business establishments reported by the QCEW are displayed below in Table II.20.23. Annual establishments decreased by 0.14 percent between 2010 and 2011, from a total of 2,134 to 2,137 establishments.

Table II.20.23						
Number of Establishments						
Teton County						
BLS QCEW Data, 2001–2011(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(p)	2,120	2,132	2,135	2,160	2,137	0.14

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Teton County recorded 26,781 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 \$2,060,807,000, and real per capita income was \$96,693 in 2010. Average earnings per job in the county was \$44,202 in 2010. 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 increased from \$1,199 in fourth quarter 2010 to \$1,231 in fourth quarter 2011, or by 2.7 percent. Detached single-family home rents increased by 6.9 percent, rents for mobile homes on a lot increased by 6.4 percent, and rents for mobile home lots decreased by 5 percent.

Teton County rental prices experienced average annualized increases of 5.1 percent for apartments, 6 percent for houses, 3.5 percent for mobile homes plus a lot, and 4.2 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.20.24, at right, presents the Teton County data for each rental type.¹⁷⁶

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Teton County decreased from 73 authorized units in 2010 to 60 in 2011. Total residential authorizations increased from 115 units in 2010 to 118 in 2011.

The real value of single-family building permits increased from \$1,081,900 in 2010 to \$1,542,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$1,542,000 in 2010 to a low of \$491,100 in 2003. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional

details of permit activity and per unit valuations are given in Table II.20.25, on the following page.

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

¹⁷⁶ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

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

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Teton County was \$1,223,911. This represented a decrease of 38 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.20.26, below.

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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in June 2012.¹⁷⁷ During June 2012, a total of 106 surveys were completed by property managers in Teton County. Of the 1,315 rental units surveyed, 13 were vacant, indicating a vacancy rate of 0.99 percent, as shown in Table II.20.27, at right. This rate compares to a 10.57 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent. Additional calls were made to verify and discern the large drop in the vacancy rate. The additional comments point to a large increase in jobs over the past year. Three years ago when the recession hit, many tenants left due to lack of employment, which increased the vacancy rate to a high of 16.87 in June of 2010. Now there appears to be many jobs available, which is drawing more people back into the county increasing the demand for rental units.

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

Diagram II.20.3, on the following page, shows the historical vacancy rate for Teton County and Wyoming. As can be seen, over the period from 2001 to 2008 the vacancy rate in Teton County has been similar to the statewide vacancy rate, until it began to rise and jumped to a high of 16.87 in the first half of 2010. However, since then, the vacancy rate has been decreasing, falling to a low of 0.99 in June of 2012.

¹⁷⁷Those signified as a in the “year” column of Table II.20.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

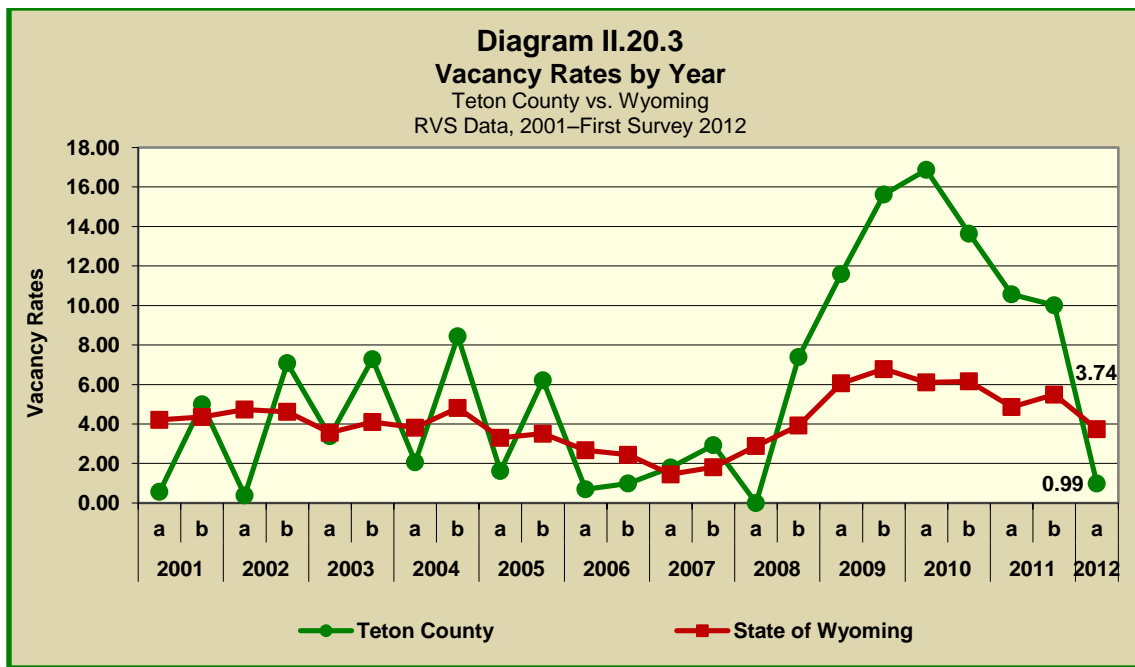
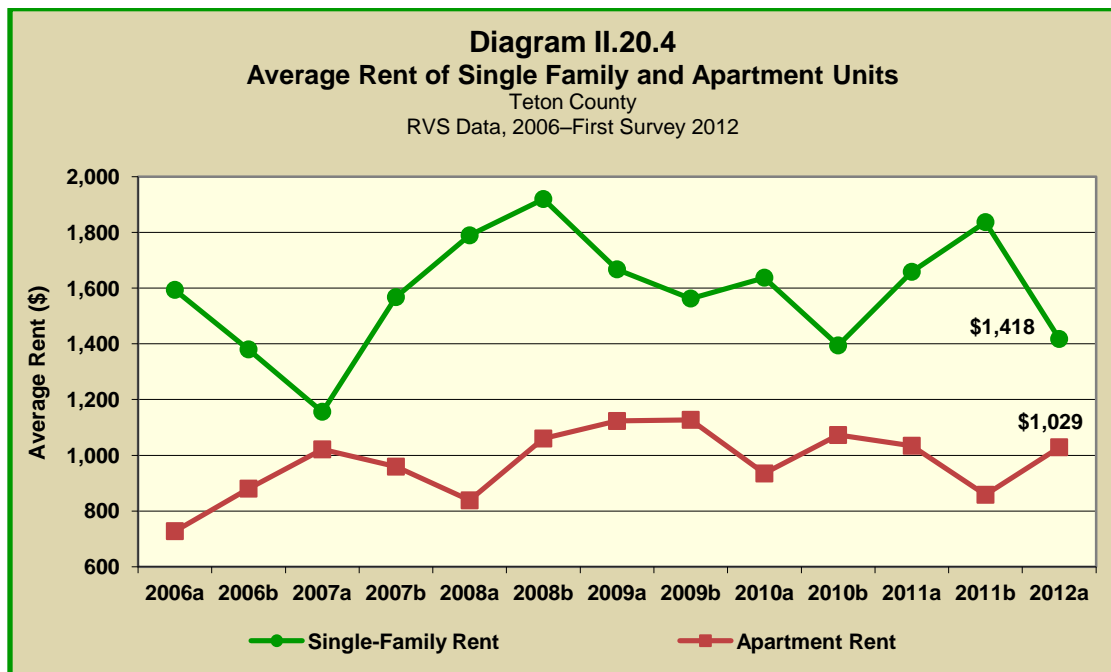


Diagram II.20.4, below, shows the average rent of single-family and apartment units in Teton County. In the first half of 2012, rents for single-family units fell to \$1,418 and average rents for apartments increased to \$1,029.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 6 respondents in Teton County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 75 percent wished to buy existing units, of which 66.7 percent sought homes between \$100,000 and \$250,000, and 33.3 percent anticipated spending above \$250,000. The remainder of those seeking to own a home, 25 percent, wished to build, of which 100 percent for above \$250,000. Additional survey data are presented in **Volume II. Technical Appendix.**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 775 loans purchased in Teton County between 1979 and 2012, with one occurring in fiscal 2012. The average home size over the period was 1,131 square feet. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 2007. The average purchase price in fiscal 2012 was \$1,816,389. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 160, or 2.1 percent of households in Teton County, were overcrowded and another 139, or 1.9 percent of units, were severely overcrowded, as shown below in Table II.20.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.20.28				
Overcrowding and Severe Overcrowding				
Teton County and the State of Wyoming				
2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	4,499	43	0	4,542
Percentage	99.1%	0.9%	0.0%	100.0%
Renter				
Households	2,672	117	139	2,928
Percentage	91.3%	4.0%	4.7%	100.0%
Total				
Households	7,171	160	139	7,470
Percentage	96.0%	2.1%	1.9%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2010 ACS, a total of 640 units, or 5.1 percent of all housing units in Teton County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.20.29, below.

Table II.20.29		
Housing Units with Incomplete Kitchen Facilities		
Teton County and the State of Wyoming		
2010 Five-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	11,847	247,608
Lacking Complete Kitchen Facilities	640	7,488
Total Housing Units	12,487	255,096
Percent Lacking	5.1%	2.9%

At the time of the 2010 ACS, a total of 272 units, or 2.2 percent of all housing units in Teton County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.20.30, on the following page.

Table II.20.30		
Housing Units with Incomplete Plumbing Facilities		
Teton County and the State of Wyoming		
2010 Five-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	12,215	249,046
Lacking Complete Plumbing Facilities	272	6,050
Total Households	12,487	255,096
Percent Lacking	2.2%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 14.6 percent of households had a cost burden and 15.9 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 15.5 percent of homeowners with a mortgage in Teton County experienced a cost burden and 21.6 percent experienced a severe cost burden, while 19.8 percent of renters had a cost burden and 12.1 percent had a severe cost burden, as shown in Table II.20.31, below.

Table II.20.31					
Cost Burden and Severe Cost Burden by Tenure					
Teton County and the State of Wyoming					
2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Teton County					
Owner with a Mortgage					
Households	1,878	475	662	49	3,064
Percent	61.3%	15.5%	21.6%	1.6%	100.0%
Owner without a Mortgage					
Households	1,273	32	173	0	1,478
Percent	86.1%	2.2%	11.7%	0.0%	100.0%
Renter					
Households	1,656	580	354	338	2,928
Percent	56.6%	19.8%	12.1%	11.5%	100.0%
Total					
Households	4,807	1,087	1,189	387	7,470
Percent	64.4%	14.6%	15.9%	5.2%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%