

SUBLETTE COUNTY

POPULATION

Census Bureau intercensal estimates indicate that Sublette County's population increased by 42.84 percent between 2000 and 2008, from 5,920 to 8,456 persons. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.18.1, below.

Table II.18.1				
Population Estimates for Wyoming and Sublette County				
Census 2000 and 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Sublette County	% Change from 2000
Population				
2000 Census	493,782	.	5,920	.
July 2001 Estimate	492,924	-0.17	5,897	-0.39
July 2002 Estimate	496,969	0.65	6,145	3.80
July 2003 Estimate	499,056	1.07	6,318	6.72
July 2004 Estimate	502,816	1.83	6,573	11.03
July 2005 Estimate	506,007	2.48	6,876	16.15
July 2006 Estimate	512,573	3.81	7,238	22.26
July 2007 Estimate	523,252	5.97	7,948	34.26
July 2008 Estimate	532,668	7.88	8,456	42.84

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.18.2, at right, from April 2000 to July 2008, Sublette County's natural increase was estimated to be 303 people. Sublette County has been experiencing net in migration, with 2,233 persons arriving in the county in the last nine years.¹²⁵

The Wyoming driver's license exchange data for Sublette County indicate a net change of 125 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Sublette County are presented in Table II.18.3, on the following page, and indicate a net increase of 1,889 persons over the time period.

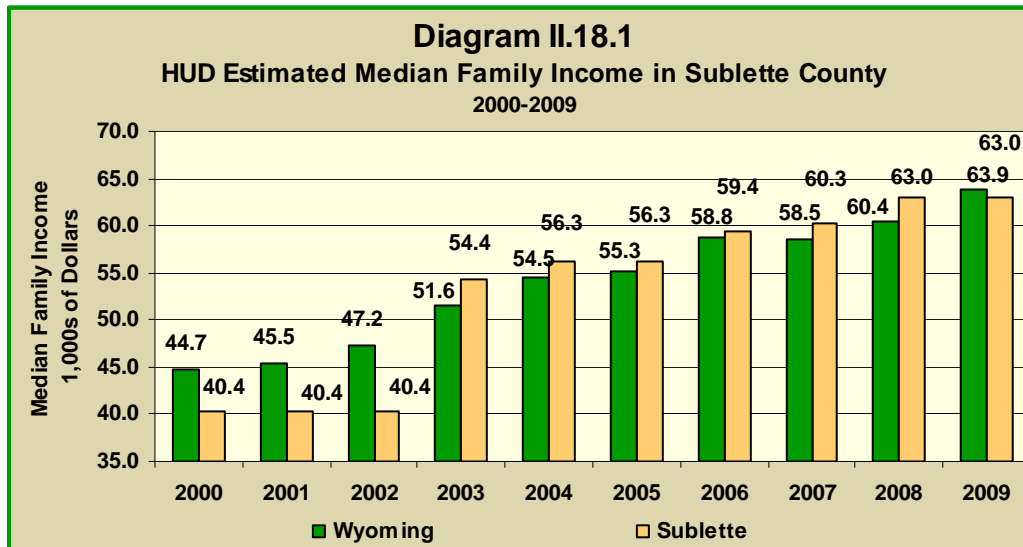
Table II.18.2	
Sublette County Population Change	
Census 1980 - 7/2008	
1980 Population	4,548
Natural Increase 80-90	519
Net Migration 80-90	-224
1990 Population	4,843
Natural Increase 90-00	207
Net Migration 90-00	870
2000 Population	5,920
Natural Increase 00-08	303
Net Migration 00-08	2,233
2008 Population Estimate	8,456

¹²⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Year	In-Migrants	Out-Migrants	Net Change
2000	220	179	41
2001	264	155	109
2002	286	148	138
2003	276	104	172
2004	339	175	164
2005	338	182	156
2006	444	183	261
2007	582	259	323
2008	653	253	400
2009 – First Half	260	135	125
Total	3,662	1,773	1,889

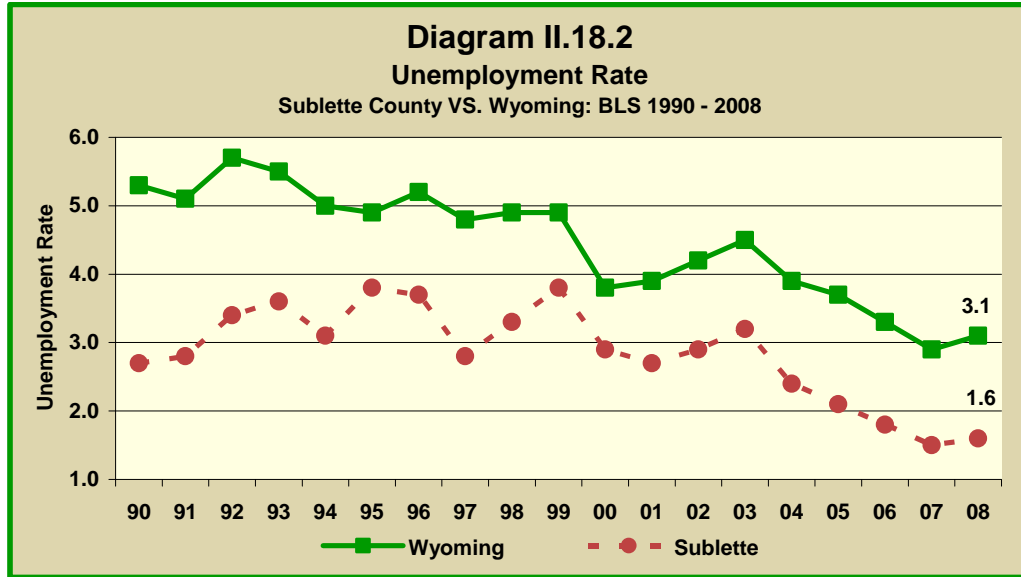
ECONOMICS

The HUD estimated median family income (MFI) for Sublette County was \$63,000 in 2009.¹²⁶ This compares to Wyoming's MFI of \$63,900. Diagram II.18.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sublette County's labor force, defined as the number of people working or actively seeking work, increased by 317 persons, from 6,650 in 2007 to 6,967 in 2008. Employment increased by 304 persons. Unemployment, therefore, increased by 13 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 1.5 percent in 2007 to 1.6 in 2008. Sublette County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.18.2, on the following page.

¹²⁶ 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 represents the number of covered workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.18.4 below, annual total monthly employment increased by 21.66 percent between 2006 and 2007, changing from a total of 4,266 to 5,190 workers. Preliminary 2008 estimates indicate an increasing trend with employment rising to 5,842 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	2,123	2,348	2,446	2,798	3,098	3,790	4,827	5,054
Feb	2,098	2,330	2,424	2,836	3,110	3,838	4,843	5,087
Mar	2,132	2,373	2,434	2,841	3,122	3,855	4,935	5,331
Apr	2,174	2,405	2,484	2,859	3,207	3,930	4,992	5,224
May	2,359	2,613	2,717	3,026	3,433	4,242	5,205	5,448
Jun	2,582	2,780	2,980	3,330	3,851	4,554	5,535	5,810
Jul	2,589	2,770	3,106	3,366	4,003	4,612	5,418	5,828
Aug	2,617	2,790	3,088	3,357	4,015	4,582	5,491	5,801
Sep	2,562	2,713	3,077	3,319	4,019	4,545	5,488	5,842
Oct	2,477	2,606	2,957	3,252	3,891	4,417	5,354	.
Nov	2,378	2,528	2,741	3,172	3,765	4,404	5,155	.
Dec	2,373	2,480	2,713	3,158	3,687	4,417	5,033	.
Annual	2,372	2,561	2,764	3,110	3,600	4,266	5,190	.
% Change	.	7.97	7.93	12.52	15.76	18.50	21.66	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.18.5, at right, annual average weekly wages increased by 22.11 percent between 2006 and 2007, changing from a total of \$814 to \$994.

Total business establishments reported by the QCEW are displayed in Table II.18.6. Annual establishments increased by 10.20 percent between 2006 and 2007, changing from a total of 559 to 616 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 639 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the most recent year for which data are available, Sublette County recorded 7,663 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 \$498,447,000, and real per capita income was \$62,713 in 2007. This figure compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$51,767 in 2007, while Wyoming average earnings per job were \$43,407.¹²⁷

HOUSING

The Census Bureau estimates that total housing units saw an increase of 29.34 percent in Sublette County between 2000 and 2008, from 3,552 to 4,594. This figure compares to a 10.07 percent estimated increase statewide, as seen in Table II.18.7, below.

Subject	Wyoming	% Change from 2000	Sublette County	% Change from 2000
2000 Census	223,854	.	3,552	.
July 2001 Estimate	225,959	0.94	3,620	1.91
July 2002 Estimate	227,773	1.75	3,693	3.97
July 2003 Estimate	229,637	2.58	3,773	6.22
July 2004 Estimate	232,556	3.89	3,859	8.64
July 2005 Estimate	235,654	5.27	3,944	11.04
July 2006 Estimate	239,175	6.84	4,118	15.93
July 2007 Estimate	242,332	8.25	4,345	22.33
July 2008 Estimate	246,393	10.07	4,594	29.34

¹²⁷ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming cost of living index, average apartment rent in Sublette County changed by 0.5 percent, from \$860 in fourth quarter 2007 to \$864 in fourth quarter 2008. Detached single-family home rents increased by 0.7 percent. Rents for mobile home on a lot decreased by 0.6 percent.

Sublette County rental prices have experienced average annualized increases of 3.7 percent per year for apartments, 4.4 percent per year for houses and 2.2 percent per year for mobile homes plus a lot since second quarter 1998 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 percent for mobile home lots. Table II.18.8, at right, presents the Sublette County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sublette County decreased from 257 in 2007 to 100 in 2008. Total residential units authorized decreased from 263 in 2007 to 114 in 2008.

The real value of single-family building permits increased from \$196,780 in 2007 to \$210,970 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$210,970 in 2008 to a low of \$144,380 in 2005. These figures compare to the state nine-year high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.18.9, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	387	150	546	415
Q4.98	501	150	575	365
Q2.99	425	150	588	338
Q4.99	463	175	581	371
Q2.00	433	175	624	435
Q4.00	464	165	566	325
Q2.01	455	165	608	.
Q4.01	441	175	613	350
Q2.02	472	200	611	.
Q4.02	534	165	655	457
Q2.03	520	200	769	472
Q4.03	611	200	794	.
Q2.04	647	225	808	624
Q4.04	765	240	888	600
Q2.05	699	240	882	590
Q4.05	728	275	1,083	595
Q2.06	781	265	1,195	643
Q4.06	750	275	1,238	693
Q2.07	822	275	1,338	667
Q4.07	860	275	1,387	674
Q2.08	872	275	1,390	675
Q4.08	864	.	1,397	670

¹²⁸ Data from 1986 to 1997 for Sublette County were not reported by the Wyoming Economic Analysis Division.

Table II.18.9								
Building Permits and Valuation in Sublette County								
1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	82	.	.	.	82	.	.	95.26
1981	90	2	12	.	104	.	.	97.45
1982	90	2	4	5	101	.	.	89.55
1983	87	.	8	5	100	.	.	90.76
1984	72	.	.	.	72	.	.	73.57
1985	58	4	.	5	67	.	.	84.51
1986	64	4	.	.	68	.	.	100.07
1987	34	.	.	.	34	.	.	101.18
1988	21	.	.	.	21	.	.	112.73
1989	19	.	.	.	19	.	.	118.78
1990	37	.	.	.	37	.	.	122.99
1991	59	.	.	.	59	.	.	124.28
1992	50	.	.	.	50	.	.	122.06
1993	49	4	.	.	53	.	.	121.70
1994	70	.	4	.	74	.	.	129.56
1995	86	4	4	.	94	.	.	130.19
1996	58	2	9	.	69	.	.	129.82
1997	44	2	.	.	46	.	.	134.82
1998	68	.	.	.	68	.	.	145.60
1999	75	.	.	.	75	.	.	154.43
2000	54	.	.	.	54	.	.	159.78
2001	72	4	.	.	76	.	.	167.35
2002	74	6	8	.	88	.	.	175.18
2003	83	4	8	.	95	.	.	176.57
2004	77	12	4	.	93	.	.	190.92
2005	179	.	.	6	185	.	.	144.38
2006	232	.	.	6	197	.	.	159.44
2007	257	6	.	.	263	.	.	196.78
2008	100	4	10	.	114	.	.	210.97

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Sublette County was \$296,638. This figure represented a decrease of 11.2 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.18.10, below.

Table II.18.10				
Average Sales Prices in Sublette County and Wyoming				
Assessor Data, 1999 - 2008				
Year	Sublette County Average Price (\$)	Sublette County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	114,020	9.24	101,517	4.76
2000	125,922	10.44	111,437	9.77
2001	149,179	18.47	116,469	4.52
2002	163,473	9.58	121,140	4.01
2003	173,116	5.90	132,708	9.55
2004	218,343	26.13	142,501	7.38
2005	249,029	14.05	159,776	12.12
2006	269,795	8.34	187,869	17.58
2007	334,073	23.82	265,044	41.08
2008	296,638	-11.2	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.¹²⁹ During June of 2009, a total of 27 surveys were completed by property managers in Sublette County. Of the 226 rental units surveyed, 26 were vacant, indicating a vacancy rate of 11.50 percent. This rate compares to a 2.84 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 6.06 percent. The spike in the vacancy rate can be attributed to a general softening in the rental market, with most observations consisting of medium size apartment complexes exhibiting an increase in vacant units.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	41	2	4.88
2001b	2	39	.	.
2002a	3	41	.	.
2002b	5	37	2	5.41
2003a	7	50	2	4.00
2003b	6	55	2	3.64
2004a	6	59	1	1.69
2004b	9	75	4	5.33
2005a	12	96	4	4.17
2005b	13	154	7	4.55
2006a	13	159	3	1.89
2006b	11	157	1	0.64
2007a	9	131	3	2.29
2007b	13	111	1	0.90
2008a	17	141	4	2.84
2008b	33	320	11	3.44
2009a	27	226	26	11.50

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 115 respondents in Sublette County. Of the incoming population who were unsatisfied with their current housing, 90.0 percent said they were seeking to own a home and 10.0 percent wished to rent. Of those seeking to own a home, 31.6 percent wished to buy existing units, of which 100 percent sought homes in the range of \$50,000 to \$99,999. The remainder of those seeking to own a home, 68.4 percent, wished to build, of which 15.4 percent of respondents expected to build for less than \$100,000, and 84.6 percent sought housing for more than \$100,000. Of those currently renting or seeking to rent, 50.0 percent of respondents hoped to spend less than \$365 per month, and the remainder, 50.0 percent anticipated spending more than \$600. Additional survey data are presented in Section C of 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 273 loans purchased in Sublette County between 1979 and 2009, with one in fiscal 2009. The average home size over the period was 1,303 square feet and 2,052 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 2008. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$51,540. The average purchase price in fiscal 2009 was \$205,763. In fiscal 2009, 100 percent of loans purchased were for new construction, and 100 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

¹²⁹Those signified as 'a' in the "year" column of Table II.18.11 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.

