

TETON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Teton County’s population increased from 21,294 in 2010 to 23,191 in 2016, or by 8.9 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 2.3 percent, and the number of people from 55 to 64 years of age increased by 12.9 percent. The white population increased by 8.0 percent, while the black population increased by 167.2 percent. The Hispanic population increased from 3,191 to 3,507 people between 2010 and 2016 or by 9.9 percent. These data are presented in Table II.20.1.

Table II.20.1						
Profile of Population Characteristics						
Teton County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Teton County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	21,294	23,191	8.9%	563,626	585,501	3.9%
Age						
Under 14 years	3,422	3,740	9.3%	113,371	116,796	3.0%
15 to 24 years	2,353	1,963	-16.6%	78,460	77,293	-1.5%
25 to 34 years	4,230	4,328	2.3%	77,649	81,948	5.5%
35 to 44 years	3,296	3,764	14.2%	66,966	71,334	6.5%
45 to 54 years	3,114	3,118	0.1%	83,577	69,052	-17.4%
55 to 64 years	2,781	3,141	12.9%	73,513	81,266	10.5%
65 and Over	2,098	3,137	49.5%	70,090	87,812	25.3%
Race						
White	20,500	22,130	8.0%	529,110	543,387	2.7%
Black	61	163	167.2%	5,135	7,753	51.0%
American Indian and Alaskan Native	204	210	2.9%	14,457	15,762	9.0%
Asian	242	283	16.9%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	27	30	11.1%	521	673	29.2%
Two or more races	260	375	44.2%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,507	9.9%	50,231	58,413	16.3%

Table II.20.2, presents the population of Teton County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 11,966 persons, and accounted for 51.6 percent of the population, with the remaining 48.4 percent, or 11,225 persons being female.

Table II.20.2 Population by Age and Gender Teton County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,888	1,852	3,740	9.3%
15 to 24 years	1,263	1,090	2,353	947	1,016	1,963	-16.6%
25 to 44 years	2,282	1,948	4,230	2,244	2,084	4,328	2.3%
45 to 54 years	1,844	1,452	3,296	2,108	1,656	3,764	14.2%
55 to 64 years	1,574	1,540	3,114	1,628	1,490	3,118	0.1%
65 and Over	1,469	1,312	2,781	1,578	1,563	3,141	12.9%
Total	11,191	10,103	21,294	11,966	11,225	23,191	8.9%
% of Total	52.6%	47.4%	.	51.6%	48.4%	.	

At the time of the 2010 Census, there were 271 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 99.3 percent, as shown in Table II.20.3.

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 ¹¹⁵	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.

¹¹⁵ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 4,981 family households, of which 4,213 housed married couple families and 768 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 314 families, or a female householder with no husband present, of which there were 454 families. There were also an estimated 3,595 “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 58.1 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Teton County, 84.6 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.20.4 Household Type by Tenure Teton County 2011-2016 5-Year ACS Data				
Household Type	Teton County		State of Wyoming	
	Teton County	% of Total	State of Wyoming	% of Total
Family households	4,981	58.1%	147,961	65.2%
Married-couple family	4,213	84.6%	117,587	79.5%
Owner-occupied housing units	3,335	79.2%	97,431	82.9%
Renter-occupied housing units	878	20.8%	20,156	17.1%
Other family	768	15.4%	30,374	20.5%
Male householder, no wife present	314	40.9%	11,235	37.0%
Owner-occupied housing units	125	39.8%	6,473	57.6%
Renter-occupied housing units	189	60.2%	4,762	42.4%
Female householder, no husband present	454	59.1%	19,139	63.0%
Owner-occupied housing units	154	33.9%	9,691	50.6%
Renter-occupied housing units	300	66.1%	9,448	49.4%
Nonfamily households	3,595	41.9%	79,024	34.8%
Owner-occupied housing units	1,518	42.2%	42,146	53.3%
Renter-occupied housing units	2,077	57.8%	36,878	46.7%
Total	8,576	100.0%	226,985	100.0%

Table II.20.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 2,604 two-person family households, 1,111 three-person family households and 811 four-person family households. One-person non-family households made up 71.6 percent of all non-family households or an estimated 2,573 households. Teton County’s two person households made up 37.3 percent of total housing units and four person households made up an additional 10.9 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.20.5				
Household Type by Household Size				
Teton County				
2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Teton County				
One Person	.	2,573	2,573	30.0%
Two Person	2,604	599	3,203	37.3%
Three Person	1,111	302	1,413	16.5%
Four Person	811	121	932	10.9%
Five Person	329	0	329	3.8%
Six Person	126	0	126	1.5%
Seven Person	0	0	0	.0%
Total	4,981	3,595	8,576	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 3,203 two-person households, 2,411 were owner-occupied and 792 were renter-occupied. Of the 932 four-person households, 571 were owner-occupied and 361 were renter-occupied. Further household size data by tenure are presented in Table II.20.6.

Table II.20.6				
Tenure by Household Size				
Teton County				
2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Teton County				
One Person	1,116	1,457	2,573	30.0%
Two Person	2,411	792	3,203	37.3%
Three Person	777	636	1,413	16.5%
Four Person	571	361	932	10.9%
Five Person	175	154	329	3.8%
Six Person	82	44	126	1.5%
Seven Person or more	0	0	0	.0%
Total	5,132	3,444	8,576	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.20.7, Teton County had a total of 13,292 housing units of which 8,576 or 64.5 percent were occupied. Of these occupied units, 59.8 percent, or 5,132 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 4,716 units or 35.5 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.20.7 Housing Units by Tenure Teton County 2011-2016 5-Year ACS Data				
Tenure	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,576	64.5%	226,985	84.7
Owner-Occupied	5,132	59.8%	155,741	68.6
Renter-Occupied	3,444	40.2%	71,244	31.4
Vacant Housing Units	4,716	35.5%	41,002	15.3
Total Housing Units	13,292	100.0%	267,987	100.0

Table II.20.8, shows that of the 4,716 vacant housing units in Teton County as reported in the 2016 ACS data, 724 or 15.4 percent were for rent and 60 or 1.3 percent were for sale. An estimated 3,436 units were for seasonal, recreational, or occasional use, and 327 or 6.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.20.8 Disposition of Vacant Housing Units Teton County 2011-2016 5-Year ACS Data				
Disposition	Teton County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	724	15.4%	6,818	16.6%
Rented, but not occupied	81	1.7%	1,397	3.4%
For sale only	60	1.3%	2,584	6.3%
Sold, but not occupied	60	1.3%	945	2.3%
For seasonal, recreational, or occasional use	3,436	72.9%	17,395	42.4%
For migrant workers	28	.6%	351	.9%
Other vacant	327	6.9%	11,512	28.1%
Total	4,716	100.0%	41,002	100.0%

Table II.20.9, at right, presents different income statistics for Teton County. According to the 2016 ACS data averages, median family income for Teton County was \$96,113 compared to the statewide average of \$73,654.

Table II.20.9 Median and Per Capita Income Teton County 2011-2016 5-Year ACS Data		
Income Type	Teton County	Wyoming
Median Family Income	96,113	73,654
Median Household Income	75,594	59,143

Table II.20.10, shows households by income for Teton County and the State of Wyoming. In Teton County, there were a total of 367 households or 4.3 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 988 households that had incomes between \$35,000 and \$49,999, which accounted for 11.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 36.0 percent of total households and numbered 3,091 in Teton County.

Table II.20.10 Households by Income Teton County 2011-2016 5-Year ACS Data				
Income	Teton County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	367	4.3%	21,545	9.5%
15,000 - 19,999	191	2.2%	10,637	4.7%
20,000 - 24,999	561	6.5%	11,410	5.0%
25,000 - 34,999	411	4.8%	22,140	9.8%
35,000 - 49,999	988	11.5%	30,946	13.6%
50,000 - 74,999	1,741	20.3%	42,533	18.7%
75,000 - 99,999	1,226	14.3%	32,162	14.2%
100,000 and above	3,091	36.0%	55,612	24.5%
Total	8,576	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.20.11. In total, the poverty rate in Teton County was 7 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Teton County had a poverty rate of 8 percent and the female population had a poverty rate of 7 percent. There were 66 males and 25 females in poverty under the age of 5. Overall, 5.5 percent of persons in poverty in Teton County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 124 individuals with incomes below the poverty level which represented 7.5 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.20.11 Poverty by Age Teton County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Teton County				
5 and Below	66	25	91	5.5%
6 to 17	188	0	188	11.4%
18 to 64	643	604	1,247	75.6%
65 and Older	35	89	124	7.5%
Total	932	718	1,650	100.0%
Poverty Rate	8%	7%	7%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.20.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Teton County saw an average of 4,586 owner-occupied single-family units compared to 1,570 single-family rental units. In Teton County, single-family units comprised 71.8 percent of all

households compared with 71.9 percent statewide. Teton County had a total of 923 apartment rental units and total apartment units accounted for 11.8 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 345 mobile homes in Teton County, which comprised 4.0 percent of all occupied housing units and compared to 12.9 statewide.

Table II.20.12 Households by Unit Type				
Teton County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Teton County				
Single-Family Unit	4,586	1,570	6,156	71.8%
Duplex	21	331	352	4.1%
Tri- or Four-Plex	129	497	626	7.3%
Apartments	90	923	1,013	11.8%
Mobile Homes	222	123	345	4.0%
Boat, RV, Van, Etc.	84	0	84	1.0%
Total	5,132	3,444	8,576	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.20.13, shows the number of households by year of construction. As shown, 4.4 percent, or 377 units, were built in 1939 or earlier in the county, and another 168 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,647, which accounted for 19.2 percent of all households, and an additional 149 households, or 1.7 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.20.13 Households by Year Built				
Teton County 2011-2016 5-Year ACS Data				
Year Built	Teton County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	377	4.4%	24,398	10.7%
1940 to 1949	168	2.0%	10,195	4.5%
1950 to 1959	354	4.1%	20,926	9.2%
1960 to 1969	539	6.3%	18,850	8.3%
1970 to 1979	1,405	16.4%	47,644	21.0%
1980 to 1989	1,734	20.2%	32,639	14.4%
1990 to 1999	2,203	25.7%	26,757	11.8%
2000 to 2009	1,647	19.2%	37,104	16.3%
Built 2010 or Later	149	1.7%	8,472	3.7%
Total	8,576	100.0%	226,985	100.0%

Table II.20.14, 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 2.7 percent of total housing units, while households with five and six rooms accounted for 14.6 and 14.4 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 2011-2016 5-Year ACS Data				
Number of Rooms	Teton County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	361	2.7%	4,703	1.8%
Two	989	7.4%	6,989	2.6%
Three	1,589	12.0%	19,621	7.3%
Four	2,267	17.1%	42,956	16.0%
Five	1,941	14.6%	52,646	19.6%
Six	1,909	14.4%	43,710	16.3%
Seven	1,384	10.4%	31,960	11.9%
Eight	1,208	9.1%	25,568	9.5%
Nine or more	1,644	12.4%	39,834	14.9%
Total	13,292	100.0%	267,987	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 204 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.3 percent of total households in Teton County, which compared to 23.9 percent statewide. In Teton County, the 3,038 households with three bedrooms accounted for 35.4 percent of all households, and there were only 328 five-bedroom or more households, which accounted for 3.8 percent of all households.

Table II.20.15 Households by Number of Bedrooms Teton County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Teton County				
None	0	204	204	2.4%
One	269	1,011	1,280	14.9%
Two	910	1,172	2,082	24.3%
Three	2,337	701	3,038	35.4%
Four	1,307	337	1,644	19.2%
Five or more	309	19	328	3.8%
Total	5,132	3,444	8,576	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	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 \$264,800, while structures those built between 1990 to 1999 had a median value of \$854,700. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$202,800. The total median value in Teton County was \$720,000, which compared to \$199,900 in the State of Wyoming.

Year Built	Teton County	State of Wyoming
1939 or earlier	264,800	157,900
1940 to 1949		152,100
1950 to 1959		163,300
1960 to 1969	756,300	185,100
1970 to 1979	664,300	191,500
1980 to 1989	711,100	209,600
1990 to 1999	854,700	245,200
2000 to 2009	722,300	260,000
2010 to 2013	202,800	288,500
2014 to Later		289,400
Total	720,000	199,900

Household mortgage status is reported in Table II.20.17. In Teton County, households with a mortgage accounted for 59.3 percent of all households or 3,042 housing units, and the remaining 40.7 percent or 2,090 units had no mortgage. Of those units with a mortgage, 454 had either a second mortgage or home equity loan, 33 had both a second mortgage and home equity loan, and 2,555 or 84.0 percent had no second mortgage or no home equity loan.

Mortgage Status	Teton County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,042	59.3%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	454	14.9%	9,772	10.8%
Second mortgage only	98	21.6%	3,961	40.5%
Home equity loan only	356	78.4%	5,811	59.5%
Both second mortgage and home equity loan	33	1.1%	359	.4%
No second mortgage and no home equity loan	2,555	84.0%	79,941	88.8%
Housing units without a mortgage	2,090	40.7%	65,669	42.2%
Total	5,132	100.0%	155,741	100.00%

The median rent in Teton County was \$1,105 as compared to \$686 statewide, as seen in Table II.20.18.

Place	Rent
Teton County	\$1,105
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 521 persons during 2017. The driver’s license total exchanges since 2000 for Teton County are presented in Table II.20.19, and indicate a net increase of 8,348 persons over the period.

Table II.20.19			
Driver’s Licenses Exchanged and Surrendered			
Teton County			
WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,485	874	611
2001	1,399	827	572
2002	1,305	729	576
2003	1,082	655	427
2004	1,177	907	270
2005	1,148	844	304
2006	1,231	770	461
2007	1,266	816	450
2008	1,324	753	571
2009	1,237	701	536
2010	1,081	598	483
2011	1,086	799	287
2012	1,051	847	204
2013	1,199	696	503
2014	1,259	748	511
2015	1,310	729	581
2016	1,286	806	480
2017	1,335	814	521
Total	22,261	13,913	8,348

Economics

The HUD estimated MFI for Teton County was \$91,400 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.20.1, illustrates the estimated MFI for 2000 through 2016.

Diagram II.20.1
Estimated Median Family Income
 Teton County vs. Wyoming
 HUD Data: 2000-2017

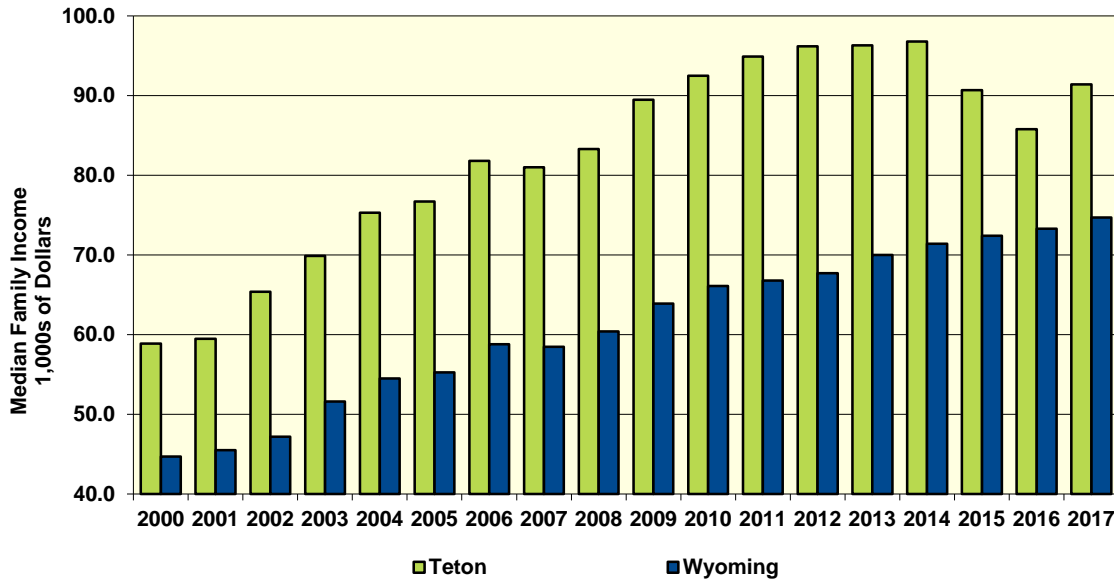


Table II.20.20, shows the labor force statistics for Teton County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.7 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Teton County decreased from 3.8 percent in 2015 to 3.4 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.20.20 Labor Force Statistics Teton County 1990 - 2016 BLS Data					
Year	Teton County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	163	8,049	8,212	2%	5.3%
1991	210	8,327	8,537	2.5%	5.2%
1992	257	8,724	8,981	2.9%	5.6%
1993	234	9,300	9,534	2.5%	5.3%
1994	221	9,895	10,116	2.2%	5%
1995	242	10,265	10,507	2.3%	4.8%
1996	291	10,313	10,604	2.7%	4.9%
1997	260	10,427	10,687	2.4%	4.8%
1998	226	10,798	11,024	2.1%	4.7%
1999	251	11,424	11,675	2.1%	4.6%
2000	350	13,833	14,183	2.5%	3.9%
2001	373	13,865	14,238	2.6%	3.8%
2002	413	13,378	13,791	3%	4%
2003	476	13,233	13,709	3.5%	4.3%
2004	422	13,291	13,713	3.1%	3.8%
2005	412	13,344	13,756	3%	3.6%
2006	354	13,577	13,931	2.5%	3.2%
2007	317	14,058	14,375	2.2%	2.8%
2008	423	14,036	14,459	2.9%	3.1%
2009	965	12,917	13,882	7%	6.3%
2010	1,042	12,569	13,611	7.7%	6.4%
2011	1,023	12,614	13,637	7.5%	5.8%
2012	924	12,881	13,805	6.7%	5.3%
2013	785	13,309	14,094	5.6%	4.7%
2014	670	13,770	14,440	4.6%	4.2%
2015	567	14,177	14,744	3.8%	4.2%
2016	524	14,845	15,369	3.4%	5.3%

Diagram II.20.2, shows the employment and labor force for Teton County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 14,845 persons, with the labor force reaching 15,369, indicating there were a total of 524 unemployed persons.

Diagram II.20.2
Employment and Labor Force
 Teton County
 1990 – 2016 BLS Data

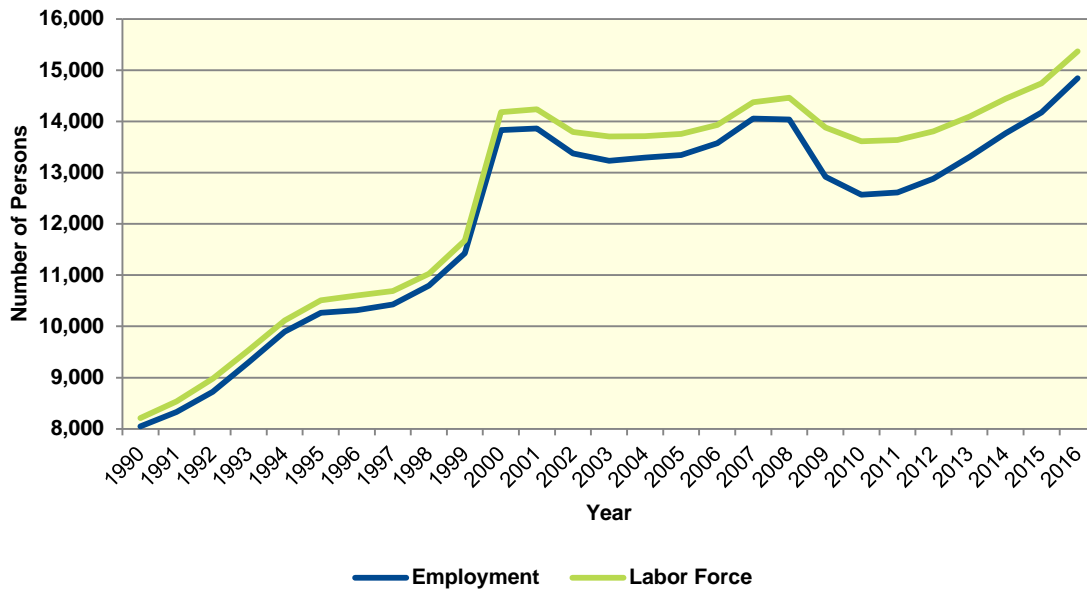
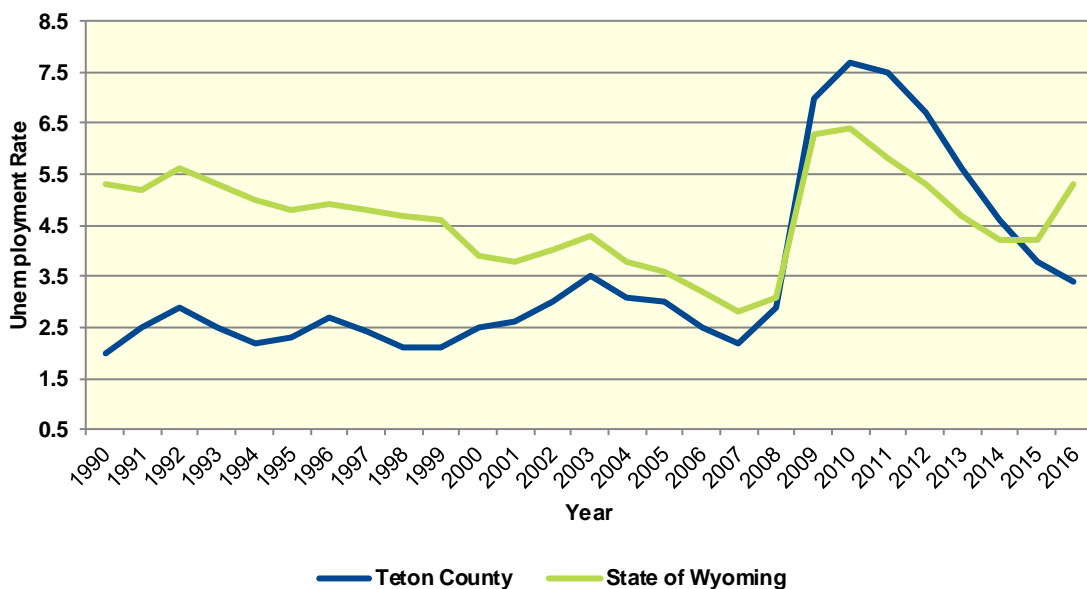


Diagram II.20.3, shows the unemployment rate for both the state and Teton County. During the 1990s the average rate for Teton County was 2.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.2 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.6 percent. Over the course of the entire period Teton County had an average unemployment rate lower than the state, 3.6 percent for Teton County, versus 4.6 statewide.

Diagram II.20.3
Annual Unemployment Rate
 Teton County
 1990 – 2016 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.20.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 19,497 persons in 2015 to 20,232 in 2016, a change of 3.8. In 2017, preliminary estimates show total monthly employment was 23,606 in June 2017.

Table II.20.21								
Total Monthly Employment								
Teton County								
BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	15,930	15,808	16,235	16,635	17,576	18,183	18,956	19,555
Feb	15,931	15,806	16,263	16,688	17,450	18,154	18,806	19,486
Mar	15,650	15,677	16,058	16,633	17,421	18,206	18,787	19,388
Apr	14,425	13,891	14,916	15,557	16,204	16,823	17,210	17,816
May	15,968	15,423	15,938	16,484	17,267	18,253	18,992	19,646
Jun	19,404	19,208	19,896	20,741	21,636	22,214	23,160	23,606
Jul	20,400	20,561	20,750	21,503	22,548	23,190	24,277	
Aug	20,180	20,410	20,669	21,619	22,471	23,064	23,965	
Sep	18,793	19,053	19,173	20,150	20,703	21,417	22,271	
Oct	16,371	16,875	17,311	18,184	18,813	19,378	20,053	
Nov	13,867	14,110	15,076	15,483	15,675	16,310	16,938	
Dec	16,332	16,524	16,739	17,605	18,263	18,767	19,369	
Annual	16,938	16,946	17,419	18,107	18,836	19,497	20,232	
% Change	-2.7%	0%	2.8%	3.9%	4%	3.5%	3.8%	

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 818 dollars in 2015. In 2016, average weekly wages saw an increase of 3.5 percent over the prior year, to \$847, or by 29 dollars. Preliminary 2017 data shows average weekly wages were 827 dollars in the second quarter of 2017, which compared to 800 dollars in second quarter of 2016. These data are shown in Table II.20.22.

Table II.20.22 Average Weekly Wages Teton County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	513	491	497	700	544	
2002	535	514	521	667	556	2.2%
2003	562	535	552	716	588	5.8%
2004	599	568	563	701	604	2.7%
2005	614	596	639	688	634	5%
2006	659	636	663	775	682	7.6%
2007	690	685	679	811	713	4.5%
2008	745	717	732	799	746	4.6%
2009	742	702	686	806	731	-2%
2010	704	682	702	850	732	0.1%
2011	750	726	710	826	750	2.5%
2012	746	728	718	903	771	2.8%
2013	825	731	716	859	779	1%
2014	762	750	781	986	817	4.9%
2015	802	777	770	936	818	0.1%
2016	846	800	827	922	847	3.5%
2017(p)	898	827				

Total business establishments reported by the QCEW are displayed in Table II.20.23. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 1.3 percent, from 2,274 to 2,304 establishments. In the second quarter of 2017 there were an estimated 2,350 business establishments.

Table II.20.23 Number of Business Establishments Teton County BLS QCEW Data, 2001–2017(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	2.3%
2003	1,914	1,932	1,963	1,975	1,946	2.1%
2004	1,967	1,997	1,995	2,010	1,992	2.4%
2005	1,997	2,037	2,056	2,061	2,038	2.3%
2006	2,058	2,095	2,120	2,121	2,099	3%
2007	2,114	2,145	2,148	2,157	2,141	2%
2008	2,155	2,183	2,179	2,180	2,174	1.5%
2009	2,153	2,152	2,147	2,157	2,152	-1%
2010	2,119	2,129	2,144	2,144	2,134	-0.8%
2011	2,119	2,130	2,133	2,156	2,135	0%
2012	2,154	2,174	2,188	2,205	2,180	2.1%
2013	2,157	2,186	2,210	2,221	2,194	0.6%
2014	2,215	2,225	2,248	2,256	2,236	1.9%
2015	2,245	2,280	2,279	2,292	2,274	1.7%
2016	2,296	2,321	2,301	2,296	2,304	1.3%
2017	2,309	2,350				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Teton County recorded 31,683 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 \$4,629,727,000, and real per capita income was \$199,635 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$45,386 in 2016, while Wyoming average earnings per job was \$52,490. 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 decreased by 0.9 percent from second quarter 2016 to second quarter 2017 from \$1,859 to \$1,842. During that same period, detached single-family home rents increased by 5.0 percent, rents for mobile homes on lots increased by 2.7 percent, and rents for mobile home lots increased by 12.2 percent.

Teton County rental prices experienced average annualized increases of 3.0 percent for apartments, 3.3 percent for houses, 1.6 percent for mobile homes plus a lot, and 2.4 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.20.24, at right, presents the Teton County data for each rental type.¹¹⁶

Table II.20.24 Semiannual Average Monthly Rental Prices Teton County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	685	221	837	634
Q2.87	696	243	905	511
Q4.87	694	243	817	627
Q2.88	708	260	916	576
Q4.88	744	256	836	639
Q2.89	749	241	837	653
Q4.89	772	259	1,030	659
Q2.90	807	251	1,216	984
Q4.90	921	260	1,505	807
Q2.91	815	275	1,526	934
Q4.91	970	321	1,631	666
Q2.92	915	305	1,675	763
Q4.92	1,054	273	1,456	763
Q2.93	1,009	272	1,584	821
Q4.93	1,030	272	1,820	0
Q2.94	1,096	320	1,737	1,065
Q4.94	1,084	324	1,631	981
Q2.95	1,030	318	1,583	0
Q4.95	1,071	318	1,549	1,040
Q2.96	1,066	308	1,593	0
Q4.96	1,037	314	1,529	1,106
Q2.97	992	361	1,531	1,141
Q4.97	1,090	349	1,675	887
Q2.98	1,047	387	1,550	1,047
Q4.98	1,102	410	1,808	877
Q2.99	955	408	1,767	904
Q4.99	990	438	2,033	880
Q2.00	866	434	1,975	856
Q4.00	1,132	407	2,010	830
Q2.01	1,196	398	1,995	815
Q4.01	1,226	424	1,981	867
Q2.02	1,298	425	1,930	840
Q4.02	1,359	393	1,849	846
Q2.03	1,249	475	1,790	826
Q4.03	1,262	480	1,860	823
Q2.04	1,226	375	1,898	851
Q4.04	1,380	391	1,778	836
Q2.05	1,388	370	1,821	806
Q4.05	1,252	370	1,805	787
Q2.06	1,285	368	1,853	767
Q4.06	1,225	368	1,994	803
Q2.07	1,219	373	2,076	812
Q4.07	1,170	388	1,984	782
Q2.08	1,615	366	2,333	806
Q4.08	1,553	381	2,293	805
Q2.09	1,506	372	2,133	844
Q4.09	1,435	372	1,978	811
Q2.10	1,366	368	1,877	801
Q4.10	1,344	379	1,935	806
Q2.11	1,382	357	1,963	843
Q4.11	1,351	352	2,027	840
Q2.12	1,374	371	1,878	828
Q4.12	1,313	371	1,867	888
Q2.13	1,308	365	1,899	849
Q4.13	1,363	397	1,991	873
Q2.14	1,315	417	1,937	956
Q4.14	1,334	442	2,102	964
Q2.15	1,329	443	2,181	977
Q4.15	1,705	443	2,213	988
Q2.16	1,859	438	2,352	1,030
Q4.16	1,862	490	2,373	1,026
Q2.17	1,842	491	2,468	1,058

¹¹⁶ 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 decreased from 174 authorizations in 2015 to 138 in 2016.

The real value of single-family building permits increased from \$1,363,729 in 2015 to \$1,618,489 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.20.25.

Table II.20.25 Building Permits and Valuation Teton County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	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	115,838	41,588
1981	129	6	8	37	180	140,217	51,291
1982	81	2	0	51	134	214,335	84,225
1983	113	2	4	47	166	175,191	71,034
1984	113	4	53	0	170	145,875	0
1985	38	0	0	25	63	206,876	55,850
1986	67	8	10	0	85	186,324	0
1987	89	6	0	0	95	216,935	0
1988	162	4	4	28	198	193,030	57,587
1989	253	12	0	0	265	201,943	inf
1990	245	8	26	54	333	215,059	76,768
1991	134	0	8	16	158	260,780	75,594
1992	243	4	8	0	255	240,526	inf
1993	255	4	13	0	272	297,413	0
1994	235	8	0	34	277	312,336	82,967
1995	140	8	3	36	187	299,006	80,965
1996	150	2	19	6	177	288,089	107,740
1997	198	6	0	0	204	410,870	0
1998	300	4	0	0	304	469,334	0
1999	241	2	37	52	332	617,058	58,604
2000	257	18	3	48	326	836,288	52,913
2001	150	0	6	55	211	715,066	81,267
2002	131	6	16	44	197	629,979	58,418
2003	172	50	25	45	292	523,954	63,367
2004	204	18	31	48	301	723,768	60,437
2005	208	10	35	55	308	787,706	58,881
2006	180	10	36	65	291	861,021	57,041
2007	179	4	3	46	232	1,096,439	123,589
2008	166	4	6	40	216	1,097,495	96,197
2009	62	2	0	25	89	1,218,845	95,468
2010	73	0	6	36	115	1,166,251	94,312
2011	60	0	0	58	118	1,663,406	92,409
2012	91	0	0	31	122	1,067,397	90,735
2013	127	0	0	35	162	1,337,976	89,298
2014	135	2	0	8	145	978,283	234,682
2015	174	20	30	12	236	1,363,729	109,486
2016	138	8	0	17	163	1,618,489	193,887

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Teton County was \$1,595,020. This represented a decrease of 1.9 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.20.26.

The Jackson Hole real estate association also releases a housing market report for Jackson Hole.¹¹⁷ In the first half of 2016 the number of sales decreased by 14.0 percent, compared to the first half of 2015. However, this decrease was due to a falling off of post-recession recovery and is a return to a more stable equilibrium. Within the single family market, the number of transactions decreased by almost 5.0 percent, and the median sales price of a single family home fell by 5.0 percent. The condo and townhome market also fell by 10 percent in transaction volume since 2015, and has median sale prices decreased by 10.0 percent. The luxury market also remains strong with 23 sales of over 3 million dollars.

Year	Teton County Average Price (\$)	Teton County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	422,897	.	131,207	.
2001	460,240	8.83	128,771	-1.86
2002	434,110	-5.68	138,295	7.40
2003	463,015	6.66	148,276	7.22
2004	495,500	7.02	159,558	7.61
2005	551,265	11.25	178,183	11.67
2006	806,287	46.26	219,438	23.15
2007	1,441,115	78.7	265,044	20.78
2008	1,829,237	26.9	256,045	-3.40
2009	1,453,628	-20.5	241,622	-5.63
2010	1,974,629	35.84	250,958	3.86
2011	1,223,911	-38.0	241,301	-3.85
2012	1,496,711	22.3	266,406	10.4
2013	1,420,158	-5.1	281,345	5.6
2014	1,472,249	3.7	263,432	-6.4
2015	1,625,841	10.4	275,611	4.6
2016	1,595,020	-1.9	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent conducted in December 2017.¹¹⁸ During December 2017, a total of 63 surveys were completed by property managers in Teton County. Of the 1,344 rental units surveyed, 5 were vacant, indicating a vacancy rate of 0.4 percent, as shown in Table II.20.27. This rate compares to a 1.0 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 10.2 percent.

¹¹⁷ https://issuu.com/jhrea/docs/jh_market_report_2016midyear

¹¹⁸ Those signified as a in the “year” column of Table II.20.26 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.20.27 Total Units, Vacant Units, and Vacancy Rate Teton County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	529	3	0.6%
2001b	7	580	29	5.0%
2002a	6	517	2	0.4%
2002b	13	621	44	7.1%
2003a	17	768	26	3.4%
2003b	22	1,071	78	7.3%
2004a	25	1,114	23	2.1%
2004b	20	1,066	90	8.4%
2005a	15	800	13	1.6%
2005b	16	692	43	6.2%
2006a	16	717	5	0.7%
2006b	18	807	8	1.0%
2007a	14	776	14	1.8%
2007b	19	955	28	2.9%
2008a	21	453	0	0.0%
2008b	31	947	70	7.4%
2009a	48	983	114	11.6%
2009b	68	941	147	15.6%
2010a	81	1,061	179	16.9%
2010b	91	1,525	208	13.6%
2011a	98	1,268	134	10.6%
2011b	98	1,518	152	10.0%
2012a	106	1,315	13	1.0%
2012b	100	1,585	26	1.6%
2013a	96	1,428	8	0.6%
2013b	82	1,271	4	0.3%
2014a	91	1,409	4	0.3%
2014b	88	1,420	15	1.1%
2015a	86	1,514	11	0.7%
2015b	65	1,849	46	2.5%
2016a	66	1,365	14	1.0%
2016b	61	1,294	12	0.9%
2017a	63	1,344	5	0.4%
2017b	40	762	16	2.1%

Diagram II.20.4, shows the historical vacancy rate for Teton County and Wyoming. As can be seen, over the period from 2001 to 2008 the vacancy rate in Teton County has been similar to the statewide vacancy rate, until it began to rise and jumped to a high of 16.9 percent in the first half of 2010. However, since then, the vacancy rate has been below the statewide rate, with a rate of 0.4 percent in December 2017.

Diagram II.20.4
Vacancy Rates by Year
 Teton County vs. Wyoming
 RVS Data, June 2001 – December 2017

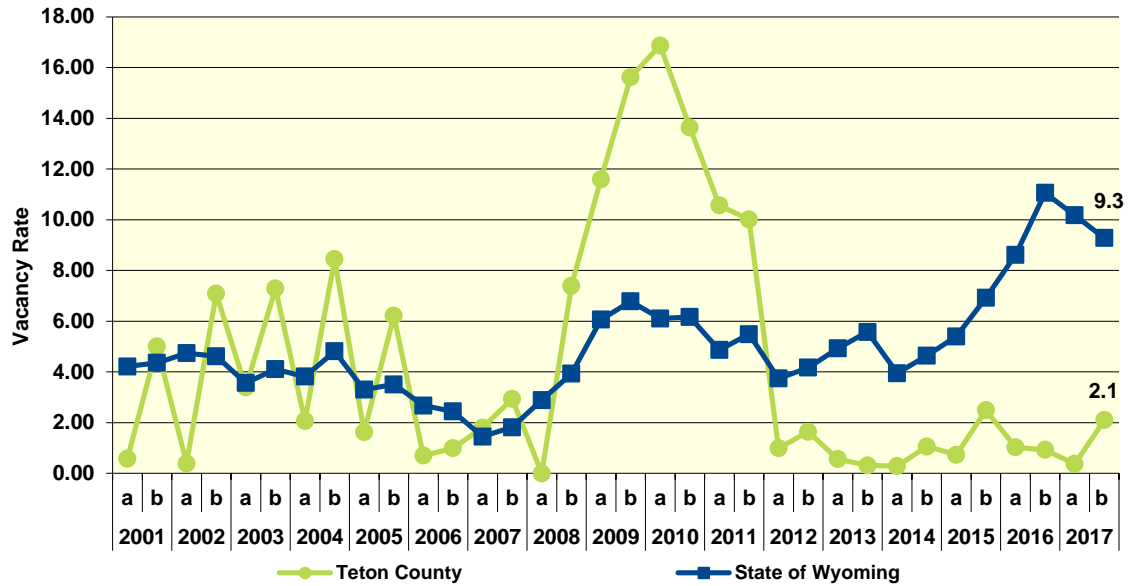


Diagram II.20.5, shows the average rent of single-family and apartment units in Teton County. In 2017, rents for single-family units rose to \$2,242 and average rents for apartments rose to \$1,657.

Diagram II.20.5
Average Rent of Single Family and Apartment Units
 Teton County
 RVS Data, June 2006 - December 2016

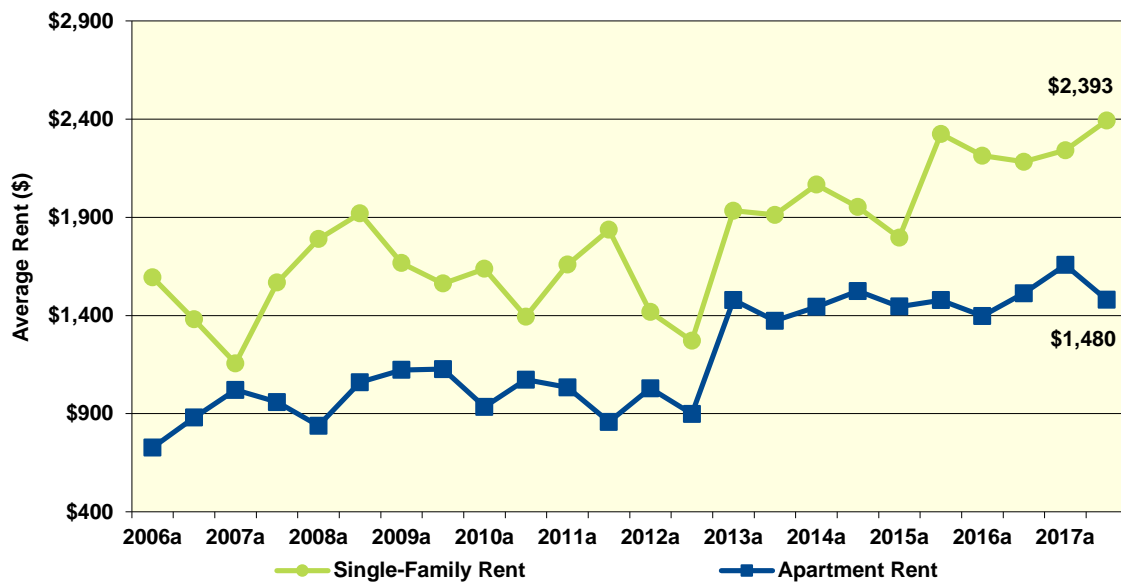


Table II.20.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 73 single family units in Teton County, with 2 of them available. This translates into a vacancy rate of 2.7 percent in Teton County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 668 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 1.9 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.20.28			
Rental Vacancy Survey by Type			
Teton County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	73	2	2.7%
Duplex units	12	0	.0%
Apartments	668	13	1.9%
Mobile Homes	1	1	100.0%
“Other” Units	0	0	%
Don't Know	8	0	.0%
Total	762	16	2.1%

Table II.20.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 14 units. The most common apartment units were one bedroom units, with 138 units. Additional details of unit types by bedrooms are reported.

Table II.20.29							
Rental Units by Number of Bedrooms							
Teton County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	2	32	0	0	.	34
One	7	1	138	0	0	.	146
Two	14	7	65	1	0	.	87
Three	12	2	19	0	0	.	33
Four	6	0	0	0	0	.	6
Five	0	0	0	0	0	.	0
Don't Know	34	0	414	0	0	8	456
Total	73	12	668	1	0	8	762

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.20.30, one bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit.

Table II.20.30							
Available Rental Units by Number of Bedrooms							
Teton County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	9	0	0	.	9
Two	0	0	4	1	0	.	5
Three	1	0	0	0	0	.	1
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	0	0	0	0	0	1
Total	2	0	13	1	0	0	16

Table II.20.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, one bedroom units, had a vacancy rate of 6.5 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

Table II.20.31							
Vacancy Rates by Number of Bedrooms							
Teton County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	.0%	.0%	%	%		.0%
One	.0%	.0%	6.5%	%	%		6.2%
Two	.0%	.0%	6.2%	100.0%	%		5.7%
Three	8.3%	.0%	.0%	%	%		3.0%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	2.9%	%	.0%	%	%	.0%	.2%
Total	2.7%	.0%	1.9%	100.0%	%	.0%	2.1%

Average market-rate rents by unit type are shown in Table II.20.32. 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.20.32						
Average Market Rate Rents by Number of Bedrooms						
Teton County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$1,150	\$700	\$1,193	\$	\$	\$1,059
One	\$1,333	\$1,200	\$1,279	\$	\$	\$1,284
Two	\$1,967	\$1,763	\$1,745	\$1,300	\$	\$1,793
Three	\$2,689	\$2,400	\$2,060	\$	\$	\$2,456
Four	\$3,538	\$	\$	\$	\$	\$3,538
Five	\$	\$	\$	\$	\$	\$
Total	\$2,393	\$1,750	\$1,480	\$1,300	\$	\$1,888

Table II.20.33, shows vacancy rates for single family units by average rental rates for Teton County. The most common rent for a single family unit was above 1,500 dollars and units in this price range had a vacancy rate of 3.1 percent.

Table II.20.33 Single Family Market Rate Rents by Vacancy Status Teton County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	4	0	.0%
\$1,000 to \$1,500	5	0	.0%
Above \$1,500	64	2	3.1%
Missing	0	0	%
Total	73	2	2.7%

The availability of apartment units by average rent is displayed in Table II.20.34. The most common rent for an apartment unit was above 1,500 dollars and units in this price range had a vacancy rate of 2.7 percent.

Table II.20.34 Apartment Market Rate Rents by Vacancy Status Teton County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	85	0	.0%
\$1,000 to \$1,500	30	1	3.3%
Above \$1,500	407	11	2.7%
Missing	146	1	.7%
Total	668	13	1.9%

Table II.20.35, 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 most single family units were in excellent condition, with most apartments being in excellent condition. Details by unit type and condition are displayed.

Table II.20.35 Condition by Unit Type Teton County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	3	2	13	0	0	.	18
Good	32	5	38	1	0	.	76
Excellent	37	5	494	0	0	.	536
Don’t Know	1	0	123	0	0	8	132
Total	73	12	668	1	0	8	762

The availability of single family units based on their condition is displayed in Table II.20.36. As can be seen single family units in excellent condition had a vacancy rate of 0 percent.

Table II.20.36 Condition of Single Family Units by Vacancy Status Teton County RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	3	0	.0%
Good	32	2	6.3%
Excellent	37	0	.0%
Don't Know	1	0	.0%
Total	73	2	2.7%

Table II.20.37, shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of 0 percent.

Table II.20.37 Condition of Apartment Units by Vacancy Status Teton County RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	13	0	.0%
Good	38	1	2.6%
Excellent	494	11	2.2%
Don't Know	123	1	.8%
Total	668	13	1.9%

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.20.38, 1 respondent said they would prefer more single family units, 3 respondents wanted more apartment units, and 10 respondents indicated they would prefer more units of any type.

Table II.20.38 If you had the opportunity to own/manage more units, how many would you prefer Teton County RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	3
Mobile homes	0
Other	0
All types	10
Total	14

Table II.20.39, shows the most common answers from the 2017 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 26 respondents, with an average persons per household of 2.5 people. Of new residents to Teton County, 57.7 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in an apartment, with 76.9 percent of respondents renting their residence. The average mortgage payment in Teton County was \$500 and the average rent was \$1,321. When asked if they were satisfied with their current housing, 69.2 percent said they were satisfied with thier current housing.

Table II.20.39	
Most Replied Response	
Teton County	
HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	26
Number of persons in household (Average)	2.5
Current age	25 to 34 years old (36.0%)
Marital status	Not Married (57.7%)
Primary reason for moving to Wyoming	Better quality of life (30.8%)
In which industry are you primarily employed	Other (26.9%)
Highest education level completed	Post Graduate Work (26.9%)
Total household income from all sources	\$40,000 to \$49,999 dollars (23.5%)
Current Housing Characteristics	
Current Residence	Apartment (53.8%)
Do you own or rent	Rent (76.9%)
How many bedrooms (Average)	2.1
How many full bathrooms (Average)	1.5
Average mortgage payment	\$500
Average rental payment	\$1,321
Are you satisfied with your current housing	Satisfied with current housing (69.2%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (42.9%)
Are you seeking to change your housing situation	Seeking different housing (57.1%)
What type of unit are you seeking	Single family home (75.0%)
Type of tenure seeking	Seeking to rent (50.0%)
If own, do you plan on building or buying	Build a new unit (100.0%)
Expected buying price	\$200,000 to \$249,999 dollars (100.0%)
Expected building price	.
Expected rental price	.

For residents who are unsatisfied with their current housing, 42.9 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 75.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 25.0 percent wanted to buy and 50.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars. Additional survey data are presented 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 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 2016 5-year ACS data, 138 or 1.6 percent of households in Teton County were overcrowded and another 176 or 2.1 percent of units were severely overcrowded, as shown in Table II.20.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.20.40				
Overcrowding and Severe Overcrowding				
Teton County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Teton County				
Owner				
Households	5,132	0	0	5,132
Percentage	100.0%	.0%	.0%	100.0%
Renter				
Households	3,130	138	176	3,444
Percentage	90.9%	4.0%	5.1%	100.0%
Total				
Households	8,262	138	176	8,576
Percentage	96.3%	1.6%	2.1%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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

At the time of the 2016 5-year ACS, a total of 318 units or 2.4 percent of all housing units in Teton County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.20.41, at right.

Table II.20.41 Housing Units with Incomplete Kitchen Facilities Teton County 2011-2016 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Kitchen Facilities	12,974	260,769
Lacking Complete Kitchen Facilities	318	7,218
Total Housing Units	13,292	267,987
Percent Lacking	2.4%	2.7%

At the time of the 2016 ACS, a total of 226 units or 1.7 percent of all housing units in Teton County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.20.42.

Table II.20.42 Housing Units with Incomplete Plumbing Facilities Teton County 2011-2016 5-Year ACS Data		
Facilities	Teton County	State of Wyoming
Complete Plumbing Facilities	13,066	261,033
Lacking Complete Plumbing Facilities	226	6,954
Total Households	13,292	267,987
Percent Lacking	1.7%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Teton County, 18.1 percent of households had a cost burden and 11.7 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 18.6 percent of homeowners with a mortgage in Teton County experienced a cost burden and 13.4 percent experienced a severe cost burden, while 26.2 percent of renters had a cost burden and 10.3 percent had a severe cost burden, as seen in Table II.20.43.

Table II.20.43 Cost Burden and Severe Cost Burden by Tenure Teton County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Teton County					
Owner With a Mortgage					
Households	2,070	565	407	0	3,042
Percent	68.0%	18.6%	13.4%	.0%	100.0%
Owner Without a Mortgage					
Households	1,761	88	241	0	2,090
Percent	84.3%	4.2%	11.5%	.0%	100.0%
Renter					
Households	1,976	902	356	210	3,444
Percent	57.4%	26.2%	10.3%	6.1%	100.0%
Total					
Households	5,807	1,555	1,004	210	8,576
Percent	67.7%	18.1%	11.7%	2.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.20.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,279 owner occupied and 1,630 renter occupied households experiencing a housing problem.

Table II.20.44			
Households with Housing Problems by Income			
Teton County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	160	340	500
30.1-50% HAMFI	180	585	765
50.1-80% HAMFI	135	420	555
80.1-95% HAMFI	175	145	320
95 – 115% HAMFI	224	10	234
115.1% HAMFI or more	405	130	535
Total	1,279	1,630	2,909
Without Housing Problems			
30% HAMFI or less	75	45	120
30.1-50% HAMFI	50	125	175
50.1-80% HAMFI	275	260	535
80.1-95% HAMFI	185	185	370
95 – 115% HAMFI	440	370	810
115.1% HAMFI or more	2,340	625	2,965
Total	3,365	1,610	4,975
Not Computed			
30% HAMFI or less	0	0	0
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	0	0	0
Total			
30% HAMFI or less	235	385	620
30.1-50% HAMFI	230	710	940
50.1-80% HAMFI	410	680	1,090
80.1-95% HAMFI	360	330	690
95 – 115% HAMFI	664	380	1,044
115.1% HAMFI or more	2,745	755	3,500
Total	4,644	3,240	7,884

Table II.20.45, shows the total estimated housing by tenure for Teton County. As can be seen, in 2030 there are estimated to be a total of 7,032 owner and 4,480 renter occupied households or a total of 11,512 households. By 2050 there are estimated to be 9,829 owner, 5,985 renter for a total of 15,814 households in Teton County.

Table II.20.45			
Total Estimated Housing Forecast			
Teton County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	5,132	3,444	8,576
2020	5,789	3,785	9,574
2025	6,394	4,124	10,518
2030	7,032	4,480	11,512
2035	7,692	4,846	12,538
2040	8,374	5,217	13,591
2045	9,083	5,596	14,679
2050	9,829	5,985	15,814

Table II.20.46, below shows the incremental housing demand for Teton County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 1,900 owner-occupied and 1,036 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Teton County will see an additional 7,238 households, of which 540 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 948 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.20.46								
Incremental Housing Demand Forecast								
Teton County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	33	64	96	130	164	200	238
30.1-50%	0	33	63	94	127	161	196	233
50.1-80%	0	58	111	168	226	286	349	415
80.1-95%	0	51	98	147	198	251	306	364
95.1-115%	0	94	180	272	366	464	565	672
115+%	0	388	746	1,123	1,513	1,916	2,335	2,776
Total	0	657	1,262	1,900	2,560	3,242	3,951	4,697
Renter								
0-30%	0	41	81	123	167	211	256	302
30.1-50%	0	75	149	227	307	389	472	557
50.1-80%	0	72	143	217	294	372	452	533
80.1-95%	0	35	69	106	143	181	219	259
95.1-115%	0	40	80	122	164	208	252	298
115+%	0	79	158	241	327	413	501	592
Total	0	341	680	1,036	1,402	1,773	2,152	2,541
Total								
0-30%	0	74	145	219	296	375	456	540
30.1-50%	0	107	212	321	434	549	667	789
50.1-80%	0	130	254	385	520	658	800	948
80.1-95%	0	86	167	253	341	432	525	623
95.1-115%	0	134	260	393	530	671	817	970
115+%	0	468	904	1,364	1,840	2,329	2,837	3,368
Total	0	998	1,942	2,936	3,962	5,015	6,103	7,238

Table II.20.47 shows the Incremental Total Housing Need Forecast for Teton County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 3,146 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 6,110 owner and 4,274 renter occupied households for a total of 10,384 quality households.

Table II.20.47								
Incremental Total Housing Need Forecast								
Teton County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	177	210	241	273	306	341	377	414
30.1-50%	199	231	261	293	326	359	395	432
50.1-80%	149	207	261	317	375	435	498	564
80.1-95%	193	244	291	341	392	445	500	557
95.1-115%	248	341	428	519	614	711	812	919
115+%	448	836	1,194	1,571	1,961	2,364	2,783	3,224
Total	1,413	2,070	2,675	3,313	3,973	4,655	5,364	6,110
Renter								
0-30%	361	402	442	485	528	572	617	663
30.1-50%	622	697	771	849	929	1,010	1,093	1,179
50.1-80%	446	518	589	664	741	819	898	980
80.1-95%	154	189	223	260	297	335	373	413
95.1-115%	11	51	90	132	175	219	263	309
115+%	138	218	297	380	465	551	640	730
Total	1,733	2,074	2,413	2,769	3,135	3,506	3,885	4,274
Total								
0-30%	538	612	683	757	834	913	994	1,078
30.1-50%	821	928	1,032	1,142	1,255	1,370	1,488	1,610
50.1-80%	596	725	850	981	1,116	1,254	1,396	1,544
80.1-95%	348	433	515	600	689	779	873	970
95.1-115%	258	392	518	651	789	930	1,075	1,228
115+%	586	1,054	1,490	1,950	2,426	2,915	3,423	3,954
Total	3,146	4,144	5,088	6,082	7,108	8,161	9,249	10,384