

TETON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Teton County’s population increased from 21,294 in 2010 to 23,265 in 2017, or by 9.3 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 1.3 percent, and the number of people from 55 to 64 years of age increased by 12.0 percent. The white population increased by 8.4 percent, while the black population increased by 154.1 percent. The Hispanic population increased from 3,191 to 3,486 people between 2010 and 2017 or by 9.2 percent. These data are presented in Table II.20.1.

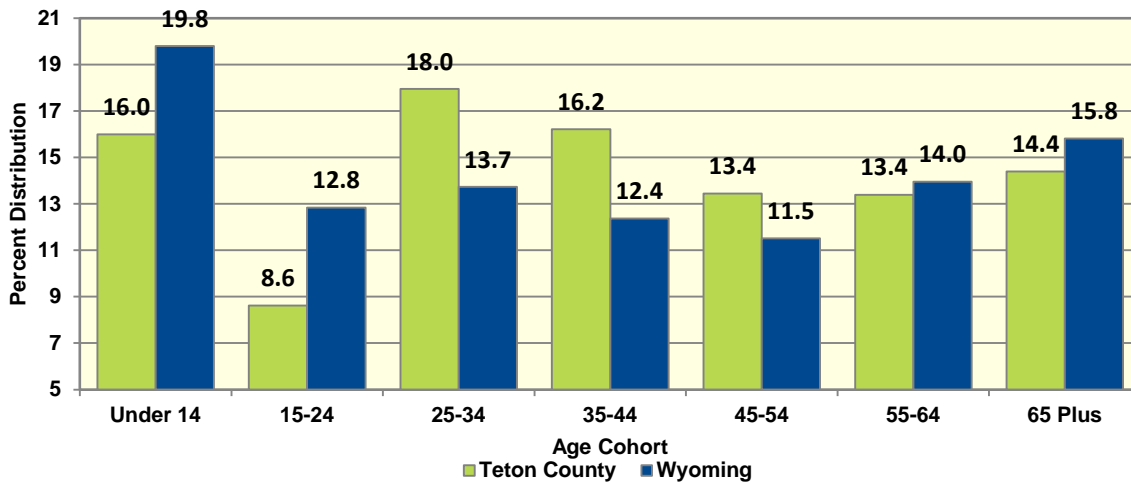
Table II.20.1						
Profile of Population Characteristics						
Teton County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Teton County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	21,294	23,265	9.3%	563,626	579,315	2.8%
Age						
Under 14 years	3,422	3,720	8.7%	113,371	114,663	1.1%
15 to 24 years	2,353	2,006	-14.7%	78,460	74,359	-5.2%
25 to 34 years	4,230	4,177	-1.3%	77,649	79,514	2.4%
35 to 44 years	3,296	3,771	14.4%	66,966	71,619	6.9%
45 to 54 years	3,114	3,126	0.4%	83,577	66,699	-20.2%
55 to 64 years	2,781	3,116	12.0%	73,513	80,854	10.0%
65 and Over	2,098	3,349	59.6%	70,090	91,607	30.7%
Race						
White	20,500	22,219	8.4%	529,110	537,396	1.6%
Black	61	155	154.1%	5,135	7,445	45.0%
American Indian and Alaskan Native	204	211	3.4%	14,457	15,743	8.9%
Asian	242	286	18.2%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	27	31	14.8%	521	579	11.1%
Two or more races	260	363	39.6%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	3,191	3,486	9.2%	50,231	58,122	15.7%

Table II.20.2, presents the population of Teton County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 12,075 persons, and accounted for 51.9 percent of the population, with the remaining 48.1 percent, or 11,190 persons being female.

Table II.20.2 Population by Age and Gender Teton County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,874	1,846	3,720	8.7%
15 to 24 years	1,263	1,090	2,353	989	1,017	2,006	-14.7%
25 to 34 years	2,282	1,948	4,230	2,245	1,932	4,177	-1.3%
35 to 44 years	1,844	1,452	3,296	2,074	1,697	3,771	14.4%
45 to 54 years	1,574	1,540	3,114	1,615	1,511	3,126	0.4%
55 to 64 years	1,469	1,312	2,781	1,597	1,519	3,116	12.0%
65 and Over	1,033	1,065	2,098	1,681	1,668	3,349	59.6%
Total	11,191	10,103	21,294	12,075	11,190	23,265	9.3%
% of Total	52.6%	47.4%	.	51.9%	48.1%	.	

Diagram II.20.1, displays the percentage of the population by age in Teton County compared to the State of Wyoming.

Diagram II.20.1
Age Cohort
Teton County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 166 persons during the first half of 2018. The driver's license total exchanges since 2000 for Teton County are presented in Table II.20.3, and indicate a net increase of 8,182 persons over the period.

Table II.20.3			
Driver's Licenses Exchanged and Surrendered			
Teton County			
WYDOT Data, 2000 – 2018			
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
2018	1,287	1,359	-72
Total	23,548	15,272	8,276

Population and Race

Table II.20.4 below shows population by age for the 2000 and 2010 census. The population changed by 16.7 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 66 percent to a total of 2,098 persons in 2010. Those aged 25 to 34 grew by 14.6 percent, and those aged under 5 grew by 36.3 percent.

Table II.20.4 Population by Age Teton County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	941	5.2%	1,283	6%	36.3%
5 to 19	3,041	16.7%	3,103	14.6%	2%
20 to 24	1,440	7.9%	1,389	6.5%	-3.5%
25 to 34	3,691	20.2%	4,230	19.9%	14.6%
35 to 54	6,342	34.7%	6,410	30.1%	1.1%
55 to 64	1,532	8.4%	2,781	13.1%	81.5%
65 or Older	1,264	6.9%	2,098	9.9%	66%
Total	18,251	100.0%	21,294	100.0%	16.7%

The elder population is further explored in Table II.20.5, on the following page. Those aged 65 to 66 grew by 62.2 percent between 2000 and 2010, resulting in a population of 391 persons. Those aged 85 or older grew by 47.2 percent during the same time period, and resulted in 181 persons over age 85 in 2010.

Table II.20.5 Elderly Population by Age Teton County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	241	19.1%	391	18.6%	62.2%
67 to 69	276	21.8%	463	22.1%	67.8%
70 to 74	288	22.8%	497	23.7%	72.6%
75 to 79	211	16.7%	362	17.3%	71.6%
80 to 84	125	9.9%	204	9.7%	63.2%
85 or Older	123	9.7%	181	8.6%	47.2%
Total	1,264	100.0%	2,098	100.0%	66%

Population by race and ethnicity is shown in Table II.20.6, below. The white population grew by 10.2 percent between 2000 and 2010, and resulted in representing 88.4 percent of the population in 2010. The Black population grew by 81.5 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 1.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 6.1 percent between 2000 and 2010, compared to the 169.3 percent growth rate for non-Hispanics.

Table II.20.6					
Population by Race and Ethnicity					
Teton County					
2000 & 2010 Census SF1 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	0%	15	0.1%	150%
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	1,185	6.5%	3,191	15%	6.1%
Non-Hispanic	17,066	93.5%	18,103	85%	169.3%

Population by race and ethnicity through 2017 is shown in Table II.20.7, on the following page. The white population represented 90.2 percent of the population in 2017, compared with Black households accounting for 0.6 percent of the population. Hispanic households represented 15 percent of the population in 2017.

Table II.20.7				
Population by Race and Ethnicity				
Teton County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	18,821	88.4%	20,672	90.2%
Black	49	0.2%	146	0.6%
American Indian	111	0.5%	92	0.4%
Asian	235	1.1%	504	2.2%
Native Hawaiian/ Pacific Islander	15	0.1%	0	0%
Other	1,715	8.1%	1,362	5.9%
Two or More Races	348	1.6%	147	0.6%
Total	21,294	100.0%	22,923	100.0%
Non-Hispanic	18,103	85%	19,484	85%
Hispanic	3,191	15%	3,439	15%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 5 percent between 2000 and 2010, the white Hispanic population changed by 218.6 percent. The black non-Hispanic population changed by 28 percent, while the black Hispanic population changed by 750 percent.

Table II.20.8					
Population by Race and Ethnicity					
Teton County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	16,668	97.7%	17,505	96.7%	5%
Black	25	0.1%	32	0.2%	28%
American Indian	86	0.5%	76	0.4%	-11.6%
Asian	97	0.6%	228	1.3%	135.1%
Native Hawaiian/ Pacific Islander	6	0%	13	0.1%	116.7%
Other	12	0.1%	39	0.2%	225%
Two or More Races	172	1%	210	1.2%	22.1%
Total Non-Hispanic	17,066	100.0%	18,103	100.0%	6.1%
Hispanic					
White	413	34.9%	1,316	41.2%	218.6%
Black	2	0.2%	17	0.5%	750%
American Indian	11	0.9%	35	1.1%	218.2%
Asian	2	0.2%	7	0.2%	250%
Native Hawaiian/ Pacific Islander	0	0%	2	0.1%	inf%
Other	706	59.6%	1,676	52.5%	137.4%
Two or More Races	51	4.3%	138	4.3%	170.6%
Total Non-Hispanic	1,185	100.0%	3,191	100.0%	169.3%
Total Population	18,251	100.0%	21,294	100.0%	16.7%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.20.9. During this time, the total non-Hispanic population was 19,484 persons in 2017. The Hispanic population was 3,439.

Table II.20.9 Population by Race and Ethnicity				
Teton County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	17,505	96.7%	18,681	95.9%
Black	32	0.2%	107	0.5%
American Indian	76	0.4%	62	0.3%
Asian	228	1.3%	504	2.6%
Native Hawaiian/ Pacific Islander	13	0.1%	0	0%
Other	39	0.2%	11	0.1%
Two or More Races	210	1.2%	119	0.6%
Total Non-Hispanic	18,103	100.0%	19,484	100.0%
Hispanic				
White	1,316	41.2%	1,991	57.9%
Black	17	0.5%	39	1.1%
American Indian	35	1.1%	30	0.9%
Asian	7	0.2%	0	0%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	1,676	52.5%	1,351	39.3%
Two or More Races	138	4.3%	28	0.8%
Total Non-Hispanic	3,191	100.0	3,439	100.0%
Total Population	21,294	100.0%	22,923	100.0%

The number of foreign born persons are shown in Table II.20.10. An estimated 5.4 percent of the population was born in Mexico . Some 0.7 percent were born in El Salvador , and another 0.7 percent were born in China excluding Hong Kong and Taiwan .

Table II.20.10 Place of Birth for the Foreign-Born Population			
Teton County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,242	5.4%
#2 country of origin	El Salvador	159	0.7%
#3 country of origin	China excluding Hong Kong and Taiwan	149	0.7%
#4 country of origin	Ukraine	109	0.5%
#5 country of origin	Ethiopia	95	0.4%
#6 country of origin	England	83	0.4%
#7 country of origin	Peru	83	0.4%
#8 country of origin	Australia	78	0.3%
#9 country of origin	Chile	64	0.3%
#10 country of origin	Canada	46	0.2%

Limited English Proficiency and the language spoken at home are shown in Table II.20.11. An estimated 6 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese .

Table II.20.11 Limited English Proficiency and Language Spoken at Home Teton County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,308	6%
#2 LEP Language	Chinese	45	0.2%
#3 LEP Language	Tagalog	43	0.2%
#4 LEP Language	Russian, Polish, or other Slavic languages	38	0.2%
#5 LEP Language	German or other West Germanic languages	24	0.1%
#6 LEP Language	Other Asian and Pacific Island languages	15	0.1%
#7 LEP Language	French, Haitian, or Cajun	8	0%
#8 LEP Language	Other Indo-European languages	7	0%
#9 LEP Language	Other and unspecified languages	4	0%
#10 LEP Language	Arabic	0	0%

Poverty and Disability

The rate of poverty for Teton County is shown in Table II.20.12, below. In 2017, there were an estimated 1,561 persons living in poverty. This represented a 6.8 percent poverty rate, compared to 6 percent poverty in 2000. In 2017, some 2.1 percent of those in poverty were under age 6, and 8.7 percent were 65 or older.

Table II.20.12				
Poverty by Age				
Teton County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	82	7.5%	33	2.1%
6 to 17	164	15.1%	90	5.8%
18 to 64	790	72.5%	1,302	83.4%
65 or Older	53	4.9%	136	8.7%
Total	1,089	100.0%	1,561	100.0%
Poverty Rate	6%	.	6.8%	.

To compare the poverty rate against more recent data, Table II.20.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 8.2 percent versus 6.8 percent in the most recent 2017 data.

Table II.20.13				
Poverty by Age				
Teton County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	290	16.9%	33	2.1%
6 to 17	347	20.3%	90	5.8%
18 to 64	1,062	62%	1,302	83.4%
65 or Older	14	0.8%	136	8.7%
Total	1,713	100.0%	1,561	100.0%
Poverty Rate	8.2%	.	6.8%	.

The disability rate from the 2000 Census is shown in Table II.20.14, on the following page. Some 9.5 percent of the population was disabled in 2000, or a total of 1,635 persons. The disability rate was highest for those over 65, with 29.4 percent disabled.

Table II.20.14 Disability by Age Teton County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	68	3.2%
16 to 64	1,211	8.7%
65 and older	356	29.4%
Total	1,635	9.5%

Table II.20.15 shows disability by type in 2000. There were 499 physical disabilities in 2000, some 663 employment disabilities, and 380 go-outside-home disabilities.

Table II.20.15 Total Disabilities Tallied: Aged 5 and Older Teton County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	376
Physical disability	499
Mental disability	392
Self-care disability	123
Employment disability	663
Go-outside-home disability	380
Total	2,433

Disability by age, as estimated by the 2017 ACS, is shown in Table II.20.16, below. The disability rate for females was 4.9 percent, compared to 8.7 percent for males. The disability rate grew precipitously higher with age, with 19 percent of those over 75 experiencing a disability.

Table II.20.16 Disability by Age Teton County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	112	6%	16	1.2%	128	4%
18 to 34	152	4.8%	58	2.1%	210	3.6%
35 to 64	527	10.3%	267	5.8%	794	8.2%
65 to 74	164	16.8%	100	10.5%	264	13.7%
75 or Older	98	21.6%	84	16.6%	182	19%
Total	1,053	8.7%	525	4.9%	1,578	6.9%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.20.17, on the following page. Some 3.6 percent have an ambulatory disability, 2.4 have an independent living disability, and 1.6 percent have a self-care disability.

Table II.20.17
Total Disabilities Tallied: Aged 5 and Older
Teton County
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	831	3.6%
Vision disability	435	1.9%
Cognitive disability	736	3.4%
Ambulatory disability	789	3.6%
Self-Care disability	337	1.6%
Independent living difficulty	435	2.4%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.20.18 and 19. In 2017, some 14,492 persons were employed and 187 were unemployed. This totaled a labor force of 14,679 persons. The unemployment rate for Teton County was estimated to be 1.3 in 2017.

Table II.20.18 Employment, Labor Force and Unemployment Teton County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	14,492
Unemployed	187
Labor Force	14,679
Unemployment Rate	1.3%

In 2017, 95.9 percent of households in Teton County had a high school education or greater.

Table II.20.19 High School or Greater Education Teton County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	7,332	8,432
Total Households	7,470	8,795
Percent High School or Above	98.2%	95.9%

As seen in Table II.20.20, 13.7 percent of the population had a high school diploma or equivalent, another 29.5 percent have some college, 36.6 percent have a Bachelor’s Degree, and 15.1 percent of the population had a graduate or professional degree.

Table II.20.20 Educational Attainment Teton County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	895	5.4%	938	5.1%
High School or Equivalent	4,074	24.4%	2,539	13.7%
Some College or Associates Degree	3,841	23%	5,447	29.5%
Bachelor’s Degree	5,428	32.5%	6,766	36.6%
Graduate or Professional Degree	2,447	14.7%	2,798	15.1%
Total Population Above 18 years	18,488	100.0%	18,488	100.0%

Economics

The HUD estimated MFI for Teton County was \$98,500 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.20.2, illustrates the estimated MFI for 2000 through 2016.

Diagram II.20.2
Estimated Median Family Income
 Teton County vs. Wyoming
 HUD Data: 2000-2018

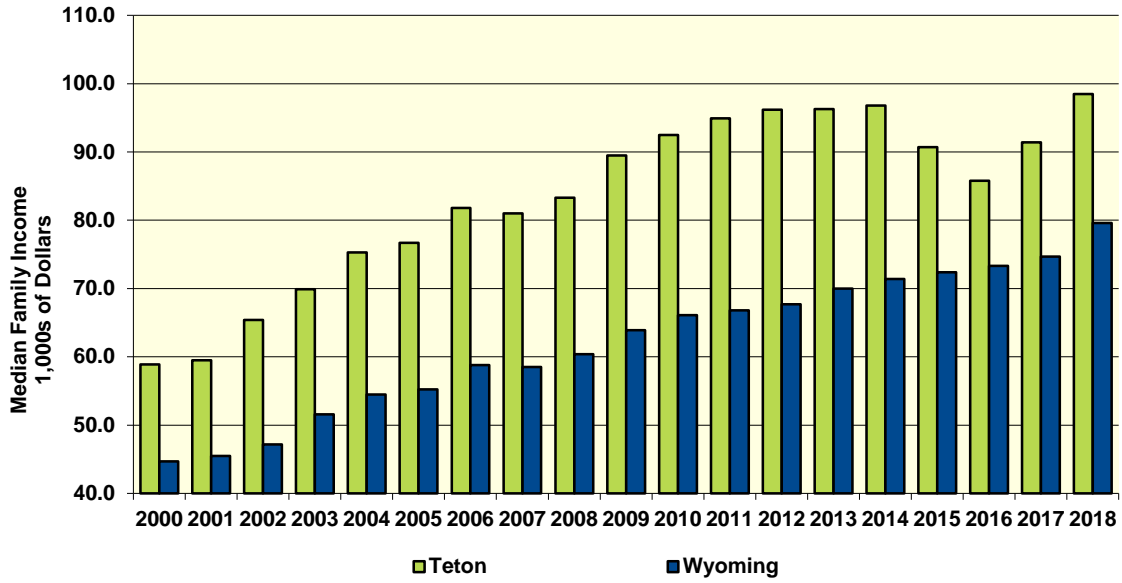


Table II.20.21, shows the labor force statistics for Teton County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 2.0 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.7. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Teton County decreased from 3.4 percent in 2016 to 3.0 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.20.21 Labor Force Statistics Teton County 1990 - 2017 BLS Data					
Year	Teton County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	163	8,049	8,212	2.0%	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%	5.0%
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	3.0%	4.0%
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	3.0%	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	7.0%	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	789	13,318	14,107	5.6%	4.7%
2014	668	13,768	14,436	4.6%	4.1%
2015	573	14,152	14,725	3.9%	4.3%
2016	522	14,748	15,270	3.4%	5.3%
2017	462	15,005	15,467	3.0%	4.2%

Diagram II.20.3, 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 15,005 persons, with the labor force reaching 15,467, indicating there were a total of 462 unemployed persons.

Diagram II.20.3
Employment and Labor Force
 Teton County
 1990 – 2017 BLS Data

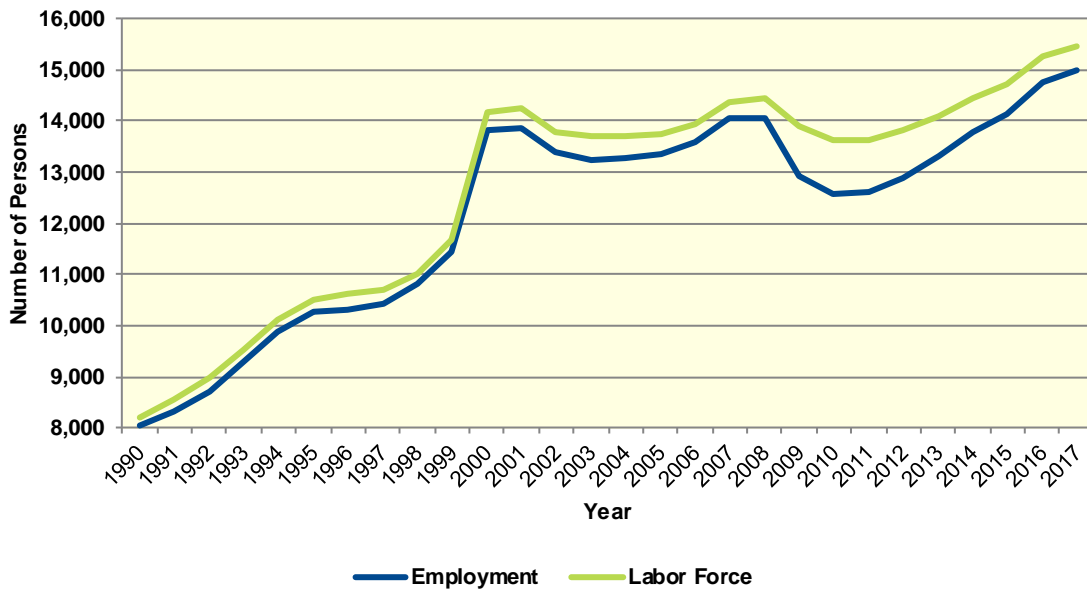
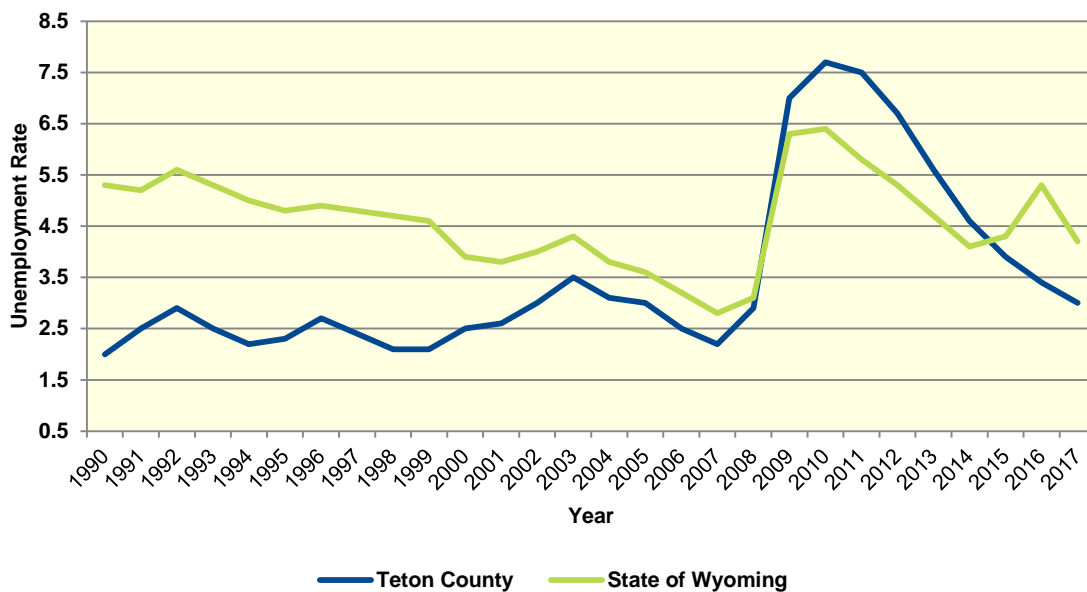


Diagram II.20.4, shows the unemployment rate for both the state and Teton County. During the 1990’s the average rate for Teton County was 2.4, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.2. 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.20.4
Annual Unemployment Rate
 Teton County
 1990 – 2017 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 2018 and are presented in Table II.20.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment increased from 20,232 persons in 2016 to 20,789 in 2017, a change of 2.8 percent. The most recent June estimate shows monthly employment was 23,820.

Table II.20.22									
Total Monthly Employment									
Teton County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	15,930	15,808	16,235	16,635	17,576	18,183	18,956	19,555	19,821
Feb	15,931	15,806	16,263	16,688	17,450	18,154	18,806	19,486	19,666
Mar	15,650	15,677	16,058	16,633	17,421	18,206	18,787	19,388	19,552
Apr	14,425	13,891	14,916	15,557	16,204	16,823	17,210	17,816	18,268
May	15,968	15,423	15,938	16,484	17,267	18,253	18,992	19,646	19,906
Jun	19,404	19,208	19,896	20,741	21,636	22,214	23,160	23,606	23,820
Jul	20,400	20,561	20,750	21,503	22,548	23,190	24,277	24,853	
Aug	20,180	20,410	20,669	21,619	22,471	23,064	23,965	24,687	
Sep	18,793	19,053	19,173	20,150	20,703	21,417	22,271	22,744	
Oct	16,371	16,875	17,311	18,184	18,813	19,378	20,053	20,557	
Nov	13,867	14,110	15,076	15,483	15,675	16,310	16,938	17,458	
Dec	16,332	16,524	16,739	17,605	18,263	18,767	19,369	19,592	
Annual	16,938	16,946	17,419	18,107	18,836	19,497	20,232	20,789	
% Change	-2.7%	0%	2.8%	3.9%	4%	3.5%	3.8%	2.8%	

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 847 dollars in 2016. In 2017, average weekly wages saw an increase of 3.5 percent over the prior year, rising to 877 dollars, or by 30 percent. These data are shown in Table II.20.23.

Table II.20.23 Average Weekly Wages Teton County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	513	491	497	700	544	
2002	535	514	521	667	556	0%
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	898	827	827	965	877	3.5%
2018	935	854				

Total business establishments reported by the QCEW are displayed in Table II.20.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 3.5 percent, from 2,304 to 2,351 establishments. The most recent preliminary 2018 estimates show there were 2,391 business establishments in the second quarter of 2018.

Table II.20.24 Number of Business Establishments Teton County BLS QCEW Data, 2001–2018(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	2,361	2,385	2,351	2%
2018	2,378	2,391				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.20.25, below shows total real earnings by industry for Teton County. In the most recent 2017 estimate, the accommodation and food services industry had the largest total real earnings, with total real earnings reaching \$306,205,000 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 109.4 percent to \$12,238,000 dollars.

Table II.20.25
Real Earnings by Industry
 Teton County
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	3,895	8,934	2,577	4,170	4,504	3,756	3,554	3,287	-7.5
Forestry, fishing, related activities, and other	40,165	0	0	7,863	0	6,043	4,444	806	-81.9
Mining	1,926	0	0	2,406	0	2,087	5,844	12,238	109.4
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	119,146	106,486	111,669	127,852	145,149	163,884	179,616	191,646	6.7
Manufacturing	-5,992	-12,141	3,655	2,441	5,681	101	8,362	2,462	-70.6
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	80,948	78,063	86,170	92,195	89,993	94,975	94,635	103,354	9.2
Transportation and warehousing	32,734	36,153	37,932	44,718	51,714	93,775	84,648	74,893	-11.5
Information	24,690	22,864	24,726	21,391	18,805	19,505	17,911	19,140	6.9
Finance and insurance	350,792	134,856	108,664	67,920	33,670	29,633	27,839	32,784	17.8
Real estate and rental and leasing	34,061	39,430	32,836	29,299	50,434	75,561	104,941	111,366	6.1
Professional and technical services	117,141	127,675	143,397	150,307	185,723	185,277	190,696	204,660	7.3
Management of companies and enterprises	24,488	27,635	15,705	11,005	-21,091	-17,313	-18,254	-506	-97.2
Administrative and waste services	35,124	37,784	43,773	58,897	61,458	68,245	70,569	75,075	6.4
Educational services	9,209	9,879	9,987	12,103	12,773	13,230	14,205	14,220	0.1
Health care and social assistance	64,776	62,401	63,804	64,392	63,307	63,812	67,701	69,660	2.9
Arts, entertainment, and recreation	36,406	38,166	45,965	45,388	66,713	47,296	42,293	44,210	4.5
Accommodation and food services	220,271	223,034	243,220	250,635	263,135	277,500	292,254	306,205	4.8
Other services, except public administration	39,062	37,479	41,555	41,620	46,063	48,567	55,801	56,883	1.9
Government and government enterprises	172,203	171,593	174,534	184,495	193,708	201,849	213,248	220,079	3.2
Total	1,421,414	1,178,234	1,213,054	1,240,349	1,322,177	1,401,044	1,485,552	1,568,111	5.6

Table II.20.26, below shows the total employment by industry for Teton County. The most recent estimates show the accommodation and food services industry was the largest employer in Teton County, with employment reaching 7,529 jobs in 2017. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 11.6 percent to 1,614 jobs.

Table II.20.26
Employment by Industry
Teton County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	181	190	193	192	191	198	199	208	4.5
Forestry, fishing, related activities, and other	141	0	0	157	0	127	144	139	-3.5
Mining	223	0	0	242	0	234	198	214	8.1
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	2,200	2,206	2,321	2,452	2,567	2,672	2,846	2,859	0.5
Manufacturing	257	286	271	287	286	315	332	356	7.2
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	2,131	2,141	2,169	2,348	2,487	2,641	2,674	2,615	-2.2
Transportation and warehousing	483	460	494	539	513	566	583	612	5.0
Information	332	349	352	364	377	347	362	350	-3.3
Finance and insurance	1,798	2,015	2,067	2,222	2,292	2,356	2,457	2,577	4.9
Real estate and rental and leasing	2,922	2,940	2,911	3,088	3,272	3,268	3,387	3,517	3.8
Professional and technical services	1,852	1,813	1,869	1,997	2,144	2,226	2,269	2,345	3.3
Management of companies and enterprises	86	88	93	74	147	163	300	307	2.3
Administrative and waste services	1,123	1,109	1,185	1,317	1,308	1,347	1,551	1,469	-5.3
Educational services	361	362	360	459	487	508	574	581	1.2
Health care and social assistance	972	975	1,025	1,076	1,092	1,123	1,168	1,193	2.1
Arts, entertainment, and recreation	1,217	1,267	1,307	1,324	1,442	1,329	1,446	1,614	11.6
Accommodation and food services	6,252	6,264	6,446	6,540	6,813	7,091	7,328	7,529	2.7
Other services, except public administration	1,068	1,110	1,191	1,247	1,241	1,285	1,297	1,320	1.8
Government and government enterprises	2,386	2,394	2,397	2,415	2,475	2,521	2,599	2,648	1.9
Total	26,308	26,607	27,348	28,650	29,893	30,696	32,060	32,805	2.3

Table II.20.27, below shows the real average earnings per job by industry for Teton County. These figures are calculated by dividing the total real earning displayed in Table II.20.25 and II.20.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$122,374 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 93.7 percent to \$57,187 dollars.

Table II.20.27 Real Earnings Per Job by Industry Teton County BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	21,520	47,021	13,350	21,721	23,583	18,970	17,859	15,803	-11.5
Forestry, fishing, related activities, and other	284,856	0	0	50,085	0	47,582	30,859	5,799	-81.2
Mining	8,638	0	0	9,943	0	8,918	29,517	57,187	93.7
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	54,157	48,271	48,112	52,142	56,544	61,334	63,112	67,033	6.2
Manufacturing	-23,314	-42,450	13,486	8,506	19,864	321	25,187	6,916	-72.5
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	37,986	36,461	39,728	39,265	36,185	35,962	35,391	39,524	11.7
Transportation and warehousing	67,773	78,594	76,786	82,964	100,808	165,680	145,194	122,374	-15.7
Information	74,366	65,513	70,245	58,766	49,880	56,211	49,478	54,686	10.5
Finance and insurance	195,101	66,926	52,571	30,567	14,690	12,578	11,330	12,722	12.3
Real estate and rental and leasing	11,657	13,412	11,280	9,488	15,414	23,122	30,984	31,665	2.2
Professional and technical services	63,251	70,422	76,724	75,266	86,624	83,233	84,044	87,275	3.8
Management of companies and enterprises	284,743	314,038	168,871	148,712	143,478	106,215	-60,847	-1,648	-97.3
Administrative and waste services	31,277	34,070	36,939	44,720	46,986	50,665	45,499	51,106	12.3
Educational services	25,509	27,291	27,742	26,368	26,229	26,044	24,748	24,475	-1.1
Health care and social assistance	66,642	64,001	62,248	59,844	57,973	56,823	57,963	58,391	0.7
Arts, entertainment, and recreation	29,915	30,123	35,168	34,281	46,264	35,587	29,248	27,392	-6.3
Accommodation and food services	35,232	35,606	37,732	38,323	38,622	39,134	39,882	40,670	2.0
Other services, except public administration	36,575	33,765	34,890	33,376	37,117	37,795	43,023	43,093	0.2
Government and government enterprises	72,172	71,676	72,814	76,395	78,266	80,067	82,050	83,111	1.3
Total	54,030	44,283	44,356	43,293	44,230	45,643	46,337	47,801	3.2

Table II.20.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$5,440,756,000 a 2.8 percent change between 2016 and 2017. Table II.20.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 26,308 and 32,805 in 2017, which was a percentage change of 2.3 over this this period.

Table II.20.28
Total Employment and Real Personal Income
 Teton County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	107,699	6,363	-566	38,454	5,021	144,245	30,514	3,295	32,683
1970	112,215	6,755	-647	42,668	5,635	153,116	31,384	3,444	32,583
1971	124,884	7,575	-1,004	47,210	6,414	169,929	32,752	3,822	32,676
1972	138,174	8,760	-1,589	50,481	6,975	185,282	32,552	4,215	32,784
1973	155,297	11,163	-2,145	58,363	8,372	208,725	33,691	4,521	34,350
1974	174,488	11,983	-2,410	64,974	9,826	234,895	34,073	4,875	35,792
1975	185,392	12,969	-2,846	64,944	11,284	245,805	34,524	5,327	34,803
1976	188,279	14,570	-3,480	71,361	11,961	253,552	33,192	5,797	32,479
1977	202,321	15,391	-3,941	79,119	13,086	275,194	34,506	6,268	32,279
1978	238,281	18,950	-5,394	85,047	13,683	312,667	35,599	7,147	33,339
1979	257,289	21,850	-6,762	92,920	14,101	335,698	35,425	7,886	32,625
1980	266,609	22,272	-7,181	103,721	15,730	356,606	37,572	8,048	33,128
1981	270,563	24,885	-7,966	124,439	18,848	380,998	38,032	8,397	32,221
1982	267,193	25,294	-8,477	136,262	20,819	390,504	37,123	8,650	30,889
1983	279,301	26,064	-9,441	127,078	26,235	397,110	37,277	9,171	30,455
1984	281,597	26,681	-9,476	136,219	21,658	403,317	38,207	9,285	30,327
1985	291,104	28,031	-10,325	148,054	21,270	422,073	41,678	9,713	29,970
1986	320,268	30,756	-12,022	149,011	24,040	450,542	44,812	10,009	31,999
1987	318,714	33,218	-13,958	155,549	24,608	451,695	44,034	11,069	28,794
1988	344,256	38,167	-16,525	185,824	26,560	501,949	47,305	12,181	28,262
1989	391,636	42,170	-19,658	220,555	28,970	579,332	52,806	12,690	30,861
1990	485,837	55,405	-27,411	249,484	29,033	681,537	60,165	13,924	34,892
1991	484,850	57,064	-28,759	276,221	31,994	707,241	58,460	14,904	32,532
1992	537,441	63,555	-35,593	313,192	37,176	788,661	61,671	15,639	34,365
1993	645,438	73,487	-45,352	353,749	41,998	922,347	67,163	16,406	39,342
1994	644,889	74,942	-48,958	407,142	38,461	966,592	67,499	17,906	36,015
1995	705,564	81,489	-56,392	479,080	41,753	1,088,515	73,021	18,318	38,517
1996	715,359	80,720	-59,247	541,501	44,302	1,161,195	74,945	18,759	38,134
1997	734,418	81,892	-65,685	626,653	45,720	1,259,215	77,816	19,266	38,120
1998	807,814	89,750	-75,314	794,873	47,392	1,485,015	87,959	20,168	40,055
1999	954,379	102,119	-96,283	899,700	50,139	1,705,815	96,526	21,184	45,052
2000	967,713	107,024	-103,687	1,037,963	53,252	1,848,217	100,550	22,445	43,115
2001	1,063,387	116,953	-115,863	1,038,620	57,672	1,926,863	103,300	23,232	45,772
2002	1,070,479	115,524	-115,233	1,082,713	62,538	1,984,972	105,376	23,136	46,268
2003	1,076,918	118,793	-118,900	1,243,196	66,337	2,148,758	112,700	23,137	46,545
2004	1,020,696	122,950	-110,984	1,644,096	66,681	2,497,539	128,296	23,668	43,126
2005	924,419	125,657	-120,848	2,103,651	69,979	2,851,544	145,250	24,464	37,787
2006	967,684	152,208	-129,730	2,780,080	71,607	3,537,433	176,748	25,714	37,632
2007	1,027,037	161,798	-123,340	2,922,818	74,377	3,739,093	182,644	27,029	37,998
2008	1,087,866	161,027	-125,979	2,767,913	90,526	3,659,298	174,352	28,029	38,813
2009	1,443,190	161,277	-105,906	1,747,963	101,378	3,025,349	142,490	26,773	53,905
2010	1,421,414	151,856	-87,456	2,166,850	111,544	3,460,496	162,502	26,308	54,030
2011	1,178,234	133,763	-67,171	2,488,970	111,199	3,577,468	166,580	26,607	44,283
2012	1,213,054	141,679	-94,463	3,460,764	109,074	4,546,751	209,440	27,348	44,356
2013	1,240,349	161,347	-58,768	3,087,673	112,000	4,219,907	189,013	28,650	43,293
2014	1,322,177	174,152	-64,874	3,556,942	116,088	4,756,180	208,449	29,893	44,230
2015	1,401,044	179,948	-73,978	3,596,367	121,898	4,865,383	211,272	30,696	45,643
2016	1,485,552	190,112	-114,384	3,986,753	126,698	5,294,507	228,409	32,060	46,336
2017	1,568,111	198,454	-125,917	4,066,815	130,201	5,440,756	233,860	32,805	47,801

Diagram II.20.5, below, shows real average earnings per job for Teton County from 1990 to 2017. Over this period the average earning per job for Teton County was \$42,070 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.20.5
Real Average Earnings Per Job
 Teton County
 BEA Data 1990 - 2017

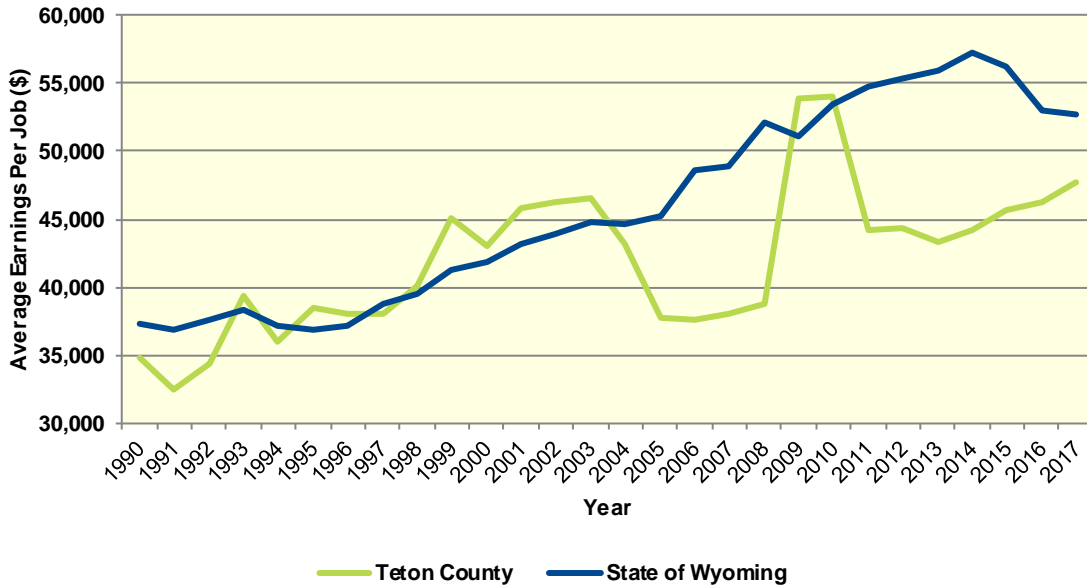
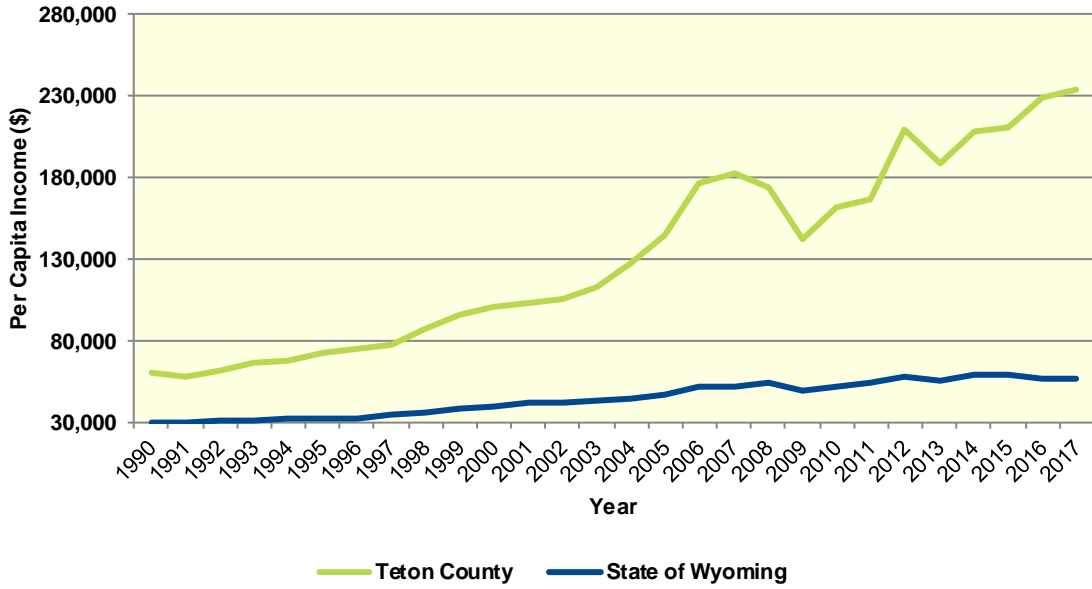


Diagram II.20.6, on the following page, shows real per capita income Teton County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Teton County was \$132,374 dollars, which was higher than the statewide average of \$44,701 dollars over the same period.

Diagram II.20.6
Real Per Capita Income
Teton County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Teton increased by 13.6 percent from second quarter 2017 to second quarter 2018 from \$1,915 to \$1,829. During that same period, detached single-family home rents increased by 9.2 percent, rents for mobile homes on lots increased by 10.4 percent, and rents for mobile home lots increased by 18.3 percent.

Teton rental prices experienced average annualized increases of 3.3 percent for apartments, 3.5 percent for houses, 1.8 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.20.29, at right, presents the Teton county data for each rental type.¹¹¹

Table II.20.29 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
Q4.17	1,915	551	2,565	1,118
Q2.18	2,092	581	2,695	1,168

¹¹¹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Teton County increased from 138 authorizations in 2016 to 143 in 2017.

The real value of single-family building permits decreased from \$1,647,652 in 2016 to \$1,261,983 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.20.30.

Table II.20.30 Building Permits and Valuation Teton County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	117,881	42,321
1981	129	6	8	37	180	142,708	52,202
1982	81	2	0	51	134	218,157	85,727
1983	113	2	4	47	166	178,270	72,282
1984	113	4	53	0	170	148,471	0
1985	38	0	0	25	63	210,525	56,835
1986	67	8	10	0	85	189,654	0
1987	89	6	0	0	95	220,756	0
1988	162	4	4	28	198	196,456	58,609
1989	253	12	0	0	265	205,536	inf
1990	245	8	26	54	333	218,895	78,137
1991	134	0	8	16	158	265,410	76,936
1992	243	4	8	0	255	244,778	inf
1993	255	4	13	0	272	302,689	0
1994	235	8	0	34	277	317,905	84,447
1995	140	8	3	36	187	304,319	82,404
1996	150	2	19	6	177	293,202	109,652
1997	198	6	0	0	204	418,158	0
1998	300	4	0	0	304	477,636	0
1999	241	2	37	52	332	627,985	59,641
2000	257	18	3	48	326	851,114	53,851
2001	150	0	6	55	211	727,752	82,709
2002	131	6	16	44	197	641,154	59,454
2003	172	50	25	45	292	533,272	64,494
2004	204	18	31	48	301	736,664	61,514
2005	208	10	35	55	308	801,692	59,927
2006	180	10	36	65	291	876,369	58,057
2007	179	4	3	46	232	1,115,859	125,778
2008	166	4	6	40	216	1,116,936	97,901
2009	62	2	0	25	89	1,240,410	97,157
2010	73	0	6	36	115	1,187,031	95,992
2011	60	0	0	58	118	1,692,807	94,042
2012	91	0	0	31	122	1,086,384	92,349
2013	127	0	0	35	162	1,361,681	90,880
2014	135	2	0	8	145	995,615	238,840
2015	174	20	30	12	236	1,387,772	111,417
2016	138	8	0	17	163	1,647,652	197,381
2017	143	26	11	10	190	1,261,983	189,040

Diagram II.20.7 Single Family Permits

Teton County
Census Bureau Data, 1980–2017

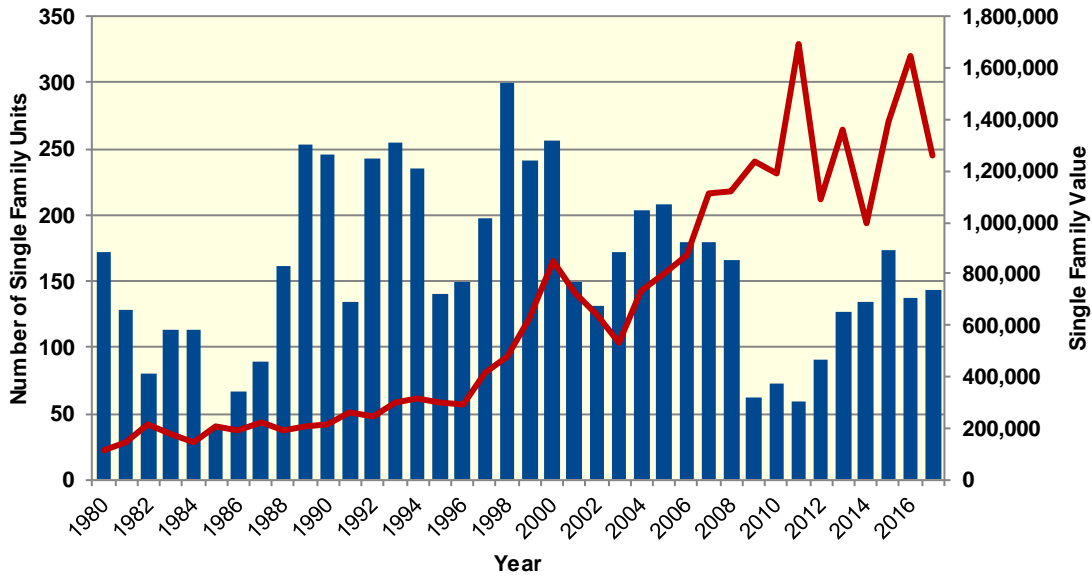
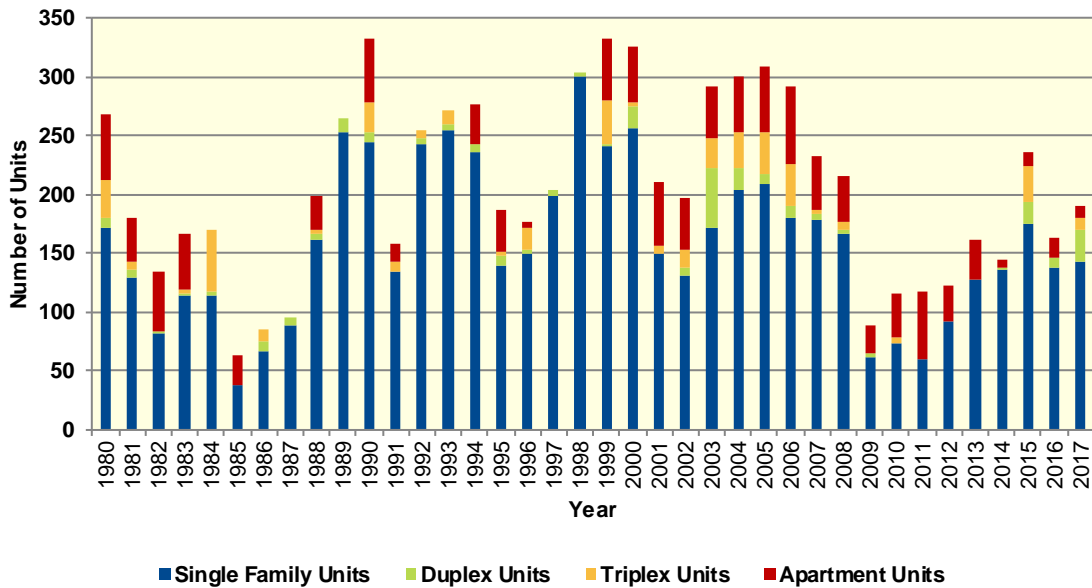


Diagram II.20.8 Total Permits by Unit Type

Teton County
Census Bureau Data, 1980–2017



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.20.31.

Table II.20.31					
Group Quarters Population					
Teton County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	31	38.8%	0	0%	-100%
Juvenile Facilities	.	.	23	22.1%	.
Nursing Homes	49	61.3%	34	32.7%	-30.6%
Other Institutions	0	0%	47	45.2%	inf%
Total	80	100.0%	104	100.0%	30%
Noninstitutionalized					
College Dormitories	0	0%	51	30.5%	inf%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	56	100%	116	69.5%	107.1%
Total	56	100.0%	167	100.0%	198.2%
Group Quarters Population	136	100.0%	271	100.0%	99.3%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year 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.

Households by type and tenure are shown in Table II.20.32. Family households represented 59.5 percent of households, while non-family households accounted for 40.5 percent. These changed from 55 and 45 percent, respectively.

Table II.20.32				
Household Type by Tenure				
Teton County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,938	55%	5,231	59.5%
Married-Couple Family	4,102	83.1%	4,391	83.9%
Owner-Occupied	2,995	73%	3,473	79.1%
Renter-Occupied	1,107	27%	918	20.9%
Other Family	836	16.9%	840	16%
Male Householder, No Spouse Present	333	39.8%	378	39.6%
Owner-Occupied	124	37.2%	58	15.3%
Renter-Occupied	209	62.8%	320	84.7%
Female Householder, No Spouse Present	503	60.2%	462	59.9%
Owner-Occupied	281	55.9%	214	46.3%
Renter-Occupied	222	44.1%	248	53.7%
Non-Family Households	4,035	45%	3,564	40.5%
Owner-Occupied	1,683	41.7%	1,397	39.2%
Renter-Occupied	2,352	58.3%	2,167	60.8%
Total	8,973	100.0%	8,795	100.0%

Housing types by unit are shown in Table II.20.33, below. In 2017, there were 13,508 housing units, up from 10,267 in 2000. Single-family units accounted for 69.5 percent of units in 2017, compared to 66.7 in 2000. Apartment units accounted for 15.1 percent in 2017, compared to 16 percent in 2000.

Table II.20.33				
Housing Units by Type				
Teton County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	6,848	66.7%	9,394	69.5%
Duplex	452	4.4%	459	3.4%
Tri- or Four-Plex	775	7.5%	1,099	8.1%
Apartment	1,646	16%	2,044	15.1%
Mobile Home	513	5%	476	3.5%
Boat, RV, Van, Etc.	33	0.3%	36	0.3%
Total	10,267	100.0%	13,508	100.0%

In 2010, there were 12,487 housing units, compared with 13,508 in 2017. Single-family units accounted for 69.5 percent of units in 2017, compared to 65.4 in 2010. Apartment units accounted for 15.1 percent in 2017, compared to 17.3 percent in 2010.

Table II.20.34 Housing Units by Type Teton County 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,170	65.4%	9,394	69.5%
Duplex	819	6.6%	459	3.4%
Tri- or Four-Plex	984	7.9%	1,099	8.1%
Apartment	2,164	17.3%	2,044	15.1%
Mobile Home	350	2.8%	476	3.5%
Boat, RV, Van, Etc.	0	0%	36	0.3%
Total	12,487	100.0%	13,508	100.0%

Some 70 percent of housing was occupied in 2010, compared to 74.9 percent in 2000. Owner-occupied housing changed 20.6 percent between 2000 and 2010, ending with owner-occupied units representing 56.6 percent of unit. Vacant units changed by 48.9 percent, resulting in 3,840 vacant units in 2010.

Table II.20.35 Housing Units by Tenure Teton County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	7,688	74.9%	8,973	70%	16.7%
Owner-Occupied	4,215	54.8%	5,083	56.6%	20.6%
Renter-Occupied	3,473	45.2%	3,890	43.4%	12%
Vacant Housing Units	2,579	25.1%	3,840	30%	48.9%
Total Housing Units	10,267	100.0%	12,813	100.0%	24.8%

Table II.20.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 13,508 housing units. An estimated 58.5 percent were owner-occupied, and 34.9 percent were vacant.

Table II.20.36 Housing Units by Tenure Teton County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,973	70%	8,795	65.1%
Owner-Occupied	5,083	56.6%	5,142	58.5%
Renter-Occupied	3,890	43.4%	3,653	41.5%
Vacant Housing Units	3,840	30%	4,713	34.9%
Total Housing Units	12,813	100.0%	13,508	100.0%

Households by household size are shown in Table II.20.37, below. There were a total of 8,973 households in 2010, up from 7,688 in 2000. One person households changed by 7,688 percent between 2000 and 2010, while two person households changed by 12.7 percent. Three and four person households changed by 15 and 8.1 respectively, representing 15.4 percent and 11.3 percent of the population in 2010.

Table II.20.37
Households by Household Size
Teton County
2000 & 2010 Census SF1 Data

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,096	27.3%	2,621	29.2%	25%
Two Persons	2,980	38.8%	3,357	37.4%	12.7%
Three Persons	1,203	15.6%	1,383	15.4%	15%
Four Persons	940	12.2%	1,016	11.3%	8.1%
Five Persons	296	3.9%	334	3.7%	12.8%
Six Persons	95	1.2%	147	1.6%	54.7%
Seven Persons or More	78	1%	115	1.3%	47.4%
Total	7,688	100.0%	8,973	100.0%	16.7%

Households by income is shown in Table II.20.38, on the following page. Households earning more than \$100,000 per year represented 41.2 percent of households in 2017, compared to 18.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19 percent of households in 2010, compared to 24.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 4.3 percent of households in 2017, compared to 8.2 percent in 2000.

Table II.20.38
Households by Income
Teton County
2000 Census SF3 & 2017 Five-Year ACS Data

Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	629	8.2%	380	4.3%
\$15,000 to \$19,999	298	3.9%	275	3.1%
\$20,000 to \$24,999	411	5.3%	421	4.8%
\$25,000 to \$34,999	957	12.4%	429	4.9%
\$35,000 to \$49,999	1,197	15.5%	761	8.7%
\$50,000 to \$74,999	1,913	24.9%	1,667	19%
\$75,000 to \$99,999	849	11%	1,236	14.1%
\$100,000 or More	1,444	18.8%	3,626	41.2%
Total	7,698	100.0%	8,795	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.20.39, on the following page. Households earning more than \$100,000 per year represented 41.2 percent of households in 2017, compared to 33 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 4.3 percent of households in 2017, compared to 4 percent in 2000.

Table II.20.39				
Households by Income				
Teton County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	300	4%	380	4.3%
\$15,000 to \$19,999	248	3.3%	275	3.1%
\$20,000 to \$24,999	463	6.2%	421	4.8%
\$25,000 to \$34,999	397	5.3%	429	4.9%
\$35,000 to \$49,999	1,038	13.9%	761	8.7%
\$50,000 to \$74,999	1,542	20.6%	1,667	19%
\$75,000 to \$99,999	1,018	13.6%	1,236	14.1%
\$100,000 or More	2,464	33%	3,626	41.2%
Total	7,470	100.0%	8,795	100.0%

Table II.20.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 19.1 percent and 2.2 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 16.4 percent, 23.3 percent, and 23.5, respectively. Housing units built prior to 1939 represented 3.9 percent of households in 2017.

Table II.20.40				
Households by Year Home Built				
Teton County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	277	3.6%	340	3.9%
1940 to 1949	174	2.3%	214	2.4%
1950 to 1959	350	4.6%	261	3%
1960 to 1969	705	9.2%	545	6.2%
1970 to 1979	1,963	25.5%	1,442	16.4%
1980 to 1989	1,684	21.9%	2,051	23.3%
1990 to 1999	2,535	33%	2,064	23.5%
2000 to 2009	.	.	1,684	19.1%
2010 or Later	.	.	194	2.2%
Total	7,688	100.0%	8,795	100.0%

Table II.20.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 19.1 percent in 2010 and 8.3 percent of households. Housing units built prior to 1939 represented 3.9 percent of households in 2017 and 6.1 percent of households in 2010.

Table II.20.41				
Households by Year Home Built				
Teton County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	454	6.1%	340	3.9%
1940 to 1949	141	1.9%	214	2.4%
1950 to 1959	360	4.8%	261	3%
1960 to 1969	333	4.5%	545	6.2%
1970 to 1979	1,912	25.6%	1,442	16.4%
1980 to 1989	1,747	23.4%	2,051	23.3%
1990 to 1999	1,905	25.5%	2,064	23.5%
2000 to 2009	618	8.3%	1,684	19.1%
2010 or Later			194	2.2%
Total	7,470	100.0%	8,795	100.0%

The distribution of unit types by race are shown in Table II.20.42, on the following page. An estimated 73.4 percent of white households occupy single family homes, while 0 percent of black households do. Some 12.3 percent of white households occupy apartments, while 100 percent of black households do. An estimated 23.3 percent of Asian, and 0 percent of American Indian households occupy single family homes.

Table II.20.42							
Distribution of Units in Structure by Race							
Teton County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	73.4%	0%	0%	23.3%	%	85.3%	26.9%
Duplex	3.4%	0%	0%	0%	%	5.5%	0%
Tri- or Four-Plex	7.3%	0%	100%	0%	%	0%	73.1%
Apartment	12.3%	100%	0%	0%	%	9.2%	0%
Mobile Home	3.2%	0%	0%	76.7%	%	0%	0%
Boat, RV, Van, Etc.	0.4%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.20.43, below. An estimated 16 percent of vacant units were for rent in 2010, a 221.5 percent change since 2000. In addition, some 3.6 percent of vacant units were for sale, a change of 155.6 percent between 2000 and 2010. "Other" vacant units represented 4.6 percent of vacant units in 2010. This is a change of 18.8 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.20.43					
Disposition of Vacant Housing Units					
Teton County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	191	7.4%	614	16%	221.5%
For Sale	54	2.1%	138	3.6%	155.6%
Rented or Sold, Not Occupied	50	1.9%	71	1.8%	42%
For Seasonal, Recreational, or Occasional Use	2,121	82.2%	2,832	73.8%	33.5%
For Migrant Workers	14	0.5%	8	0.2%	-42.9%
Other Vacant	149	5.8%	177	4.6%	18.8%
Total	2,579	100.0%	3,840	100.0%	48.9%

The disposition of vacant units between 2010 and 2017 are shown in Table II.20.44. By 2017, for rent units accounted for 19.9 percent of vacant units, while for sale units accounted for 0.8 percent. “Other” vacant units accounted for 10.8 percent of vacant units, representing a total of 511 “other” vacant units.

Table II.20.44					
Disposition of Vacant Housing Units					
Teton County					
2010 Census & 2017 Five-Year ACS Data					
Disposition	2010 Census		2017 Five-Year ACS		
	Units	% of Total	Units	% of Total	
For Rent	614	16%	936	19.9%	
For Sale	138	3.6%	40	0.8%	
Rented Not Occupied	32	0.8%	108	2.3%	
Sold Not Occupied	39	1%	53	1.1%	
For Seasonal, Recreational, or Occasional Use	2,832	73.8%	3,065	65%	
For Migrant Workers	8	0.2%	0	0%	
Other Vacant	177	4.6%	511	10.8%	
Total	3,840	100.0%	4,713	100.0%	

Table II 20.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 316 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.2 percent of total households in Teton County. In Teton County the 4,353 households with three bedrooms accounted for 22.8 percent of all households ,and there were only 792 five-bedroom or more households, which accounted for 18.1 percent of all households.

Table II.20.45				
Households by Number of Bedrooms				
Teton County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	75	316	653	100
One	236	1,026	2,187	4.8
Two	756	1,216	3,082	16.2
Three	2,440	804	4,353	22.8
Four	1,290	282	2,441	32.2
Five or more	345	9	792	18.1
Total	8,795	3,653	13,508	100.0

The age of a structure influences its value. As shown in Table II. 20.46, structures built in 1939 or earlier had a median value of, 0 while structures built between 1950 and 1959 had a median value of 0 and those built between 1990 to 1999 had a median value of 853,600. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 240,000 and, 0 respectively. The total median value in Teton County was, 739,100.

Table II.20.46	
Owner Occupied Median Value by Year Structure Built	
Teton County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	0
1940 to 1949	0
1950 to 1959	0
1960 to 1969	621,000
1970 to 1979	704,100
1980 to 1989	795,600
1990 to 1999	853,600
2000 to 2009	701,500
2010 to 2013	240,000
2014 or later	0
Median Value	739,100

Household mortgage status is reported in Table II. 20.47. In, Teton County households with a mortgage accounted for 57.5 percent of all households or 2,957 housing units, and the remaining 48.1 percent or 2,474 units had no mortgage. Of those units with a mortgage, 448 had either a second mortgage or home equity loan, 35 had both a second mortgage and home equity loan, and 2,474 or 48.1 percent had no second mortgage or no home equity loan.

Table II.20.47 Mortgage Status Teton County 2017 5-Year ACS Data		
Mortgage Status	Teton County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,957	57.5
With either a second mortgage or home equity loan, but not both	448	8.7
Second mortgage only	30	0.6
Home equity loan only	418	8.1
Both second mortgage and home equity loan	35	0.7
No second mortgage and no home equity loan	2,474	48.1
Housing units without a mortgage	2,185	42.5
Total	5,142	100.0%

The median rent in Teton County was \$1,172, as seen in Table II 20.48

Table II.20.48 Median Rent Teton County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$1,172
Median Home Value	\$739,100

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Teton County was \$1,859,920. This represented an increase of 16.6 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.20.49.

The Jackson Hole real estate association also releases a housing market report for Jackson Hole.¹¹² 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
2017	1,859,920	16.6	292,759	4.4

¹¹² https://issuu.com/jhrea/docs/jh_market_report_2016midyear

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.¹¹³ During December 2018, a total of 57 surveys were completed by property managers in Teton County. Of the 1,132 rental units surveyed 28 were vacant, indicating a vacancy rate of 2.5 percent.

From December 2018 through February of 2019¹¹⁴, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.20.50 presents some basic statistics about the completed surveys.

Diagram II.20.9 shows the historical vacancy rate from Teton County and Wyoming over the period of June 2001 to December 2018.

Table II.20.50				
Total Units, Vacant Units, and Vacancy Rate				
Teton County				
RVS Data, June 2001– December 2018				
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%
2018a	62	1,159	4	0.3%
2018b	57	1,132	28	2.5%

¹¹³ Those signified as *a* in the “year” column of Table II.1.27 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.

¹¹⁴ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.20.9
Vacancy Rates by Year**

Teton County vs. Wyoming
RVS Data, June 2001 – December 2018

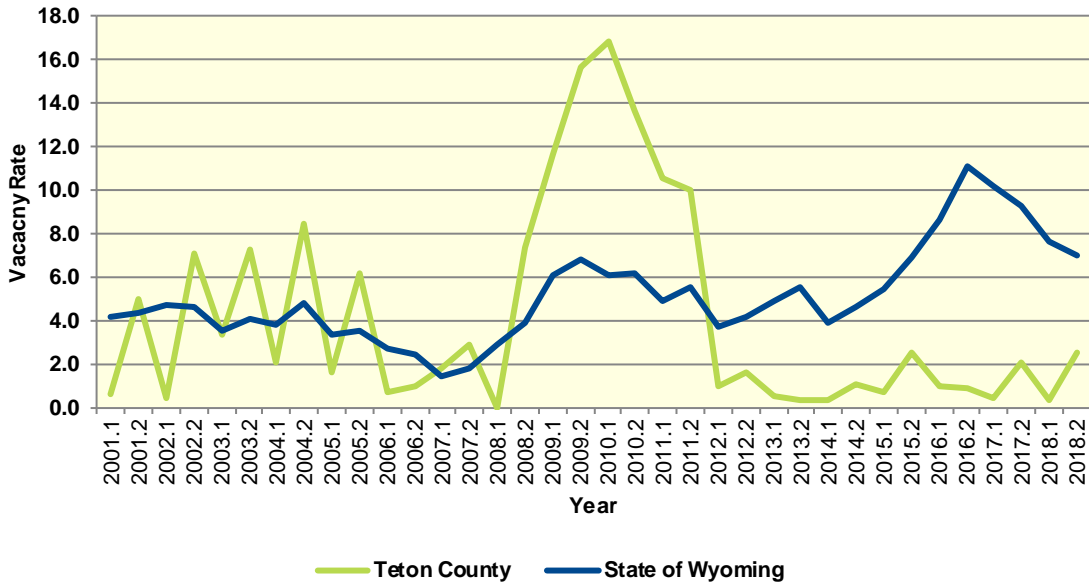


Diagram II.20.10 shows the average rent of single-family and apartment units in Teton County. In 2018, rents for single-family units were \$2328.3 and average rents for apartments were \$1639.0.

**Diagram II.20.10
Average Rent of Single Family and Apartment Units**

Teton County
RVS Data, June 2006 – December 2018

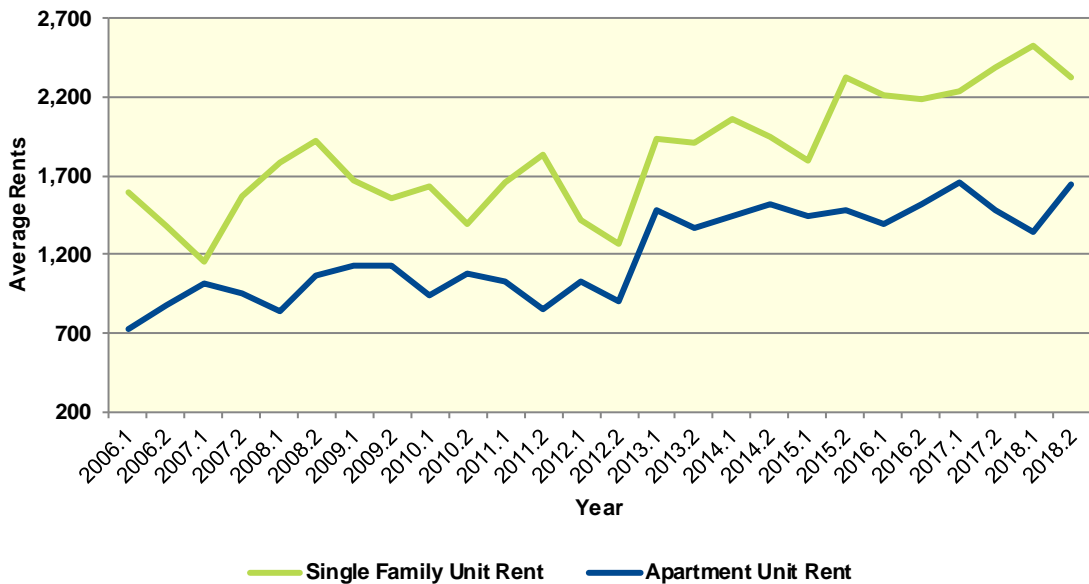


Table II.20.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 131 single family units in Teton County, with 4 of them available. This translates into a vacancy rate of 3.1 percent in Teton County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 780 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 2.6 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.20.51			
Rental Vacancy Survey by Type			
Teton County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	131	4	3.1%
Apartments	780	20	2.6%
Mobile Homes	0	0	%
"Other" Units	7	1	14.3%
Don't Know	189	2	1.1%
Total	1,132	28	2.5%

Table II.20.52 reports units by bedroom size. As can be seen there were 84 two-bedroom apartment units and 16 three bedroom units. Overall, the 133 two-bedroom units accounted for 11.7 percent of all units, and the 51 three bedroom units accounted for 4.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 831 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.20.52							
Rental Units by Number of Bedrooms							
Teton County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	32	0	0	.	32
One	4	2	105	0	0	.	111
Two	8	41	84	0	0	.	133
Three	17	12	16	0	6	.	51
Four	3	1	1	0	1	.	6
Five	1	0	0	0	0	.	1.0
Don’t Know	98	-31	542	0	0	189	831
Total	131	25	780	0	7	189	1,132

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.20.53, One apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.20.53							
Available Rental Units by Number of Bedrooms							
Teton County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	1	0	0	.	1
One	0	0	6	0	0	.	6
Two	0	1	2	0	0	.	3
Three	1	1	0	0	1	.	3
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	3	-1	11	0	0	2	15.0
Total	4	1	20	0	1	2	28

Table II.20.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 2.3 percent and three bedroom units had a vacancy rate of 2.3 percent.

Table II.20.54							
Vacancy Rates by Number of Bedrooms							
Teton County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	3.1%	%	%		3.1
One	0.0%	0.0%	5.7%	%	%		5.4
Two	0.0%	2.4%	2.4%	%	%		2.3
Three	5.9%	8.3%	0.0%	%	16.7%		5.9
Four	0.0%	0.0%	0.0%	%	0.0%		0.0
Five	0.0%	%	%	%	%		0.0
Don’t Know	3.1%	0.0%	2.0%	%	%	1.1%	1.8
Total	3.1%	4.0%	2.6%	%	14.3%	1.1%	28

Table II.20.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 5.9 percent.

Table II.20.55			
Single Family Units by Bedroom Size			
Teton County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	4	0	0.0%
Two	8	0	0.0%
Three	17	1	5.9%
Four	3	0	0.0%
Don’t know	98	3	3.1%
Total	131	4	3.1%

Table II.20.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 5.7 percent.

Table II.20.56			
Apartment Units by Bedroom Size			
Teton County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	32	1	3.1%
One	105	6	5.7%
Two	84	2	2.4%
Three	16	0	0.0%
Four	1	0	0.0%
Don’t know	542	11	2.0%
Total	780	20	2.6%

Average market-rate rents by unit type are shown in Table II.20.57. 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.

Table II.20.57 Average Market Rate Rents by Bedroom Size Teton County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$1,420	\$.	\$.	\$1,420
One	\$1,267	\$1,450	\$1,341	\$.	\$.	\$1,343
Two	\$2,057	\$1,750	\$1,647	\$.	\$.	\$1,813
Three	\$2,419	\$2,517	\$1,846	\$.	\$2,633	\$2,344
Four	\$4,000	\$3,700	\$3,125	\$.	\$2,900	\$3,663
Five	\$6,000	\$.	\$.	\$.	\$.	\$6000.0
Total	\$2328.3	\$2102.5	\$1639.0	\$	\$2683.3	\$2082.6

Table II.20.58 shows vacancy rates for single family units by average rental rates for Teton County. The most common rent for single family units was dollars and the units in this price range had a vacancy rate of 1.0 percent.

Table II.20.58 Single Family Market Rate Rents by Vacancy Status Teton County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	0	0	%
\$750 to \$1,000	6	0	0.0%
\$1,000 to \$1,250	5	0	0.0%
\$1,250 to \$1,500	3	0	0.0%
Above \$1,500	99	1	1.0%
Missing	18	3	16.7%
Total	131	4	3.1%

The average rent and availability of apartment units is displayed in Table II.20.59. The most common rent for apartments was dollars and the units in this price range had a vacancy rate of 2.4 percent.

Table II.20.59 Apartment Market Rate Rents by Vacancy Status Teton County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	0	0	%
\$750 to \$1,000	30	0	0.0%
\$1,000 to \$1,250	86	1	1.2%
\$1,250 to \$1,500	89	0	0.0%
Above \$1,500	457	11	2.4%
Missing	118	8	6.8%
Total	780	20	2.6%

Table II.20.60 displays units designed to serve elderly occupants. In the most recent survey there were 24 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.0.

Table II.20.60 Units Designed for Elderly Occupants Teton County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	24
Available Elderly Units	0
Elderly Vacancy Rate	0.0%

Table II.20.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 1 units, or 3.6 percent of available units are expected to be on the market for less than seven days. An additional 19 units, or 67.9 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0.0 percent are expected to be on the market for 90 days.

Table II.20.61 Number of Estimated Days to Fill a Vacant unit Teton County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	1	3.6%
7 to 30 days	19	67.9%
31 to 60 days	2	7.1%
61 to 90 days	1	3.6%
More than 90 days	0	0.0%
Unknown	5	17.9%
Total	28	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.20.62, 25 respondents, or 58.1 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.20.63. There were 127 respondents who included electricity, 30 respondents who included natural gas, 615 respondents who included water and sewer and 617 respondents included trash collection in the rent.

Table II.20.62 Are there any utilities included with the rent? Teton County 2018b Survey of Rental Properties	
Response	Respondent
Yes	25
No	18
% Offering Utilities	58.1%

Table II.20.63 Which utilities are included with the rent? Teton County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	127
Natural Gas	30
Propane	0
Water/Sewer	615
Trash Collection	617
Cable Television	0
Other	90

Perceived Need for Rental Units

Table II.20.64, shows the number of survey respondents who keep a waiting list. As can be seen 9 respondents said they keep a waitlist, with an estimated 131 number of persons on the wait list.

Table II.20.64 Do you keep a waiting list? Teton County 2018b Survey of Rental Properties	
Response	Respondent
Yes	9
No	34
Waitlist Size	131

Table II.20.65, 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, 495, or 43.7 percent of units were in good condition and 168 units, or 14.8 percent, were in average condition. Details by unit type and condition are displayed.

Table II.20.65 Condition by Unit Type Teton County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	168	14.8%
Good	495	43.7%
Excellent	418	36.9%
Don't Know	0	0.0%
Total	1,132	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.20.66, 1 respondent said they would prefer more single family units, 1 respondent wanted more apartment units, and 9 respondents indicated they would prefer more units of any type.

Table II.20.66 If you had the opportunity to own/manage more units, how many would you prefer Teton County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	1
Apartments	1
Mobile homes	0
Other	2
All types	9
Total	14

Table, II.20.67, shows the most common answers from the 2018 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 34 respondents, with an average persons per household of 2.5 people. Of new residents to Teton County, 53.1 percent were not married and the most common age group arriving in the state was 35 to 44 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 70.6 percent of respondents renting their residence. The average mortgage payment in Teton County was \$1,900 and the average rent was \$1,935. When asked if they were satisfied with their current housing, 79.4 percent said they were satisfied with their current housing.

Table II.20.67 Most Replied Response Teton County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	34
Number of persons in household (Average)	2.5
Current age	35 to 44 years old (30.3%)
Marital status	Not Married (53.1%)
Primary reason for moving to Wyoming	Better quality of life (35.3%)
In which industry are you primarily employed	Accommodation and food services (23.5%)
Highest education level completed	College Graduate (35.3%)
Total household income from all sources	\$100,000 to \$124,999 dollars (22.2%)
Current Housing Characteristics	
Current Residence	Single family home (64.7%)
Do you own or rent	Rent (70.6%)
How many bedrooms (Average)	2.3
Average mortgage payment	\$1,900
Average rental payment	\$1,935
Are you satisfied with your current housing	Satisfied with current housing (79.4%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (50.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to rent (66.7%)
If own, do you plan on building or buying	Build a new unit (100.0%)
Expected buying price	\$350,000 dollars or more (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 33.3 percent wanted to buy and 66.7 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$350,000 dollars or more if they were buying an existing unit. 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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.20.68, below. In 2017, an estimated 1.9 percent of households were overcrowded, and an additional 3.3 percent were severely overcrowded.

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	4,499	99.1%	43	0.9%	0	0%	4,542
2017 Five-Year ACS	5,109	99.4%	0	0%	33	0.6%	5,142
Renter							
2010 Five-Year ACS	2,672	91.3%	117	4%	139	4.7%	7,470
2017 Five-Year ACS	3,226	88.3%	167	4.6%	260	7.1%	3,653
Total							
2010 Five-Year ACS	7,171	96%	160	2.1%	139	1.9%	7,470
2017 Five-Year ACS	8,335	94.8%	167	1.9%	293	3.3%	8,795

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.

There were a total of 8,795 households with incomplete plumbing facilities in 2017, representing 1 percent of households in Teton County. This is compared to 0.9 percent of households lacking complete plumbing facilities in 2000.

Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	7,621	7,426	8,710
Lacking Complete Plumbing Facilities	67	44	85
Total Households	7,688	7,470	8,795
Percent Lacking	0.9%	0.6%	1%

There were 8,795 households lacking complete kitchen facilities in 2017, compared to 7,688 households in 2000. This was a change from 1.7 percent of households in 2000 to 2.3 percent in 2017.

Table II.20.70			
Households with Incomplete Kitchen Facilities			
Teton County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	7,556	7,369	8,589
Lacking Complete Kitchen Facilities	132	101	206
Total Households	7,688	7,470	8,795
Percent Lacking	1.7%	1.4%	2.3%

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, 17.2 of households had a cost burden and 10.4 percent had a severe cost burden. Some 26.4 percent of renters were cost burdened, and 9.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.1 percent and a severe cost burden rate of 11.7 percent. Owner occupied households with a mortgage had a cost burden rate of 14.9 percent, and severe cost burden at 10.8 percent.

Table II.20.71									
Cost Burden and Severe Cost Burden by Tenure									
Teton County									
2010 & 2017 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	1,878	61.3%	475	15.5%	662	21.6%	49	1.6%	3,064
2017 Five-Year ACS	2,195	74.2%	442	14.9%	320	10.8%	0	0%	2,957
Owner Without a Mortgage									
2010 Five-Year ACS	1,273	86.1%	32	2.2%	173	11.7%	0	0%	1,478
2017 Five-Year ACS	1,805	82.6%	111	5.1%	256	11.7%	13	0.6%	2,185
Renter									
2010 Five-Year ACS	1,656	56.6%	580	19.8%	354	12.1%	338	11.5%	2,928
2017 Five-Year ACS	2,174	59.5%	963	26.4%	335	9.2%	181	5%	3,653
Total									
2010 Five-Year AC	4,807	64.4%	1,087	14.6%	1,189	15.9%	387	5.2%	7,470
2017 Five-Year ACS	6,174	70.2%	1,516	17.2%	911	10.4%	194	2.2%	8,795

Commuting Patterns

Table II.20.72, shows the place of work by county of residence. In 2010 96.1 percent of residents worked within the county they reside in with 1.7 percent working outside their home county. This compared to 94.7 percent of residents who worked within the county in which they resided and 2.3 percent of residents worked outside their home county.

Table II.20.72 Place of Work Teton County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	11,845	96.1%	13,399	94.7%
Worked outside county of residence	207	1.7%	330	2.3%
Worked outside state of residence	270	2.2%	423	3%
Total	12,322	100.0%	14,152	100.0%

Table II.20.73, shows the aggregate travel time to work based on place of work and residence. In Teton County the total aggregate travel time was 190,510, with residents working in their home county spending a total of 177,740.

Table II.20.73 Aggregate Travel Time to Work (in Minutes) Teton County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	144,510	87.6%	177,740	93.3%
Worked outside county of residence	13,460	8.2%	6,700	3.5%
Worked outside State of residence	6,990	4.2%	6,075	3.2%
Aggregate travel time to work (in minutes):	164,960	100.0%	190,510	100.0%

Table II.20.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 164,960 minutes. Residents working within their home county spent an average of 13.3 minutes commuting to work, with those working outside their county of residence spending an average of 20.3 minutes on the commute.

Table II.20.74		
Average Travel Time to Work (in Minutes)		
Teton County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	12.2	13.3
Worked outside county of residence	65	20.3
Worked outside State of residence	25.9	14.4
Average travel time to work (in minutes):	13.4	13.5

Table II.20.75, shows the means of transportation to work. In 2017, 68.3 percent of commuters drove alone in a car, truck or van. Only 6.7 percent carpooled, with an additional 3.8 percent taking public transportation. There were also 811 persons or 5.7 percent who worked at home.

Table II.20.75				
Means of Transportation to Work				
Teton County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	8,115	65.9%	9,659	68.3%
Car, truck, or van: Carpooled:	793	6.4%	950	6.7%
Public transportation (excluding taxicab):	239	1.9%	541	3.8%
Taxicab	0	0%	0	0%
Motorcycle	19	0.2%	0	0%
Bicycle	551	4.5%	329	2.3%
Walked	1,265	10.3%	1,655	11.7%
Other means	64	0.5%	207	1.5%
Worked at home	1,276	10.4%	811	5.7%
Total	12,322	100.0%	14,152	100.0%

Table II.20.76 shows the breakdown of the means of transportation by tenure. In 2017 42.3% percent of commuters owned their home and commuted alone by car, which compares to 34.9% percent in 2010. There were also 3,950 renters who drove alone in 2017 and accounted for 29.5% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.3% percent of the population, which compared to 489 renters, or 3.7 percent taking public of commuters

Table II.20.76				
Means Of Transportation To Work By Tenure				
Teton County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	4,198	34.9%	5,661	42.3%
Renter	3,917	32.6%	3,950	29.5%
Car, truck, or van - carpooled:				
Owner	501	4.2%	337	2.5%
Renter	251	2.1%	482	3.6%
Public transportation (excluding taxicab):				
Owner	77	0.6%	44	0.3%
Renter	162	1.3%	489	3.7%
Walked:				
Owner	294	2.4%	274	2%
Renter	703	5.9%	1,006	7.5%
Taxicab, motorcycle, bicycle, or other means:				
Owner	192	1.6%	219	1.6%
Renter	442	3.7%	265	2%
Worked at home:				
Owner	770	6.4%	490	3.7%
Renter	506	4.2%	177	1.3%
Total:	12,013	100.0%	13,394	100.0%

2018 Teton County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.20.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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

Table II.20.77			
Households with Housing Problems by Income			
Teton County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	230	300	530
30.1-50% HAMFI	160	455	615
50.1-80% HAMFI	215	420	635
80.1-95% HAMFI	120	120	240
95 – 115% HAMFI	230	20	250
115.1% HAMFI or more	355	85	440
Total	1,310	1,400	2,710
Without Housing Problems			
30% HAMFI or less	80	110	190
30.1-50% HAMFI	65	195	260
50.1-80% HAMFI	315	265	580
80.1-95% HAMFI	250	175	425
95 – 115% HAMFI	440	365	805
115.1% HAMFI or more	2,490	725	3,215
Total	3,640	1,835	5,475
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	310	410	720
30.1-50% HAMFI	225	650	875
50.1-80% HAMFI	530	685	1,215
80.1-95% HAMFI	370	295	665
95 – 115% HAMFI	670	385	1,055
115.1% HAMFI or more	2,845	810	3,655
Total	4,950	3,235	8,185

total of 1,310 owner occupied and 1,400 renter occupied households experiencing a housing problem.

Table II.20.78, shows the total estimated housing by tenure for Teton County. As can be seen, in 2030 there are estimated to be a total of 6,715 owner and 4,358 renter occupied households or a total of 11,073 households. By 2050 there are estimated to be 9,330 owner, 5,993 renter for a total of 15,323 households in Teton County.

Table II.20.78			
Total Estimated Housing Forecast			
Teton County			
Strong Growth Scenario			
Year	Owner	Renter	Total
2017	5,142	3,653	8,795
2020	5,498	3,613	9,111
2025	6,094	3,976	10,070
2030	6,715	4,358	11,073
2035	7,347	4,751	12,098
2040	7,988	5,154	13,142
2045	8,646	5,567	14,213
2050	9,330	5,993	15,323

Table II.20.79, 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 2017, 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 1,573 owner-occupied and 705 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 6,528 households, of which 559 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 944 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.20.79								
Incremental Housing Demand Forecast								
Teton County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	22	60	99	138	178	219	262
30.1-50%	0	16	43	72	100	129	159	190
50.1-80%	0	38	102	168	236	305	375	448
80.1-95%	0	27	71	118	165	213	262	313
95.1-115%	0	48	129	213	298	385	474	567
115+%	0	205	547	904	1,267	1,636	2,014	2,407
Total	0	356	952	1,573	2,205	2,846	3,504	4,188
Renter								
0-30%	0	0	41	89	139	190	243	297
30.1-50%	0	0	65	142	221	302	385	470
50.1-80%	0	0	68	149	232	318	405	495
80.1-95%	0	0	29	64	100	137	175	213
95.1-115%	0	0	38	84	131	179	228	278
115+%	0	0	81	177	275	376	479	586
Total	0	0	323	705	1,098	1,501	1,914	2,340
Total								
0-30%	0	22	101	188	277	368	462	559
30.1-50%	0	16	108	213	321	431	544	661
50.1-80%	0	38	170	318	469	623	780	944
80.1-95%	0	27	101	182	265	350	436	526
95.1-115%	0	48	167	297	429	564	702	845
115+%	0	205	628	1,081	1,542	2,012	2,493	2,993
Total	0	356	1,275	2,278	3,303	4,347	5,418	6,528

Table II.20.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 2,942 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 5,549 owner and 3,921 renter occupied households for a total of 9,470 quality households.

Table II.20.80								
Incremental Total Housing Need Forecast								
Teton County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	239	261	299	337	377	417	458	501
30.1-50%	166	182	209	238	266	296	325	357
50.1-80%	223	261	325	392	459	528	599	672
80.1-95%	125	151	196	242	289	337	387	438
95.1-115%	239	287	368	452	537	624	713	806
115+%	369	573	916	1,273	1,636	2,005	2,383	2,776
Total	1,361	1,717	2,313	2,934	3,566	4,207	4,865	5,549
Renter								
0-30%	339	335	380	428	478	529	581	635
30.1-50%	514	508	579	655	734	815	898	984
50.1-80%	474	469	543	624	707	792	880	970
80.1-95%	136	134	165	200	236	272	310	349
95.1-115%	23	22	61	106	153	201	250	301
115+%	96	95	177	273	371	472	575	682
Total	1,581	1,564	1,904	2,286	2,679	3,082	3,495	3,921
Total								
0-30%	578	596	678	766	855	946	1,040	1,137
30.1-50%	680	691	788	893	1,001	1,111	1,224	1,341
50.1-80%	698	731	868	1,015	1,166	1,320	1,478	1,642
80.1-95%	260	285	361	442	525	610	697	787
95.1-115%	262	309	429	558	691	825	964	1,107
115+%	465	668	1,093	1,545	2,007	2,476	2,958	3,458
Total	2,942	3,280	4,217	5,220	6,245	7,289	8,360	9,470

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 784 loans purchased in Teton County between 1979 and 2018, with 0 occurring in fiscal 2017. The average home size over the period was 1,131 square feet and 0 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 0. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$0. The average purchase price in fiscal 2018 was \$0. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and . percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**