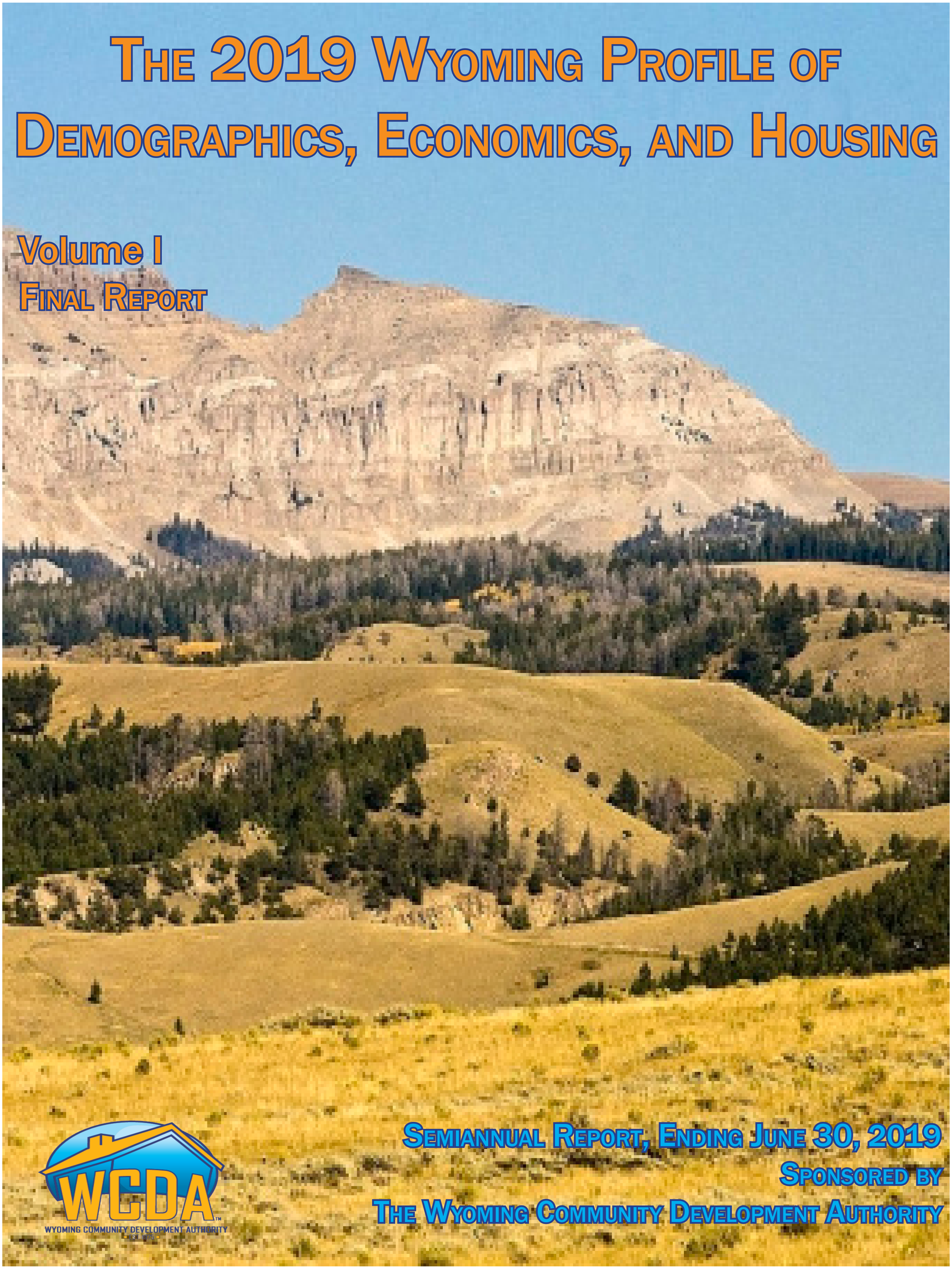
The 2019 Wyoming Profile of Demographics, Economics, and Housing

Volume I
Final Report



Semiannual Report, Ending June 30, 2019
Sponsored by
The Wyoming Community Development Authority

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The Wyoming Community Development Authority

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Copies of the Wyoming Housing Database Partnership Semiannual Report are available free of charge and may be downloaded from the WCDA website: http://www.wyomingcda.com. Under the multi-family category, click on the demographics link to access to this report and other available publications.

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EXECUTIVE SUMMARY

INTRODUCTION

The Wyoming Housing Database Partnership (the Partnership) was created in 1997 to provide information regarding Wyoming's homeownership and rental housing needs. More specifically, their intent is to provide current, high quality, relevant information to enhance decisions pertaining to housing production. This information is used by developers, lenders, state and local governments, and nonprofit and for-profit organizations that provide housing and housing-related services.

The Partnership is sponsored by the Wyoming Community Development Authority (WCDA). Other organizations also provide data and review and oversight assistance, including the Wyoming Department of Transportation (WYDOT); the Wyoming Department of Revenue (DOR) using data from tax assessors in Wyoming's counties; the Wyoming Department of Administration and Information, Division of Economic Analysis; and Casper, Campbell County, Cheyenne, Northwest Wyoming, and Teton County Multiple Listing Services.

The 2019 Wyoming Profile presents demographic, economic, and housing statistics. Section I addresses the state as a whole. Inferences are drawn about the needs and issues facing Wyoming's citizens as well as the state's housing market in general.

In Section II, similar statistics are reviewed for each county. The Technical Appendix presents state and county labor force data; WYDOT driver's license exchange data, information collected from a Housing Needs Assessment Survey administered to a randomly drawn sample of new Wyoming residents exchanging driver's licenses; and WCDA's Low Income Housing Tax Credit and HOME Project unit data.

These documents are available free of charge and may be downloaded from the WCDA website.[1]

AFFORDABLE HOUSING BACKGROUND

Wyoming's historic migration patterns underwent a transformation over the past decade, as new Wyoming households flocked to specific areas of the state with solid economic opportunities. These householders tended to be younger and quickly purchased available affordable housing. Consequently, Wyoming's housing markets have been experiencing severe shortages and growing pains, and affordable housing may have disappeared from many communities in the state. However over the last year or two many of these areas have seen a decrease in economic opportunities resulting from a decline in the Wyoming's resource extraction industry. This creates new stresses and changes in the area of affordable housing.

The statewide average price of existing housing on 10 acres or fewer, as identified by data submitted to the Wyoming Department of Revenue (DOR) by the County Assessors in Wyoming, increased by 11.3 percent between 2017 and 2018, to $325,777. However, not all areas of the state necessarily followed this pattern. The County Assessor data showed that in Washakie County, the average sales price of a home fell from $192,137 to $157,780, or by -17.3 percent, the largest percentage decrease in the state. Teton County saw the largest increase, rising by 15.2 percent.

[1] http://www.wyomingcda.com/index.php/partners/C40/. Select the Demographics link for access to this report and other available publications.

Over the last year, the total number of unit sales has increased. While County Assessors reported roughly 8,800 units sold throughout the state in 2007, only 5,849 were reported in 2008 and 3,949 were reported in 2009. In 2010, the number of units sold increased by 16.1 percent, to 4,586 units, fell in 2011 to 4,238 units, but rebounded in 2012 rising to 4,662 sales. In 2015, the number of sales rose to 6,526, the highest level seen since the great recession hit in 2008. The most recent 2018 data show the number of sales was 6,952.

According to the Census Bureau permit data over the last year the real value of new single family construction increased from $331,348 in 2017 to $367,953 in 2018. Total permitted construction decreased, falling from 1,926 units in 2017 to 1,812 units in 2018. Single family units showed an increase, with the number of permitted single family units increasing from 1,464 units in 2017 to 1,533 units in 2018, while multi-family units decreased from 279 units in 2017 to 169 units in 2018.

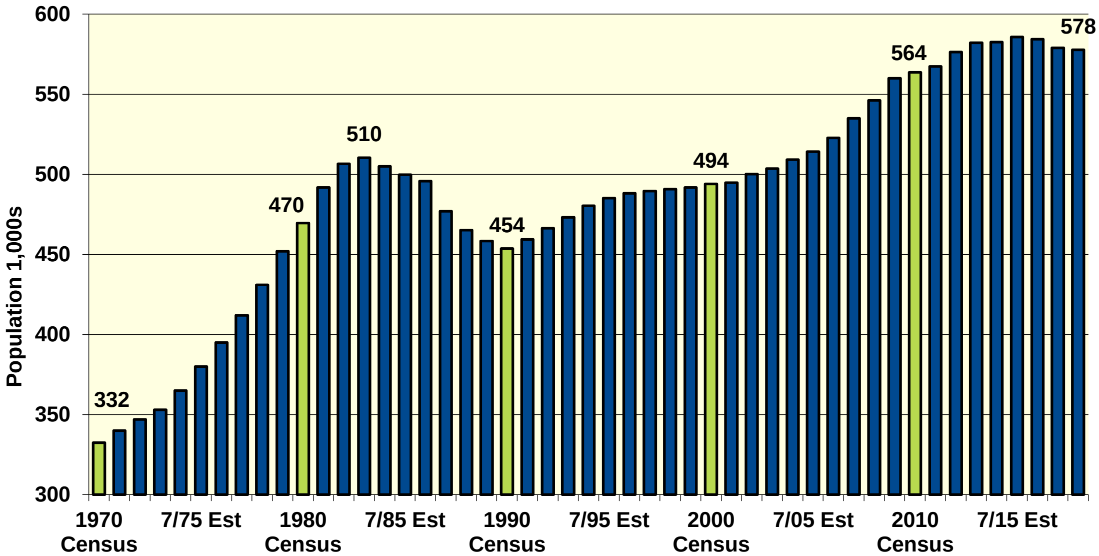
The Wyoming Rental Vacancy Survey (RVS) has been completed semiannually since 2001, most recently in June 2019. The most recent survey resulted in 1,294 completed surveys with property managers who oversaw a total of 31,066 rental units. Of the 31,066 units, 1,800 were vacant, and the statewide rental vacancy rate fell over the last six months to 5.8 percent. Niobrara and Carbon Counties had the highest vacancy rate at 17.0 and 13.8 percent, respectively. Teton County still has a very low rate of just 1.4 percent.

SUMMARY OF FINDINGS

DEMOGRAPHICS

Between 1970 and 1980, Wyoming's population rose from 332,416 to 469,557 persons, an increase of 41.3 percent. The early 1980s saw additional population increases, with a peak of 510,361 persons in 1983. During the late 1980s, there was a considerable population decline, with figures dipping to 453,588 by 1990. A steady recovery followed, with the population increasing by 40,375 persons, or 8.9 percent, between 1990 and 2000 and an additional 69,663 persons, or 14.1 percent between 2000 and 2010. In 2018, the statewide population fell to 577,737 persons from 578,934 in 2017.

Diagram A
Population
State of Wyoming
Census Bureau Data, Census and Intercensal Estimates



Total population change is determined by combining the number of births, deaths, and the net migration of persons moving to and leaving the state. Over the 2000 through 2010 period, the natural increase of the population, or the result of births minus deaths, was about 40,337 persons. At the same time, total net migration to the state represented 29,507 persons according to Census Bureau estimates. This indicates a total population increase of 69,844 persons. Between 2010 and 2018, there was a natural increase of 23,021 persons and a net out-migration of 9,057 persons since the 2010 Census. This indicates Wyoming's population increased to 577,737 persons, or by 2.5 percent, over the eight-year period.

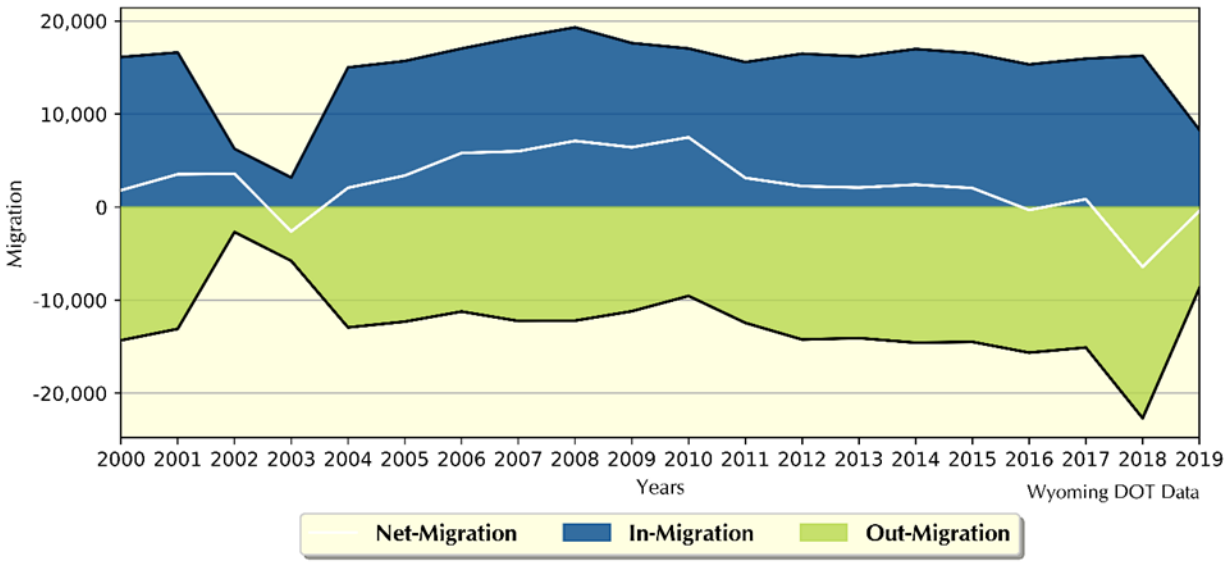
The Wyoming Department of Transportation (WYDOT) tracks drivers who exchange licenses from other areas when they move to Wyoming as well as those who surrender their licenses to other states when they move from Wyoming. According to WYDOT data, there was a net decrease of 405 driver's licenses during the first half of 2019. The majority of the persons leaving Wyoming were between 26 and 35, as shown in Table A. While it is important to remember that these figures represent the net change in driver's licenses, not total newcomers or households, it is a good indicator of current migration trends for Wyoming.

Table A
Driver's Licenses Exchanged or Surrendered
State of Wyoming
WYDOT Data, 2018

Gender	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
Net Change by Age and Gender									
Male	9	-106	-248	-1,068	-858	-790	-426	-319	-3,806
Female	-15	-274	-297	-974	-435	-318	-195	-112	-2,620
Total	**-6**	**-380**	**-545**	**-2,042**	**-1,293**	**-1,108**	**-621**	**-431**	**-6,426**

Diagram B, presents the annual net migration in net driver's license exchanges from 2000 through the first half of 2019. Between 2017 and 2018, net in-migration fell to 6,426 out-migrants. In the first half of 2019, net-migration for Wyoming was -405.

Diagram B
Net Migration in Wyoming
State of Wyoming
WYDOT, 2000 – 2019 First Half



WYDOT data also identify the states from which new residents moved when relocating to Wyoming. As shown in Table B, in 2018 8.4 percent of Wyoming's in-migrants came from California. This compares to 20.4 percent of Wyoming's out-migrants leaving the state for Colorado. Overall in 2018 Wyoming saw a net out-migration of 6,426 people.

Table B
Net Migrants by State
State of Wyoming
WYDOT Data 2018

Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
Top Net In-Migration States				
California	1,367	175	1,192	8.4%
Illinois	293	128	165	1.8%
New York	224	116	108	1.4%
Kansas	207	147	60	1.3%
Oklahoma	260	209	51	1.6%
Other	13,911	21,913	-8,002	85.5%
Top Net Out-Migration States				
Colorado	2,773	4,627	-1,854	20.4%
Arizona	725	1,691	-966	7.5%
Washington	545	1,369	-824	6.0%
New Mexico	229	876	-647	3.9%
Utah	965	1,489	-524	6.6%
Other	11,025	12,636	-1,611	55.7%
Total	**16,262**	**22,688**	**-6,426**	**100.00%**

ECONOMICS

Between 2017 and 2018, Wyoming's labor force decreased by 1.1 percent, or 3,349 persons, while employment decreased by 2,869 persons. Consequently, the state's unemployment rate decreased from 4.2 percent in 2017 to 4.1 percent in 2018, this rate continued to be well below the national unemployment rate of 4.4 percent. This was the 16th consecutive year in which Wyoming recorded an unemployment rate below that of the U.S. average. Preliminary figures for 2019 are shown in **Volume II. Technical Appendix**, indicate that Wyoming's monthly unemployment rate for June 2019 was 3.8 percent, slightly higher than the national average of 3.7 percent.

In 1969, total real personal income in Wyoming was almost $6.1 billion. This figure rose to over $33.22 billion in 2017, or by roughly 3.6 percent per year. Between 2010 and 2017 personal income increased 14.2 percent, or 3.4 percent per year. Preliminary data for 2018 indicated that Wyoming ranked 35th in the nation for total personal income growth between the second quarter of 2018 and the third quarter of 2018, with a 3.3 percent increase in personal income.

Although Wyoming's real average earnings per job has been lower than the U.S. average, the gap between the two has been steadily decreasing since the mid-1990s. In 2000, the average earning per job in the U.S. was $12,837 higher than Wyoming. This figure was $7,887 in 2017, with average earnings in Wyoming at $52,773 compared to average U.S. earnings reaching $60,660. The U.S. Bureau of Economic Analysis (BEA) provides these data, and 2017 is the year for which most current average earnings per job data are available.

According to the 2017 BEA data, high-paying jobs are concentrated in specific industries in the State of Wyoming, as shown in Table C. Although several industries continue to have lower average earnings compared to the U.S., many have experienced fast growth and are catching up with the U.S. average. Average earnings in the transportation and warehousing industry are higher statewide than nationally, with an average of $152,838 in Wyoming, compared to $59,802 in the U.S.

Table C
Real Earnings Per Job by Industry
State of Wyoming
2017 BEA Data, 2017 Dollars

NAICS Categories	Real Earnings Per Job	
	Wyoming	U.S.
Farm earnings	9,964	27,013
Forestry, fishing, related activities, and other	(D)	37,600
Mining	86,142	71,597
Utilities	112,487	133,611
Construction	58,028	68,732
Manufacturing	(D)	82,185
Wholesale trade	74,926	88,464
Retail trade	30,468	35,669
Transportation and warehousing	152,838	59,802
Information	55,547	124,316
Finance and insurance	28,585	79,518
Real estate and rental and leasing	25,947	33,893
Professional and technical services	56,498	89,339
Management of companies and enterprises	33,853	119,770
Administrative and waste services	35,743	41,742
Educational services	22,963	43,102
Healthcare and social assistance	52,613	59,756
Arts, entertainment, and recreation	15,536	34,812
Accommodation and food services	25,809	27,719
Other services, except public administration	34,196	38,566
Government and government enterprises	71,429	78,512
Earnings	**52,773**	**60,660**

Per capita income is calculated by dividing total personal income by population. Wyoming's per capita income has exceeded the national average since 2001, even despite the recent decrease seen over the last few years. In 2017, estimates indicated that Wyoming had a per capita income of $57,346, while per capita income in the U.S. was $51,640. The data series from 1990 through 2017 is presented in Diagram C. The Wyoming median family income has also been above the national average for the last few years; however the incidence of many lower paying industries implies that some lower-income householders continue to face housing cost issues.

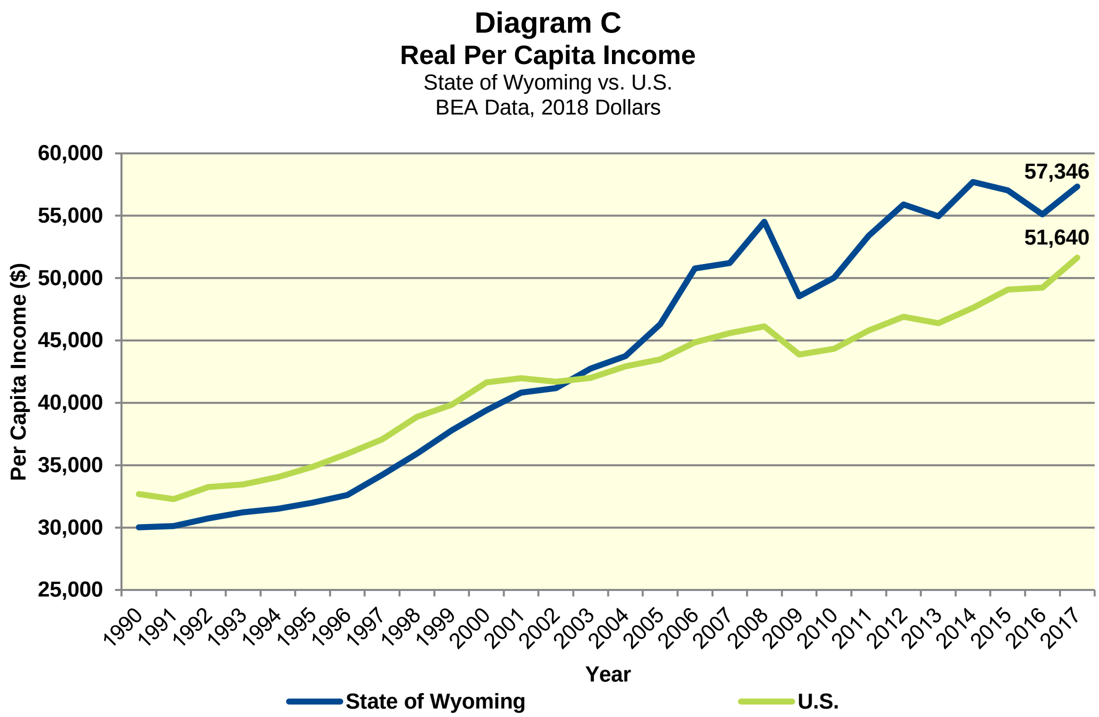
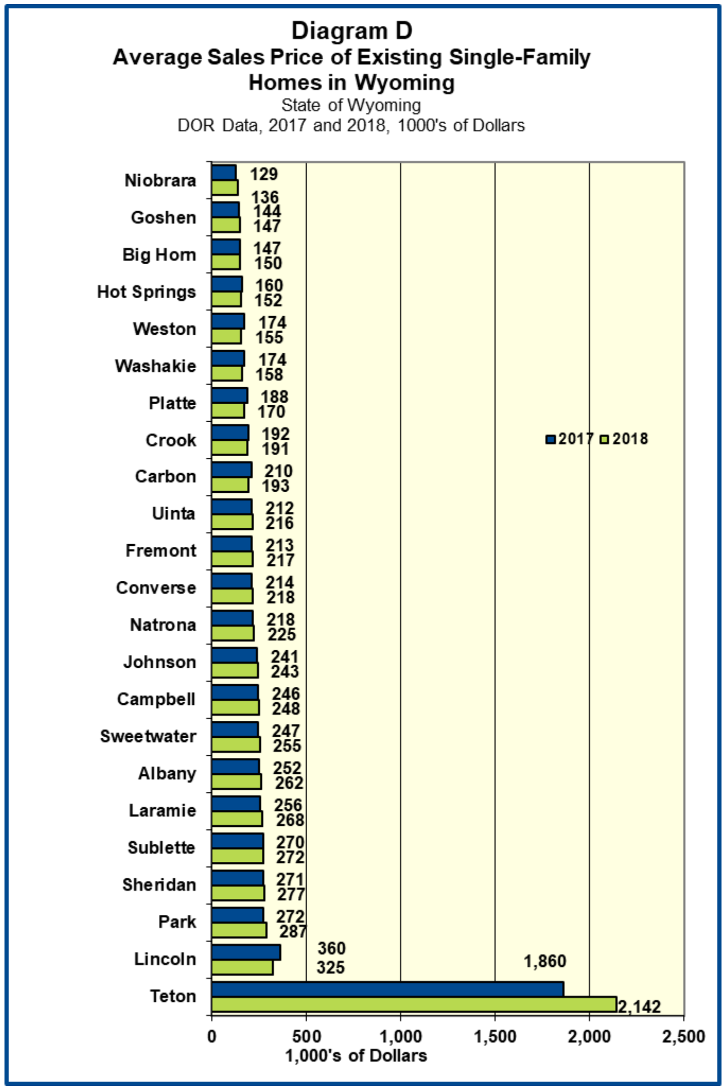


Diagram C
Real Per Capita Income
State of Wyoming vs. U.S.
BEA Data, 2018 Dollars
60,000
55,000
50,000
45,000
40,000
35,000
30,000
25,000
Per Capita Income ($)
57,346
51,640
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
Year
State of Wyoming
U.S.

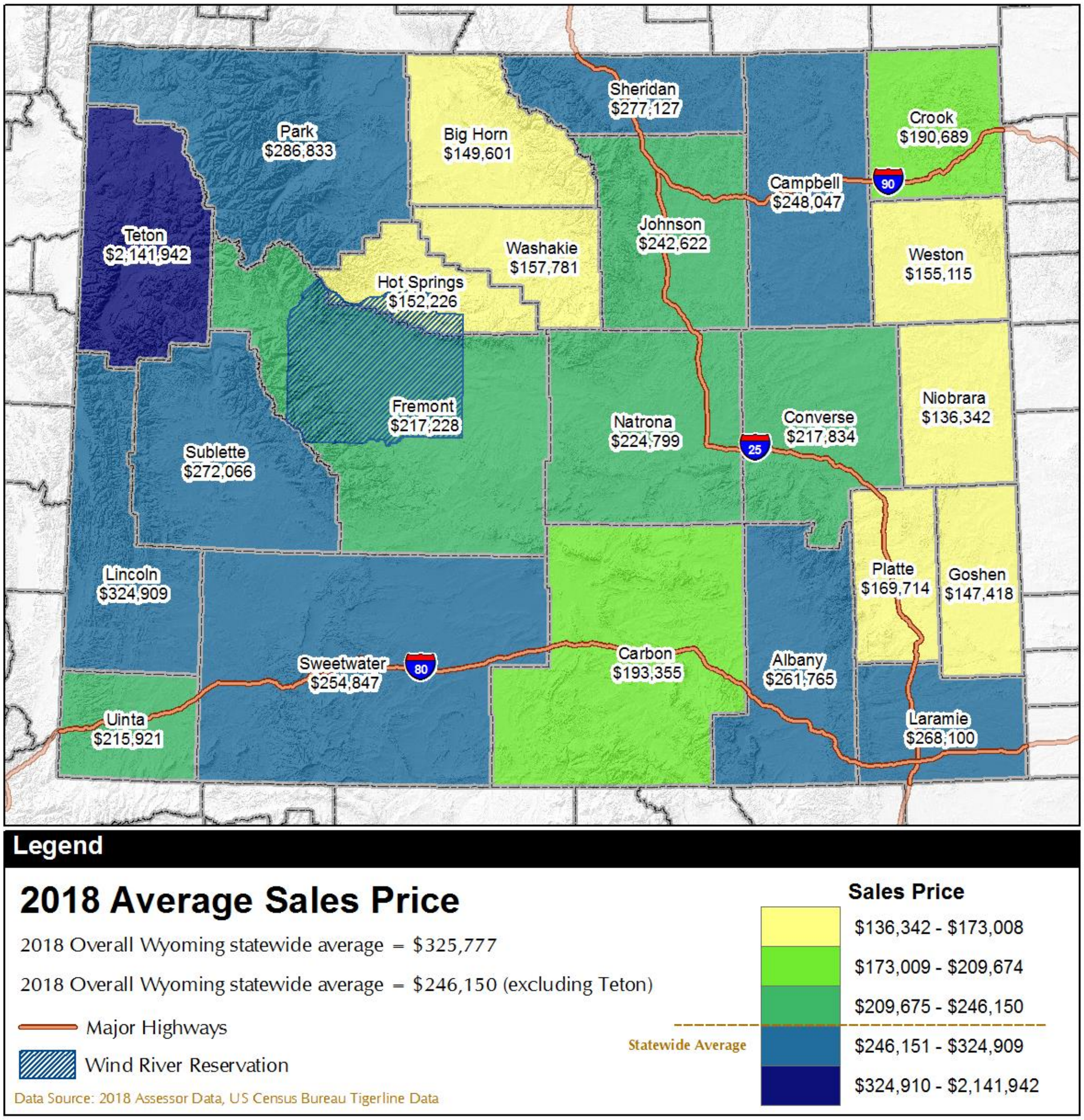
HOUSING

According to figures reported to the DOR by County Assessors, the statewide average cost of purchasing an existing single-family home located on 10 acres or fewer rose from $292,759 in 2017 to $325,777 in 2018. Most counties saw an increase in average sales prices, as shown in Diagram D.

These values fluctuated throughout the state. The highest average price was in Teton County, at over $2.141 million, an increase from the year before. Lincoln County's average was the next highest but was much lower, at $360,349. A map presenting the geographic distribution of these single-family housing prices is presented in Map A.

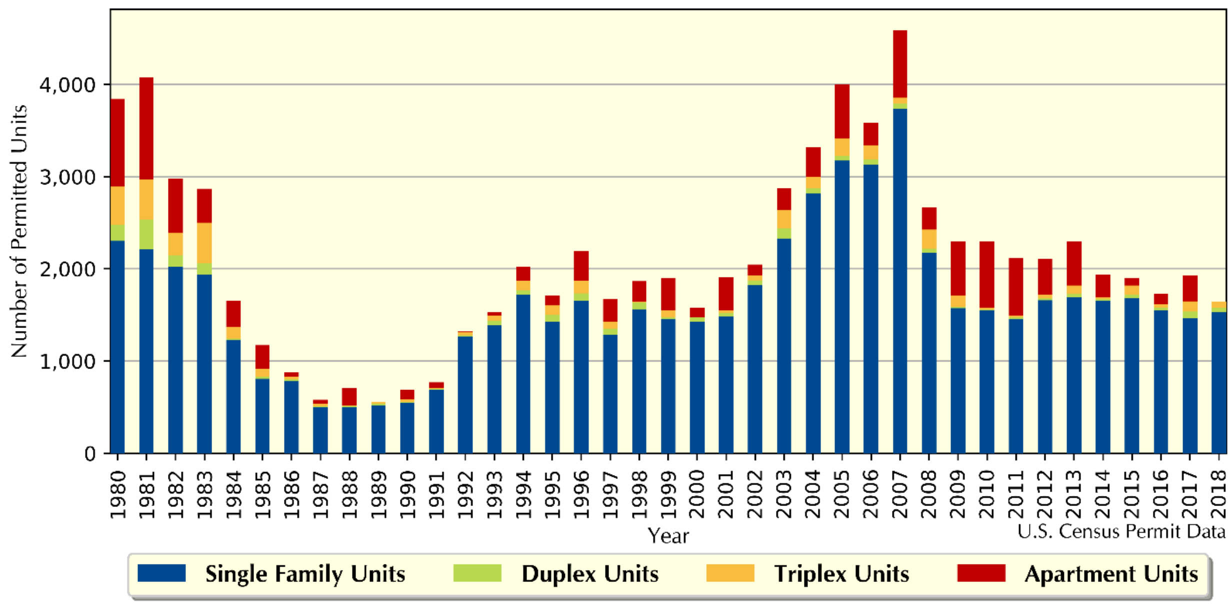


Map A
Average Single-Family Home Sales Prices
State of Wyoming
County Assessor Data 2018



Earlier last decade, Wyoming's housing market certainly responded to changes in demand. New housing unit production, indicated by residential permits, exceeded 2,000 units every year from 2002 to 2013. There were 4,555 units permitted in 2007, an all-time high production year, of which 3,706 were for single-family units. However, permits fell by roughly 41.4 percent between 2007 and 2008 and then slipped another 14.1 percent between 2008 and 2009. Between 2014 and 2015, the number of units permitted increased by 2 units to 1,903. Between 2017 and 2018 total permitted units fell by 5.9 percent to 1,812 units, with permits for single family units increasing by 4.7 percent to 1,533 units, as shown in Diagram E.

Diagram E
Total Dwelling Units Permitted
State of Wyoming
Census Bureau Data, 1980-2018



The Wyoming Housing Database Partnership (the Partnership) conducts a semiannual Rental Vacancy Survey (RVS). It has been conducted biannually since 2001, with the most recent survey completed in June of 2019. This survey resulted in 1,279 completed surveys with property managers who oversaw a total of 31,120 units.

Participants in the survey said that of the total units, there were 2,176 vacant units, indicating that the statewide rental vacancy rate decreased over the last six months to 7.0 percent, as shown in Table D. However, the range in county vacancy rates was pronounced with Crook County at 21.0 percent and Teton County2.5 percent. The rental vacancy rate has been steadily decreasing from a high of 11.1 percent in December 2016 to the current rate 5.8 percent. It appears the rental market in Wyoming is returning to normalcy on the heels of a low statewide unemployment rate.

Table D
Semiannual Rental Vacancy Survey
State of Wyoming
RVS Data, June 2001– June 2019

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	249	8,977	378	4.2%
2001b	219	10,928	476	4.4%
2002a	218	9,653	457	4.7%
2002b	276	13,362	617	4.6%
2003a	260	12,666	451	3.6%
2003b	398	17,916	735	4.1%
2004a	439	18,776	716	3.8%
2004b	423	17,885	861	4.8%
2005a	434	16,547	546	3.3%
2005b	456	21,349	749	3.5%
2006a	436	17,802	476	2.7%
2006b	533	20,632	503	2.4%
2007a	555	21,585	312	1.5%
2007b	569	21,904	379	1.8%
2008a	711	23,294	673	2.9%
2008b	851	23,156	909	3.9%
2009a	872	23,260	1,410	6.1%
2009b	1,072	24,220	1,642	6.8%
2010a	1,234	27,570	1,684	6.1%
2010b	1,239	28,221	1,739	6.2%
2011a	1,353	28,819	1,401	4.9%
2011b	1,400	29,990	1,646	5.5%
2012a	1,515	31,126	1,164	3.7%
2012b	1,557	34,632	1,444	4.2%
2013a	1,555	34,851	1,717	4.9%
2013b	1,563	35,773	1,994	5.6%
2014a	1,606	37,130	1,465	3.9%
2014b	1,617	37,377	1,750	4.7%
2015a	1,726	37,004	2,015	5.4%
2015b	1,462	35,562	2,461	6.9%
2016a	1,490	34,774	2,997	8.6%
2016b	1,493	32,157	3,556	11.1%
2017a	1,473	32,776	3,334	10.2%
2017b	1,233	26,780	2,485	9.3%
2018a	1,510	32,614	2,467	7.6%
2018b	1,279	31,120	2,176	7.0%
2019a	1,294	31,066	1,800	5.8%

The Wyoming Department of Transportation (WYDOT), on behalf of the Partnership had previously, administered a voluntary Housing Needs Assessment Survey to drivers exchanging out-of-state driver's licenses for Wyoming licenses. Beginning in 2013, the survey has been conducted primarily over the phone by the Partnership using a randomly drawn sample of these drivers from data provided by the WYDOT. During fiscal year 2019, the survey indicated 32.9 percent of incoming householders were able to purchase a home when moving to Wyoming, while 39.9 percent were renters on arriving in the state.

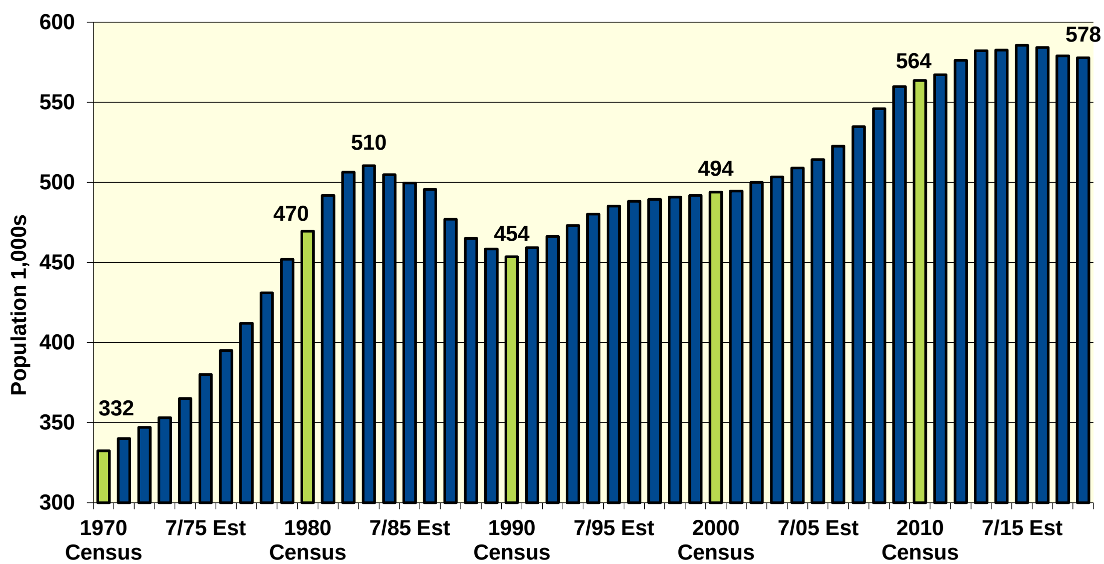
I. State of Wyoming

A. Demographics

Population

Between 1970 and 1980, Wyoming's population rose from 332,416 to 469,557 persons, an increase of 41.3 percent. The early 1980s saw additional increases in population, with a peak of 510,361 persons in 1983. During the late 1980s, there was a considerable population decline, with figures dipping to 453,588 by 1990. A steady recovery followed, with the population increasing by 40,375 persons, or 8.9 percent, between 1990 and 2000 and an additional 69,663 persons, or 14.1 percent between 2000 and 2010. In the 2018 population estimate released by the Census Bureau, statewide population fell to 577,737 persons. This was an increase of 2.1 percent since the 2010 Census. However, between 2017 and 2018 population fell by an estimated 1,578 persons, or by 0.27 percent. Wyoming's population from 1970 to 2018 is displayed in Diagram I.1.

Diagram I.1
Population
State of Wyoming
Census Bureau Data, Census and Intercensal Estimates



The Census Bureau's current census estimates indicate that State of Wyoming's population increased from 563,626 in 2010 to 577,737 in 2018, or by 2.5 percent. The number of people from 25 to 35 years of age increased by 0.2 percent, and the number of people from 55 to 64 years of age increased by 8.6 percent. The white population increased by 1.1 percent, while the black population increased by 47.2 percent. The Hispanic population increased from 50,231 to 58,227 people between 2010 and 2018 or by 15.9 percent. These data are presented in Table I.1.

Table I.1 Profile of Population Characteristics State of Wyoming 2010 Census and 2018 Current Census Estimates			
Subject	State of Wyoming		
	2010 Census	2018 Current Census Estimates	% Change
Population	**563,626**	**577,737**	**2.5%**
	Age		
Under 14 years	113,371	112,863	-0.4%
15 to 24 years	78,460	74,279	-5.3%
25 to 34 years	77,649	77,778	0.2%
35 to 44 years	66,966	72,713	8.6%
45 to 54 years	83,577	64,880	-22.4%
55 to 64 years	73,513	79,849	8.6%
65 and Over	70,090	95,375	36.1%
	Race		
White	529,110	534,943	1.1%
Black	5,135	7,557	47.2%
American Indian and Alaskan Native	14,457	15,860	9.7%
Asian	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	521.0	572.0	9.8%
Two or more races	9,754	12,592	29.1%
	Ethnicity (of any race)		
Hispanic or Latino	**50,231**	**58,227**	**15.9%**

Table I.2, presents the population of State of Wyoming by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 287,437 males, who accounted for 51.0 percent of the population, and the remaining 49.0 percent, or 276,189 persons, were female. In 2018, the number of males rose to 294,534 persons, and accounted for 51.0 percent of the population, with the remaining 49.0 percent, or 283,203 persons being female.

Table I.2 Population by Age and Gender State of Wyoming 2010 Census and Current Census Estimates							
Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	Male	Female	Total	Male	Female	Total	
Under 14 years	58,391	54,980	113,371	58,118	54,745	112,863	-0.4%
15 to 24 years	40,941	37,519	78,460	39,038	35,241	74,279	-5.3%
25 to 34 years	40,671	36,978	77,649	40,462	37,316	77,778	0.2%
35 to 44 years	34,851	32,115	66,966	37,765	34,948	72,713	8.6%
45 to 54 years	42,163	41,414	83,577	33,289	31,591	64,880	-22.4%
55 to 64 years	37,806	35,707	73,513	40,043	39,806	79,849	8.6%
65 and Over	32,614	37,476	70,090	45,819	49,556	95,375	36.1%
Total	**287,437**	**276,189**	**563,626**	**294,534**	**283,203**	**577,737**	**2.5%**
% of Total	51.0%	49.0%	.	51.0%	49.0%	.	

MIGRATION

Table I.3 Wyoming Population Change State of Wyoming Census Bureau Data, 1980–December 2017	
1980 Population	**469,557**
Natural Increase 80-90	59,162
Net Migration 80-90	-75,131
1990 Population	**453,588**
Natural Increase 90-00	27,395
Net Migration 90-00	12,798
2000 Population	**493,782**
Natural Increase 00-10	40,337
Net Migration 00-10	29,507
2010 Population	**563,626**
Natural Increase 10-18	23,021
Net Migration 10-18	-9,057
2018 Population Estimate	**577,737**

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." Along with total population, the Census Bureau released its newest estimates of migration in December 2018.

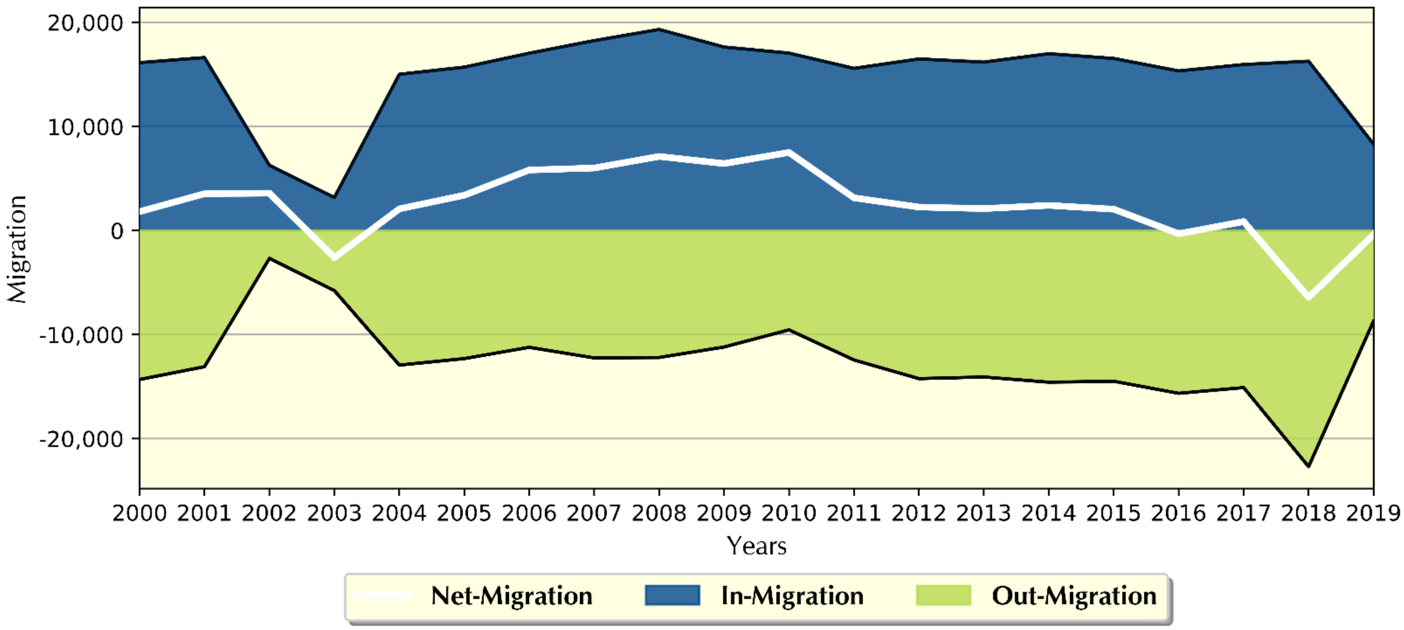
As calculated from data shown in Table I.3, at right, Wyoming had a relatively high natural increase of 59,162 persons between 1980 and 1990. However, there was a negative net migration that exceeded the natural increase over this period, and thus total population declined. Between 1990 and 2000, the natural increase was positive but smaller than that in the previous decade, yet net migration rose substantially to 12,798 persons. From April 2000 to through 2010, Wyoming's natural increase was relatively strong and was estimated to be 40,337 persons. The net migration estimates were higher compared to the 1990 through 2000 period, and Wyoming continued to experience positive net migration, with a growth of 29,507 persons from 2000 to 2010.

After peaking at 585,668 persons in 2015, the population of Wyoming has plateaued and begun to decrease slowly. The 2018 population estimates showed a natural increase of 23,021 persons and a net out migration of 9,057 persons since the 2010 Census. This indicates Wyoming's population increased to 577,737 persons, or by 2.5 percent, over the eight-year period.

The Wyoming Department of Transportation (WYDOT) maintains data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. New Wyoming residents are asked to surrender their old out-of-state driver's licenses within one year. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses. Some new residents may wait until their licenses expire before obtaining a new one, which may create a lag of several months to a year in the data. The data indicate the general direction of population movement as well as the strength of any population migration, providing insight into Wyoming's net migration and population trends.

The WYDOT data, which represent the net change between incoming and outgoing persons with licenses for the entire State of Wyoming, are presented from 2000 through 2018 in Diagram I.2. The early 2000s saw steady in-migration, peaking in 2002 at 4,014 net-in-migrants, before falling to 2,075 in 2004. The latter half of the 2000s saw increasing net in-migration, rising to a high of 7,495 net in-migrants in 2010, which was a 261.2 percent increase from the 2004 level. However, since 2010 net migration has fallen, dropping to 3,136 in-migrants in 2011 and -313 net migrants in 2016. In 2017 net migration rebounded rising to 855 persons over the year. However, in 2018 Wyoming DOT data reported a large out-migration with 6,426 persons leaving the state in 2018. This trend has continued in the first half of 2019, with a 405 persons leaving the state.

Diagram I.2
Net Migration in Wyoming
State of Wyoming
WYDOT, 2000 – 2019 First Half



Furthermore, migration varied significantly by county, as shown in Table I.4. The greatest levels of increase since 2000 were in Laramie, Teton, Campbell, and Natrona Counties. In 2018 all counties, except for Lincoln, saw a net out-migration with five counties seeing a net out migration of more than 500 people. The first half of 2019 saw a net out-migration of 405 persons.

Table I.4
Net Migration by County
State of Wyoming
WYDOT Data, 2007 –2019 First Half

County	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 First Half
Albany	61	261	426	450	143	-79	237	151	136	22	197	-767	43
Big Horn	71	83	70	125	39	63	59	82	45	15	31	-5	-5
Campbell	737	998	1,124	814	336	303	-17	91	151	-697	-601	-882	-126
Carbon	255	303	178	224	74	54	99	58	126	42	6	-259	-45
Converse	171	195	96	151	45	55	74	75	7	-83	-50	-121	9
Crook	130	133	83	112	29	32	6	25	-22	-20	27	-40	11
Fremont	271	350	335	432	59	218	18	112	-23	-18	-3	-374	-46
Goshen	55	110	152	244	104	26	-26	38	2	30	73	-45	32
Hot Springs	54	91	79	75	33	22	22	26	7	12	57	-15	-12
Johnson	131	171	72	93	32	-18	59	36	43	25	31	-43	25
Laramie	606	650	1,042	1,327	529	258	459	495	655	476	914	-793	282
Lincoln	290	216	62	153	-27	16	76	121	118	159	119	10	25
Natrona	656	816	619	698	504	538	450	462	-55	-422	-404	-1,320	-116
Niobrara	31	40	45	26	18	23	20	-7	18	-9	6	-5	-4
Park	485	351	454	494	152	218	163	272	206	75	285	-94	65
Platte	22	49	77	151	57	55	31	75	52	49	30	-59	-1
Sheridan	266	359	230	355	14	68	99	122	138	55	62	-113	77
Sublette	323	400	240	145	102	-22	-18	-75	-33	-65	3	-80	-61
Sweetwater	631	735	294	567	565	227	-206	-102	-99	-243	-236	-824	-333
Teton	450	571	536	483	287	204	503	511	581	480	521	-72	58
Uinta	149	154	96	210	29	-11	-53	-188	-45	-130	-129	-348	-233
Washakie	57	42	56	89	16	14	33	25	20	-30	-8	-81	-35
Weston	133	59	74	93	8	1	25	23	32	-15	-55	-74	-3
Out of State*	-33	-25	-9	-16	-12	-15	-10	-17	-14	-21	-21	-22	0
Wyoming **	**6,002**	**7,112**	**6,431**	**7,495**	**3,136**	**2,250**	**2,103**	**2,411**	**2,046**	**-313**	**855**	**-6,426**	**-405**

* Out of State represents mostly military personnel stationed elsewhere in the country.
** Some records lacked a gender or cohort classification and are therefore not counted in Tables I.5 and I.6.

Table I.5, presents driver's licenses exchanged and surrendered between 2008 and 2019 by gender, for those who reported these attributes. In 2019, the majority of migrants were female, representing 62.7 percent of the statewide net-migration.

Table I.5
Migration by Gender
State of Wyoming
WYDOT Data 2008 – 2019 First Half

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In												
Male	8,544	7,897	7,760	6,947	7,570	7,361	7,746	7,605	7,388	7,508	7,635	3,798
Female	10,769	9,726	9,281	8,628	8,910	8,817	9,237	8,923	7,940	8,437	8,627	4,503
Total	**19,313**	**17,623**	**17,041**	**15,575**	**16,480**	**16,178**	**16,983**	**16,528**	**15,328**	**15,945**	**16,262**	**8,301**
Out												
Male	5,534	5,027	4,148	5,470	6,328	5,895	6,498	6,459	7,002	6,733	10,255	3,949
Female	6,667	6,165	5,398	6,969	7,902	8,180	8,074	8,023	8,639	8,357	12,433	4,757
Total	**12,201**	**11,192**	**9,546**	**12,439**	**14,230**	**14,075**	**14,572**	**14,482**	**15,641**	**15,090**	**22,688**	**8,706**
Net												
Male	3,010	2,870	3,612	1,477	1,242	1,466	1,248	1,146	386	775	-2,620	-151
Female	4,102	3,561	3,883	1,659	1,008	637	1,163	900	-699	80	-3,806	-254
Total	**7,112**	**6,431**	**7,495**	**3,136**	**2,250**	**2,103**	**2,411**	**2,046**	**-313**	**855**	**-6,426**	**-405**

As shown in Table I.6, the largest age cohort moving out of Wyoming in the first half of 2019 was those persons between 26 and 35 with a total of 2,634 persons leaving the state. The 26 to 35 age cohort also experienced the largest in-migration, seeing another 2,355 persons move into the state.

Table I.6
Migration by Age Range
State of Wyoming
WYDOT Data 2008 – 2019(p)

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
						In						
14-17	243	231	200	190	210	223	198	216	184	174	207	126
18-22	2,249	2,164	2,094	1,875	1,843	1,975	1,940	1,843	1,560	1,693	1,687	856
23-25	2,171	2,087	1,911	1,750	1,845	1,845	1,890	1,780	1,496	1,494	1,434	711
26-35	5,583	5,040	4,953	4,594	4,971	4,735	5,124	4,888	4,435	4,509	4,401	2,355
36-45	3,738	3,185	3,067	2,838	2,840	2,649	2,994	2,984	2,640	2,684	2,833	1,460
46-55	3,080	2,755	2,488	2,281	2,424	2,296	2,297	2,249	2,174	2,005	2,241	1,080
56-65	1,609	1,475	1,635	1,437	1,630	1,630	1,699	1,713	1,816	2,098	2,083	1,066
66 +	640	686	693	610	717	825	841	855	1,023	1,288	1,376	647
Total	**19,313**	**17,623**	**17,041**	**15,575**	**16,480**	**16,178**	**16,983**	**16,528**	**15,328**	**15,945**	**16,262**	**8,301**
						Out						
14-17	156	131	122	160	172	170	170	186	172	160	213	108
18-22	1,594	1,495	1,132	1,434	1,574	1,383	1,433	1,392	1,387	1,507	2,067	872
23-25	1,450	1,351	1,098	1,381	1,513	1,441	1,469	1,434	1,476	1,455	1,979	810
26-35	3,323	3,140	2,732	3,633	4,085	4,035	4,148	4,088	4,739	4,242	6,443	2,634
36-45	1,946	1,817	1,683	2,127	2,423	2,412	2,542	2,498	2,669	2,611	4,126	1,507
46-55	1,764	1,612	1,340	1,754	1,990	2,016	2,123	2,060	2,145	2,024	3,349	1,104
56-65	1,242	1,066	985	1,303	1,657	1,666	1,696	1,817	1,885	1,823	2,704	923
66 +	726	580	454	647	816	952	991	1,007	1,168	1,268	1,807	748
Total	**12,201**	**11,192**	**9,546**	**12,439**	**14,230**	**14,075**	**14,572**	**14,482**	**15,641**	**15,090**	**22,688**	**8,706**
						Net						
14-17	87	100	78	30	38	53	28	30	12	14	-6	18
18-22	655	669	962	441	269	592	507	451	173	186	-380	-16
23-25	721	736	813	369	332	404	421	346	20	39	-545	-99
26-35	2,260	1,900	2,221	961	886	700	976	800	-304	267	-2,042	-279
36-45	1,792	1,368	1,384	711	417	237	452	486	-29	73	-1,293	-47
46-55	1,316	1,143	1,148	527	434	280	174	189	29	-19	-1,108	-24
56-65	367	409	650	134	-27	-36	3	-104	-69	275	-621	143
66 +	-86	106	239	-37	-99	-127	-150	-152	-145	20	-431	-101
Total	**7,112**	**6,431**	**7,495**	**3,136**	**2,250**	**2,103**	**2,411**	**2,046**	**-313**	**855**	**-6,426**	**-405**

WYDOT data also identify the states from which new residents moved when relocating to Wyoming. In 2019, the state with the highest net in-migration rate was Colorado, with 1,445 people moving to Wyoming, and a net migration of 369. In 2019 590 people moved from Utah to Wyoming, but another 1,668 moved from Wyoming to Utah making it the top net out-migration state, at -1,078 net migrants. [2]

[2] These trends correlate with commuting data published by the Wyoming Department of Employment. Further reports on commuting trends can be found at http://www.doe.state.wy.us/lmi.

Table I.7
Net Migrants by State
State of Wyoming
WYDOT Data 2019

Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
Top In-Migration States				
Colorado	1,445	1,076	369	17.5%
California	663	57	606	8.0%
Utah	590	1,668	-1,078	7.1%
Texas	453	424	29	5.5%
Montana	359	296	63	4.3%
Arizona	331	470	-139	4.0%
Top Out-Migration States				
Utah	590	1,668	-1,078	19.2%
Colorado	1,445	1,076	369	12.4%
Arizona	331	470	-139	5.4%
North Carolina	104	444	-340	5.1%
Texas	453	424	29	4.9%
Idaho	318	412	-94	4.7%
Total	**8,280**	**8,695**	**-415**	**100.00%**

The U.S. Census Bureau's American Community Survey (ACS) asked respondents if they lived in the same residence one year ago. Those respondents who did move were asked the location of their previous residence which is then tabulated into a state-to-state migration flow table. As shown in Table I.8, the state-to-state migration data for the State of Wyoming shows 18,511 persons migrated from another state. Most respondents moving to Wyoming came from Colorado, Montana, Idaho, and Utah. Another 2,403 respondents came from out of the country, with another 71,338 respondents moved within the state. Overall interstate migration saw a net out migration of 7,443 persons.

Table I.8
State-to-State Migration Flows
U.S. Census Bureau
2017 5-year ACS Data

State	In-Migration	Out-Migration	Net-Migration
Colorado	4,254	5,135	-881
Montana	1,375	4,072	-2,697
Idaho	600	1,747	-1,147
Utah	733	1,722	-1,722
California	2,344	1,395	949
Arizona	220	997	-997
Texas	979	948	31
North Dakota	357	829	-829
South Dakota	310	728	-418
Other	7,339	8,381	-1,042
Total Out-Of-State Migration	**18,511**	**25,954**	**-7,443**
Total International Migration	2,403	.	.
Same state of residence 1 year ago	71,338	.	.
Same house 1 year ago	481,231	.	.
Wyoming Population	**573,483**	.	.

POVERTY

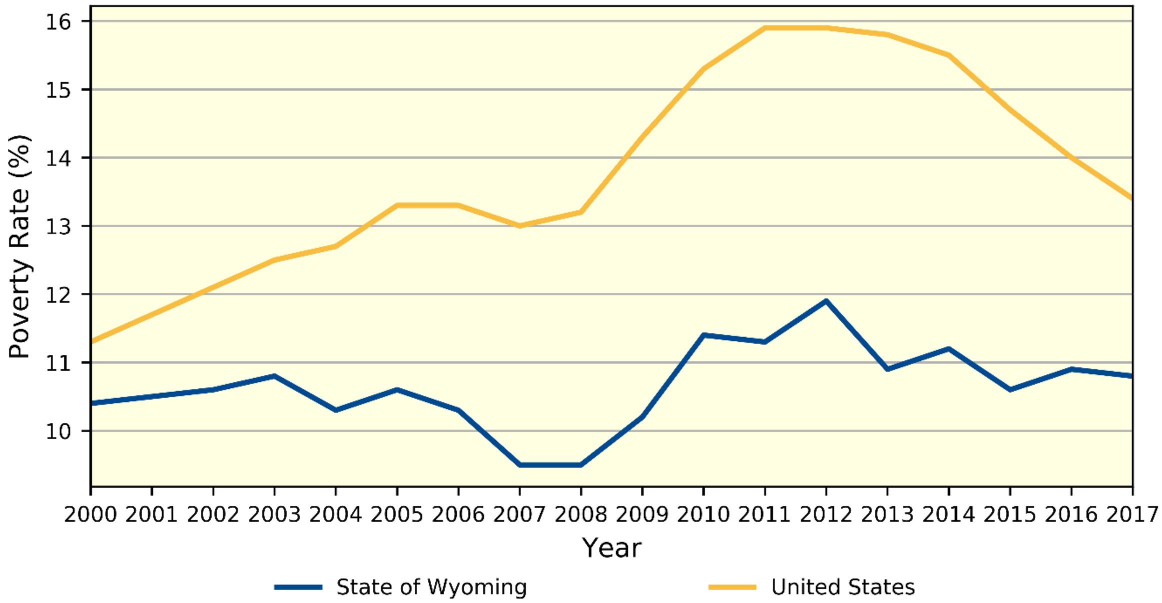
The Census Bureau defines poverty as a situation in which total family income is less than a threshold amount based on the Consumer Price Index (CPI), family size, number of children, and the age of the householder. According to the Census Bureau's Small Area Income and Poverty Estimates (SAIPE), the rate of poverty in Wyoming was consistently lower than that of the nation.[3] It continued falling to 9.5 percent in 2007 and 2008. At the same time that the national rates were rising reaching 13.2 percent in 2008, as shown in Table I.9, at right. In 2017, the most recent year that poverty statistics were estimated, the poverty rate in Wyoming decreased to 10.8 percent, from 10.9 percent seen in 2016. This rate represented 61,319 persons in poverty in Wyoming. However, the poverty rate was lower than the national poverty rate of 13.4 percent in the same year.

Table I.9
Individuals in Poverty
State of Wyoming
SAIPE Census Bureau Data, 1998–2017

Year	U.S.		Wyoming	
	Individuals in Poverty	Poverty Rate	Individuals in Poverty	Poverty Rate
1998	34,475,762	12.7%	54,286	11.4%
1999	32,791,272	11.9%	54,214	11.2%
2000	31,581,086	11.3%	50,357	10.4%
2001	32,906,511	11.7%	51,201	10.5%
2002	34,569,951	12.1%	52,045	10.6%
2003	35,861,170	12.5%	53,279	10.8%
2004	37,039,804	12.7%	51,301	10.3%
2005	38,231,474	13.3%	52,275	10.6%
2006	38,757,253	13.3%	51,728	10.3%
2007	38,052,247	13.0%	48,149	9.5%
2008	39,108,422	13.2%	49,465	9.5%
2009	42,868,163	14.3%	53,974	10.2%
2010	46,215,956	15.3%	62,636	11.4%
2011	48,452,035	15.9%	62,801	11.3%
2012	48,760,123	15.9%	66,879	11.9%
2013	48,810,868	15.8%	62,118	10.9%
2014	48,208,387	15.5%	63,860	11.2%
2015	46,153,077	14.7%	60,787	10.6%
2016	44,268,996	14.0%	62,416	10.9%
2017	42,583,651	13.4%	61,319	10.8%

[3] The Census Bureau reports several poverty estimates from major national household surveys and programs. The estimates from the different surveys vary because of differences in questionnaires, data collection methodology, reference period, etc. According to the Census Bureau, the SAIPE program provides the most accurate sub-national estimates of median household income and poverty for different age groups, but with a time lag. http://www.census.gov/hhes/www/poverty/newguidance.html.

Diagram I.3
Poverty Rate
State of Wyoming
SAIPE Census Bureau Data, 2000 – 2017



Long-form data collected during the 2000 Census, such as income, cost burdens, and poverty, were not collected during the 2010 Census. Today, the best available, similar data source for smaller jurisdictions cities or counties is the ACS. In December 2017, the Census Bureau released the 2012 to 2017 five-year estimates of the ACS data. This source provides the most up-to-date data for many housing, demographic, and economic concepts not reported in the 2010 Census or reported in the inter-Census estimates. Table I.10, displays the 2000 Census and the 2017 statewide ACS poverty estimates by age. Over the 2013 to 2017 period, 6,736 persons under the age of 6 and 6,552 persons over the age of 65 were below the poverty level. According to the ACS, there were an estimated 63,398 persons in poverty, which translated to a poverty rate of 11.1 percent, a bit lower than in 2000.

Table I.10
Poverty by Age
State of Wyoming
2000 Census and 2017 5-year ACS Data

Age	2000 Census		2017 5-Year ACS	
	Population	% of Total	Population	% of Total
Under 6	6,319	11.5%	6,736	10.6%
6 to 17	11,896	21.7%	10,676	16.8%
18 to 64	31,709	57.9%	39,434	62.2%
65 or Older	4,853	8.9%	6,552	10.3%
Total	**54,777**	**100.0%**	**63,398**	**100.0%**
Poverty Rate	**11.4%**	**.**	**11.1%**	**.**

Table I.11 shows the percent of the population without health insurance. In 1999, 14.5 percent of the population of all ages did not have health insurance. This number fell to 12.8 percent in 2004 but rose to 17.8 percent in 2011. In 2014, the percentage of uncovered Wyoming residents fell to 12.0 percent and remained at 11.5 percent in both 2015 and 2016, then rose slightly to 11.9 percent in 2017. This compares to an uncovered rate of 10.5 percent in 2017 for the U.S.

Table I.11
Health Insurance Coverage: Uncovered Rate
State of Wyoming
Census Bureau Data, 1999–2017

Year	Wyoming	U.S.
	All Ages	All Ages
1999	14.5%	13.6%
2000	14.7%	13.1%
2001	14.1%	13.5%
2002	14.8%	13.9%
2003	14.8%	14.6%
2004	12.8%	14.3%
2005	14.4%	14.6%
2006	14.2%	15.2%
2007	13.2%	14.7%
2008	13.3%	14.9%
2009	15.4%	16.1%
2010	17.3%	16.3%
2011	17.8%	15.7%
2012	15.4%	15.4%
2013	13.4%	14.5%
2014	12.0%	11.7%
2015	11.5%	9.4%
2016	11.5%	8.6%
2017	11.9%	10.5%

SUMMARY

Population growth was strong in Wyoming in recent decades. From 2000 to 2010, the population grew by 14.1 percent, and between 2010 and 2018, it grew another 2.1 percent. However the most recent 2018 statewide estimate saw the population decrease, falling by an estimated 1,197 persons to 577,737 persons. In the first half of 2019 according to the Wyoming Department of Transportation there was a net out-migration, with 405 persons leaving the state. Persons aged 26 to 35 represented the largest segment of persons leaving Wyoming, falling by 279 persons. Unfortunately, over the last year several Wyoming Counties have begun to experience a population decline, due in large part to the contraction of some resource extraction industries.

Annual Small Area Income and Poverty Estimates (SAIPE) data showed a decrease in the poverty rate from 2016 to 2017, falling from 10.9 percent to 10.8 percent. The share of all persons without health insurance decreased notably in 2015, falling from an all-time high of 17.8 percent in 2011, to 11.9 percent in 2017.

B. ECONOMICS

EMPLOYMENT AND LABOR FORCE

Employment in Wyoming was examined through data from a variety of sources. Data depicting labor force, employment, unemployment, and non-agricultural employment by industry from the Current Employment Statistics (CES) survey were collected from the Bureau of Labor Statistics (BLS) and the Wyoming Department of Workforce Services, Research & Planning. Full- and part-time employment data by industry were derived from the Bureau of Economic Analysis (BEA). The BLS and CES data differ mainly because the labor force data are compiled from household interviews, while the CES data are based on reports from employers. Further, BLS labor force data include both agricultural and non-agricultural workers. Employed persons holding more than one job are counted only once in the labor force data, while the CES data provide a count of jobs.

Labor force statistics for 1990 through 2018 are presented in Table I.12. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.8 percent. Over the last year the unemployment rate in State of Wyoming decreased from 4.2 percent in 2017 to 4.1 percent in 2018.

Table I.12
Labor Force Statistics
State of Wyoming
1990 - 2018 BLS Data

Year	Unemployment	Employment	Labor Force	Unemployment Rate
1990	12,527	223,437	235,964	5.3%
1991	12,344	223,326	235,670	5.2%
1992	13,355	225,504	238,859	5.6%
1993	12,973	229,895	242,868	5.3%
1994	12,442	238,226	250,668	5.0%
1995	12,259	243,076	255,335	4.8%
1996	12,631	243,205	255,836	4.9%
1997	12,144	241,684	253,828	4.8%
1998	12,099	245,490	257,589	4.7%
1999	12,153	250,605	262,758	4.6%
2000	10,394	256,414	266,808	3.9%
2001	10,270	259,089	269,359	3.8%
2002	10,896	258,650	269,546	4.0%
2003	11,650	261,970	273,620	4.3%
2004	10,473	264,321	274,794	3.8%
2005	9,897	266,630	276,527	3.6%
2006	8,911	272,336	281,247	3.2%
2007	8,074	278,486	286,560	2.8%
2008	8,969	284,310	293,279	3.1%
2009	18,970	281,150	300,120	6.3%
2010	19,553	283,744	303,297	6.4%
2011	17,796	289,019	306,815	5.8%
2012	16,335	290,932	307,267	5.3%
2013	14,477	292,131	306,608	4.7%
2014	12,674	293,657	306,331	4.1%
2015	13,089	291,686	304,775	4.3%
2016	15,870	285,052	300,922	5.3%
2017	12,330	281,017	293,347	4.2%
2018	11,754	277,820	289,574	4.1%

Diagram I.3, shows the employment and labor force for State of Wyoming. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 277,820 persons, with the labor force reaching 289,574, indicating there were a total of 11,754 unemployed persons.

Diagram I.3
Employment and Labor Force
State of Wyoming
1990 – 2018 BLS Data

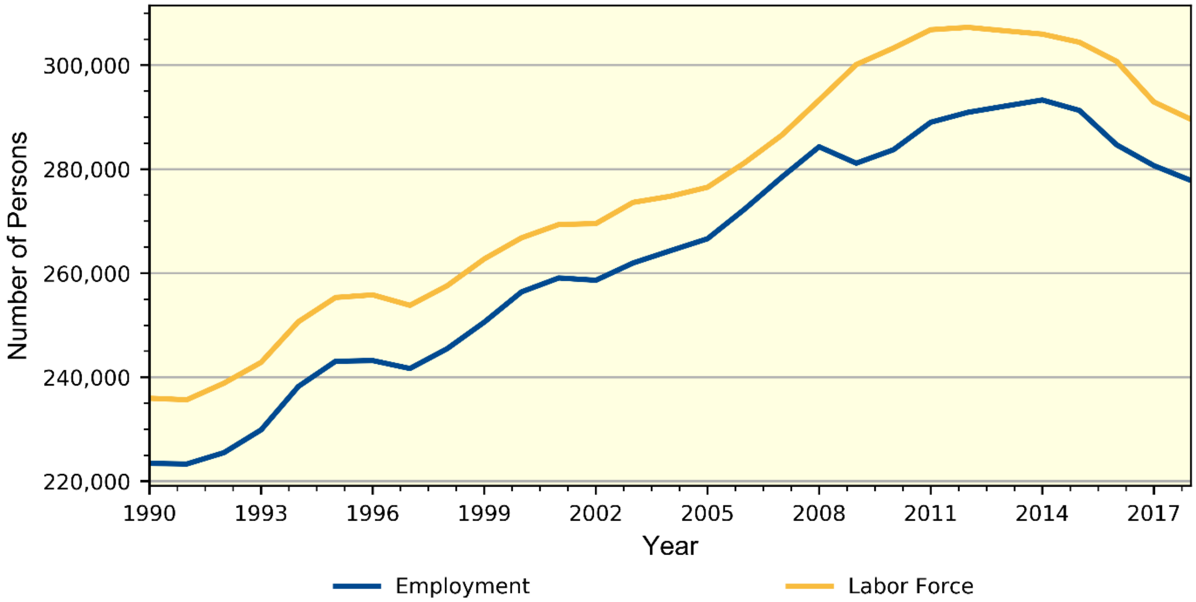
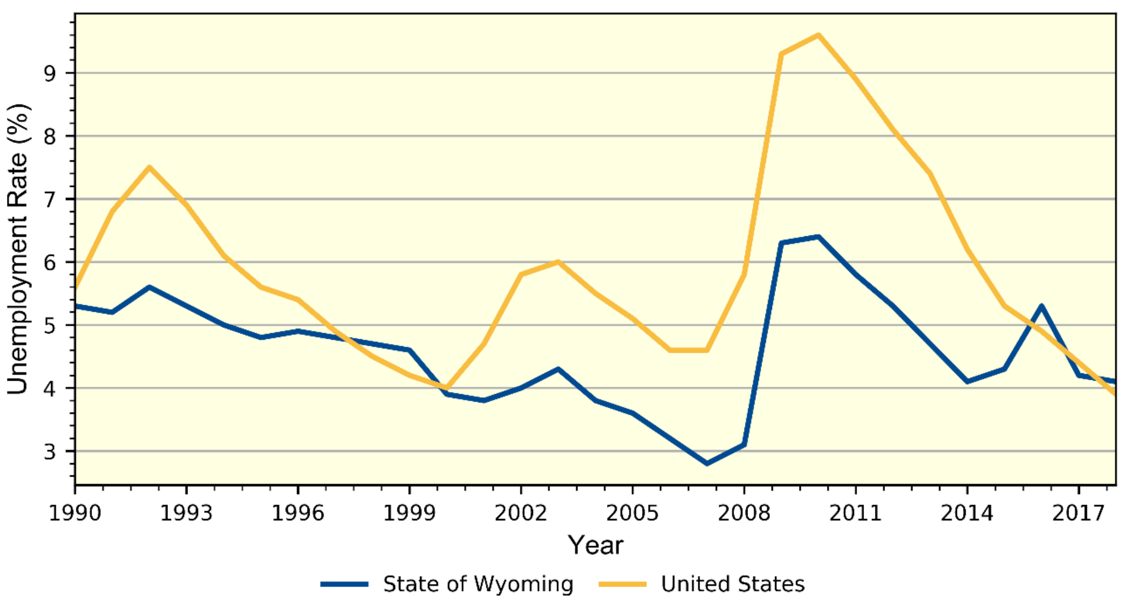


Diagram I.4, shows the unemployment rate for the State of Wyoming. During the 1990's the average rate for State of Wyoming was 5.0. Between 2000 and 2010 the unemployment rate had an average of 3.9. Since 2010 the average unemployment rate was 5.0. Over the course of the entire period State of Wyoming had an average unemployment rate of 4.6 percent.

Diagram I.4
Annual Unemployment Rate
State of Wyoming vs. U.S.
1990 – 2018 BLS Data



Preliminary figures for 2019, found in Volume II. Technical Appendix, indicated that Wyoming's monthly unemployment rate for June 2019 was at 3.8 percent, slightly higher than the national average of 3.7 percent, as shown in Diagram I.5.

Diagram I.5
Unemployment Rate
State of Wyoming vs U.S.
BLS Seasonally Adjusted Monthly Data 2007 – 2019 First Half

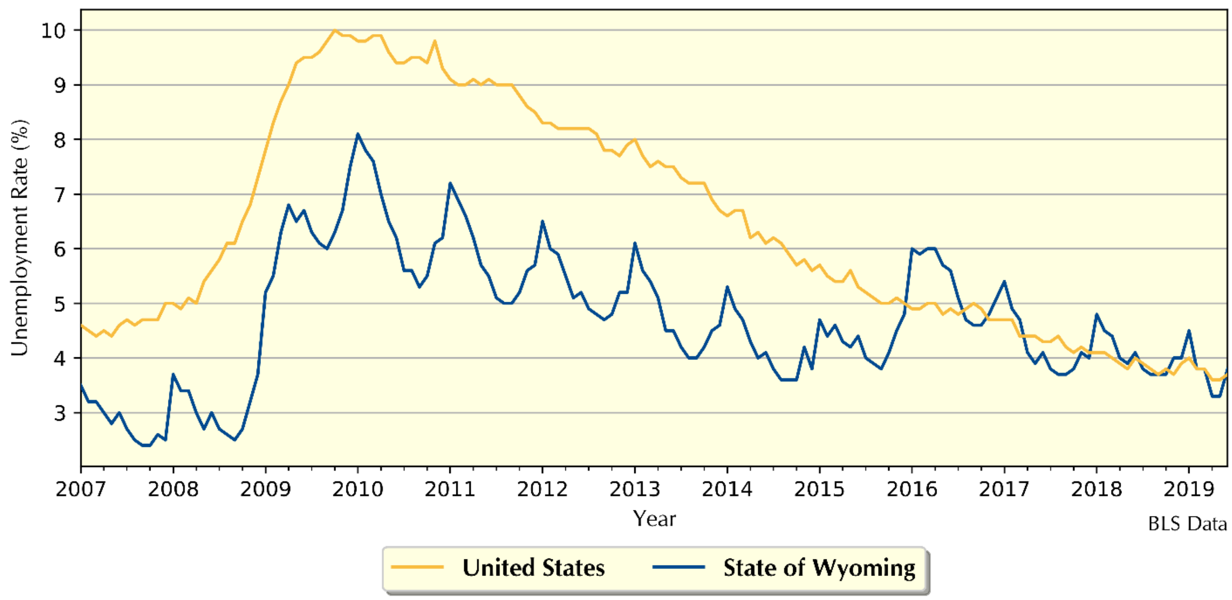
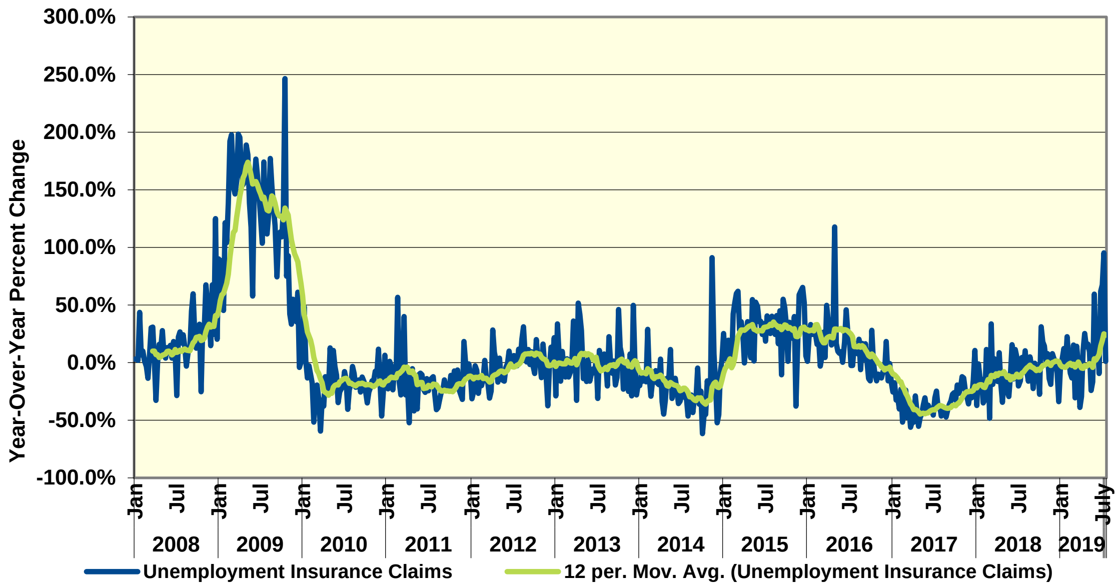


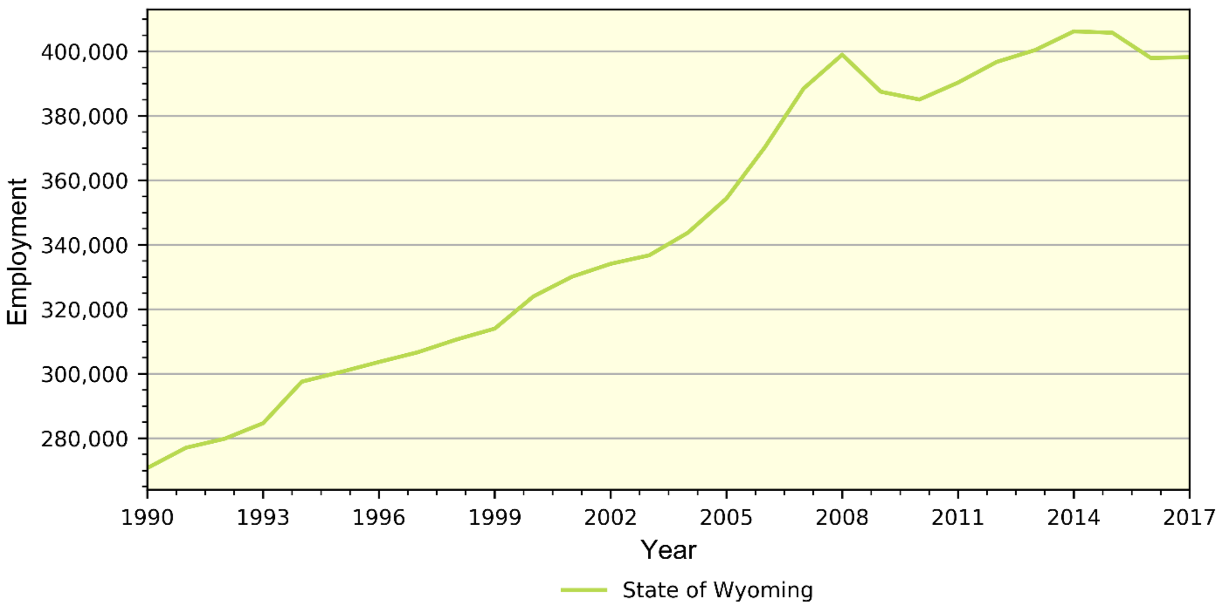
Diagram I.6, shows the year over year percent change of weekly initial unemployment insurance claims. This series is calculated by comparing the percentage change from a year ago, for example, the first week of January 2019 is compared with the first week of January 2018. As can be seen, weekly initial unemployment claims jumped up in 2009, to a maximum increase of 246.5 percent in October. Since that time insurance claims began to decreased and return to their normal level. Overall 2019 claims tended to be higher than the 2018 claims.

Diagram I.6
Weekly Initial Unemployment Insurance Claims in Wyoming
State of Wyoming
United States Department of Labor (Year-Over-Year Percent Change)



The BEA provides an additional set of employment statistics. These are collected, in part, through administrative records and represent the number of full- and part-time jobs that are being filled. Total full- and part-time employment figures for the period from 1969 through 2017 are presented in Diagram I.7. Since 1987, employment increased on average by 2.1 percent per year to 39,728 jobs in 2008, fell to 381,611 jobs in 2010, but rebounded to 405,858 jobs in 2015. The most recent 2017 data saw a small decrease with total employment falling to 398,199 jobs.

Diagram I.7
Total Full- and Part- Time Employment
State of Wyoming
BEA Data, 1969-2017



During 2001, government agencies, including the BEA, switched from the Standard Industrial Classification (SIC) system to the North American Industrial Classification System (NAICS). NAICS groups economic activities into 21 sectors, which was an increase from the 10 major divisions in the SIC system.

Table I.13, shows the changes in employment by sector. Government enterprises continued to be the largest employment sector in Wyoming, with over 75,318 jobs in 2017. Retail trade, with 38,485 jobs, was the next largest employer during 2017, followed by accommodation and food services. Overall, the total number of jobs in Wyoming increased by 0.1 percent between 2016 and 2017. The mining sector gained 1,321 jobs between 2016 and 2017, which was an increase of 5.0 percent, growing to a total of 27,983 jobs, however it is still below the high of 2012 of 35,167. However, several sectors lost jobs with the construction sector shrinking by 4.8 percent and wholesale trade by 4.4 percent.

Table I.13
Employment by Industry
State of Wyoming
BEA Data, Select Years 2001-2017

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm employment	13,053	13,684	13,959	13,868	13,934	14,212	14,251	14,680	3.0
Forestry, fishing, related activities, and other	2,816	2,851	2,896	2,933	3,113	2,906	3,112	N/A	N/A
Mining	30,919	32,351	35,167	34,113	34,707	31,529	26,662	27,983	5.0
Utilities	2,586	2,559	2,553	2,576	2,588	2,662	2,763	2,837	2.7
Construction	30,543	28,744	29,301	29,668	31,608	30,889	29,280	27,888	-4.8
Manufacturing	10,441	11,019	11,277	11,612	11,769	11,914	11,540	N/A	N/A
Wholesale trade	9,387	9,824	10,130	10,264	11,038	11,227	9,556	9,133	-4.4
Retail trade	38,004	37,925	37,867	38,408	38,465	39,784	39,477	38,485	-2.5
Transportation and warehousing	14,094	14,765	14,883	14,993	15,709	15,841	14,109	14,031	-0.6
Information	4,701	4,713	4,766	4,741	4,756	4,663	4,757	4,689	-1.4
Finance and insurance	14,999	16,052	16,054	16,456	16,097	16,473	17,483	18,097	3.5
Real estate and rental and leasing	19,797	20,334	20,285	21,222	22,090	22,270	22,445	23,076	2.8
Professional and technical services	16,595	16,459	16,746	16,991	17,483	17,539	17,106	17,298	1.1
Management of companies and enterprises	1,242	1,213	1,288	1,419	1,596	1,616	1,936	1,944	0.4
Administrative and waste services	12,347	12,652	12,615	12,865	12,649	12,365	12,706	12,841	1.1
Educational services	3,645	3,447	3,438	3,662	3,803	3,905	4,087	4,079	-0.2
Health care and social assistance	28,965	29,146	29,068	29,286	28,990	29,227	29,856	29,755	-0.3
Arts, entertainment, and recreation	6,593	6,826	6,868	7,013	7,292	7,105	7,538	7,923	5.1
Accommodation and food services	32,205	32,793	33,446	34,078	34,976	35,606	35,208	35,381	0.5
Other services, except public administration	17,074	17,887	18,412	18,467	18,157	18,188	17,817	17,865	0.3
Government and government enterprises	75,053	75,059	75,685	75,767	75,368	75,841	76,225	75,318	-1.2
Total	**385,059**	**390,303**	**396,704**	**400,402**	**406,188**	**405,762**	**397,914**	**398,199**	**0.1**

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 December 2018 and are presented in Table I.14. Between 2017 and 2018, total annual employment increased from 269,586 persons in 2017 to 272,118 in 2018, a change of 0.9 percent. The most recent December estimate shows monthly employment was 272,122.

Table I.14
Total Monthly Employment
State of Wyoming
BLS QCEW Data, 2010–2018

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018
Jan	259,586	262,387	268,644	269,682	272,902	277,309	268,712	260,107	262,161
Feb	260,117	262,890	269,717	270,275	273,702	277,576	267,686	260,793	262,123
Mar	262,480	265,398	271,858	272,622	275,550	278,300	268,480	262,782	264,076
Apr	265,003	266,826	273,896	273,308	277,927	278,788	268,752	263,477	265,567
May	272,706	274,179	280,338	281,211	286,238	284,319	274,191	271,252	272,881
Jun	281,420	284,502	289,342	290,604	295,858	292,545	282,095	280,692	282,882
Jul	277,095	280,471	282,844	285,305	290,898	288,552	276,993	276,226	278,322
Aug	278,411	281,647	284,287	285,527	291,139	288,175	276,508	276,684	279,373
Sep	279,464	284,575	285,407	286,345	291,890	288,221	275,420	276,651	278,800
Oct	276,581	281,198	282,256	284,038	290,085	284,913	271,868	272,383	275,812
Nov	270,242	275,833	276,907	278,591	282,298	276,642	265,026	266,556	271,292
Dec	270,709	277,014	277,640	279,473	284,236	276,669	266,030	267,433	272,122
Annual	**271,151**	**274,743**	**278,595**	**279,748**	**284,394**	**282,667**	**271,813**	**269,586**	**272,118**
% Change	-1.3%	1.3%	1.4%	0.4%	1.7%	-0.6%	-3.8%	-0.8%	0.9%

Total business establishments reported by the QCEW are displayed in Table I.15. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 0.7 percent, from 26,125 to 26,311 establishments. The most recent 2018 estimates show there were 26,420 business establishments in the fourth quarter of 2018.

Table I.15
Number of Business Establishments
State of Wyoming
BLS QCEW Data, 2001–2018(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	20,925	21,388	21,483	21,357	21,288	
2002	21,278	21,557	21,658	21,648	21,535	1.2%
2003	21,588	21,793	21,958	22,017	21,839	1.4%
2004	22,086	22,437	22,521	22,626	22,418	2.7%
2005	22,666	23,052	23,187	23,227	23,033	2.7%
2006	23,475	23,947	24,090	23,973	23,871	3.6%
2007	24,090	24,484	24,572	24,671	24,454	2.4%
2008	24,763	24,983	25,130	25,183	25,015	2.3%
2009	25,032	25,135	25,055	24,991	25,053	0.2%
2010	24,915	25,033	25,020	24,989	24,989	-0.3%
2011	24,900	25,064	25,202	25,190	25,089	0.4%
2012	25,208	25,445	25,498	25,488	25,410	1.3%
2013	25,457	25,471	25,559	25,487	25,494	0.3%
2014	25,393	25,513	25,617	25,550	25,518	0.1%
2015	25,929	26,170	26,248	26,040	26,097	2.3%
2016	26,065	26,217	26,040	25,864	26,047	-0.2%
2017	25,852	26,076	26,292	26,280	26,125	0.3%
2018	26,165	26,316	26,344	26,420	26,311	0.7%

PERSONAL INCOME

Personal income comprises earnings from employment as well as unearned income sources such as dividends, interest, rents, and transfer payments. These data, drawn in part from income tax filings, are released by the BEA, with some estimates available for 2017.

Over the 1969 through 2017 period, the largest growth of a component of personal income occurred in the unearned income categories, including property income (dividends, interest, and rents) and transfer payments. In fact, both property income and transfer payments increased eight-fold throughout this period.

In 1969, total real personal income in Wyoming was almost $6.1 billion. This figure rose to over $33.22 billion in 2017, or by roughly 3.6 percent per year. Between 2010 and 2017 personal income increased 14.1 percent, or 3.4 percent per year. Preliminary data for 2017 indicated that Wyoming ranked 45th in the nation for total personal income growth between the second quarter of 2017 and the third quarter of 2017, with a 0.4 percent increase in personal income.[4]

Earnings from employment rose 3.2 percent per year between 2010 and 2017, but fell by 0.27 percent between 2016 and 2017. Between 2010 and 2017 per capita income grew to $57,346 increasing 11.2 percent over this period, growing by 1.58 percent over that last year. Over the last year real average earnings per job fell to $52,773 dollars between 2016 and 2017. Table I.16, displays Wyoming's real personal income figures for the period from 1969 through 2017.[5]

[4] https://www.bea.gov/newsreleases/regional/spi/2017/pdf/spi1217.pdf

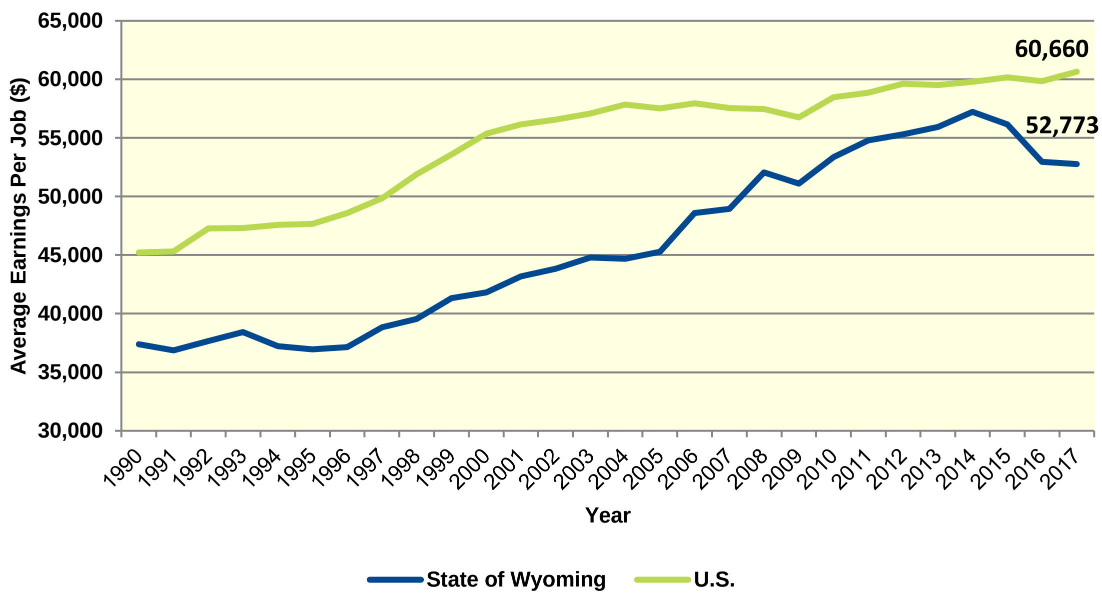
[5] Earnings are developed from place of work data and represent all workers, labor, and proprietors. Social security contributions are subtracted. Residence adjustment corrects for earnings of persons living out-of-state. Personal income represents place of residence data.

Table I.16
Total Employment and Real Personal Income
State of Wyoming
BEA Data, 1969–2017, Real 2017 Dollars

Year	1,000s of Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	5,148,192	344,240	189	1,082,322	464,691	6,351,153	19,303	157,954	32,594
1970	5,335,022	355,032	796	1,182,598	511,429	6,674,813	19,995	159,384	33,474
1971	5,605,486	381,753	-3,747	1,273,458	562,459	7,055,902	20,753	164,883	33,998
1972	6,149,768	431,294	-13,856	1,313,960	587,634	7,606,213	21,930	172,302	35,690
1973	6,882,623	547,631	-30,310	1,461,202	653,958	8,419,841	23,829	182,288	37,756
1974	7,446,634	625,753	-53,453	1,591,438	680,281	9,039,147	24,797	193,767	38,431
1975	7,696,528	656,217	-57,841	1,642,911	751,700	9,377,081	24,647	202,679	37,975
1976	8,133,552	728,876	-76,239	1,704,385	795,619	9,828,440	24,854	214,096	37,991
1977	9,062,611	804,199	-93,108	1,816,572	821,240	10,803,115	26,252	230,589	39,303
1978	10,255,961	930,630	-113,415	1,987,270	863,421	12,062,606	27,994	249,813	41,056
1979	11,195,534	1,060,011	-149,841	2,115,539	921,652	13,022,873	28,821	266,229	42,053
1980	11,828,738	1,125,748	-188,122	2,412,849	1,003,399	13,931,117	29,379	278,978	42,400
1981	12,158,174	1,265,451	-194,355	2,765,054	1,101,727	14,565,150	29,621	289,465	42,003
1982	11,606,372	1,243,643	-176,454	3,044,341	1,193,520	14,424,136	28,483	286,715	40,480
1983	10,616,898	1,105,950	-123,826	2,979,621	1,356,788	13,723,532	26,892	274,024	38,744
1984	10,652,697	1,145,613	-109,098	3,131,595	1,295,164	13,824,744	27,382	275,951	38,603
1985	10,767,365	1,186,909	-103,563	3,191,775	1,332,316	14,000,985	28,019	276,585	38,930
1986	10,336,566	1,128,388	-80,997	3,072,925	1,438,504	13,638,611	27,517	263,687	39,200
1987	9,494,473	1,041,453	-50,271	2,965,888	1,423,288	12,791,926	26,820	258,441	36,737
1988	9,346,379	1,101,861	-40,229	2,972,920	1,431,782	12,608,992	27,111	263,690	35,444
1989	9,698,529	1,105,528	-25,661	3,237,604	1,494,844	13,299,789	29,015	265,401	36,542
1990	10,125,432	1,186,902	-17,972	3,392,781	1,549,978	13,863,317	30,557	270,832	37,386
1991	10,216,410	1,224,305	-1,624	3,420,307	1,669,055	14,079,842	30,658	277,118	36,867
1992	10,539,323	1,248,843	-9,810	3,495,508	1,804,386	14,580,564	31,271	279,892	37,655
1993	10,940,052	1,283,082	-12,394	3,474,981	1,919,868	15,039,425	31,790	284,727	38,422
1994	11,077,892	1,331,840	-11,448	3,685,459	1,987,596	15,407,659	32,080	297,591	37,225
1995	11,109,636	1,341,708	-7,421	3,960,401	2,077,821	15,798,729	32,564	300,567	36,963
1996	11,280,050	1,349,641	714	4,119,565	2,149,255	16,199,944	33,185	303,696	37,143
1997	11,907,530	1,391,384	7,808	4,361,524	2,169,680	17,055,157	34,846	306,691	38,825
1998	12,285,777	1,446,271	11,274	4,879,891	2,206,127	17,936,799	36,547	310,629	39,551
1999	12,974,087	1,493,359	9,882	5,162,262	2,260,890	18,913,763	38,460	314,050	41,312
2000	13,546,181	1,552,066	19,201	5,440,981	2,376,359	19,830,655	40,119	324,018	41,807
2001	14,254,885	1,627,898	-12,454	5,629,480	2,503,846	20,747,859	41,943	330,130	43,180
2002	14,651,686	1,636,663	-39,196	5,354,997	2,640,824	20,971,648	41,942	334,123	43,852
2003	15,089,349	1,703,995	-65,385	5,672,906	2,805,011	21,797,885	43,297	336,763	44,807
2004	15,358,501	1,778,363	-79,709	6,278,251	2,885,157	22,663,837	44,517	343,755	44,679
2005	16,044,165	1,861,575	-115,064	7,128,435	2,940,266	24,136,228	46,943	354,378	45,274
2006	17,998,671	2,290,092	-168,344	8,439,914	3,026,561	27,006,709	51,671	370,329	48,602
2007	19,013,519	2,466,362	-206,621	8,515,140	3,131,396	27,987,072	52,325	388,476	48,944
2008	20,775,825	2,570,915	-247,217	8,571,445	3,566,582	30,095,719	55,117	398,969	52,074
2009	19,803,642	2,473,205	-244,581	6,697,775	3,829,841	27,613,472	49,323	387,473	51,109
2010	20,549,049	2,484,962	-266,332	7,218,804	4,081,532	29,098,091	51,558	385,059	53,366
2011	21,390,074	2,307,528	-271,571	8,380,061	4,015,846	31,206,882	54,980	390,303	54,804
2012	21,945,406	2,388,314	-264,846	10,136,772	3,939,333	33,368,352	57,870	396,704	55,319
2013	22,398,770	2,648,218	-248,826	9,277,890	4,014,665	32,794,282	56,314	400,402	55,941
2014	23,246,490	2,765,482	-231,095	10,065,208	4,098,544	34,413,664	58,994	406,188	57,231
2015	22,793,406	2,689,846	-241,038	10,393,881	4,298,278	34,554,680	58,957	405,762	56,174
2016	21,071,423	2,552,236	-276,958	10,336,867	4,439,923	33,019,019	56,451	397,914	52,954
2017	21,014,049	2,583,992	-266,737	10,524,915	4,533,182	33,221,417	57,346	398,199	52,773

Economic theory suggests that as unemployment falls below 4.0 percent, signifying the theoretical full utilization of the labor force, pressure should be placed on wage rates, causing increases in salaries and wages; conversely, when unemployment rises, pressures on wage rates should lessen. Wyoming's average earnings per job figures over time can be seen in Diagram I.8. In the late 1970s, Wyoming's average earnings per job was higher than the national figure; however, this phenomenon was short-lived, and from 1983 to the most recent year, Wyoming's average was lower than the U.S. average. While there were some recent setbacks in Wyoming's average earnings per job, especially in 2009, when average earnings per job decreased by 4.5 percent, the gap between the U.S. average and the Wyoming average began to close; the gap decreased from a high of $12,923 in 2000 to $2,224 in 2014. However, in the most recent 2017 estimate real average earnings per job fell to $52,773.

Diagram I.8
Real Average Earnings Per Job
State of Wyoming vs. U.S.
BEA Data, 2017 Dollars



Still, lower average earnings per job persisted for many years as a result of the fact that the most common jobs in Wyoming were often in the lower-paying industries such as retail trade and accommodation services. The higher-paying sectors, such as utilities, manufacturing, wholesale trade, information, and management, tended to employ far fewer persons, as indicated previously in Table I.16. In fact, nearly all sectors of Wyoming's economy tended to pay less than the corresponding national average, as shown in Table I.17. Average earnings per job in Wyoming decreased by .3 percent between 2016 and 2017. In 2017, the transportation and warehousing sector had the highest average earnings per job in Wyoming at $152,838. This was followed by earnings per job in the utilities and mining sectors. The farm sector had the lowest average earnings per job at $9,964.

Table I.17 Real Earnings Per Job by Industry State of Wyoming BEA Data, Selected Years, 2017 Dollars								
NAICS Categories	**2010**	**2013**	**2014**	**2015**	**2016**	**2017**	**% Change 16-17**	**U.S. 2017**
Farm earnings	10,322	18,766	28,092	20,743	11,122	9,964	-10.4	27,013
Forestry, fishing, related activities and other	37,757	26,454	27,088	26,257	26,573	(D)	0.0	37,600
Mining	104,998	103,678	103,443	94,233	84,931	86,142	1.4	71,597
Utilities	121,047	120,179	121,310	122,290	120,223	112,487	-6.4	133,611
Construction	65,137	67,429	68,152	65,074	60,271	58,028	-3.7	68,732
Manufacturing	64,455	70,847	76,636	76,417	75,061	(D)	0.0	82,185
Wholesale trade	72,514	87,519	88,178	78,001	77,599	74,926	-3.4	88,464
Retail trade	31,629	32,002	32,096	31,757	30,675	30,468	-0.7	35,669
Transportation and warehousing	76,228	108,591	118,940	142,184	146,408	152,838	4.4	59,802
Information	55,003	54,719	53,116	55,574	53,825	55,547	3.2	124,316
Finance and insurance	55,781	33,428	31,385	30,688	28,599	28,585	-0.0	79,518
Real estate and rental and leasing	24,938	30,535	30,179	31,529	28,837	25,947	-10.0	33,893
Professional and technical services	54,740	57,804	59,863	58,499	55,407	56,498	2.0	89,339
Management of companies and enterprises	105,303	92,004	61,164	62,838	36,988	33,853	-8.5	119,770
Administrative and waste services	28,130	34,010	34,970	36,365	33,586	35,743	6.4	41,742
Educational services	24,156	26,922	25,866	24,134	23,600	22,963	-2.7	43,102
Healthcare and social assistance	53,293	53,997	54,267	53,858	52,265	52,613	0.7	59,756
Arts, entertainment, and recreation	16,736	16,260	19,046	16,081	14,936	15,536	4.0	34,812
Accommodation and food services	23,434	25,462	25,292	25,940	26,083	25,809	-1.1	27,719
Other services, except public administration	39,108	36,337	35,999	35,955	34,724	34,196	-1.5	38,566
Government and government enterprises	66,475	69,891	71,309	71,327	71,218	71,429	0.3	78,512
Total	**53,366**	**55,941**	**57,231**	**56,174**	**52,955**	**52,773**	**-0.3**	**60,660**

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 890 dollars in 2017. In 2018, average weekly wages saw an increased of 3.8 percent over the prior year, rising to 924 dollars, or by 34 dollars. These data are shown in Table I.18.

Table I.18 Average Weekly Wages State of Wyoming BLS QCEW Data, 2001–2018(p)						
Year	**First Quarter**	**Second Quarter**	**Third Quarter**	**Fourth Quarter**	**Annual**	**% Change**
2001	522	527	528	580	539	
2002	547	547	543	592	557	3.3%
2003	560	563	562	616	575	3.2%
2004	583	586	591	641	600	4.3%
2005	610	621	642	682	639	6.5%
2006	668	684	705	761	705	10.3%
2007	730	740	734	815	755	7.1%
2008	779	780	781	850	798	5.7%
2009	778	768	756	831	783	-1.9%
2010	774	790	792	871	807	3.1%
2011	808	820	832	876	835	3.5%
2012	852	841	828	908	857	2.6%
2013	859	845	840	916	865	0.9%
2014	877	870	876	953	894	3.4%
2015	892	868	865	938	891	-0.3%
2016	852	849	865	894	865	-2.9%
2017	880	875	868	937	890	2.9%
2018	914	901	904	978	924	3.8%

Table I.19, shows the average weekly wages by county. Average weekly wages differed greatly around the state. For example, wages jumped 7.1 percent in Hot Springs County but increased by only 0.3 percent in Sublette County.

Table I.19
Average Weekly Wage by County
State of Wyoming
BLS QCEW Data, 2016 - 2018

County	2016	2017	2018	% Change
Albany	752	775	785	1.2%
Big Horn	765	776	785	1.2%
Campbell	1,041	1,067	1,110	4%
Carbon	900	883	942	6.7%
Converse	954	980	1,032	5.4%
Crook	773	803	848	5.7%
Fremont	750	765	794	3.7%
Goshen	686	703	721	2.6%
Hot Springs	658	673	721	7.1%
Johnson	690	710	756	6.5%
Laramie	850	874	907	3.8%
Lincoln	861	875	902	3.2%
Natrona	882	919	967	5.2%
Niobrara	658	672	691	2.8%
Park	751	763	780	2.2%
Platte	831	857	879	2.4%
Sheridan	765	774	808	4.3%
Sublette	1,031	1,096	1,093	0.3%
Sweetwater	1,082	1,115	1,132	1.4%
Teton	847	877	926	5.5%
Uinta	759	765	782	2.1%
Washakie	773	783	786	0.4%
Weston	712	739	787	6.5%
Wyoming	**865**	**889**	**924**	**3.8%**

While Wyoming's real average earnings per job were historically lower than the national average, Wyoming's citizens tended to work more to compensate. For example, as shown in Table I.20, labor force participation rates in Wyoming were higher than the national average. The BLS estimates indicated that the 2018 labor force participation rate in Wyoming, at 64.7 percent, was 1.8 percentage points higher than that of the nation.

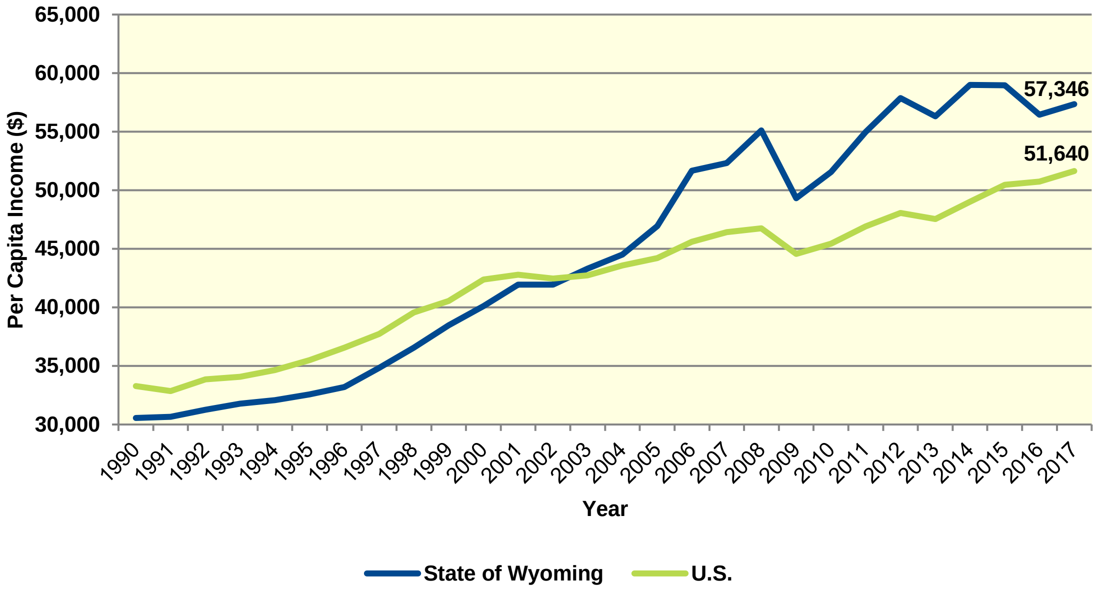
Table I.20
Labor Force Participation Rate
U.S. vs. State of Wyoming
BLS Data, 2000–2018

Year	Wyoming	U.S.
2000	71.6%	67.1%
2001	71.8%	66.8%
2002	71.1%	66.6%
2003	71.5%	66.2%
2004	71.2%	66.0%
2005	70.9%	66.0%
2006	71.0%	66.2%
2007	71.0%	66.0%
2008	71.4%	66.0%
2009	71.8%	65.4%
2010	70.4%	64.7%
2011	70.2%	64.1%
2012	69.2%	63.7%
2013	68.3%	63.2%
2014	68.1%	62.9%
2015	67.5%	62.7%
2016	66.7%	62.8%
2017	65.5%	62.9%
2018	64.7%	62.9%

As a result of higher labor force participation rates, the high incidence of multiple jobholders, and strong growth in unearned income sources, the state's per capita income should have kept pace with the U.S. since 1969. In 1969, Wyoming's per capita income was $1,272 lower than the U.S., at $18,966 versus $20,238. From 1973 to 1983, the state's per capita income was actually higher than the U.S. average. Then, for the next 19 years, Wyoming's per capita income was again below that of the U.S. It was not until 2002 that Wyoming saw its per capita income rise above the national average.

While Wyoming's per capita income rose from $39,422 in 2000 to $57,346 in 2017, it was $5,706 higher than the national figure, even after the decrease of $1,903 between 2015 and 2016. The changes in per capita income from 1990 through 2017, compared to the U.S. averages, are shown below in Diagram I.9.

Diagram I.9
Real Per Capita Income
State of Wyoming vs. U.S.
BEA Data, 2017 Dollars

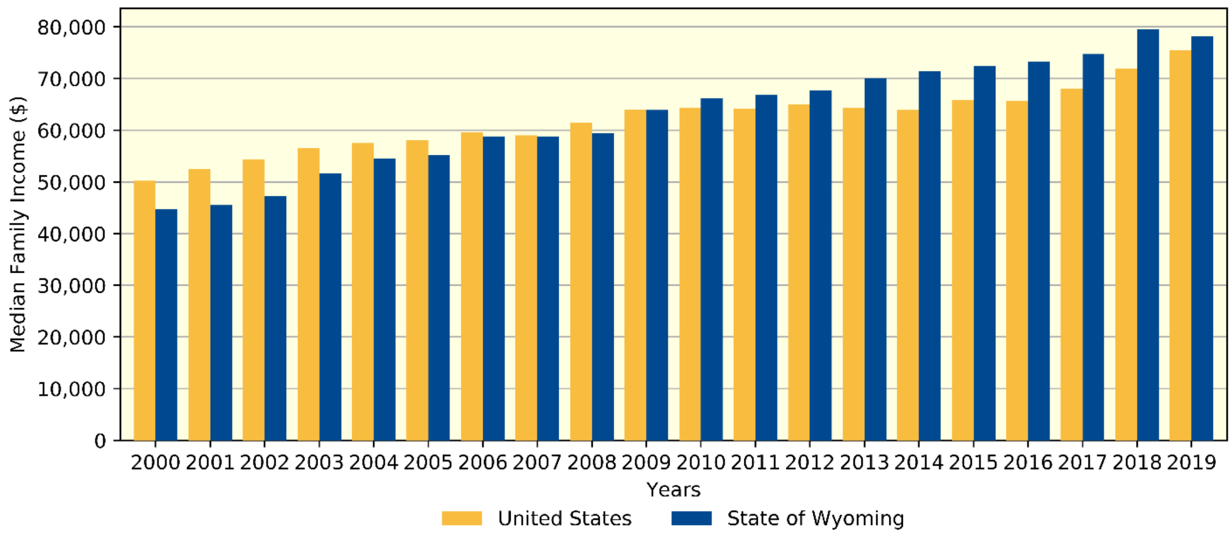


FAMILY AND HOUSEHOLD INCOME

The U.S. Department of Housing and Urban Development's (HUD's) estimates of Median Family Income (MFI) are based on estimates from the Census Bureau and BLS data.[6] Separate MFI estimates are calculated for metro and non-metro areas of the state using the Fair Market Rent (FMR) area definitions applied in the Section 8 Housing Choice Voucher Program.

As shown in Diagram I.10, the MFI for Wyoming decreased slightly from $79,600 in 2018 to $78,200 in 2019 which was higher than the national estimate of $75,500. These data suggest that HUD's family income estimates in Wyoming rose more quickly than in other parts of the U.S and that Wyoming's MFI has been higher than the national average for the last ten years.

Diagram I.10
Estimated Median Family Income
State of Wyoming vs. U.S.
HUD Data: 2000 - 2019



[6] Family refers to the Census Bureau definition of "family," which includes a householder and one or more persons living in the same household who are related to the householder by birth, marriage, or adoption. The definition of family excludes one-person households.

The 2017 five-year ACS released estimates the number of households by income range. As shown in Table I.21, 13.8 percent of households had incomes of less than $20,000 and 25.7 percent of households had incomes of $100,000 and above. The majority of households had incomes of $50,000 and above, which implies that Wyoming had a robust growth in middle class and an emerging abundance of higher income households.

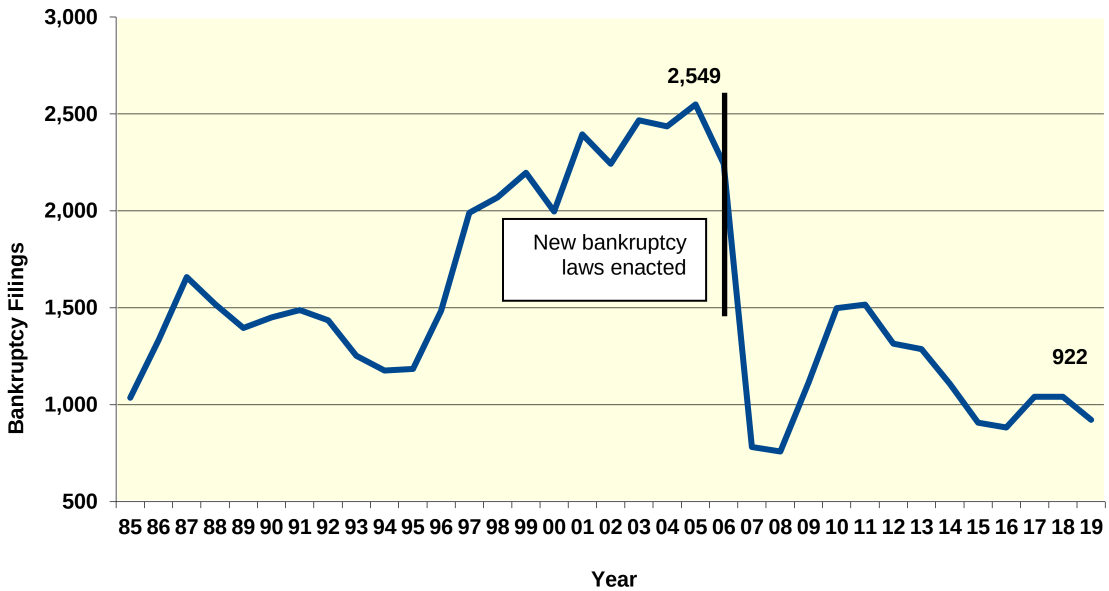
Table I.21
Households by Income
State of Wyoming
2017 5-year ACS Data

Income	Wyoming		U.S.	
	Households	% of Total	Households	% of Total
Under $15,000	21,103	9.2%	14,244,026	12.1%
$15,000–$19,999	10,542	4.6%	5,958,713	5.1%
$20,000–$24,999	11,243	4.9%	6,094,929	5.2%
$25,000–$34,999	21,695	9.4%	11,628,547	9.9%
$35,000–$49,999	30,505	13.2%	15,588,725	13.2%
$50,000–$74,999	43,455	18.9%	20,913,779	17.8%
$75,000–$99,999	32,555	14.1%	14,361,853	12.2%
$100,000 and Above	59,139	25.7%	28,925,665	24.6%
Total	**230,237**	**100.0%**	**117,716,237**	**100.0%**

Personal Bankruptcy

From the late 1990s through 2005, the number of bankruptcies in Wyoming climbed sharply to 2,549 filings, the highest number seen starting in 1985. However, a new bankruptcy law, the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, went into effect on October 17, 2005. This Act made filing more expensive and paperwork-intensive, and also included additional restrictions such as income limits and counseling requirements for those who were allowed to have their debts discharged in the most common form of personal bankruptcy: the Chapter 7 liquidation. As shown in Diagram I.11, bankruptcy filings dropped dramatically during 2007, wherein a total of 782 bankruptcies were filed. Since then, bankruptcy filings increased until 2011, with 1,562 filings but have fallen steady since then dropping to 883 in 2016. Between 2016 and 2017 bankruptcy filings rose by 15.5 percent to 1,020 filings, and remained steady at 1,026 filings in 2018 before decreasing to 922 in 2019.

Diagram I.11
Number of Bankruptcy Filings in Wyoming
State of Wyoming
U.S. Bankruptcy Court Data, 12-month period ending June



TRENDS IN ENERGY RESOURCES

On August 8, 2005, the Domenici-Barton Energy Policy Act of 2005 was signed into law, which set a strong tone for the nation's approach to development and use of energy. Among its key elements, the Act:

Improves the nation's electricity transmission capacity and reliability by providing enforceable mandatory reliability standards, incentives for transmission grid improvements, and reform of transmission rules;

Promotes a cleaner environment by encouraging new innovations and the use of alternative power sources;

Promotes clean coal technology and provides incentives for renewable energies such as biomass, wind, solar, and hydroelectricity;

Provides leadership in energy conservation by establishing new mandatory efficiency requirements;

Clarifies the federal government's role in citing Liquefied Natural Gas facilities and provides an efficient approval process;

Decreases the U.S. dependence on foreign oil by increasing domestic oil and gas exploration and development on non-park federal lands; and

Encourages more nuclear power by authorizing the Department of Energy to develop accelerated programs for the production and supply of electricity.[7]

The legislation called for $14.5 billion in expenditures, tax credits, subsidies, and other forms of financial support over the next several years. One-third of this investment will be in coal, with $3 billion for the production and generation of coal-based power. Another $1.8 billion will be devoted to the Clean Coal Initiative. Furthermore, the Act repeals the Public Utility Holding Company Act and expands the Federal Energy Regulatory Commission's (FERC) merger authority. These actions are designed to promote investment in transmission capacity and reliability and electric energy development.

Due to Wyoming's long history of having large, resource-based industrial sectors, it is reasonable to believe that high-paying energy jobs in the mining and utilities industries have been coming to Wyoming partly as a result of this legislation.

However, recent declines in energy prices have resulted in dips in oil, coal and natural gas in the state. Many are hoping the market will balance, especially considering the state's dependence on energy.[8]

[7] https://georgewbush-whitehouse.archives.gov/news/releases/2005/08/20050808-6.html
[8] http://trib.com/business/energy/the-triple-bust-why-oil-gas-and-coal-faltered-together/article_cc049782-218c-5f4e-8fe1-9459904f4467.html

Uranium Mining

Uranium mining projects involve extracting uranium ore for use in nuclear power plant energy production. It can be extracted using "in-situ" or leach mining techniques, which entail chemically flushing the ore out of the ground, or conventional mining techniques that require digging out ore-filled materials for processing. Wyoming's known reserve of Uranium is estimated to be about 106 million pounds.[9] The State accounts for 60% of American production. Uranium mining in Wyoming experienced a flux in the past few years, mostly due to volatile prices. Although pricing has declined in recent years there is optimism in the industry when in 2016 power companies begin booking new contracts. Additionally, Uranium One expects to resume drilling at Willow Creek in 2015 and Uranerz has announced plans for an expansion of its Nichols Ranch facility.[10]
According to the Nuclear Regulatory Commission (NRC), there were eight active uranium recovery facilities in Wyoming as of June 8, 2017.[11] These projects included:

Lost Creek ISR, LLC in Sweetwater County
Uranium One Americas, Inc. in Campbell County
Uranerz Energy Corporation in Johnson and Campbell Counties
AUC, LLC in Campbell County
Strata Energy, Inc. in Crook County
Power Resources, Inc. in Converse County
Kennecott Uranium Co. in Sweetwater County
Uranium One U.S. in Johnson and Campbell Counties

The chart below, also from the NRC, illustrates projected new uranium recovery sites:[12]

Projected Uranium Recovery Sites
NRC

Company	Site Under Consideration	Design	Estimated Application Date	Status	Letter of Intent
Fiscal 2012 Applications					
Uranium One	Ludeman	ISR-Expansion	Rec 12/11	Technical Review Ongoing	11/28/11
Fiscal 2013 Applications					
AUC LLC	Reno Creek	ISR-New	10/12	License Issued on 2/17/17	11/3/10
Fiscal 2014 Applications					
Uranerz Energy Corp	Jane Dough	ISR Expansion	Received 5/14	License Issued on 3/22/17	4/15/13
Fiscal 2015 Applications					
Strata Energy, Inc.	Kendrick Expansion Area	ISR - Expansion	4/15	Review on Hold as requested by applicant	10/29/14
Fiscal 2016 Applications					
Lost Creek ISR, LLC	LC East	ISR - Expansion	2/16	Resubmittal received by NRC 3/6/17	6/27/12
Lost Creek ISR, LLC	KM Horizon	ISR - Expansion	2/16, resubmitted 3/17		7/24/13
Cameco (Smith Ranch-Highland)	Brown Ranch Tract 1	ISR - Expansion	Q2 FY17	Delayed by applicant	6/15/05
Uranium One	Irigaray Expansion	ISR - Expansion	2nd quarter 2019	Delayed by applicant	7/31/15

[9] http://www.wyomingmining.org/minerals/uranium/
[10] http://trib.com/business/energy/wyoming-uranium-producers-buffeted-by-low-prices-remain-optimistic/article_c894bfe2-82a8-54c4-a7f9-e84839439260.html
[11] http://www.nrc.gov/info-finder/materials/uranium
[12] http://www.nrc.gov/materials/uranium-recovery/license-apps/ur-projects-list-public.pdf

UR-Energy Corp	Shirley Basin	ISR - Expansion	TBD	Delayed by applicant	6/24/13
UR-Energy Corp	Lost Soldier	ISR - Expansion	TBD	Delayed by applicant	1/10/11
Cameco (Smith Ranch-Highland)	Ruth	ISR Expansion	2022	Delayed by applicant	9/10/09
Other Major Licensing Actions					
Cameco	Smith Ranch/Highland	ISR-Lic. Renew	2/12	RAI responses delayed by applicant	
Kennecott Uranium	Sweetwater Mill	Conv – Lic Renew	10/14	Supplemental information received 10/2016	

Coalbed Methane Gas Production

According to the U.S. Energy Information Administration (EIA), Wyoming ranks fifth in the U.S. in natural gas production and represents approximately 8.0 percent of U.S. production.[13] Methane is the most commonly used natural gas. "Coalbed methane" describes methane gas that is collected from coal seams. Production of this gas in Wyoming decreased from 535 billion cubic feet in 2009 to 207 billion cubic feet in 2015.[14] Coalbed methane accounted for 25.0 percent of Wyoming's natural gas production in 2011, but hydraulic fracturing and the reduction in natural gas prices has made some coalbed methane wells uneconomic.[15] However, while coalbed methane was a powerful source of jobs and revenue in Wyoming, recent production has dropped in the state due to declining natural gas prices and limited availability of land sites. Poor pricing played a predominant role in the decrease of well production in the state; some drilling companies have had to reduce production by leaving broken wells unfixed or avoiding drilling new wells with plans to resume when prices improve. Since coalbed methane mining has been declining since 2000, some companies, such as PRECorp, are increasing their rates.[16]

Wyoming has threatened to pull coalbed methane permits in an attempt to restart these broken or unproductive wells. Under the new policy, after five years, the lease holder must justify an extension, which may result in an increase in the reclamation bond, a higher royalty fee, and/or a higher rental fee. The Wyoming Oil and Gas Conservation Commission has the capacity to plug 100 wells a year, which at the current rate would take over a decade to properly seal all the unused wells. [17]

[13] http://www.instituteforenergyresearch.org/2014/01/29/wyoming-an-energy-and-economic-analysis/
[14] http://www.eia.gov/dnav/ng/hist/rngr52swy_1a.htm
[15] http://www.instituteforenergyresearch.org/2014/01/29/wyoming-an-energy-and-economic-analysis/
[16] http://sundancetimes.com/economic-troubles-lead-to-rate-increase-for-precorp/
[17] http://trib.com/business/energy/wyoming-lawmakers-grappling-with-orphaned-coal-bed-methane-wells/article_73ad386c-ba00-50ea-9e9a-20c72c4af8aa.html

Coal and Electricity Production through Coal Gasification

Coal gasification is a process that uses heat and pressure to convert coal to gas, which is then burned using combustion turbines to produce electricity. This "clean coal" technology is environmentally friendly because it allows for the capture of carbon dioxide. The captured carbon dioxide can subsequently be used to enhance production of oil and other processes rather than being released into the atmosphere. Coal gasification can also produce marketable commodities such as liquid fuels.[18]

In 2017, coal production was at its lowest point since 1998, but still accounted for 40 percent of America's total coal production.[19] While domestic demand for coal continues to decline, international demand has been on the rise. In July, 2016, the State of Wyoming signed an agreement calling for cooperation between the state and a consortium of Japanese companies in researching clean-coal technology.[20] Australian company, Linc Energy was approved by the EPA in 2014 to begin a Coal Gasification Project in the Powder River Basin.[21] The company is filing for bankruptcy as of June, 2016.[22] As of June, 2017, the State of Wyoming has no coal gasification or liquidation plants.[23]

Wind Energy

Wyoming has some of the best wind resources in the country, and is already a large exporter of wind power to Colorado, Oregon, and Utah.[24] According to the American Wind Energy Association (AWEA), Wyoming ranks 15th in the U.S. for percentage of electricity coming from wind with 9.4 percent of the State's power being provided by wind energy. As 2017, there were 22 functioning wind energy projects in Wyoming, totaling 1,489 megawatts (MW) of power already online with nearly 4,470 MW in the queue.[25] It's estimated that over 40 percent of the state is available windy land.[26] According to a resource assessment from the National Renewable Energy Lab, Wyoming's wind resource could provide 110 times the state's current electricity needs. A recent study found that Wyoming's potential wind energy could be crucial to meeting California's future energy needs.[27]

Wyoming is poised to house the largest wind energy project in the country: the Choke Cherry and Sierra Madre project. This massive wind farm is located on 230,000 acres in Carbon County and could produce up to 3,000 MW of power.[28] Construction would include 1,000 turbines to be erected during two phases and completion in 2019.[29] In 2015, the BLM has concluded that this project would have no significant impact on the human environment.[30]

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[18] http://energy.gov/fe/how-coal-gasification-power-plants-work
[19] http://wyomingbusinessreport.com/the-future-of-coal-in-wyoming-the-u-s-and-the-world/
[20] http://trib.com/business/energy/wyoming-partners-with-japanese-companies-seeking-coal/article_fa12124c-974c-5740-bf00-2301a8749661.html
[21] http://wyomingbusinessreport.com/coal-gasification-project-gets-epa-thumbs-up/
[22] http://www.naturalgasintel.com/articles/106629-subsidiaries-of-australias-linc-energy-file-for-chapter-11
[23] http://www.wyofile.com/blog/despite-revenue-crunch-state-clings-to-sales-tax-exemptions/
[24] http://www.acore.org/files/pdfs/states/Wyoming.pdf
[25] http://www.awea.org/Resources/state.aspx?ItemNumber=5096&RDtoken=5780&userID=
[26] http://www.desertsun.com/story/tech/science/energy/2017/02/01/wyoming-wind-philip-anschutz/95452488/
[27] http://www.utilitydive.com/news/study-friendly-wind-patterns-could-make-wyoming-renewables-a-crucial-calif/403055/
[28] http://trib.com/business/energy/intensive-work-begins-on-wyoming-wind-power-mega-project/article_b5231a49-4b54-5b79-9ba1-1ec5cbee6058.html
[29] http://www.powercompanyofwyoming.com/
[30] http://trib.com/business/energy/chokecherry-sierra-madre-receives-another-permit-looks-toward-future/article_aeb00f13-bad7-564e-a80e-609e67cd9e56.html

Wyoming lawmakers are considering measures that would affect the state's wind-generation tax. Opponents argue that the tax could stifle efforts to increase wind production in the state.[31]

Electrical Transmission

Electrical transmission serves as the critical link between energy source facilities and customer end-user markets in major cities. In Wyoming, energy that is produced from coal gasification, wind turbines, or any other process can be sent to cities in the West and Southwest based on level of need and type of energy required.

According to the Wyoming Infrastructure Authority, as of March 2014, there were many projects in development devoted to improving the electrical transmission capacity in Wyoming. These projects, in total, have the capacity to mobilize 15,000 megawatts of electricity produced in the state and include:[32]

The Wyoming-Colorado Intertie Project, is currently FERC approved to sell transmission rights at negotiated rates, OATT approved, and has been entered into the WECC, CCPG regional planning group. The lines will run over 180 miles, from Wyoming to northeastern Colorado, with an 850 MW capacity. The Energy Gateway West Project, a 1,500 MV, single circuit 500kV transmission line between Wyoming and Idaho and is part of approximately 2,000 miles of new high voltage transmission lines. The estimated in-service date is between 2019 and 2022. The TransWest Express Project, which will run lines from south central Wyoming to central Utah and northwest Colorado with the capacity of transmitting 3,000 MW over 725 miles. It is scheduled to begin operating in 2017.[33] The Zephyr Project will run a 3,000 MW line from the Wheatland/Chugwater area in Wyoming to the Eldorado Valley, south of Las Vegas. The developer, Duke American Transmission Company, was approved to use the Anchor Tenant model to enhance the viability of transmission projects. It is scheduled to begin operation post 2020.[34]

[31] http://trib.com/news/state-and-regional/opposition-growing-to-wyoming-wind-tax-increase/article_93840201-950e-5079-9f36-5f9f2d029052.html
[32] http://wyia.org/projects/power-transmission-generation-projects/
[33] http://www.gatewaywestproject.com/
[34] http://wyia.org/projects/transmission-projects/

Hydraulic Fracturing

Hydraulic fracturing is the process in which a mixture of water, sand, and chemicals are pumped under high pressure into shale formations to fracture the rock and create pathways to allow for the release of natural gas and oil. This process, combined with horizontal drilling has allowed for previously unproductive rock units to be converted into gas or oil fields.[35] This process has allowed for nearly every new oil and gas well to be commercially viable.[36]

In 2010, Wyoming was the first state to implement rules for hydraulic fracturing. These rules cover four key areas: the protection of ground water; clarification of requirements for well integrity; requirements for disclosure of well stimulation fluid chemical additives, compounds, and concentrations or rates; and requirements for handling flow back water. The new water rule which became effective in March 2014, requires oil and gas companies to test wells or springs within a half-mile of their drilling site, both before and after drilling for bacteria, dissolved gases like methane and propane, and roughly 20 chemical compounds and elements.[37]

In May, 2016, two oil and gas producers filed an injunction against the first-ever federal rule to regulate hydraulic fracturing.[38] This new rule regulates protection of things like groundwater and disclosure of chemicals on federal and Native American lands. In March, Wyoming sued the BLM saying the new regulations interfered with the state's own existing regulations.[39] In June, 2016, a Wyoming federal judge issued a ruling that voided the Obama administrations fracking rules.[40] The New Administration is also considering allowing fracking on federal land.[41]

Crude Oil

The big news circling around the State of Wyoming has been revolving around the drop in oil and gas prices. As so much of the State's economy has been reliant on the energy industry, any drop in prices can play a significant role in changes in the economy. Wyoming's unemployment rate, however, continues to remain lower than the rest of the country. Remaining around 4.5 percent, the lower unemployment rate may be due in part to people leaving the state.[42] Analysts predict a new normal, with fewer oil-related jobs. With lower gas prices, however, the State has seen an uptick in tourism.[43]

The price of crude oil has remained lower than past years. While no gas wells have been plugged yet, the future of these wells will depend on whether the state seeks additional bond payments of idle wells.[44] With a surplus of oil, and a decrease in demand worldwide, the future of the oil industry in Wyoming remains in question. By mid-year 2017, sales and use tax collections were down were

[35] http://geology.com/articles/hydraulic-fracturing/
[36] http://www.uwyo.edu/ser/_files/docs/conferences/hydraulic-fracturing/hydraulic-fracturing-summary-report.pdf
[37] http://www.nytimes.com/2013/11/23/business/energy-environment/wyomings-strong-fracking-rules-may-be-a-model.html
[38] http://wyomingpublicmedia.org/post/oil-gas-producers-want-fracking-regs-delayed
[39] http://wyomingpublicmedia.org/post/wyoming-becomes-first-state-challenge-federal-fracking-regs
[40] http://www.texaslawyer.com/id=1202762327107/Predictions-on-Fallout-from-the-Fracking-Ruling-in-Wyoming?slreturn=20160627085415
[41] https://www.bna.com/interior-prepares-issue-n73014453589/
[42] http://trib.com/news/state-and-regional/unemployment-drops-in-wyoming-as-people-leave-state/article_a3f0e214-2802-5db5-8c95-d1b50eb6d2fb.html
[43] http://www.powelltribune.com/news/item/13890-the-new-normal-lower-oil-prices-mean-fewer-oil-related-jobs
[44] http://trib.com/business/energy/wyoming-oil-and-gas-producers-suffer-stock-plunge-devon-energy/article_1187484c-6848-5d59-8b86-696fbf5eb41d.html

down by $57 million, an average of 9.6 percent.[45] Despite the drop in oil prices, however, applications for new wells were up 43 percent so far this year.[46] While the overall economy may appear steady, the state's Economic Analysis Division sees reason to be cautiously optimistic due to the fact that oil and gas activities have been increasing despite little change in prices.[47] The new federal administration has also called for streamlined oil and gas drilling permits, which may have an impact on oil production in the State.[48]

Potential Projects

Carbon capture and sequestration is the process of "dramatically reducing carbon dioxide (CO_2) emissions from power generation and returning it underground into formations that have naturally trapped elements for millions of years."[49] Officials are currently studying where to place a laboratory to test out carbon-capture technology at a Wyoming coal-fire plant.[50] The Integrated Test Center located at Basin Electric Power Cooperative's Dry Fork Station near Gillette, Wyoming completed construction in Fall of 2017.[51]

The National Renewable Energy Laboratory has stated that a large area of Wyoming is favorable for geothermal energy production, or the process of using heat from the earth as energy.[52] These possible projects will require an influx of engineers and individuals with backgrounds in the hard sciences, such as geology, geophysics, and reservoir geology, to come to Wyoming.

The Niobrara Shale formation is a geological formation that stretches across Colorado, Wyoming, Nebraska, and even a sliver of Kansas. It contains massive reservoirs of oil 3,000-15,000 feet underground. Although most of the oil in the Niobrara Shale Formation is in Colorado, Wyoming does have a significant share.[53] There are other potential oil project sites within the state, but the development of new sites are yet to be determined based on this year's significant drop in oil prices.

A proposal to build a massive energy park in Wyoming is currently being explored, the idea being that several commercial-scale industries that use the same raw material or equipment would locate in a single area in the state.[54] The project is still in the investigation stage and is a long way from actually breaking ground.

As of July 2017, a 220-square-mile Normally Pressured Lance development project was being studied by the EPA in Pinedale.[55] This project would authorize 3,500 drilled wells over a ten-year period.

ENERGY PRODUCTIONS

[45] http://www.saratogasun.com/story/2017/07/06/business/wyo-betters-employment-numbers/6505.html
[46] http://www.capjournal.com/news/oil-industry-spokesman-wyoming-pumping-up-petro-production/article_9291ee8e-65b0-11e7-8e09-772ba5b2c19e.html
[47] http://kgab.com/wyoming-economist-cautiously-optimistic-after-new-report/
[48] http://trib.com/business/energy/interior-secretary-orders-faster-permitting-of-oil-and-gas-drilling/article_7a2ab4ac-b20c-5f8e-879d-e1a619b045e7.html
[49] http://ccs-education.org/
[50] http://www.washingtontimes.com/news/2015/jun/26/wyoming-carbon-capture-lab-planning-still-moving-a/
[51] http://www.wyomingitc.org/about/
[52] http://billingsgazette.com/news/state-and-regional/wyoming/article_a8a2c671-88b1-5c71-a5a5-e6a06a343754.html
[53] http://oilshalegas.com/niobrarashale.html
[54] http://trib.com/business/energy/wyoming-searches-for-location-for-potential-energy-park/article_3a160a8f-0ae0-58fb-a20b-09b2f2d9632b.html
[55] http://www.jhnewsandguide.com/news/environmental/massive-gas-field-studied-near-pinedale/article_800df834-a8f6-5c4f-9170-f58c195069d3.html

The mining and extraction of Wyoming's large amount of natural resources is a significant factor in Wyoming's economy. According to the BEA, the mining industry employed 31,321 persons in 2016, which made up 7.7 percent of Wyoming's total employment. However, earnings from the mining industry accounted for 14.3 percent of total earning throughout the state and were the second highest total earnings for all industries. The three most prominent resources extracted in Wyoming are coal, natural gas and oil. Wyoming is key producer of these resources, and the health of coal and natural gas energy markets have a direct effect on the overall health of Wyoming's economic well-being.

Diagram I.12, shows the gross withdrawals of natural gas in Wyoming from 1967 to 2017. Natural gas extraction grew significantly over this period, and as a result, has supplied a greater proportion of U.S. natural gas production. Natural gas production peaked in 2009, and accounted for 9.7 percent of total U.S. production. Since 2009, production has slowed, falling to 5.2 percent of total U.S. production in 2017.

Diagram I.12
Wyoming Natural Gas Gross Withdrawals (MMcf)
State of Wyoming
EIA Data, 1967 - 2017

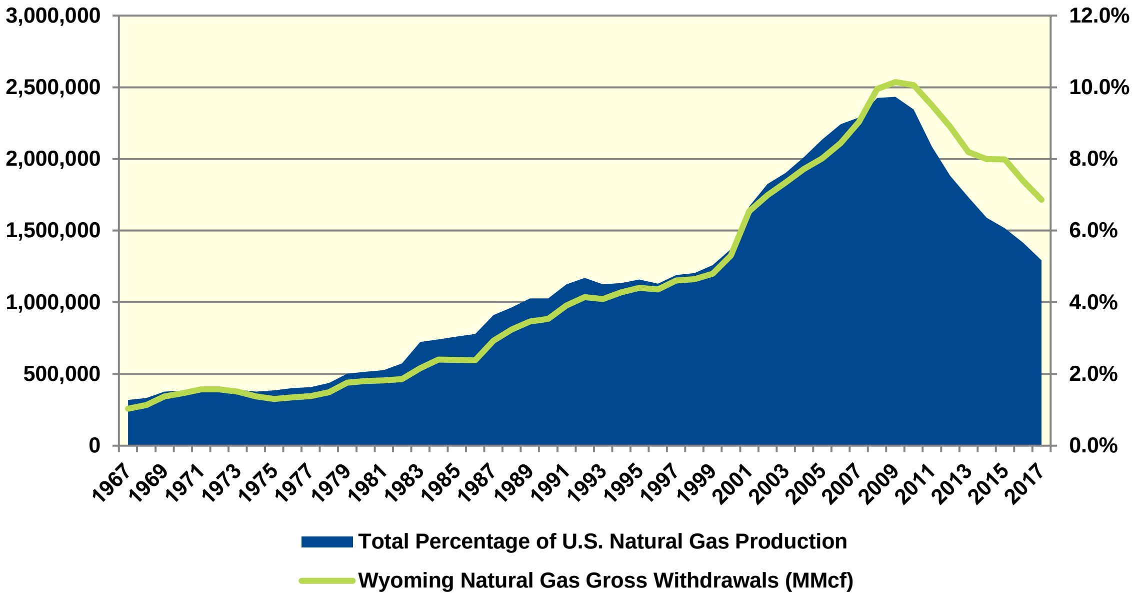


Diagram I.13, shows monthly natural gas withdrawals in the Wyoming. While the series fluctuates from month to month, the overall trend in 2018 showed production leveling off and increasing slightly.

Diagram I.13
Monthly Wyoming Natural Gas Gross Withdrawals (MMcf)
State of Wyoming
EIA Data, 2000 - Nov 2018

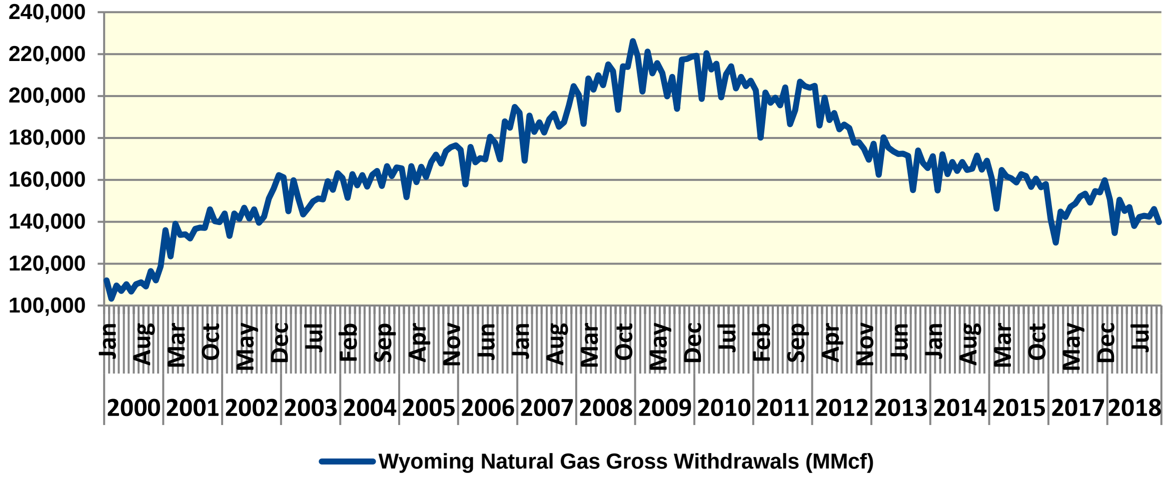
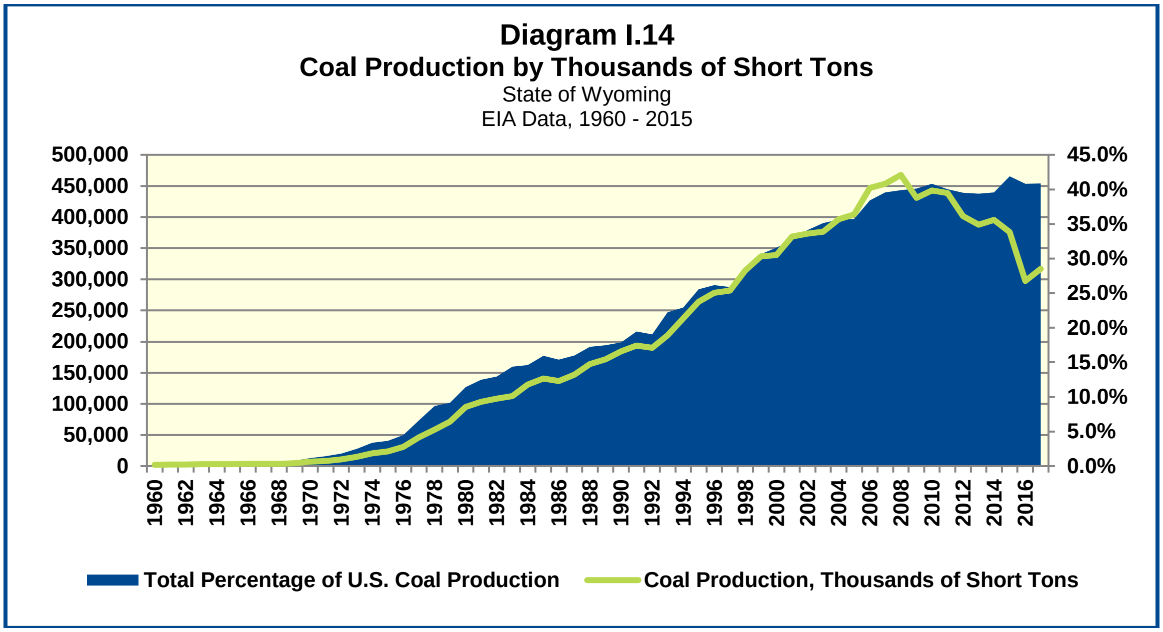
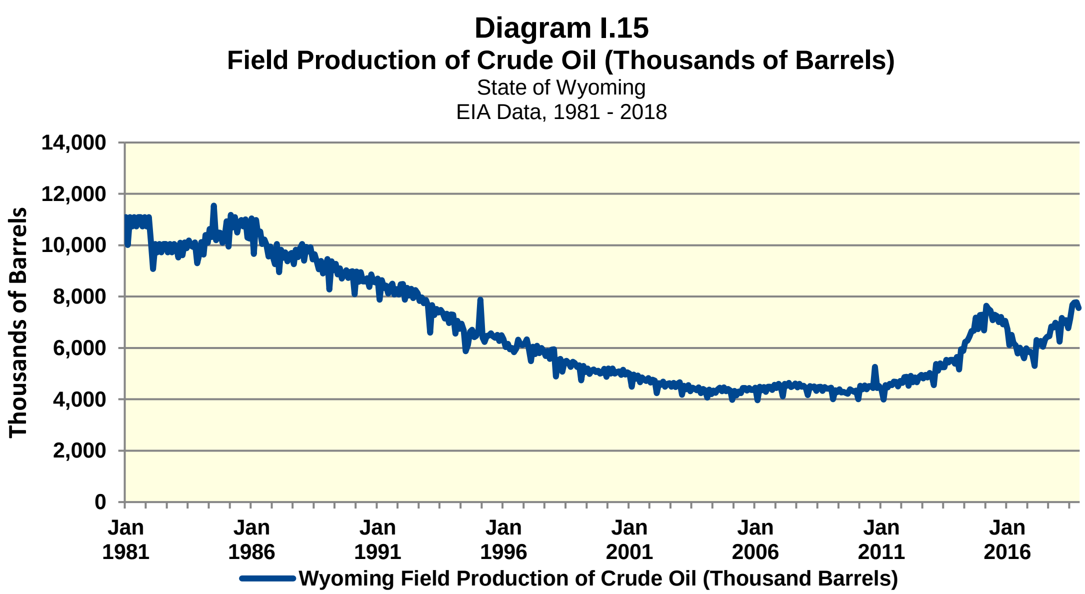


Diagram I.14, shows Wyoming coal production from 1960 to 2017. From 1960 to 1970, coal production in Wyoming was below 5,000,000 short tons. Over the next three decades, coal production in Wyoming increased dramatically, along with the overall proportion of U.S. coal production. Wyoming coal production peaked in 2008 at 467,644,000 short tons, which accounted for 40.0 percent of all U.S. coal production. The Powder River Basin, which straddles Wyoming and Montana, is the largest coal producing region in the entire United States. In 2017, Wyoming coal production fell by 15.8 percent from 375,773 to 316,454 thousand short tons of coal and accounted for 40.9 percent of all U.S. coal production.

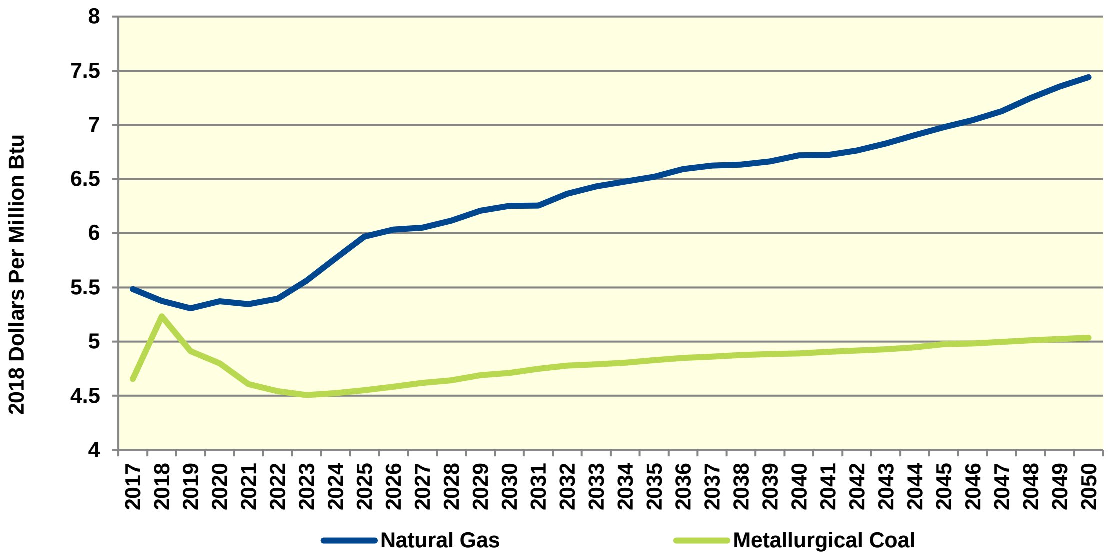


Wyoming's monthly production of crude oil is displayed in Diagram I.15. As can be seen, crude oil production steadily decreased since its peak in 1985, falling to a low of 51,532 thousand barrels in 2009. However, since that 2009 low, production has begun to increase dramatically, reaching a peak of 7,816 thousand barrels in March of 2015. However, after brief decrease, statewide production has begun to rise, growing to 7,112 thousands of barrels in May 2018.



The prices of markets are determined by the laws of supply and demand, and the natural gas and coal markets are no exception. The market for natural gas has experienced a large increase in supply without a corresponding increase in demand, which has caused the price of natural gas to fall dramatically over recent years. However, as more consumers adapt to include higher levels of natural gas consumption, prices are driven upward. Diagram I.16, shows the projected average price of both coal and natural gas through 2050 according to the EIA. As can be seen, in 2017 the average price of natural gas to all users was 5.48 dollars per million Btu, compared to the 4.65 dollars for coal. Over the next three and a half decades, the price of natural gas is expected to grow faster than coal, rising to 7.44 dollars per million Btu, compared to 5.03 dollars per million Btu for coal.

Diagram I.16
Projected Average Price of Natural Gas and Coal
State of Wyoming
EIA Data, 2017 - 2050



Summary

The unemployment rate was lower in 2018 than it was in 2017 decreasing from 4.2 to 4.1 percent. In February 2019, Wyoming's unemployment rate fell to 3.8 percent, which compared to the U.S. rate of 3.8 percent. In 2017, the most recent employment by industry data available, show government, retail trade and accommodation and food sectors were the largest employers, and overall the number of jobs increased by 0.1 percent between 2016 and 2017. Between 2016 and 2017 real earnings decreased by 0.3 percent. Real earnings per job in the mining sector increased from 84,931 to 86,142 dollars, or an increase of 1.4 percent. The 2017 BEA data showed a statewide average per capita income of $57,346 in 2017, which was higher than the national average; this figure has been higher in Wyoming since 2002.

Energy production in Wyoming represents a large portion of the economy; the mining industry employed 7.0 percent of all Wyoming workers in 2017.Coal, natural gas and oil are the primary resources extracted in Wyoming, and withdrawal and production of both grew significantly in both amount and share of production nationwide from the 1970s through the late 2000s. Both natural gas and coal withdrawals began to decrease after 2008, which is having an impact on Wyoming's economy.

C. Housing

Household Overview

Between 1980 and 1990, the number of households in Wyoming increased by only 1.9 percent, at a rate of less than 0.2 percent per year, while at the same time, households increased nationally by 14.4 percent. During the 1990s, Wyoming's growth rate of 14.7 percent was the same as the nation's growth rate of 14.7 percent. However, since 2000, the number of households rose 15.4 percent in Wyoming versus 9.9 percent nationally. These data are presented in Table I.22, with the estimated one-year ACS Census Bureau figures for the years after the 2010 Census.

Table I.22
Households and Housing Units
U.S. vs. State of Wyoming
Census Bureau Data, 1980–2017

Year	Households		Housing Units	
	U.S.	WY	U.S.	WY
Census 1980	**80,389,673**	**165,624**	**88,409,549**	**188,217**
81 Estimate	81,545,447	165,946	89,794,962	189,736
82 Estimate	82,701,220	166,267	91,180,375	191,256
83 Estimate	83,856,994	166,589	92,565,788	192,775
84 Estimate	85,012,768	166,910	93,951,201	194,295
85 Estimate	86,168,542	167,232	95,336,614	195,814
86 Estimate	87,324,315	167,553	96,722,026	197,333
87 Estimate	88,480,089	167,875	98,107,439	198,853
88 Estimate	89,635,863	168,196	99,492,852	200,372
89 Estimate	90,791,636	168,518	100,878,265	201,892
Census 1990	**91,947,410**	**168,839**	**102,263,678**	**203,411**
91 Estimate	93,300,679	171,316	103,627,567	205,455
92 Estimate	94,653,948	173,793	104,991,457	207,500
93 Estimate	96,007,217	176,270	106,355,346	209,544
94 Estimate	97,360,486	178,747	107,719,236	211,588
95 Estimate	98,713,756	181,224	109,083,125	213,633
96 Estimate	100,067,025	183,700	110,447,014	215,677
97 Estimate	101,420,294	186,177	111,810,904	217,721
98 Estimate	102,773,563	188,654	113,174,793	219,765
99 Estimate	104,126,832	191,131	114,538,683	221,810
Census 2000	**105,480,101**	**193,608**	**115,902,572**	**223,854**
01 Estimate	106,577,049	196,935	118,073,715	227,331
02 Estimate	107,673,998	200,262	119,762,541	230,303
03 Estimate	108,770,946	203,589	121,525,460	233,277
04 Estimate	109,867,895	206,916	123,418,565	237,318
05 Estimate	110,964,843	210,244	125,458,161	241,607
06 Estimate	112,061,791	213,571	127,394,236	246,379
07 Estimate	113,158,740	216,898	129,186,575	250,948
08 Estimate	114,255,688	220,225	130,522,504	256,292
09 Estimate	115,352,637	223,552	131,340,117	259,671
2010 Census	**116,449,585**	**226,879**	**131,704,730**	**261,868**
2011 Estimate	114,991,725	222,539	132,321,030	264,690
2012 Estimate	115,969,540	223,513	132,843,303	266,843
2013 Estimate	116,291,033	224,003	133,549,872	268,978
2014 Estimate	117,259,427	232,594	134,401,303	271,307
2015 Estimate	118,208,250	228,937	135,299,886	273,223
2016 Estimate	118,860,065	223,619	136,312,356	275,068
2017 Estimate	118,825,921	230,237.	137,403,460	276,746
2018 Estimate	.	.	138,537,078	278,595

The number of housing units in Wyoming is also presented in this table and showed an increase of 8.1 percent between 1980 and 1990. While this was lower than the nation's increase of 15.7 percent, it was well above the rate of growth in Wyoming households during the period. This implies that supply exceeded demand during that decade. In contrast, total housing units in Wyoming increased by 10.1 percent between 1990 and 2000, which was below the nation's rate of 13.3 percent. This demonstrates that household formation occurred more quickly than the creation of housing units, which resulted in a tightening of housing supply. Between 2010 and 2018, the total estimate of Wyoming's housing units increased by 6.3 percent to an all-time high in of 278,595 units.

Every year, the Census Bureau distributes the American Community Survey 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, and it is good for areas with at least

60,000 residents, the three year average is good for areas with at least 20,000 people. The five-year sample includes responses over a longer period of time and is good down to the block group. These estimates are considered more robust than the one- or three-year sample estimates.

The 2017 five-year ACS data, released in December of 2017, contain a variety of housing concepts, which are useful to understand the occupancy, disposition, and condition of Wyoming housing. Table I.23, shows data on household type by tenure from the five year average from 2010 and 2017.

Household type is broken down by family households and non-family households. In the 5-year 2017 ACS estimates, there were an estimated 149,097 family households, 119,141 of which were married couple families and 29,956 were "other family" households. "Other family" is defined as either a male householder with no wife present, of which there were 11,142 families, or a female householder with no husband present, of which there were 18,814 families. There were also an estimated 81,140 "non-family households," which refers to households of unrelated persons or one person living alone. The 2010 ACS showed 66.3 percent of households were family households, which compared to 64.8 percent in the 2017 5-year estimate. Male households with no wife present accounted for 36.7 percent of all "other" family households in 2017 estimate, compared to 34.4 percent in the 2010 ACS. The percentage share of nonfamily households also increased, rising from 33.7 percent in 2010 to 35.2 percent in the 2017 5-year estimate.

Table I.23
Household Type by Tenure
State of Wyoming
2010 and 2017 5-year ACS Data

Household Type	2010 5-Year ACS		2017 5-Year ACS	
	Households	% of Total	Households	% of Total
Family households	144,344	66.3%	149,097	64.8%
Married-couple family	116,173	80.5%	119,141	79.9%
Owner-occupied housing units	97,325	83.8%	99,237	83.3%
Renter-occupied housing units	18,848	16.2%	19,904	16.7%
Other family	28,171	19.5%	29,956	20.9%
Male householder, no wife present	9,686	34.4%	11,142	36.7%
Owner-occupied housing units	5,452	56.3%	6,613	59.4%
Renter-occupied housing units	4,234	43.7%	4,529	40.6%
Female householder, no husband present	18,485	65.6%	18,814	67.2%
Owner-occupied housing units	9,842	53.2%	10,086	53.6%
Renter-occupied housing units	8,643	46.8%	8,728	46.4%
Nonfamily households	73,344	33.7%	81,140	35.2%
Owner-occupied housing units	40,187	54.8%	43,400	53.5%
Renter-occupied housing units	33,157	45.2%	37,740	46.5%
Total	**217,688**	**100.0%**	**230,237**	**100.0%**

Table I.24, displays the 2010 and 2017 five-year ACS data for household type by household size.[56] The 2017 five-year ACS estimates there were 87,008 two-person households, 31,405 three-person households, and 26,506 four-person households. Two-person households made up 37.3 percent of all households in 2010, which compared 37.8 percent in the 2017 ACS estimates.

Table I.24
Household Type by Household Size
State of Wyoming
2010 and 2017 5-year ACS Data

Household Size	Family Households	Non-Family Households	Total	% of Total
2010 5-Year ACS				
One Person	.	59,855	59,855	27.5%
Two Person	69,934	11,317	81,251	37.3%
Three Person	29,625	1,527	31,152	14.3%
Four Person	26,704	507	27,211	12.5%
Five Person	111,501	112	11,161	5.1%
Six Person	4,142	20	4,162	1.9%
Seven Person	2,438	6	2,444	1.1%
Total	**144,344**	**73,344**	**217,688**	**100.0%**
2017 5-Year ACS				
One Person	.	65,248	65,248	28.3%
Two Person	74,256	12,752	87,008	37.8%
Three Person	29,280	2,125	31,405	13.6%
Four Person	25,640	866	26,506	11.5%
Five Person	12,335	143	12,478	5.4%
Six Person	4,835	6	4,841	2.1%
Seven Person	2,751	0	2,751	1.2%
Total	**149,097**	**81,140**	**230,237**	**100.0%**

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

The 2010 and 2017 five-year ACS census data also provided information on tenure by household size. According to the 2017 ACS data, of the 87,008 two-person households, 67,610 were owner-occupied and 19,398 were renter-occupied. Of the 26,506 four-person households, 18,778 were owner-occupied and 7,728 were renter-occupied. Further household size data by tenure are presented in Table I.25.

Table I.25
Tenure by Household Size
State of Wyoming
2010 and 2017 5-year ACS Data

Household Size	Own	(% Own)	Rent	(% Rent)	Total	% of Total
2010 5-Year ACS						
One Person	34,100	22.3%	25,755	39.7%	59,855	27.5%
Two Person	63,473	41.5%	17,778	27.4%	81,251	37.3%
Three Person	22,215	14.5%	8,937	13.8%	31,152	14.3%
Four Person	20,415	13.4%	6,796	10.5%	27,211	12.5%
Five Person	8,064	5.3%	3,549	5.5%	11,613	5.3%
Six Person	3,029	2.0%	1,133	1.7%	4,162	1.9%
Seven Person or more	1,510	1.0%	934	1.4%	2,444	1.1%
Total	**152,806**	**100.0%**	**64,882**	**100.0%**	**217,688**	**100.0%**
Average Household Size	**2.5**		**2.3**		**2.4**	
2017 5-Year ACS						
One Person	37,017	23.2%	28,231	39.8%	65,248	28.3%
Two Person	67,610	42.4%	19,398	27.4%	87,008	37.8%
Three Person	21,619	13.6%	9,786	13.8%	31,405	13.6%
Four Person	18,778	11.8%	7,728	10.9%	26,506	11.5%
Five Person	8,875	5.6%	3,603	5.1%	12,478	5.4%
Six Person	3,598	2.3%	1,243	1.8%	4,841	2.1%
Seven Person or more	1,839	1.2%	912	1.3%	2,751	1.2%
Total	**159,336**	**100.0%**	**70,901**	**100.0%**	**230,237**	**100.0%**
Average Household Size	**2.5**		**2.3**		**2.4**	

As shown in Table I.26, in 2017 the number of owner-occupied units accounted for 69.2 percent of all occupied units, compared to 59.9 percent in 2010. This means that home ownership increased by 9.3 percent. As a proportion of all housing units, vacant units rose from 14.7 percent in 2010, to 15.7 percent in the five-year ACS estimates.

Table I.26
Housing Units by Tenure
State of Wyoming
2010 and 2017 5-year ACS Data

Tenure	2010 5-Year ACS		2017 5-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	217,688	85.3%	230,237	84.3%
Owner-Occupied	152,806	59.9%	159,336	69.2%
Renter-Occupied	64,882	25.4%	70,901	30.8%
Vacant Housing Units	37,408	14.7%	42,851	15.7%
Total Housing Units	**255,096**	**100.0%**	**273,088**	**100.0%**

Table I.27, shows that of the 48,851 vacant housing units in Wyoming estimated in the 5-year 2017 ACS data, 8,136, or 19 percent, were for rent and 2,702, or 6.3 percent, were for sale; an estimated 16,597 units were for seasonal, recreational, or occasional use. Units listed as "other vacant" accounted for 29.4 percent of all vacant units in the 2017 five-year ACS estimates, which compared to 24.9 percent reported in the 2010 ACS. "Other vacant" units are not available to the housing marketplace; consequently, a portion of these units could re-enter the housing market if demand suddenly increased and required rehabilitation efforts could be made.

Table I.27
Disposition of Vacant Housing Units
State of Wyoming
2010 & 2017 5-year ACS Data

Disposition	2010 5-Year ACS		2017 5-Year ACS	
	Units	% of Total	Units	% of Total
For rent	4,592	12.3	8,136	19%
For sale only	2,822	7.5%	2,702	6.3%
Rented or sold but not occupied	3,247	8.7%	2,396	5.6%
For seasonal, recreational, or occasional use	16,932	45.3%	16,597	38.7%
For migrant workers	484	1.3%	422	1.0%
Other vacant	9,331	24.9%	12,598	29.4%
Total	**37,408**	**100.0%**	**48,851**	**100.0%**

Housing Problems

The Census Bureau identifies householders who experience household problems such as overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. The 2017 five-Year ACS data contain the most up-to-date estimates of these problems and are presented in this section.

Overcrowding is defined as more than one but not more than 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. At the time that the 2017 five-year ACS data were released, 3,530 households, or 1.5 percent, were overcrowded and another 1,293 or 0.6 percent of units, were severely overcrowded, as shown in Table I.28. At the state level, severe overcrowding was more common in renter households than in owner households. Nationally, owner occupied units had a 1.3 percent rate for overcrowding and a severe overcrowding rate of 0.4 percent, with renter units seeing an overcrowding rate of 4.1 percent and a severe overcrowding rate of 2.1 percent.

Table I.28
Overcrowding and Severe Overcrowding
State of Wyoming
2010 & 2017 5-year ACS Data

Census	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	%	Households	%	Households	%	
Owner							
2010 5-Year ACS	150,753	98.7%	1,744	1.1%	309	0.2%	152,806
2017 5-Year ACS	157,209	98.7%	1,599	1%	528	0.3%	159,336
Renter							
2010 5-Year ACS	62,557	96.4%	1,827	2.8%	498	0.8%	64,882
2017 5-Year ACS	68,205	96.2%	1,931	2.7%	765	1.1%	70,901
Total							
2010 5-Year ACS	213,310	98%	3,571	1.6%	807	0.4%	217,688
2017 5-Year ACS	225,414	97.9%	3,530	1.5%	1,293	0.6%	230,237

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. At the time of the 2017 five-year ACS, a total of 879 households, or 0.4 percent of all households, were lacking complete plumbing facilities. These data are presented in Table I.29. This compares to a 2.0 percent rate nationally.

Table I.29
Households with Incomplete Plumbing Facilities
State of Wyoming
2000 Census SF3 & 2010, 2017 5-year ACS Data

Households	2000 Census	2010 5-Year ACS	2017 5-Year ACS
With Complete Plumbing Facilities	192,597	216,341	229,358
Lacking Complete Plumbing Facilities	1,011	1,347	879
Total Households	**193,608**	**217,688**	**230,237**
Percent Lacking	**0.5%**	**0.6%**	**0.4%**

Table I.30, shows the number of households with incomplete kitchen facilities in Wyoming. More units were found to have incomplete kitchen facilities compared to incomplete plumbing facilities in the state, at 1,993 units, or 0.8 percent of total units. This compares to a 2.8 percent rate nationally.

Table I.30 Households with Incomplete Kitchen Facilities State of Wyoming 2000 Census SF3 & 2010, 2017 5-year ACS Data			
Households	**2000 Census**	**2010 5-Year ACS**	**2017 5-Year ACS**
With Complete Kitchen Facilities	192,362	215,769	228,304
Lacking Complete Kitchen Facilities	1,246	1,919	1,933
Total Households	**193,608**	**217,688**	**230,237**
Percent Lacking	**0.6%**	**0.9%**	**0.8%**

The third type of housing problem reported in the 2017 five-year ACS was cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 49.9 percent of gross household income; severe cost burden is defined as gross housing costs of 50.0 percent or more of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

Table I.31, shows that, in the State of Wyoming, 14.1 percent of households had a cost burden, and 9.7 percent of households had a severe cost burden; 15.3 percent of homeowners with a mortgage experienced a cost burden, and 8.5 percent experienced a severe cost burden; and 20.4 percent of renters had a cost burden, while 16.2 had a severe cost burden.

Nationally, this compares to 17.8 percent of households with a cost burden, and 15.1 percent of households had a severe cost burden; 18.5 percent of homeowners with a mortgage experienced a cost burden, and 12.1 percent experienced a severe cost burden; and 23.2 percent of renters had a cost burden, while 24.1 had a severe cost burden.

Table I.31 Cost Burden and Severe Cost Burden by Tenure State of Wyoming 2010 SF3 Census and 2017 5-Year ACS Estimates									
Census	**Less Than 30%**		**30%–49.9%**		**50% and Above**		**Not Computed**		**Total**
	Households	**%**	**Households**	**%**	**Households**	**%**	**Households**	**%**	
Owner with a Mortgage									
2010 5-Year ACS	68,900	73.5%	16,318	17.4%	8,364	8.9%	179	0.2%	93,761
2017 5-Year ACS	70,133	75.8%	14,161	15.3%	7,868	8.5%	309	0.3%	92,471
Owner without a Mortgage									
2010 5-Year ACS	53,589	90.8%	3,131	5.3%	2,014	3.4%	311	0.5%	59,045
2017 5-Year ACS	59,274	88.6%	3,971	5.9%	3,016	4.5%	604	0.9%	66,865
Renter									
2010 5-Year ACS	36,080	55.6%	10,470	16.1%	10,028	15.5%	8,304	12.8%	64,882
2017 5-Year ACS	37,588	53%	14,441	20.4%	11,475	16.2%	7,397	10.4%	70,901
Total									
2010 5-Year AC	158,569	72.8%	29,919	13.7%	20,406	9.4%	8,794	4%	217,688
2017 5-Year ACS	166,995	72.5%	32,573	14.1%	22,359	9.7%	8,310	3.6%	230,237

Home Sales Prices

Each spring, the Partnership requests data on the average sales price of existing, detached, single-family homes on 10 acres or fewer sold during the previous calendar year; these data are provided by the Wyoming Department of Revenue (DOR) upon approval of each County Assessor.[57] Between 2009 and 2018, statewide sales prices increased from an average of $241,622 to $325,777. Between 2017 and 2018, the statewide average sales price rose by 11.3 percent while the total number of sales rose by 7.7 percent to 6,952. Most counties saw increases in price, with only eight counties seeing declines. In 2018, the statewide median sales price for the same properties sold within the state was reasonable at $230,000, as noted in Table I.34.

Average home prices during 2018, weighted by the number of sales in each county, rose by 11.3 percent from 2018 figures, but the change in home prices varied significantly throughout Wyoming. For example, Sublette and Teton County Assessors both reported increases of over 10.0 percent. On the other hand, Crook, Johnson, Weston, and Washakie County Assessors reported decreases of over 10.0 percent, with Washakie seeing a decrease of almost 18 percent. Teton County had the highest average sales price in 2018 in Wyoming: a stunning $2,141,942.

Table I.32
Average Home Sales Prices, Number of Sales, and Percent Change
State of Wyoming
County Assessor Data, 2010–2018

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	2017-18 %
Albany	225,991	213,452	227,080	222,725	235,562	238,721	246,772	245,507	261,765	6.6
Big Horn	124,608	126,574	132,077	121,780	135,793	147,707	140,445	146,804	149,601	1.9
Campbell	238,208	233,900	236,978	238,489	248,826	250,407	248,298	241,050	248,047	2.9
Carbon	150,244	137,302	153,293	162,329	178,757	187,001	182,313	187,500	193,355	3.1
Converse	189,267	182,466	187,816	204,742	217,627	225,710	209,669	212,610	217,834	2.5
Crook	140,858	156,775	169,922	185,488	215,397	217,716	238,005	211,959	190,689	-10.0
Fremont	196,283	182,541	201,800	198,273	216,167	213,533	210,300	213,731	217,228	1.6
Goshen	136,174	134,089	135,619	136,593	145,562	143,040	147,890	159,716	147,418	-7.7
Hot Springs	146,474	123,438	129,612	149,745	151,726	146,955	143,304	144,297	152,226	5.5
Johnson	204,277	182,250	210,321	217,629	232,054	232,755	229,457	272,329	242,622	-10.9
Laramie	208,842	197,700	206,659	215,288	220,878	230,987	235,903	251,660	268,100	6.5
Lincoln	246,864	215,671	189,290	247,160	246,701	288,084	314,385	360,349	324,909	-9.8
Natrona	201,425	197,348	215,792	217,761	230,008	230,430	222,462	217,615	224,799	3.3
Niobrara	101,450	113,708	79,944	118,495	126,167	114,538	145,081	128,893	136,342	5.8
Park	217,191	217,902	214,019	231,080	238,732	247,169	262,394	271,197	286,833	5.8
Platte	123,898	123,137	139,023	151,038	150,023	169,997	169,719	174,380	169,714	-2.7
Sheridan	242,635	227,833	223,988	228,217	237,497	238,593	255,330	269,986	277,127	2.6
Sublette	257,988	246,674	241,938	239,736	234,338	244,464	288,654	246,711	272,066	10.3
Sweetwater	213,689	217,245	229,003	237,067	248,511	245,919	255,705	256,410	254,847	-0.6
Teton	1,974,629	1,223,911	1,496,711	1,420,158	1,472,249	1,625,841	1,595,020	1,859,920	2,141,942	15.2
Uinta	181,269	181,429	191,065	209,631	205,177	209,625	198,154	210,395	215,921	2.6
Washakie	147,467	153,093	146,557	127,447	153,078	154,200	158,340	192,137	157,781	-17.9
Weston	145,512	142,007	137,564	123,686	144,994	137,985	150,549	174,446	155,115	-11.1
Wyoming	**250,958**	**241,301**	**266,406**	**281,345**	**263,432**	**275,611**	**280,428**	**292,759**	**325,777**	**11.3**
Wyoming Excluding Teton	**204,643**	**195,945**	**205,196**	**212,100**	**222,244**	**227,396**	**233,417**	**240,578**	**246,150**	**2.3**

[57] Prior to 2008, the Partnership requested these data from each county individually. In 2008, the DOR implemented a uniform method for extracting and computing average residential sales prices and could provide these data to the Partnership.

Table I.33
Average Home Sales Prices, Number of Sales, and Percent Change
State of Wyoming
County Assessor Data, 2010–2018

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	2017-18 %
Albany	303	272	284	335	394	372	412	485	459	-5.4%
Big Horn	71	48	13	65	92	93	69	66	76	15.2%
Campbell	361	223	243	269	475	449	312	375	406	8.3%
Carbon	92	161	166	196	191	149	127	126	157	24.6%
Converse	123	84	79	128	207	166	92	99	169	70.7%
Crook	26	12	38	37	36	52	39	43	44	2.3%
Fremont	261	239	257	323	316	281	250	266	301	13.2%
Goshen	136	125	124	110	144	145	130	123	128	4.1%
Hot Springs	36	32	45	54	67	63	54	52	46	-11.5%
Johnson	41	2	62	93	79	82	74	88	100	13.6%
Laramie	959	886	971	1,176	1,288	1,400	1398	1,527	1,541	0.9%
Lincoln	89	89	141	138	177	202	203	246	249	1.2%
Natrona	736	815	988	1,068	1,309	1,180	907	1,132	1,208	6.7%
Niobrara	14	12	18	19	18	20	16	14	12	-14.3%
Park	194	210	188	248	328	291	294	300	359	19.7%
Platte	62	43	24	13	71	71	78	74	100	35.1%
Sheridan	331	229	256	304	421	453	424	498	543	9.0%
Sublette	55	63	8	25	94	88	61	85	90	5.9%
Sweetwater	313	274	329	381	335	419	403	377	389	3.2%
Teton	120	187	221	316	215	225	207	208	292	40.4%
Uinta	137	126	71	109	148	188	149	175	176	0.6%
Washakie	86	63	81	77	81	86	96	56	62	10.7%
Weston	40	43	55	29	39	51	30	40	45	12.5%
Wyoming	**4,586**	**4,238**	**4,662**	**5,513**	**6,525**	**6,526**	**5,825**	**6,455**	**6,952**	**7.7%**

Table I.34, shows the median home sales price for the state of Wyoming from 2010 to 2018. The median value is less susceptible than the average value to large outliers. Between 2017 and 2018 the median sales price increased by 3.1 percent.

Table I.34
Median Home Sales Price
State of Wyoming
County Assessor Data, 2010-2018

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	Change 17-18	% Change: 17-18
Albany	204,000	198,750	202,750	203,000	211,625	215,000	230,000	230,000	240,000	10,000	4.3
Big Horn	110,000	113,000	135,000	115,000	127,500	134,000	131,000	131,500	137,500	6,000	4.6
Campbell	229,000	214,900	220,000	218,000	230,000	233,000	231,500	225,000	235,000	10,000	4.4
Carbon	150,000	133,000	145,000	165,000	175,000	180,000	177,000	191,000	180,000	-11,000	-5.8
Converse	179,800	180,500	180,000	190,000	205,900	218,950	204,500	200,000	203,000	3,000	1.5
Crook	140,000	148,000	140,950	175,000	198,000	216,950	172,000	194,000	185,000	-9,000	-4.6
Fremont	181,000	165,000	175,000	175,000	189,500	195,000	185,000	189,950	195,000	5,050	2.7
Goshen	125,600	125,000	128,450	128,000	143,250	132,000	140,250	143,000	131,000	-12,000	-8.4
Hot Springs	146,000	128,150	123,500	147,500	145,000	150,000	136,625	129,950	148,500	18,550	14.3
Johnson	216,000	182,250	195,000	205,000	195,000	217,500	207,500	235,000	220,000	-15,000	-6.4
Laramie	189,000	177,000	187,000	189,900	200,000	212,500	215,000	232,500	245,000	12,500	5.4
Lincoln	208,000	184,900	162,000	215,000	205,000	227,000	241,500	260,000	269,000	9,000	3.5
Natrona	176,250	176,000	189,900	192,500	205,000	209,000	200,000	194,950	200,000	5,050	2.6
Niobrara	83,500	100,250	67,500	112,500	115,000	99,500	146,500	137,500	118,500	-19,000	-13.8
Park	204,290	199,250	199,250	211,000	210,000	226,000	233,500	249,750	257,900	8,150	3.3
Platte	119,000	116,000	111,750	139,500	140,000	157,000	164,250	169,950	159,250	-10,700	-6.3
Sheridan	213,000	198,350	203,650	211,250	212,443	212,800	232,950	241,500	242,000	500	0.2
Sublette	237,500	252,000	215,000	246,000	225,500	225,500	238,000	225,000	239,000	14,000	6.2
Sweetwater	211,500	206,000	224,000	225,000	239,000	238,000	245,000	245,000	240,000	-5,000	-2.0
Teton	1,296,850	922,500	825,000	897,000	955,000	1,055,000	1,100,000	1,240,500	1,382,500	142,000	11.4
Uinta	170,000	177,000	172,000	189,900	195,000	193,450	176,000	195,000	189,950	-5,050	-2.6
Washakie	138,190	155,000	139,000	112,000	145,500	141,950	156,500	148,500	148,500	0	0.0
Weston	138,000	125,500	131,000	125,000	146,000	137,000	130,500	163,500	149,000	-14,500	-8.9
Wyoming Median	**189,900**	**185,000**	**192,500**	**198,500**	**207,000**	**214,500**	**215,000**	**223,000**	**230,000**	**7,000**	**3.1**

While Wyoming's housing costs were less than national norms, the range of average prices among counties was large. The geographic distribution of these single-family housing prices for 2018 is presented in Map I.1.

Map I.1
Average Single-Family Home Sales Prices
State of Wyoming
2018 County Assessor Data

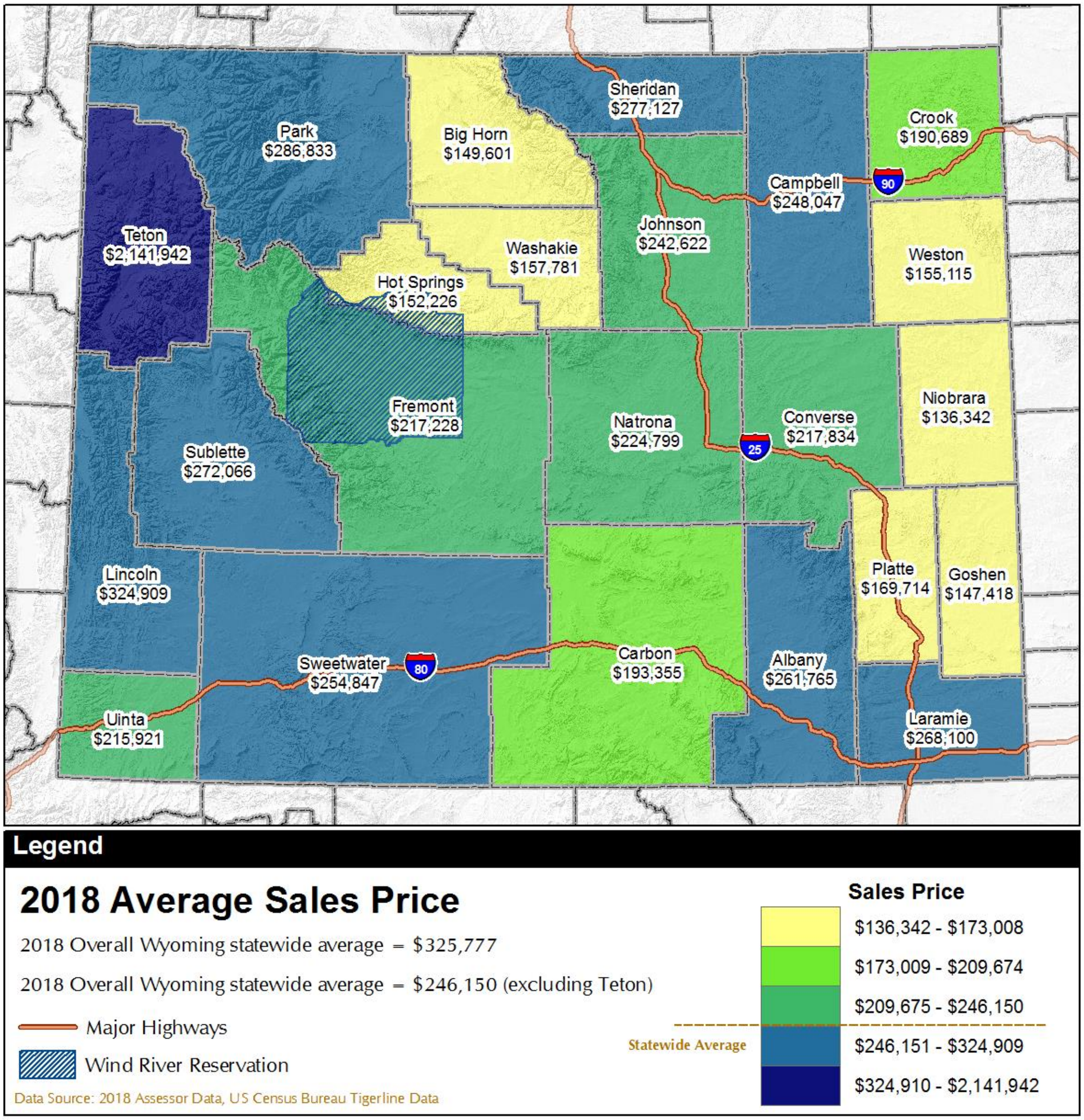
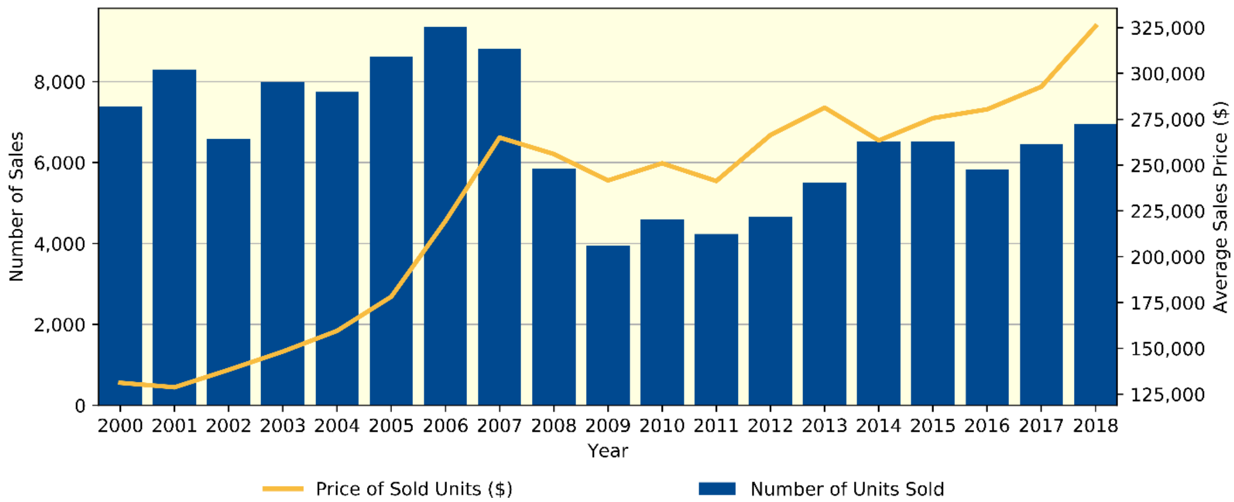


Diagram I.17, shows average sales price and number of sales in Wyoming, from 2000 through 2017. As shown, the total number of sales fell substantially, from a high of 9,347 in 2006 to 5,513 units in 2013, but rose again to 6,526 units in 2015. In 2018, the number of sales increased to 6,952 recorded sales. On the other hand, prices have increased, to the highest level seen over the last decade. When Teton County is excluded average sales prices was $246,150, the highest level since 2000.

Diagram I.17
Average Sales Price and Number of Sales
State of Wyoming
Wyoming Assessor Data: 2000 - 2018

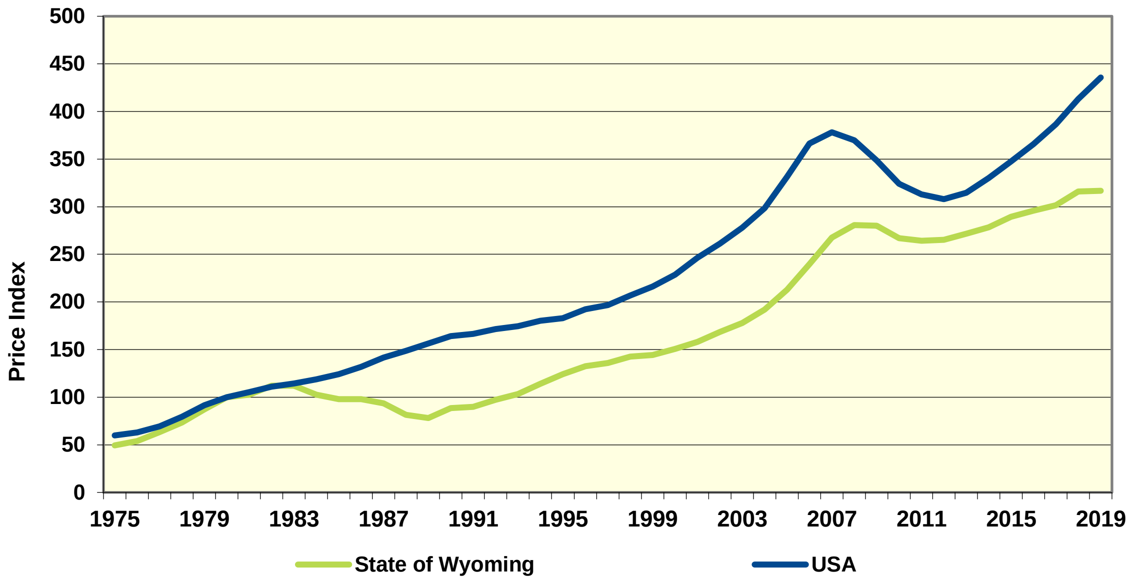


The Federal Housing Finance Agency (FHFA), the regulatory agency for Fannie Mae and Freddie Mac, tracks average housing price changes for single-family homes and publishes a Housing Price Index (HPI), which reflects price movements on a quarterly basis. This index is a weighted repeat sales index, meaning that it measures average price changes in repeat sales or refinancing on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties with mortgages that were purchased or securitized by Fannie Mae or Freddie Mac since January 1975.[58] All indexes, whether state or national, were set equal to 100 as of the first quarter of 1980. Diagram I.18, displays data from the first quarter of each year from 1975 through 2019.

[58] Federal Housing Finance Agency, Technical Description, http://www.fhfa.gov/webfiles/896/hpi_tech.pdf

The Wyoming index fell during the early 1980s but showed a recovery, beginning around 1989. From 2010 to 2019, the index jumped 18.6 percent, less than the national index, which rose 34.5 percent. However, trends changed more recently. The Wyoming index has tapered off since the first quarter 2018, rising slightly from 316.01 to 316.73 in first quarter 2019. The national index continued to increase, rising from 413.14 in 2018 to 435.67 in 2019.

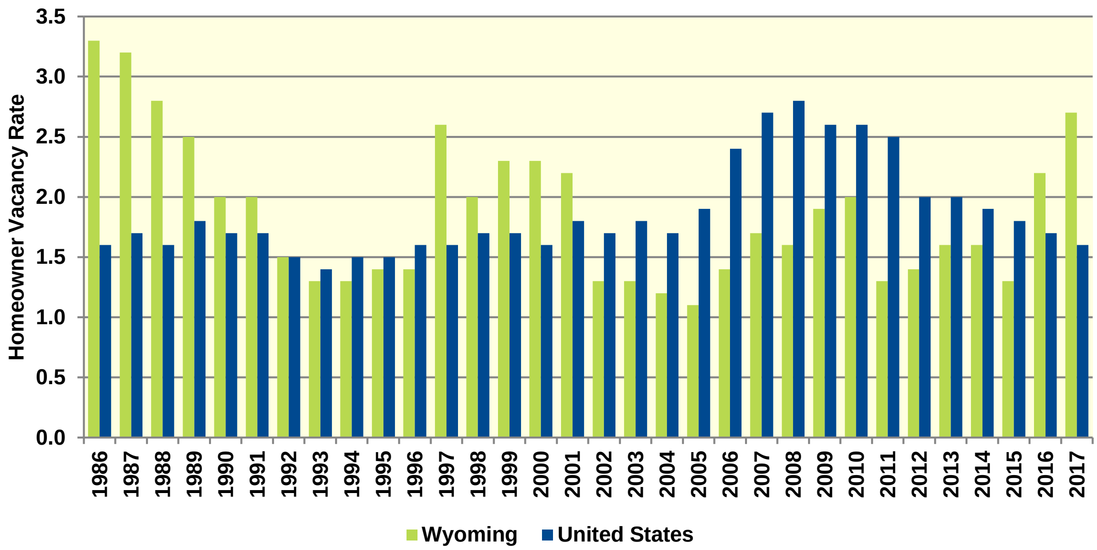
Diagram I.18
Housing Price Index
State of Wyoming
FHFA First Quarter Data, 1975-2019:Q1



HOMEOWNER VACANCY RATES

The Census Bureau conducts annual surveys to estimate homeowner vacancy rates. In 1994, Wyoming's vacancy rate was 1.3 percent, which was slightly less than the 1.5 percent national average. By 1999, Wyoming's vacancy rate had grown to 2.3 percent, while the national average was 1.7 percent. The state figure rose from 2.2 percent in 2016 to 2.7 percent in 2017, which compared to the U.S. rate of 1.6 percent in 2017, as shown in Diagram I.19.

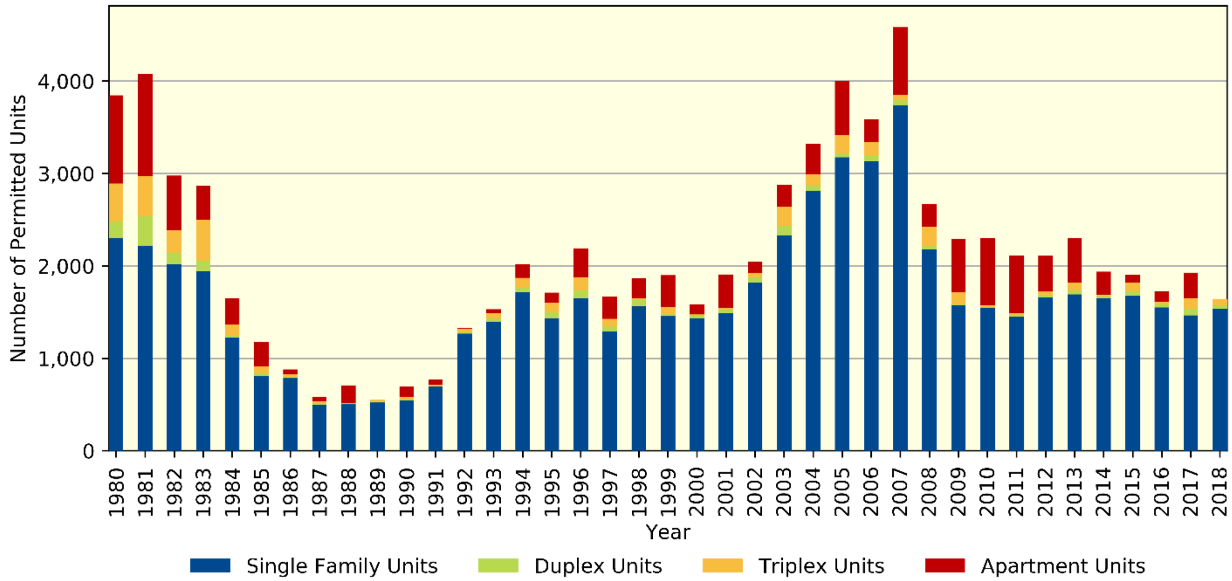
Diagram I.19
Homeowner Vacancy Rates
State of Wyoming vs. U.S.
Census Bureau Data, 1986-2017



BUILDING PERMITS

Since 1980, Wyoming has seen both boom and bust in its site-built housing markets. As shown in Diagram I.20, 1981 was a very strong year for building, with 2,213 single-family homes and 4,074 total dwelling units permitted. After 1981, the collapse of the new construction market was severe, and only 555 units were permitted in 1989. Since then, an all-time high permitting peak occurred in 2007, with 4,555 total units permitted, followed by a significant fall in 2008. In 2008, total permitted units decreased sharply, by 41.4 percent, to 2,669 units. Total permitted units continued to decline in 2010 by another 8.0 percent, to 2,114 units. Between 2014 and 2015, the number of units permitted increased by 2 units to 1,903. Between 2017 and 2018 total permitted units fell by 5.9 percent to 1,812 units, with permits for single family units increasing by 4.7 percent to 1,533 units.

Diagram I.20
Total Permits by Unit Type
State of Wyoming
Census Bureau Data, 1980–2018



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 State of Wyoming increased from 1,464 authorizations in 2017 to 1,533 in 2018.

The real value of single-family building permits increased from $331,348 in 2017 to $367,953 in 2018. Additional details are given in Table I.35.

Diagram I.21
Single Family Permits
State of Wyoming
Census Bureau Data, 1980–2018

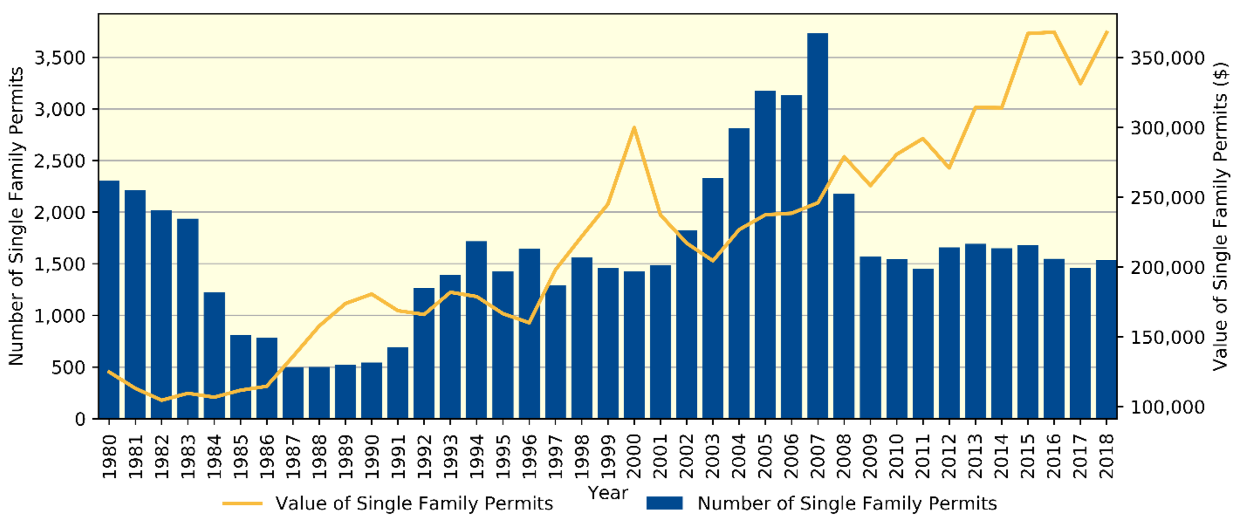


Table I.35
Building Permits and Valuation
State of Wyoming
Census Bureau Data, 1980–2018

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2018 $)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	2,303	174	414	954	3,845	124,746	58,306
1981	2,213	322	435	1,104	4,074	113,007	51,595
1982	2,019	122	247	589	2,977	104,519	62,554
1983	1,938	120	442	368	2,868	109,525	49,029
1984	1,224	18	127	280	1,649	106,688	36,055
1985	807	26	79	262	1,174	111,659	43,106
1986	784	18	26	50	878	114,530	55,732
1987	500	10	24	44	578	135,813	48,660
1988	501	12	4	190	707	157,695	66,650
1989	521	14	20		555	173,794	
1990	544	8	30	110	692	180,574	72,656
1991	691	4	16	58	769	168,663	64,583
1992	1,266	14	36	8	1,324	166,002	52,100
1993	1,391	42	57	40	1,530	181,902	70,577
1994	1,719	46	106	149	2,020	178,797	58,766
1995	1,429	68	105	107	1,709	166,579	62,422
1996	1,649	84	139	320	2,192	160,040	58,242
1997	1,288	62	77	242	1,669	197,930	68,066
1998	1,562	72	12	221	1,867	221,827	64,088
1999	1,456	20	76	348	1,900	245,058	58,181
2000	1,429	42	3	108	1,582	299,814	61,520
2001	1,485	38	22	362	1,907	237,293	70,154
2002	1,822	52	51	120	2,045	217,051	54,805
2003	2,329	106	201	242	2,878	204,423	64,213
2004	2,815	58	121	324	3,318	226,757	60,728
2005	3,174	46	192	590	4,002	237,404	79,514
2006	3,133	54	154	242	3,583	238,489	72,384
2007	3,735	58	61	730	4,584	245,993	57,516
2008	2,178	38	210	243	2,669	278,998	55,737
2009	1,573	12	127	581	2,293	258,325	82,972
2010	1,546	10	21	721	2,298	280,681	85,304
2011	1,453	18	21	622	2,114	292,031	81,075
2012	1,658	24	39	386	2,107	270,953	76,528
2013	1,692	38	88	483	2,301	314,243	80,246
2014	1,650	22	17	248	1,937	314,029	89,204
2015	1,681	40	98	84	1,903	367,193	83,961
2016	1,549	30	33	115	1,727	368,263	107,218
2017	1,464	72	111	279	1,926	331,348	120,160
2018	1,533	42	68	169	1,812	367,953	100,186

FORECLOSURE ACTIVITY

To assess the amount of foreclosure activity in Wyoming, data were collected from the National Delinquency Survey, a quarterly research publication from the Mortgage Bankers Association (MBA), for the third quarter of 2008 through the second quarter of 2019. Diagram I.22, displays the percentage of loans originated by the type of originator. As shown, conventional loans made up the majority of loans serviced during the period, however over this period they fell from 80.1 percent to 68.1 percent of all loans. The number of Federal Housing Administration (FHA) loans steadily increased, from 8.3 percent in the third quarter of 2008 to 21.7 percent in the second quarter of 2019.

Diagram I.22
Percentage of Loans Serviced by Loan Type
State of Wyoming
MBA Data, Third Quarter 2008 - Second Quarter 2019

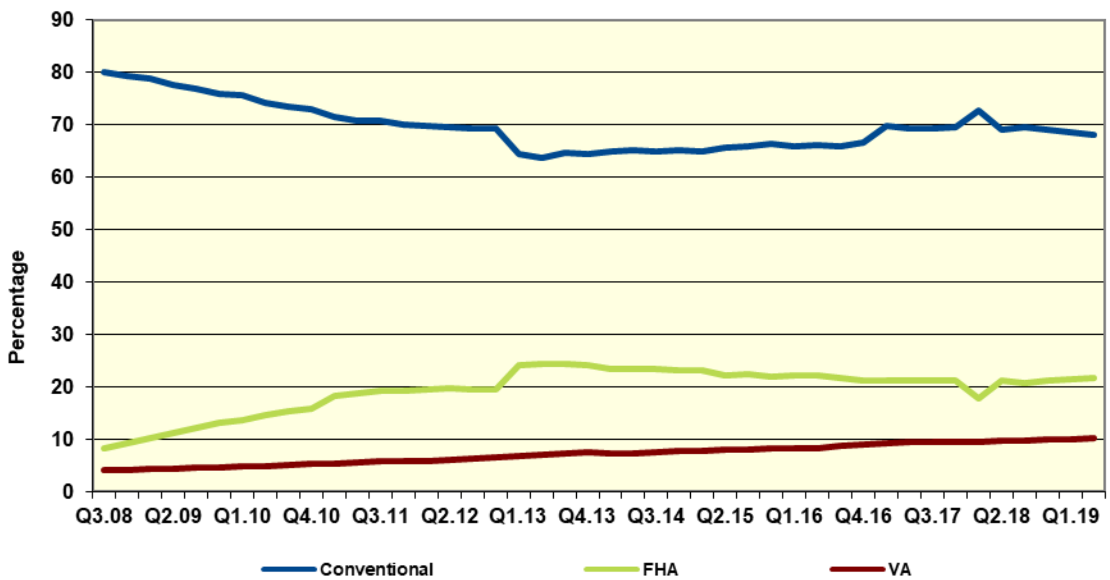
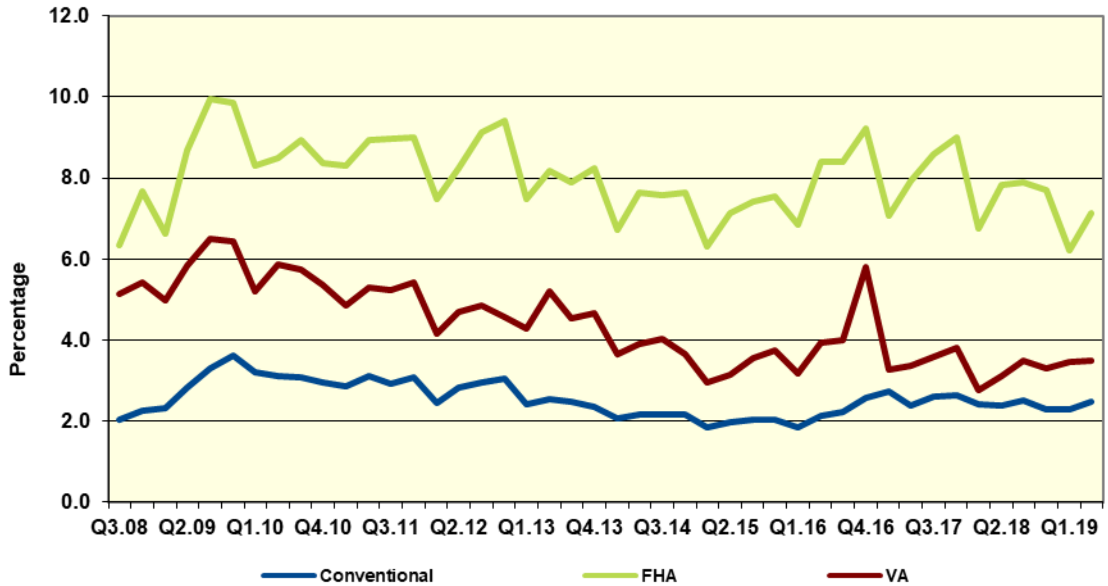


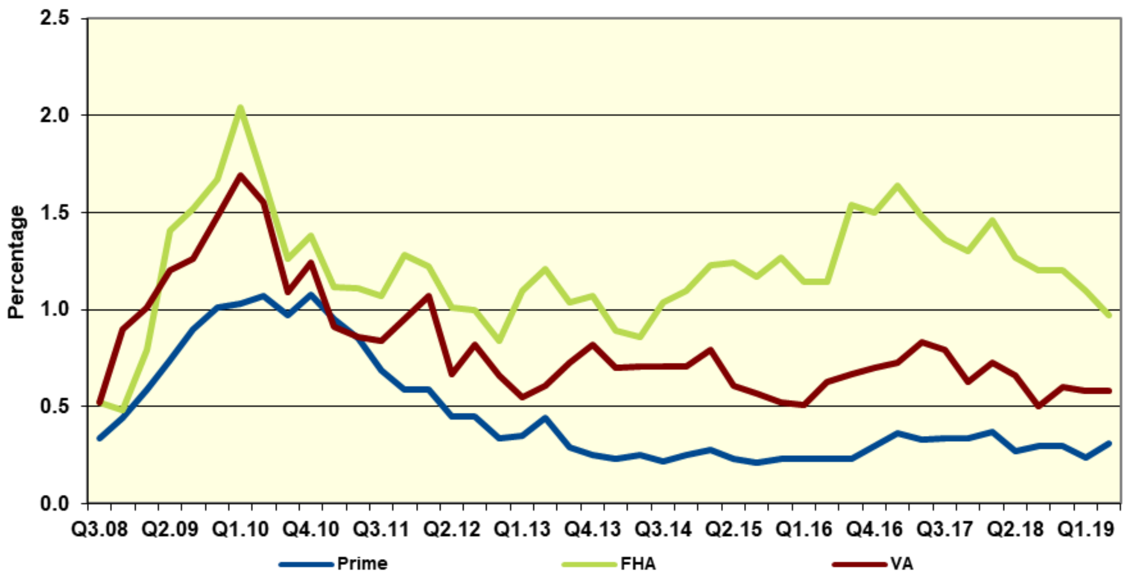
Diagram I.23, displays the percentage of these loans 30 days or more past due by type of originator. These loans were not yet in foreclosure but were in danger of becoming foreclosed. The percent of conventional loans past due rose from 2.1 percent to 2.5 between third quarter 2008 and second quarter 2019.

Diagram I.23
Percentage of Loans 30 Days or More Past Due by Loan Type
State of Wyoming
MBA Data, Third Quarter 2008 - Second Quarter 2019



Between the second quarter of 2018 and 2019 the percentage of VA loans that entered into foreclosure went down to 0.6 percent, which was down since the peak of 1.7 percent in 2010. Diagram I.24, shows the percentage of loans in foreclosure by loan type. Although only a small percent of conventional loans entered foreclosure, with 0.3 percent of conventional loans in foreclosure in the second quarter of 2019.

Diagram I.24
Percentage of Loans in Foreclosure by Loan Type
State of Wyoming
MBA Data, Third Quarter 2008 – Second Quarter 2019



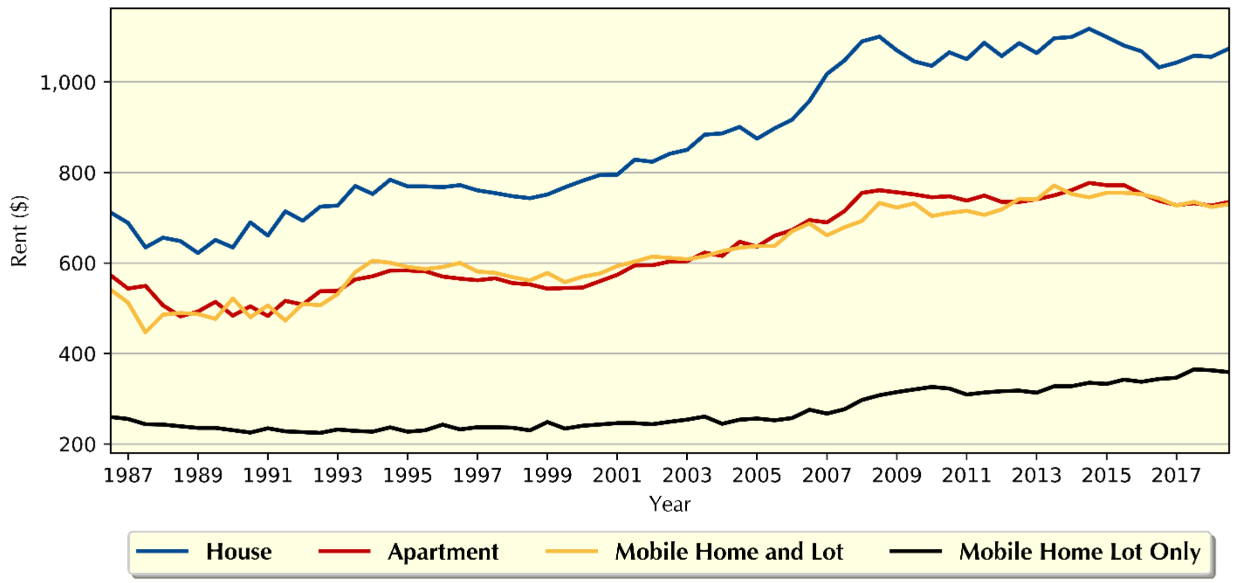
Together, these values indicate that 0.5 percent of all of Wyoming's loans being serviced were in foreclosure as of the second quarter of 2019. This equated to roughly 339 loans. Wyoming continues to have one of the lowest foreclosure rates in the nation, which had an average rate of 1.96 percent of all serviced loans in foreclosure.

RENTAL HOUSING PRICES

The Wyoming Department of Administration and Information, Economic Analysis Division (EAD), has conducted a semiannual study since 1986, estimating a Cost of Living Index for geographic areas throughout Wyoming. There is a housing component to this index; rental housing costs are reported separately for houses, apartments, mobile home lots, and mobile homes plus a lot. Diagram I.25, shows these statewide rates through the fourth quarter of 2018, adjusted for inflation.[59]

[59] WYDEA report these figures in nominal terms. The data here have been converted to real terms in order to better compare housing costs over time by deflating the total reported averages and not the individual survey records, which are not available.

Diagram I.25
Semiannual Wyoming Rental Rates
State of Wyoming
EADIV Data, 1986.4 Through 2018.4, Real 2018 Dollars



According to the Wyoming cost of living index, real average apartment rent in Wyoming increased by 0.38 percent from fourth quarter 2017 to fourth quarter 2018 from $732 to $735. During that same period, detached single-family home rents increased by 1.47 percent, rents for mobile homes on lots decreased by .71 percent, and rents for mobile home lots decreased by 1.6 percent.

Wyoming rental prices experienced average annualized increases of 0.75 percent for apartments, 1.24 percent for houses, 1.52 percent for mobile homes plus a lot, and 1.05 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. Table I.37, at right, presents the Wyoming data for each rental type.

Table I.36, presents the average monthly rental price data collected since 1987. In 2018, price increases occurred in all four segments of the rental housing market.

Rental Vacancy Rates

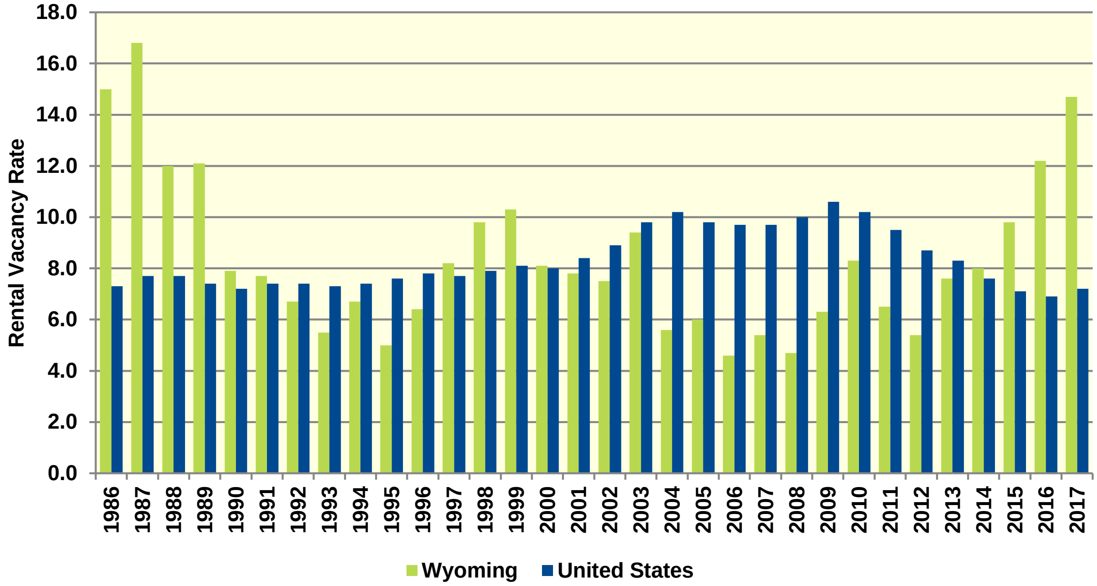
Similar to homeowner vacancy rates, the Census Bureau estimates rental vacancy rates in Wyoming each year for its Housing Vacancy Survey. These statistics show that the state's vacancy rates rose substantially in the late 1990s to 10.3 percent in 1999. The 1999 rate was 2.2 percent higher than the national average.

On the other hand, rental rates declined in 2004 and were much lower than the national average. Rental vacancy rates rose in Wyoming until 2010 reaching 8.3 percent then fell to 5.4 percent in 2012, but increased to 14.7 percent in 2017. This compares to the 2017 national average of 7.2 percent, as shown below in Diagram I.26.

Table I.36
Semiannual Average Monthly Rental Prices
State of Wyoming
EADIV Data, 1987:Q4 – 2017:Q4, Real 2017 Dollars

Quarter / Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q2.87	533	251	674	502
Q4.87	538	238	621	438
Q2.88	495	238	643	476
Q4.88	472	235	634	480
Q2.89	482	231	609	477
Q4.89	504	231	638	467
Q2.90	474	226	622	511
Q4.90	494	221	676	471
Q2.91	473	230	648	496
Q4.91	506	224	700	464
Q2.92	498	222	680	500
Q4.92	527	220	710	497
Q2.93	527	228	713	521
Q4.93	553	224	755	568
Q2.94	560	223	738	593
Q4.94	572	232	769	589
Q2.95	572	223	754	580
Q4.95	571	226	754	575
Q2.96	559	238	753	580
Q4.96	555	228	757	589
Q2.97	551	233	746	570
Q4.97	555	233	740	567
Q2.98	545	232	734	558
Q4.98	542	226	729	551
Q2.99	533	244	737	567
Q4.99	534	229	752	547
Q2.00	535	235	766	558
Q4.00	549	238	778	565
Q2.01	562	241	779	581
Q4.01	582	241	811	590
Q2.02	583	239	807	602
Q4.02	591	244	824	599
Q2.03	591	248	832	595
Q4.03	609	255	864	602
Q2.04	602	239	867	612
Q4.04	633	248	881	620
Q2.05	621	250	854	623
Q4.05	645	247	877	623
Q2.06	657	251	895	654
Q4.06	678	269	935	671
Q2.07	674	261	994	646
Q4.07	698	270	1,023	663
Q2.08	737	290	1,064	677
Q4.08	743	301	1,074	715
Q2.09	738	307	1,045	705
Q4.09	734	313	1,021	715
Q2.10	727	318	1,011	687
Q4.10	729	315	1,040	694
Q2.11	720	302	1,025	698
Q4.11	731	306	1,061	689
Q2.12	718	309	1,033	702
Q4.12	718	310	1,061	724
Q2.13	725	307	1,041	725
Q4.13	733	320	1,073	754
Q2.14	745	321	1,077	737
Q4.14	761	328	1,094	730
Q2.15	756	326	1,076	739
Q4.15	756	335	1,058	739
Q2.16	736	330	1,043	735
Q4.16	721	336	1,009	726
Q2.17	712	339	1,020	711
Q4.17	716	357	1,035	719
Q2.18	727	363	1,056	724
Q4.18	735	365	1,058	735

Diagram I.26
Rental Vacancy Rates
State of Wyoming vs. U.S.
Census Bureau Data, 1986 - 2017



Rental Vacancy Survey

The Wyoming Rental Vacancy Survey (RVS) has been completed semiannually since 2001, most recently in June 2019.[60] The most recent survey resulted in 1,294 completed surveys with property managers who oversaw a total of 31,066 rental units. A number of respondents continued to report that a portion of the rental stock was sold into homeownership, or sold to other property managers or mothballed until overall market conditions improve. Of the 31,066 units, 1,800 were vacant, and the statewide rental vacancy rate fell over the last six months to 5.8 percent, as shown in Table I.37.[61] Counties that rely on mineral extraction industries have seen increases in vacancy rates driven by the fall in the price and production of oil, which may have caused a sell off or closure of previously available rental units.

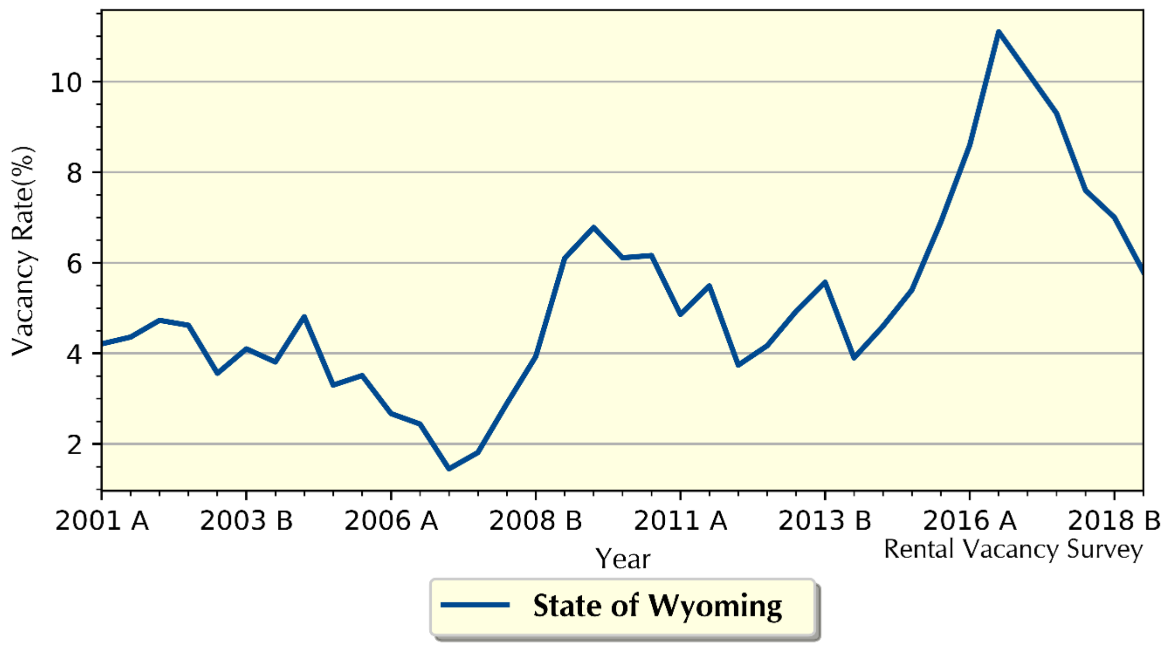
As a result of the low vacancy rates of 2006 and 2007, new rental units were added to the existing rental stock, and this contributed to elevated vacancy rates in 2009 and 2010. The December 2016 statewide vacancy rate of 11.1 percent was the highest vacancy rate seen in Wyoming since the beginning of the survey, as shown in Diagram I.27. In the most recent June 2019 survey the vacancy rate fell by 1.2 percentage points to 5.8 percent. The current vacancy rate is an improvement over the peak vacancy rate seen in December 2016.

[60] 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.
[61] Those signified as *a* in the "year" column of Table I.39 are conducted in June/July of each year. Those signified as *b* are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Table I.37
Total Units, Vacant Units, and Vacancy Rate
State of Wyoming
RVS Data, June 2001 – June 2019

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	249	8,977	378	4.2%
2001b	219	10,928	476	4.4%
2002a	218	9,653	457	4.7%
2002b	276	13,362	617	4.6%
2003a	260	12,666	451	3.6%
2003b	398	17,916	735	4.1%
2004a	439	18,776	716	3.8%
2004b	423	17,885	861	4.8%
2005a	434	16,547	546	3.3%
2005b	456	21,349	749	3.5%
2006a	436	17,802	476	2.7%
2006b	533	20,632	503	2.4%
2007a	555	21,585	312	1.4%
2007b	569	21,904	379	1.8%
2008a	711	23,294	673	2.9%
2008b	851	23,156	909	3.9%
2009a	872	23,260	1,410	6.1%
2009b	1,072	24,220	1,642	6.8%
2010a	1,234	27,570	1,684	6.1%
2010b	1,239	28,221	1,739	6.2%
2011a	1,353	28,819	1,401	4.9%
2011b	1,400	29,990	1,646	5.5%
2012a	1,515	31,126	1,164	3.7%
2012b	1,557	34,632	1,444	4.2%
2013a	1,555	34,851	1,717	4.9%
2013b	1,563	35,773	1,994	5.6%
2014a	1,606	37,130	1,465	3.9%
2014b	1,617	37,377	1,750	4.7%
2015a	1,726	37,004	2,015	5.4%
2015b	1,462	35,562	2,461	6.9%
2016a	1,490	34,774	2,997	8.6%
2016b	1,493	32,157	3,556	11.1%
2017a	1,473	32,776	3,334	10.2%
2017b	1,233	26,780	2,485	9.3%
2018a	1,510	32,614	2,467	7.6%
2018b	1,279	31,120	2,176	7.0%
2019a	1,294	31,066	1,800	5.8%

Diagram I.27
Rental Vacancy Rate
State of Wyoming
Rental Vacancy Survey



The vacancy rate decreased from the survey in June and when compared to rate in June, the overall rate decreased to 5.8 percent. Still, vacancy rates were not uniform throughout the state with Niobrara County at 17.0 percent and Teton County at 1.4 percent. For counties with more than 1,000 units in the survey, vacancy rates also had a large range. For example, Uinta Counties had a vacancy rate of 11.8 percent, and Laramie and Albany County had a vacancy rate of 2.9 and 5.5 percent, respectively. These data are presented in Table I.38 and in Map I.2.

Table I.38
Total Units and Vacancy Rates
State of Wyoming
RVS Data, June 2018 and June 2019

County	2018 A				2019 A			
	Sample	Total Units	Vacant Units	Vacancy Rate	Sample	Total Units	Vacant Units	Vacancy Rate
Albany	171	3,400	189	5.6%	142	3,263	178	5.5
Big Horn	34	230	13	5.7%	35	222	13	5.9
Campbell	132	2,714	302	11.1%	112	3,228	179	5.5
Carbon	40	621	97	15.6%	32	615	85	13.8
Converse	51	732	64	8.7%	49	772	37	4.8
Crook	21	97	17	17.5%	20	99	6	6.1
Fremont	96	1,587	95	6.0%	82	1,823	89	4.9
Goshen	36	337	28	8.3%	37	423	32	7.6
Hot Springs	22	279	25	9.0%	15	217	19	8.8
Johnson	18	184	22	12.0%	26	241	13	5.4
Laramie	227	6,674	251	3.8%	185	5,089	148	2.9
Lincoln	43	348	56	16.1%	34	428	30	7.0
Natrona	161	6,403	471	7.4%	129	5,854	431	7.4
Niobrara	3	18	7	38.9%	6	100	17	17.0
Park	96	1,425	100	7.0%	81	1,107	55	5.0
Platte	19	227	10	4.4%	16	215	28	13.0
Sheridan	82	1,635	61	3.7%	80	1,808	45	2.5
Sublette	20	320	50	15.6%	20	354	47	13.3
Sweetwater	91	2,573	243	9.4%	73	2,730	169	6.2
Teton	62	1,159	4	0.3%	50	1,114	16	1.4
Uinta	46	1,262	302	23.9%	34	991	117	11.8
Washakie	21	258	43	16.7%	21	291	38	13.1
Weston	16	123	17	13.8%	15	82	8	9.8
Wyoming	**1,508**	**32,606**	**2,467**	**7.6%**	**1,294**	**31,066**	**1,800**	**5.8**

Map I.2
June 2019 Vacancy Rates
State of Wyoming
RVS Data, June Survey 2019

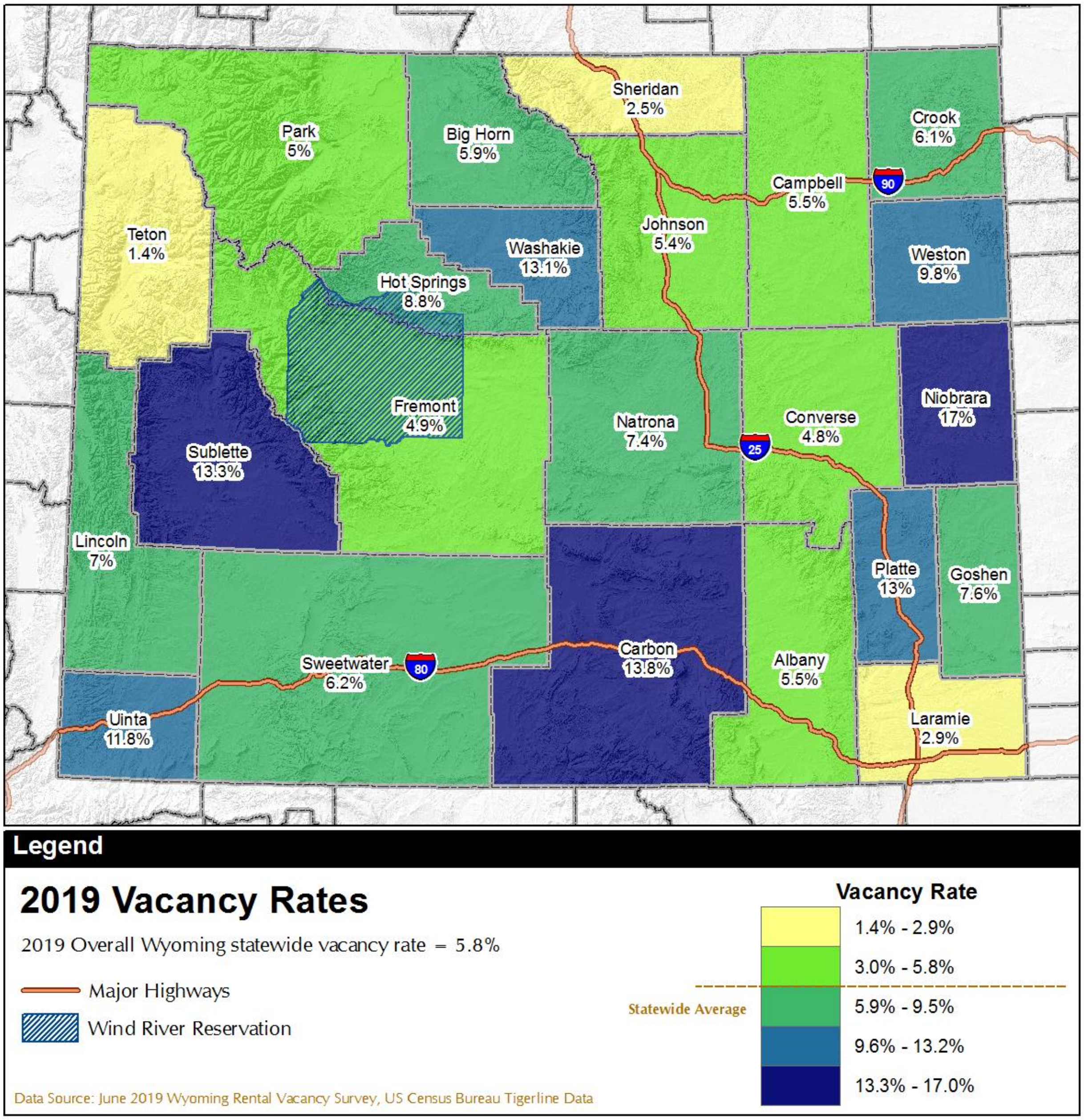


Diagram I.28, shows the average rent of single-family and apartment units. After a moderate increase in December 2018, rents for single-family units decreased slightly from the statewide average of $1,030 to $1,024 in June 2019. Average rents for apartments steadily increased after 2006, to a high of $706 in the second half of 2010. In the first half of 2012, average rents for apartments rose slightly to $688, but fell off in the second half of 2012 to $663. In the second half of 2014, rents for apartments rose to a high of $824. However, after the 2014 peak rents have leveled off falling to $733 in June 2019.

Diagram I.28
Average Rent of Single Family and Apartment Units
State of Wyoming
RVS Data, June 2006 – December 2018

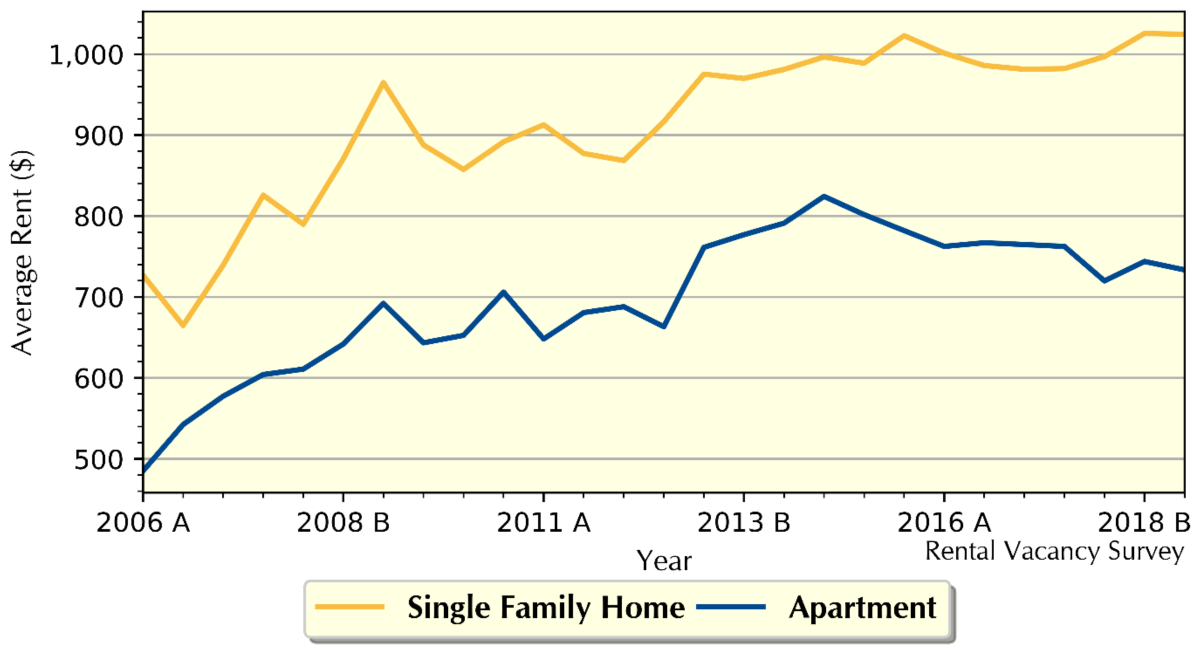


Table I.39 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 3,529 single family units in State of Wyoming, with 96 of them available. This translates into a vacancy rate of 2.7 percent in State of Wyoming. There were 19,768 apartment units reported in the survey, with 1,040 of them available, which resulted in a statewide vacancy rate of 5.3 percent.

Table I.39 Rental Vacancy Survey by Type State of Wyoming 2019a Survey of Rental Properties			
Unit Type	**Total Units**	**Vacant Units**	**Vacancy Rate**
Single Family	3,529	96	2.7%
Apartments	19,768	1,040	5.3%
Mobile Homes	1,404	52	3.7%
"Other" Units	736	31	4.2%
Don't Know	4,608	537	11.7%
Total	**31,066**	**1,800**	**5.8%**

Table I.40 reports units by bedroom size. As can be seen there were 6,443 two-bedroom apartment units and 1,626 three bedroom units. Overall, the 7,892 two-bedroom units accounted for 25.4 percent of all units, and the 3,074 three bedroom units accounted for 9.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 15,037 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table I.40 Rental Units by Number of Bedrooms State of Wyoming 2019a Survey of Rental Properties							
Number of Bedrooms	**Single Family Units**	**Duplex Units**	**Apartment Units**	**Mobile Homes**	**"Other" Units**	**Don't Know**	**Total**
Efficiency	24	8	462	0	1	.	495
One	144	137	3,996	56	0	.	4,333
Two	505	432	6,443	349	163	.	7,892
Three	653	178	1,626	388	229	.	3,074
Four	187	17	62	16	19	.	301
Five	53	0	0	0	0	.	53
Don't Know	1,963	249	7,179	595	324	4,608	15,037
Total	**3,529**	**1,021**	**19,768**	**1,404**	**736**	**4,608**	**31,066**

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table I.41, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table I.41
Available Rental Units by Number of Bedrooms
State of Wyoming
2019a Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	4	1	30	0	0	.	35
One	9	13	170	3	0		195
Two	17	17	381	18	10		443
Three	26	20	96	25	13		180
Four	5	1	2	0	0		8
Five	1	0	0	0	0		1
Don't Know	34	-8	361	6	8	537	938
Total	**96**	**44**	**1,040**	**52**	**31**	**537**	**1,800**

Table I.42 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 5.6 percent and three bedroom units had a vacancy rate of 5.6 percent.

Table I.42
Vacancy Rates by Number of Bedrooms
State of Wyoming
2019a Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	16.7%	12.5%	6.5%	0%	0%		7.1
One	6.2%	9.5%	4.3%	5.4%	0%		4.5
Two	3.4%	3.9%	5.9%	5.2%	6.1%		5.6
Three	4.0%	11.2%	5.9%	6.4%	5.7%		5.9
Four	2.7%	5.9%	3.2%	0%	0%		2.7
Five	1.9%	0%	0%	0%	0%		1.9
Don't Know	1.7%	2.2%	5.0%	1.0%	2.5%	11.7%	6.2
Total	**2.7%**	**4.3%**	**5.3%**	**3.7%**	**4.2%**	**11.7%**	**1,800**

Table I.43 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 4.0 percent.

Table I.44 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 5.9 percent.

Table I.43
Single Family Units by Bedroom Size
State of Wyoming
2019a Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	24	4	16.7%
One	144	9	6.2%
Two	505	17	3.4%
Three	653	26	4.0%
Four	187	5	2.7%
Don't know	1,963	34	1.7%
Total	**3,529**	**96**	**2.7%**

Table I.44
Apartment Units by Bedroom Size
State of Wyoming
2019a Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	462	30	6.5%
One	3,996	170	4.3%
Two	6,443	381	5.9%
Three	1,626	96	5.9%
Four	62	2	3.2%
Don't know	7,179	361	5.0%
Total	**19,768**	**1,040**	**5.3%**

Average market-rate rents by unit type are shown in Table I.45. 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 I.45
Average Market Rate Rents by Bedroom Size
State of Wyoming
2019a Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$743	$519	$605	$.	$515	$605
One	$608	$571	$642	$643	$.	$633
Two	$827	$789	$750	$643	$952	$789
Three	$1,082	$1,041	$939	$748	$1,135	$1,009
Four	$1,261	$1,093	$1,048	$1,071	$1,349	$1,224
Five	$1,408	$.	$1,254	$.	$.	$1402.0
Total	**$1024.7**	**$813.4**	**$733.5**	**$690.4**	**$1122.4**	**$890.2**

Table I.46 shows vacancy rates for single family units by average rental rates for State of Wyoming. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 2.6 percent.

Table I.46 Single Family Market Rate Rents by Vacancy Status State of Wyoming 2019a Survey of Rental Properties			
Average Rents	**Single Family Units**	**Available Single Family Units**	**Vacancy Rate**
Less Than $500	69	4	5.8%
$500 to $750	362	22	6.1%
$750 to $1,000	950	25	2.6%
$1,000 to $1,250	683	21	3.1%
$1,250 to $1,500	624	5	0.8%
Above $1,500	109	6	5.5%
Missing	732	13	1.8%
Total	**3,529**	**96.0**	**2.7%**

The average rent and availability of apartment units is displayed in Table I.47. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 7.8 percent.

Table I.47 Apartment Market Rate Rents by Vacancy Status State of Wyoming 2019a Survey of Rental Properties			
Average Rents	**Apartment Units**	**Available Apartment Units**	**Vacancy Rate**
Less Than $500	880	65	7.4%
$500 to $750	6,624	518	7.8%
$750 to $1,000	4,163	114	2.7%
$1,000 to $1,250	1,611	21	1.3%
$1,250 to $1,500	626	38	6.1%
Above $1,500	687	11	1.6%
Missing	5,177	273	5.3%
Total	**19,768**	**1,040**	**5.3%**

Table I.48 displays units designed to serve elderly occupants. In the most recent survey there were 1,752 units designed for elderly occupants, of which 57.0 units were available, which indicates a vacancy rate of 3.3.

Table I.48 Units Designed for Elderly Occupants State of Wyoming 2019a Survey of Rental Properties	
Elderly	**Units**
Elderly Units	1,752
Available Elderly Units	57
Elderly Vacancy Rate	**3.3%**

Table I.49 shows the number of estimated days an available unit is expected to be on the market. As can be seen 95 units, or 5.3 percent of available units are expected to be on the market for less than seven days. An additional 544 units, or 30.2 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 135 units, or 7.5 percent are expected to be on the market for 90 days.

Table I.49 Number of Estimated Days to Fill a Vacant unit State of Wyoming 2019a Survey of Rental Properties		
Average Days	**Number of Units**	**Percent of Total**
Less than 7 days	95	5.3%
7 to 30 days	544	30.2%
31 to 60 days	541	30.1%
61 to 90 days	96	5.3%
More than 90 days	135	7.5%
Unknown	389	21.6%
Total	**1,800**	**100.0%**

Respondents were asked if utilities are included in the rent, which is shown in Table I.50, 712 respondents, or 66.4 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table I.51. There were 5,747 respondents who included electricity, 6,432 respondents who included natural gas, 20,208 respondents who included water and sewer and 19,588 respondents included trash collection in the rent.

Table I.50 Are there any utilities included with the rent? State of Wyoming 2019a Survey of Rental Properties	
Response	**Respondent**
Yes	712
No	360
% Offering Utilities	**66.4%**

Table I.51 Which utilities are included with the rent? State of Wyoming 2019a Survey of Rental Properties	
Type of Utility Provided	**Respondent**
Electricity	5,747
Natural Gas	6,432
Propane	46
Water/Sewer	20,208
Trash Collection	19,588
Cable Television	927
Other	952

Perceived Need for Rental Units

Table I.52, shows the number of survey respondents who keep a waiting list. As can be seen 247 respondents said they keep a waitlist, with an estimated 3,798 number of persons on the wait list.

Table I.52 **Do you keep a waiting list?** State of Wyoming 2019a Survey of Rental Properties	
Period	**Respondent**
Yes	247
No	832
Waitlist Size	**3,798**

Table I.53, shows the condition of rental units by unit type for State of Wyoming. 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 16,385 units were in good condition, or 52.7 percent and 2,509 units, or 8.1 percent, being in average condition. Details by unit type and condition are displayed.

Table I.53 **Condition by Unit Type** State of Wyoming 2019a Survey of Rental Properties		
Conditions	**Units**	**Percent of Total**
Poor	4	0.0%
Fair	246	0.8%
Average	2,509	8.1%
Good	16,385	52.7%
Excellent	7,078	22.8%
Don’t Know	300	1.0%
Total	**31,066**	**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 I.54, 58 respondents said they would prefer more single family units, 58 respondents wanted more apartment units, and 223 respondents indicated they would prefer more units of any type.

Table I.54 **If you had the opportunity to own/manage more units, how many would you prefer** State of Wyoming 2019a Survey of Rental Properties	
Unit Type	**Respondents citing more units**
Single family units	58
Duplex Units	11
Apartments	58
Mobile homes	10
Other	2
All types	223
Total	**362**

Manufactured Housing

Manufactured housing, including modular and manufactured homes and those not on a permanent foundation, had a strong presence in the Wyoming housing marketplace since 1994, although the popularity of this housing product has waned somewhat in recent years. Table I.55, shows Census Bureau statistics for new single-wide and double-wide manufactured home shipments and average sales price of new manufactured homes placed in Wyoming during this period.

Table I.55
Manufactured Housing: New Homes Placed in Service and Average Prices
State of Wyoming
Census Bureau Data, 1994–2017

Year	Total Shipments	Average Home Price, Dollars					
		Average Wyoming			Average U.S.		
		Single	Double	Total	Single	Double	Total
1994	598	29,000	53,300	40,900	23,500	42,000	32,800
1995	775	34,300	52,900	43,100	25,800	44,600	35,300
1996	954	34,500	53,500	46,100	27,000	46,200	37,200
1997	1,140	33,500	52,500	42,700	27,900	48,100	39,800
1998	1,188	35,300	56,600	56,600	28,800	49,800	41,600
1999	1,194	33,500	59,900	52,700	29,300	51,100	43,300
2000	746	(S)	58,800	52,200	30,200	53,600	46,400
2001	663	34,200	59,800	52,600	30,400	55,200	48,900
2002	641	(S)	68,000	65,000	30,900	56,100	51,300
2003	461	(S)	73,100	66,400	31,900	59,700	54,900
2004	466	43,900	65,900	58,600	32,900	63,400	58,200
2005	420	(S)	78,100	74,100	34,100	68,700	62,600
2006	621	38,500	78,400	70,200	35,900	71,400	64,200
2007	531	43,100	79,400	64,400	37,200	74,100	65,100
2008	499	43,400	72,300	56,800	38,100	76,100	64,900
2009	255	44,300	84,400	73,200	39,600	74,400	63,100
2010	195	44,000	89,200	71,700	39,300	74,500	62,800
2011	209	45,300	(S)	62,400	40,600	74,200	60,600
2012	237	45,400	105,400	72,800	41,100	75,500	61,900
2013	264	48,500	105,700	77,900	42,200	78,600	64,000
2014	167	50,800	92,200	75,400	45,000	82,000	65,300
2015	189	47,600	125,600	80,400	45,600	86,700	68,000
2016	151	66,300	104,500	100,700	46,700	89,500	70,600
2017	136	41,400	97,600	54,000	48,300	92,800	71,900

Since 1994, about 12,564 new manufactured homes were shipped to Wyoming. Average sales price of new manufactured homes placed in Wyoming rose from $40,900 in 1994, to 71,700 in 2010. The most recent 2015 averages show single-wide's priced at $47,600, with double-wides averaging $125,600, for a total average of $80,400.

The Wyoming DOR also collects data on the sale of mobile homes on a lot. Table I.56, shows the average sales price by county for the years 2008 to 2018. The statewide average sales price of a mobile home on a lot grew from $175,854 in 2017 to $182,544 in 2018, or by 3.8 percent.

However, prices in Wyoming varied throughout the state. In 2018, Sweetwater, Natrona and Lincoln Counties had the highest average sales price of $229,100, $210,053, $219,595, respectively. Niobrara had the lowest average sales price at $35,000.

Table I.56
Average Sales Price of Mobile Homes on Lots
State of Wyoming
DOR Data, 2008–2018

County	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Albany			172,633	103,170	127,714	172,500	160,625	187,413	130,575	124,500	162,863
Big Horn	126,750		79,750	125,000		175,500					
Campbell								159,000	180,804	173,924	176,682
Carbon	184,271	185,315	173,364	174,061	162,441	179,327	178,146	180,657		116,000	156,929
Converse	144,000		121,667	185,000	105,960	77,000	82,000		147,333	170,305	165,790
Crook	153,581	120,218	157,333	109,083	204,488	157,373	204,555	195,424	172,700	169,588	140,714
Fremont	181,444	187,500	165,449	180,000	125,694	155,869	176,750	205,425	176,314	165,363	161,023
Goshen	143,467	187,571	170,500	177,700	186,745	157,090	165,476	195,794	52,000	123,750	85,000
Hot Springs		79,500	57,798	100,000	89,350	48,500	93,000	97,000	102,125	149,350	113,667
Johnson	106,167	122,000	159,167		114,333	142,167	109,750	75,000	169,388	207,083	168,000
Laramie				217,000	119,900	137,500	153,800	158,875	188,901	193,000	207,873
Lincoln	158,131	136,287	150,847	161,264	155,435	173,600	174,888	176,969	179,000	210,083	219,595
Natrona	168,617	159,380	147,073	119,133	100,267	119,335	199,000		169,271	152,068	210,053
Niobrara	145,500	166,989	117,500	140,167	154,563	208,394	131,379	206,258		32,000	35,000
Park							155,000				
Platte	215,750	152,833	150,000	143,180	184,250	170,000					
Sheridan						60,000				87,750	
Sublette								69,000	80,000	156,000	121,000
Sweetwater	216,409	186,883	190,706	178,130	191,018	146,333	187,571	199,557	217,241	236,794	229,100
Teton		82,000					21,000	85,000			
Uinta			172,633	103,170	127,714	172,500	160,625	187,413			
Washakie	126,750		79,750	125,000		175,500					
Weston								159,000			
Wyoming	**175,318**	**162,283**	**164,182**	**162,011**	**154,029**	**164,110**	**172,285**	**182,061**	**178,417**	**175,854**	**182,544**

Mobile Home Lot Vacancy

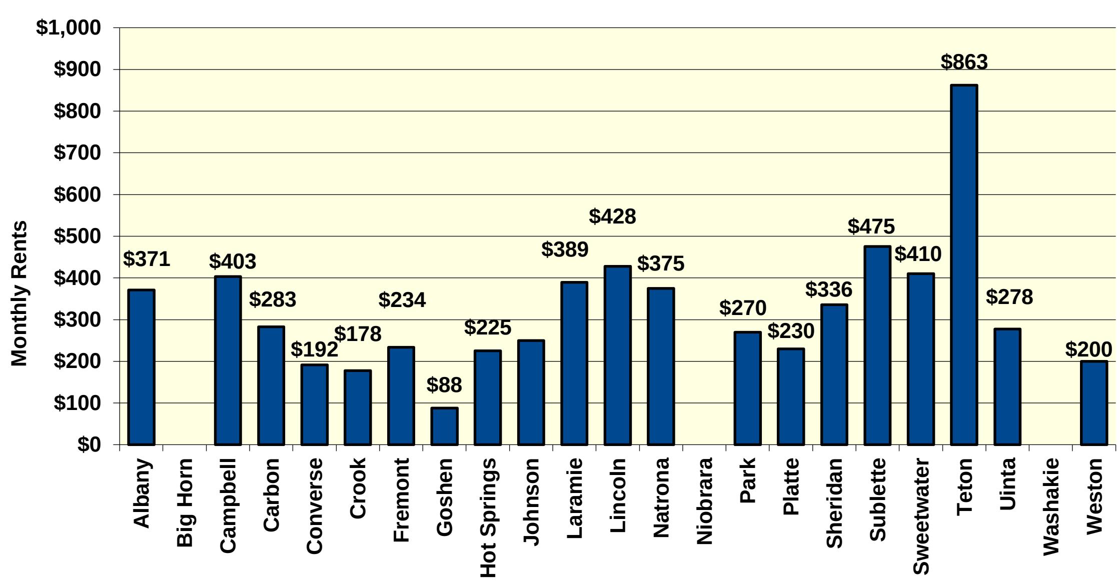
During June 2019, the Partnership conducted the semiannual telephone survey of mobile home parks throughout Wyoming. A total of 100 completed surveys covered 8,258 lots. Of these lots, 1,187 were vacant, which equated to a 14.4 percent vacancy rate. The analysis included lots available for monthly rent and excluded RV campsites. Table I.57, at right, presents the results of the survey. The vacancy rate in January 2015 was 13.7 percent and rose to 14.4 percent by January of 2016, before rising again to the 24.6 percent in January 2017. In January 2019 the vacancy rate fell to 17.3 percent.

Diagram I.29, provides a breakdown of average rents/costs paid by tenants, as reported by park managers. The average rent in Wyoming was $340 per month, with a high of $863 in Teton County and a low of $88 in Goshen County.

Table I.57
Available Mobile Home Lots
State of Wyoming
Mobile Home Park Survey Data, June 2019

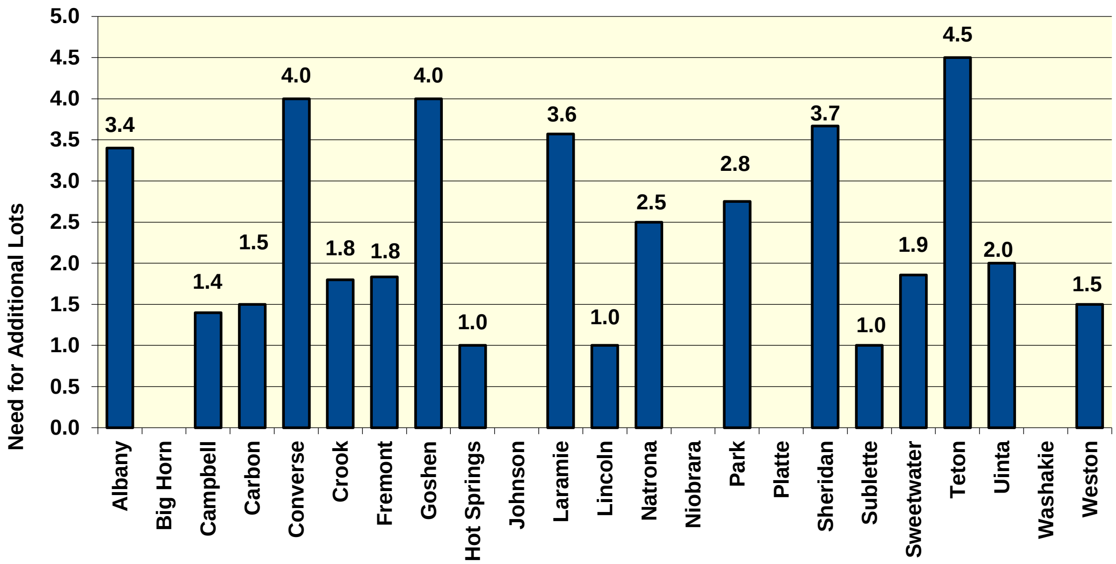
County	Surveys	Lots	Available	Vacancy Rate	Average Days Vacant
Albany	7	635	32	5.0	41
Big Horn	0	0	0	.	0
Campbell	10	934	59	6.3	228
Carbon	5	299	43	14.4	192
Converse	5	413	0	0.0	0
Crook	5	52	6	11.5	365
Fremont	6	386	78	20.2	227
Goshen	2	24	5	20.8	365
Hot Springs	2	4	0	0.0	0
Johnson	1	13	2	15.4	0
Laramie	16	1,111	14	1.3	79
Lincoln	1	113	73	64.6	365
Natrona	4	286	8	2.8	120
Niobrara	0	0	0	.	0
Park	4	255	1	0.4	120
Platte	1	80	19	23.8	0
Sheridan	5	388	0	0.0	0
Sublette	2	36	3	8.3	198
Sweetwater	14	1,832	100	5.5	234
Teton	2	33	0	0.0	0
Uinta	6	1,357	744	54.8	273
Washakie	0	0	0	.	0
Weston	2	7	0	0.0	30
Total	**100**	**8,258**	**1,187**	**14.4**	**188**

Diagram I.29
Average Monthly Rent
State of Wyoming
Mobile Home Park Survey Data, June 2019



The survey asked respondents to rank the need for new mobile home lots on a scale from 1 to 5, with 1 indicating no need and 5 indicating extreme need. As noted in Diagram I.30, the average response of 2.5, indicates moderate need for new lots. However, respondents in Teton, Converse, and Goshen counties indicated strong need for more mobile home lots.

Diagram I.30
Degree of Need for Additional Mobile Home Lots
State of Wyoming
Mobile Home Park Survey Data, June 2019



Additional data detailing utilities, restrictions and infrastructure costs can be found in **Volume II. Technical Appendix**.

HOUSING NEEDS ASSESSMENT SURVEY

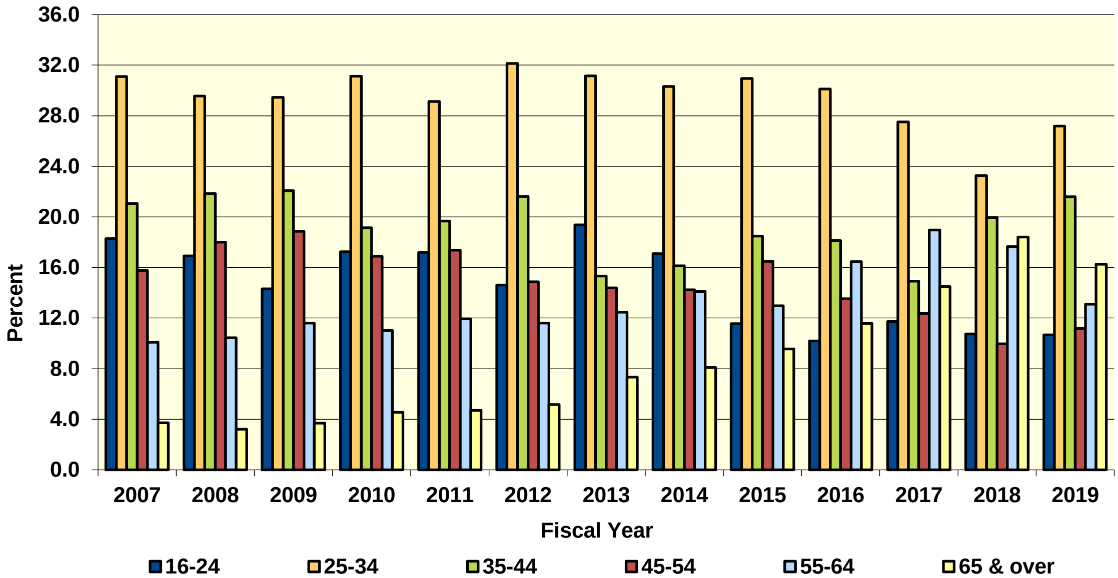
Beginning in 1998, the Partnership, in cooperation with the Wyoming Department of Transportation (WYDOT), launched a Housing Needs Assessment (HNA) Survey of new residents to the state. New residents were defined as those who had exchanged their previous state's driver's licenses for Wyoming licenses. A paper instrument was administered at local Department of Motor Vehicles offices until December of 2011, after which a sampled telephone interview was implemented. The following narrative summarizes selected statewide data since the survey began in 1998.

From 1998 to 2019, more than 64,200 surveys were completed. During fiscal year 2019, 446 surveys were completed. According to WYDOT records, 16,262 drivers exchanged their out of state licenses for new Wyoming licenses in the 2018 calendar year. Hence, the survey captured about 2.5 percent of all persons exchanging driver's licenses in the last year.

According to the 2019 data, 35 percent of in-migrants represented two-person households. Households with five or more persons arrived less frequently and made up 11.5 percent of in-migrating households in calendar 2018. The survey also asked new Wyoming residents about the number of bedrooms in their current dwelling unit, of which 22.9 percent of respondents said they had two bedrooms and 36.5 percent replied they had three bedrooms.

As shown in Diagram I.31, more than 48.8 percent of survey respondents were between the prime working ages of 25 and 44, with those in the 25 through 34 age cohort reaching 27.2 percent in fiscal year 2019.

Diagram I.31
Age of Respondent
State of Wyoming
HNA Survey Data, Fiscal Years 2007-2019

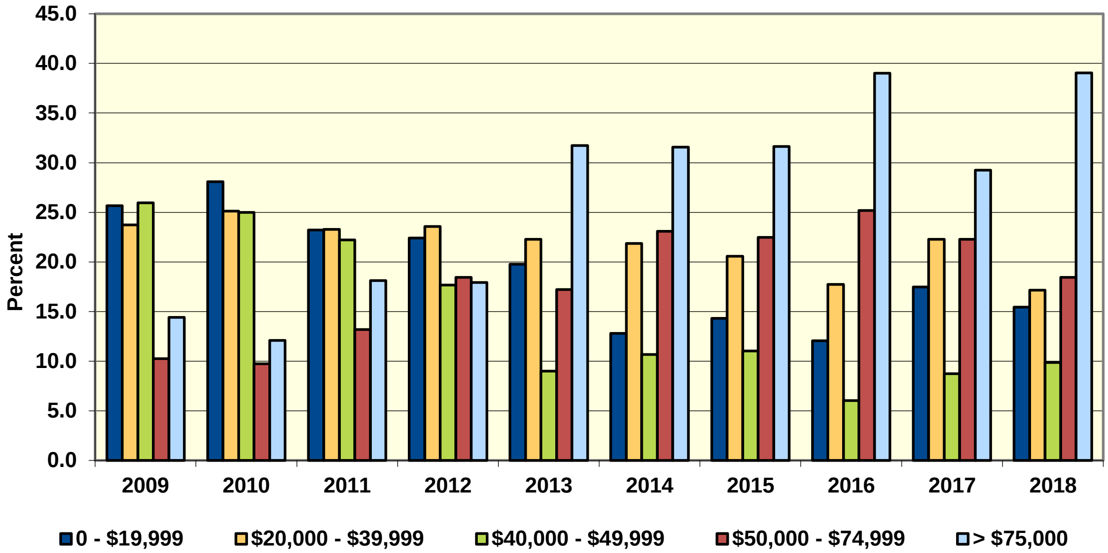


When asked about their reasons for moving to Wyoming, the 2019 survey showed 28.3 percent of respondents indicating work-related causes such as job transfers, better employment opportunities, new jobs, or starting or expanding businesses. Those who moved to be close to friends or relatives or for a better quality of life represented 34.3 percent.

In the 2019 survey, new employment categories were added to the survey. The responses regarding the respondents' occupations indicated that the "other" category, which includes, the disabled, homemakers, and the clergy population, decreased from 43.2 percent in 2013 to 2.4 percent in 2019. The large decrease was due to the additional choices in the survey, and most notable a "student" category, which accounted for 29.8 percent of respondents. Persons employed by the mining sector increased from 4.1 to 7.9 percent between fiscal year 2018 and 2019. These statistics are presented in table form in **Volume II. Technical Appendix.**

The incoming population with household incomes of more than $75,000 has been steadily increasing since 2010, rising to 43.2 percent in most recent 2019 survey. Responses for those with incomes between $50,000 and $74,999 decreased from 24.2 percent in 2018 to 17.5 percent in 2019, as shown in Diagram I.32. The percentage share of those arriving in the state with incomes below $20,000 decreased from 15.8 percent in 2018 to 12.4 percent in 2019.

Diagram I.32
Gross Household Income
State of Wyoming
HNA Survey Data, Fiscal Years 2009-2019



In fiscal year 2019, 32.9 percent of the incoming population was able to immediately become a homeowner upon relocating to Wyoming, with 39.9 percent of the newcomers renting housing and another 27.2 percent making alternative living arrangements such as living with other family members or friends. These data are shown in Table I.58. Many persons who rented or made alternative living arrangements were seeking homeownership in the long term.

Table I.58
Percent Share Initial Tenure
State of Wyoming
HNA Survey Data, Fiscal Years 2009–2019

Tenure	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Own	31.7%	30.6%	27.9%	31.7%	28.6%	30.3%	34.7%	36.2%	33.8%	35.4%	32.9%
Rent	56.6%	58.2%	59.9%	57.8%	60.0%	57.7%	53.9%	48.8%	49.5%	44.8%	39.9%
Other or Missing	11.6%	11.2%	12.1%	10.5%	11.4%	12.0%	11.4%	15.0%	16.7%	19.8%	27.2%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Table I.59, shows the average rent by unit type for respondents currently living in rental units, for the fiscal year 2018. The small sample size may lead to some statistical aberrations in individual counties, but the overall state average rents are similar to the average rents found in the rental vacancy survey. Both single family and apartment rents were also similar between the two surveys. The total average single family rent as reported in the RVS was $1,030, which compares to the HNA average of $1,186 report, with apartment rents in the RVS estimated at $743, compared to $772 in the HNA survey.

Table I.59
Average Rental Prices by Unit Type for Respondents Residing in Rental Units
State of Wyoming
HNA Survey Data, Fiscal Year 2019

County	Single Family	Manufactured or Mobile Home	Duplex	Apartment	Other	Total
Albany	.	.	.	$1,050	.	$1,050
Big Horn	.	.	.	.	.	.
Campbell	$538	.	.	$734	.	$668
Carbon	.	.	.	.	.	.
Converse	$400	.	.	.	.	$400
Crook	.	.	.	.	.	.
Fremont	$1,600	$800	.	.	.	$1,200
Goshen	$700	.	$650	$350	.	$567
Hot Springs	$650	.	.	$550	.	$600
Johnson	.	.	.	$550	.	$550
Laramie	$1,469	.	$1,050	$848	.	$1,118
Lincoln	$600	.	.	.	.	$600
Natrona	$1,013	$300	$750	$821	.	$856
Niobrara	.	.	.	.	.	.
Park	$987	.	$875	$675	.	$902
Platte	.	.	.	.	.	.
Sheridan	$1,000	.	.	$616	.	$712
Sublette	.	.	.	.	.	.
Sweetwater	$651	$750	$525	$748	.	$655
Teton	$2,367	.	.	$1,403	.	$2,046
Uinta	$1,200	.	.	$600	.	$900
Washakie	.	.	.	.	.	.
Weston	.	.	.	.	.	.
Total	**$1,183**	**$617**	**$775**	**$809**		**$965**

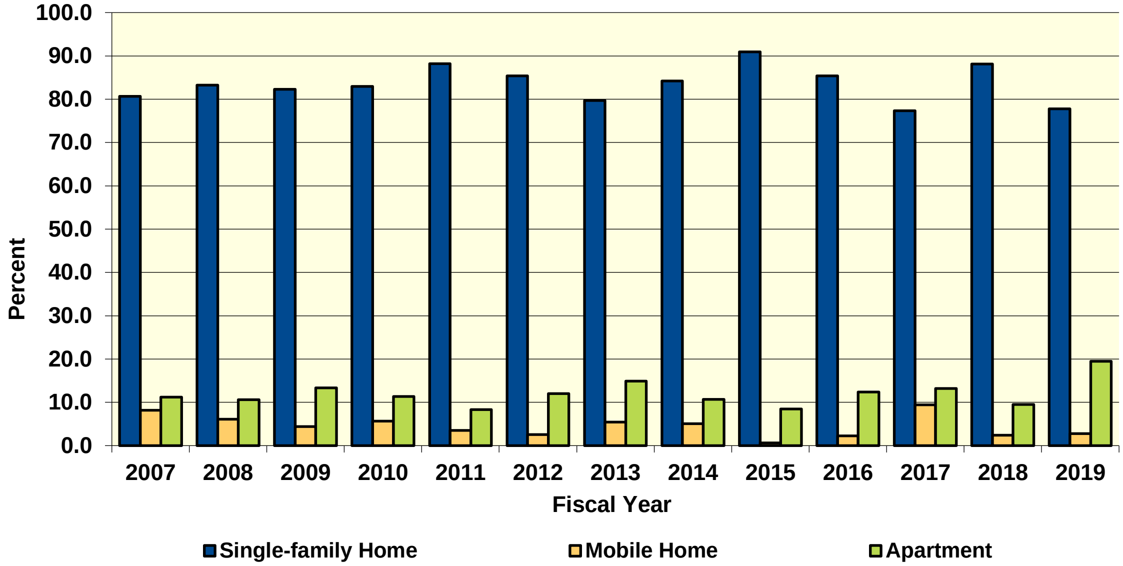
Table I.60, at right, reports the average single family mortgage rates by bedroom size for respondents who own their home. Again the small sample size may lead to some statistical aberrations, but the overall statewide rate shows mortgages increasing by bedroom size, with a statewide average of $1,373.

Table I.60
Average Single-Family Mortgage Prices by Number of Bedrooms for Respondents who are Homeowners
State of Wyoming
HNA Survey Data, Fiscal Year 2019

County	Two	Three	Four	Five or More	Total
Albany	.	.	$1,600	.	$1,600
Big Horn	.	.	.	.	.
Campbell	.	$1,200	.	.	$1,200
Carbon	$1,600	.	.	.	$1,600
Converse	$875	.	.	.	$875
Crook	$500	.	.	.	$500
Fremont	.	$1,100	$1,400	.	$1,250
Goshen	$405	$560	.	.	$457
Hot Springs	.	$825	.	.	$825
Johnson	.	$1,700	.	.	$1,700
Laramie	.	$1,644	$1,413	$1,963	$1,640
Lincoln	$2,000	$1,277	$1,550	$1,550	$1,497
Natrona	.	.	$1,300	.	$1,300
Niobrara	.	.	.	.	.
Park	.	$1,500	$1,400	$1,600	$1,500
Platte	.	.	.	.	.
Sheridan	.	$1,300	$680	.	$960
Sublette	.	.	.	.	.
Sweetwater	.	$1,273	$1,000	.	$1,218
Teton	.	.	$3,400	.	$3,400
Uinta	.	.	.	.	.
Washakie	.	.	.	.	.
Weston	.	.	.	.	.
Total	**$964**	**$1,361**	**$1,506**	**$1,725**	**$1,373**

Another survey question asked respondents about the type of housing unit they were originally seeking, as opposed to the housing choice that they actually made. Diagram I.33, depicts the desire for housing by type. Roughly 77.8 percent of those surveyed noted that they sought single-family homes. This figure is lower than the average of 88.1 percent seen since 2018. The demand for mobile homes increased slightly from 2.4 percent in 2018 to 2.8 percent during 2019. Demand for apartments grew the most between 2018 and 2019, rising from 9.5 to 19.4 percent of respondents. Overall, the demand for single-family units continued to be predominant. This implies that single-family homeownership remains the preferred option of most new in-migration householders, even if they are currently unable to exercise that desire.

Diagram I.33
Type of Housing Sought
State of Wyoming
HNA Survey Data, Fiscal Years 2007 - 2019



Respondents were also given a chance to comment on their perceptions of the housing market in Wyoming. The comments offered a a variety of comments ranging from hunting permits to the wind. A large number of respondents indicated they enjoyed living and working in Wyoming. The complete set of comments can be found in **Volume II. Technical Appendix.**

D. Wyoming 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 I.61, 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

Table I.61
Households with Housing Problems by Income
State of Wyoming
2011-2015 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	7,980	12,050	20,030
30.1-50% HAMFI	6,569	8,384	14,953
50.1-80% HAMFI	7,438	4,084	11,522
80.1-95% HAMFI	2,264	635	2,899
95 – 115% HAMFI	2,124	393	2,517
115.1% HAMFI or more	2,858	526	3,384
Total	29,233	26,072	55,305
Without Housing Problems			
30% HAMFI or less	2,807	3,103	5,910
30.1-50% HAMFI	9,030	4,864	13,894
50.1-80% HAMFI	18,235	12,403	30,638
80.1-95% HAMFI	10,750	5,230	15,980
95 – 115% HAMFI	15,775	5,113	20,888
115.1% HAMFI or more	69,960	12,647	82,607
Total	126,557	43,360	169,917
Not Computed			
30% HAMFI or less	785	774	1,559
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	785	774	1,559
Total			
30% HAMFI or less	11,572	15,927	27,499
30.1-50% HAMFI	15,599	13,248	28,847
50.1-80% HAMFI	25,673	16,487	42,160
80.1-95% HAMFI	13,014	5,865	18,879
95 – 115% HAMFI	17,899	5,506	23,405
115.1% HAMFI or more	72,818	13,173	85,991
Total	**156,575**	**70,206**	**226,781**

be seen there were a total of 29,233 owner occupied and 26,072 renter occupied households experiencing a housing problem.

Table I.62, shows the total estimated housing by tenure for State of Wyoming. As can be seen, in 2030 there are estimated to be a total of 176,532 owner and 81,319 renter occupied households or a total of 257,851 households. By 2050 there are estimated to be 205,972 owner, 94,761 renter for a total of 300,733 households in State of Wyoming.

Table I.62
Total Estimated Housing Forecast
State of Wyoming
Strong Growth Scenario

Year	Owner	Renter	Total
2017	158,027	72,210	230,237
2020	159,358	73,714	233,072
2025	168,015	77,529	245,544
2030	176,532	81,319	257,851
2035	184,554	84,961	269,515
2040	192,028	88,395	280,423
2045	199,098	91,649	290,747
2050	205,972	94,761	300,733

Table I.63, below shows the incremental housing demand for State of Wyoming. 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 18,553 owner-occupied and 9,109 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 State of Wyoming will see an additional 70,513 households, of which 7,596 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 12,635 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table I.63
Incremental Housing Demand Forecast
State of Wyoming
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	175	675	1,229	1,748	2,223	2,664	3,085
30.1-50%	0	232	933	1,704	2,429	3,096	3,719	4,318
50.1-80%	0	379	1,557	2,861	4,091	5,227	6,292	7,318
80.1-95%	0	207	838	1,528	2,182	2,789	3,363	3,920
95.1-115%	0	298	1,185	2,162	3,087	3,951	4,770	5,568
115+%	0	1,202	4,932	9,076	13,028	16,742	20,284	23,753
Total	**0**	**2,487**	**10,108**	**18,553**	**26,565**	**34,029**	**41,092**	**47,962**
Renter								
0-30%	0	504	1,074	1,838	2,578	3,265	3,907	4,511
30.1-50%	0	481	1,012	1,714	2,405	3,056	3,674	4,265
50.1-80%	0	629	1,301	2,168	3,021	3,825	4,587	5,317
80.1-95%	0	217	449	756	1,058	1,341	1,608	1,862
95.1-115%	0	221	457	765	1,069	1,359	1,636	1,903
115+%	0	513	1,111	1,869	2,621	3,339	4,027	4,694
Total	**0**	**2,562**	**5,395**	**9,109**	**12,751**	**16,185**	**19,439**	**22,551**
Total								
0-30%	0	679	1,750	3,066	4,326	5,488	6,571	7,596
30.1-50%	0	713	1,944	3,418	4,833	6,152	7,393	8,583
50.1-80%	0	1,008	2,858	5,029	7,112	9,052	10,879	12,635
80.1-95%	0	425	1,287	2,284	3,239	4,130	4,971	5,782
95.1-115%	0	520	1,642	2,926	4,156	5,310	6,406	7,470
115+%	0	1,715	6,043	10,945	15,649	20,081	24,312	28,447
Total	**0**	**5,048**	**15,503**	**27,662**	**39,316**	**50,214**	**60,531**	**70,513**

Table I.64 shows the Incremental Total Housing Need Forecast for State of Wyoming. 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 56,537 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 77,522 owner and 49,524 renter occupied households for a total of 127,046 quality households.

Table I.64
Incremental Total Housing Need Forecast
State of Wyoming
Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	8,080	8,187	8,745	9,305	9,826	10,302	10,743	11,164
30.1-50%	6,629	6,807	7,553	8,329	9,055	9,723	10,346	10,946
50.1-80%	7,506	7,825	9,056	10,364	11,595	12,731	13,796	14,823
80.1-95%	2,295	2,486	3,132	3,822	4,476	5,084	5,658	6,215
95.1-115%	2,149	2,435	3,333	4,311	5,236	6,101	6,919	7,717
115+%	2,904	4,088	7,834	11,979	15,932	19,646	23,188	26,657
Total	**29,564**	**31,821**	**39,641**	**48,103**	**56,119**	**63,586**	**70,651**	**77,522**
				Renter				
0-30%	12,414	12,734	13,476	14,252	14,992	15,680	16,321	16,926
30.1-50%	8,679	9,026	9,680	10,393	11,084	11,735	12,353	12,944
50.1-80%	4,249	4,819	5,545	6,417	7,270	8,074	8,837	9,566
80.1-95%	666	875	1,114	1,422	1,723	2,006	2,274	2,528
95.1-115%	406	621	862	1,170	1,475	1,764	2,041	2,308
115+%	559	1,061	1,669	2,428	3,180	3,898	4,587	5,253
Total	**26,973**	**29,134**	**32,339**	**36,082**	**39,724**	**43,158**	**46,412**	**49,524**
				Total				
0-30%	20,495	20,921	22,221	23,557	24,818	25,981	27,064	28,089
30.1-50%	15,308	15,833	17,233	18,722	20,139	21,458	22,699	23,890
50.1-80%	11,755	12,644	14,601	16,781	18,865	20,806	22,633	24,389
80.1-95%	2,961	3,361	4,246	5,244	6,199	7,090	7,931	8,743
95.1-115%	2,555	3,056	4,196	5,481	6,711	7,865	8,961	10,025
115+%	3,463	5,149	9,503	14,407	19,112	23,544	27,775	31,910
Total	**56,537**	**60,954**	**71,980**	**84,185**	**95,844**	**106,744**	**117,063**	**127,046**

E. 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 55,195 loans purchased in Wyoming Total County between 1979 and 2018, with 1,199 occurring in fiscal 2017. The average home size over the period was 1,174 square feet and 1,217 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1970. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was $55,543. The average purchase price in fiscal 2018 was $175,043. In fiscal 2018, 3.3 percent of loans purchased were for new construction, and 34.6 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.**

F. OVERVIEW OF FINDINGS

Population growth was strong in Wyoming in recent decades. From 2000 to 2010, the population grew by 14.1 percent, and between 2010 and 2017, it grew another 2.1 percent. However, between 2017 and 2018 population fell by an estimated 1,578 persons, or by 0.3 percent to 577,737 persons. In the first half of 2019 according to the Wyoming Department of Transportation there was a net out-migration, with 405 persons leaving the state. Persons aged 26 to 45 represented the largest segment of persons leaving Wyoming, falling by 378. Unfortunately, over the last year several Wyoming Counties have begun to experience a population decline, due in large part to the contraction of some resource extraction industries.

Annual Small Area Income and Poverty Estimates (SAIPE) data showed an increase in the poverty rate from 2016 to 2017, rising from 10.9 percent to 11.1 percent. The share of all persons without health insurance decreased notably in 2015, falling from an all-time high of 17.8 percent in 2011, to 11.9 percent in 2017.

The unemployment rate was lower in 2017 than it was in 2016 decreasing from 5.3 to 4.2 percent. In June 2018, Wyoming's unemployment rate fell to 3.7 percent, which compared to the U.S. rate of 4.0 percent. In 2017, the most recent employment by industry data available, show government, retail trade and accommodation and food sectors were the largest employers, and overall the number of jobs increased by 0.1 percent between 2016 and 2017. Between 2016 and 2017 real earnings decreased by 0.3 percent. Real earnings per job in the mining sector fell from 84,931 to 86,142 dollars, or an increase of 1.4 percent. The 2017 BEA data showed a statewide average per capita income of $57,346 in 2017, which was higher than the national average; this figure has been higher in Wyoming since 2002.

Energy production in Wyoming represents a large portion of the economy; the mining industry employed 7 percent of all Wyoming workers in 2017.Coal, natural gas and oil are the primary resources extracted in Wyoming, and withdrawal and production of both grew significantly in both amount and share of production nationwide from the 1970s through the late 2000s. Both natural gas and coal withdrawals began to decrease after 2008, which is having an impact on Wyoming's economy. The decrease in the price and production of oil is also starting to negative impact of a variety of Wyoming counties.

Between 1990 and 2000, household formation in the state rose by 14.7 percent, but only 2,443 new housing units were created, which represented an increase of only 10.1 percent. This finding implies that the Wyoming housing market was much tighter in 2000 than it was 10 years earlier. From 2000 to 2010, the Census Bureau reported that the number of households in Wyoming rose by 17.2 percent at the same time that the housing stock increased by 17.0 percent. Between 2010 and 2018, the total estimate of Wyoming's housing units increased by 6.3 percent to an all-time high in of 278,595 units.

The 2017 five-year ACS data show that 1.5 percent of households in Wyoming were overcrowded and another 0.6 percent were severely overcrowded, though both figures were lower than in the 2000 Census. A total of 0.4 percent of households were lacking complete plumbing facilities and 0.8 percent were lacking complete kitchen facilities. Households that were cost burdened or severely cost burdened represented 14.1 percent and 9.7 percent, respectively.

The statewide average price of existing housing on 10 acres or fewer, as identified by data submitted to the Wyoming Department of Revenue (DOR) by the County Assessors in Wyoming, increased by 11.3 percent between 2017 and 2018, to $325,777. However, not all areas of the state necessarily followed this pattern. The County Assessor data showed that in Teton County, the average sales price of a home rose from $1,859,920 to $2,141,942, or by 15.2 percent, the largest percentage increase in the state. Washakie and Weston County saw the largest decreases, falling by 17.9 and 11.1 percent respectively.

Homeowner vacancy rates as reported by the U.S. Census fell from 2010 to 2015, but rose to 2.7 percent in 2017. From 2004 through 2007, more single-family building permits were issued than at any other time after 1980. However, the period from 2008 to 2009 saw a decrease of 14.1 percent in building permits. There were 1,533 building permits issued for single-family homes in 2018, and the average value for single-family units increased to $367,953. This value excludes the cost of the lot and all lot development costs, which often account for another $50,000. Even so, the discrepancies in existing home sale prices throughout Wyoming were striking. Data from the MBA showed that 0.5 percent of all Wyoming's loans were in foreclosure as of the second quarter of 2019.

Rental housing prices, evaluated through the Wyoming Cost of Living Index, real average apartment rent in Wyoming increased by 0.38 percent from fourth quarter 2017 to fourth quarter 2018 from $732 to $735. During that same period, detached single-family home rents increased by 1.47 percent, rents for mobile homes on lots decreased by .71 percent, and rents for mobile home lots decreased by 1.6 percent. The Wyoming rental vacancy survey indicated a vacancy rate of 5.8 percent in June of 2019, which was a decrease from the 7.8 percent seen in December six months ago. The number of manufactured housing units shipped to Wyoming decreased by 15 units between 2016 and 2017.