Teton County

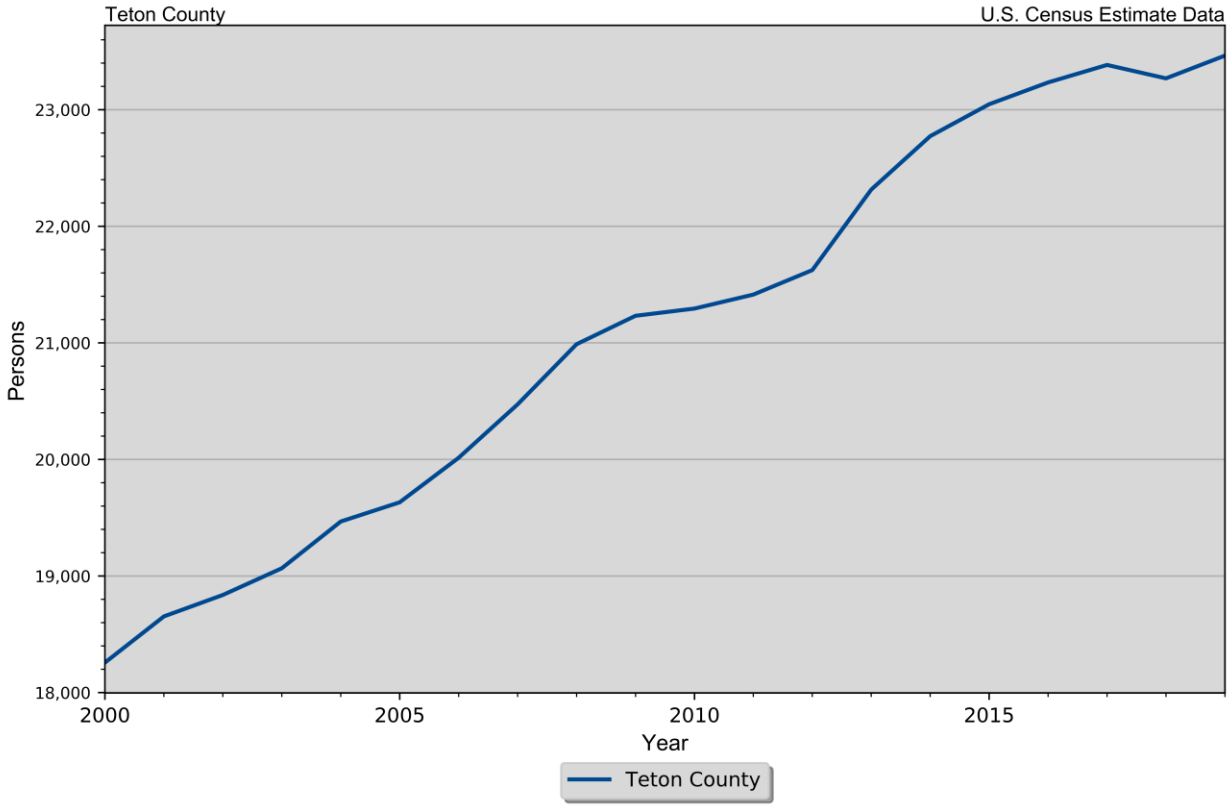
Demographics

The Census Bureau's current census estimates for each year since the 2010 Census are presented in Table II.20.1. The 2019 estimates indicate that the Teton County's population increased from 21,294 in 2010 to 23,464 in 2019, or by 10 percent. The 2019 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2019 Five-year ACS estimates. Population trends for Teton County since 2000 are displayed below in Diagram II.20.1.

Table II.20.1
Population Estimates
Teton County
2010-2019 Census Data and Intercensal Estimates

2010 Census	**21,294**
2011 Population Estimate	21,414
2012 Population Estimate	21,624
2013 Population Estimate	22,315
2014 Population Estimate	22,773
2015 Population Estimate	23,047
2016 Population Estimate	23,234
2017 Population Estimate	23,384
2018 Population Estimate	23,269
2019 Population Estimate	**23,464**

Diagram II.20.1
Population
Teton County



Population Estimates

The Census Bureau's current estimates indicate that Teton County's population increased from 21,294 in 2010 to 23,464 in 2019, or by 10.2 percent. This compares to a statewide population change of 2.7 percent over the period. The number of people from 25 to 34 years of age decreased by 7.4 percent, and the number of people from 55 to 64 years of age increased by 10.1 percent.

Between 2010 and 2019 the white population increased by 8.7 percent, while the black population increased by 182 percent. The Hispanic population increased from 3,191 to 3,554 people between 2010 and 2019 or by 11.4 percent. These data are presented in Table II.20.2.

Table II.20.2
Profile of Population Characteristics
Teton County vs. State of Wyoming
2010 Census and 2019 Current Census Estimates

Subject	Teton County			State of Wyoming		
	2010 Census	Jul-19	% Change	2010 Census	Jul-19	% Change
Population	**21,294**	**23,464**	**10.2%**	**563,626**	**578,759**	**2.7%**
			Age			
Under 14 years	3,422	3,530	3.2%	113,371	111,665	-1.5%
15 to 24 years	2,353	2,304	-2.1%	78,460	74,590	-4.9%
25 to 34 years	4,230	3,918	-7.4%	77,649	76,433	-1.6%
35 to 44 years	3,296	3,811	15.6%	66,966	74,285	10.9%
45 to 54 years	3,114	3,123	0.3%	83,577	63,853	-23.6%
55 to 64 years	2,781	3,061	10.1%	73,513	78,754	7.1%
65 and Over	2,098	3,717	77.2%	70,090	99,179	41.5%
			Race			
White	20,500	22,285	8.7%	529,110	535,371	1.2%
Black	61	172	182%	5,135	7,467	45.4%
American Indian and Alaskan Native	204	208	2%	14,457	15,778	9.1%
Asian	242	395	63.2%	4,649	6,571	41.3%
Native Hawaiian or Pacific Islander	27	33	22.2%	521	596	14.4%
Two or more races	260	371	42.7%	9,754	12,976	33%
			Ethnicity (of any race)			
Hispanic or Latino	3,191	3,554	11.4%	50,231	58,609	16.7%

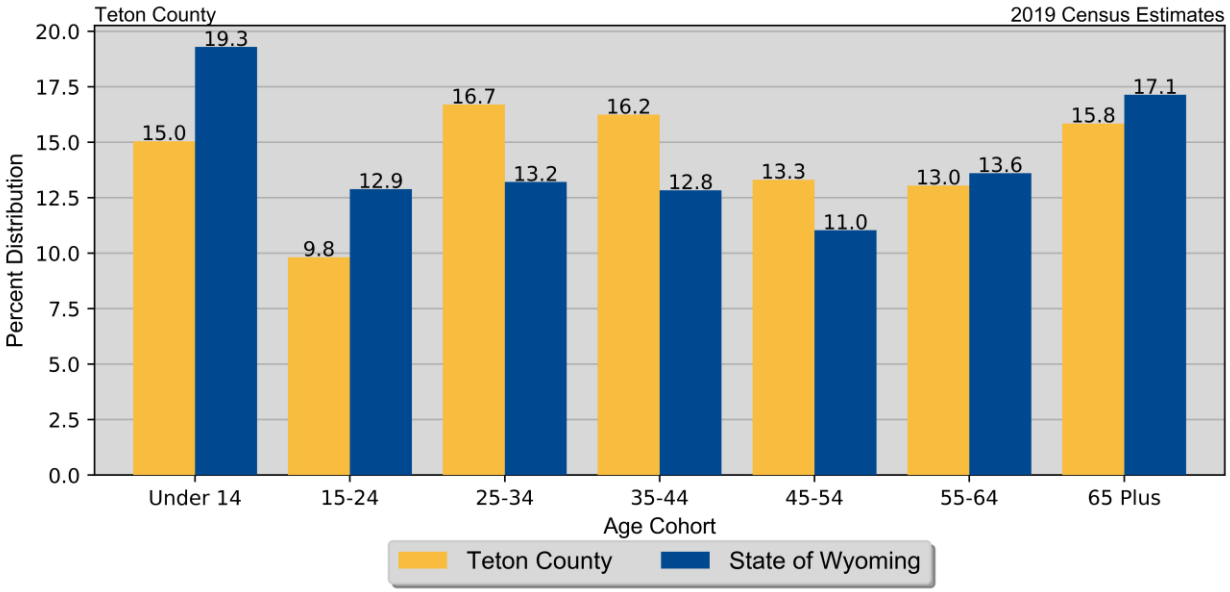
Table II.20.3, presents the population of Teton County by age and gender from the 2010 Census and 2019 current census estimates. The 2010 Census count showed a total of 11,191 men, who accounted for 52.6 percent of the population, and 10,103 women, representing the remaining 47.4 percent of the population. In 2019, there were 12,142 men, accounting for 51.7 percent of the population and 11,322 women, representing the remaining 48.3 percent of the population.

Table II.20.3
Population by Age and Gender
Teton County
2010 Census and Current Census Estimates

Age	2010 Census			2019 Current Census Estimates			% Change 10-19
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,726	1,696	3,422	1,801	1,729	3,530	3.2%
15 to 24 years	1,263	1,090	2,353	1,124	1,180	2,304	-2.1%
25 to 34 years	2,282	1,948	4,230	2,071	1,847	3,918	-7.4%
35 to 44 years	1,844	1,452	3,296	2,055	1,756	3,811	15.6%
45 to 54 years	1,574	1,540	3,114	1,697	1,426	3,123	0.3%
55 to 64 years	1,469	1,312	2,781	1,508	1,553	3,061	10.1%
65 and Over	1,033	1,065	2,098	1,886	1,831	3,717	77.2%
Total	**11,191**	**10,103**	**21,294**	**12,142**	**11,322**	**23,464**	**10.2%**
% of Total	52.6%	47.4%	.	51.7%	48.3%	.	

Diagram II.20.2 displays the percentage of the population by age in Teton County compared to the state.

Diagram II.20.2
Age Distribution
Teton County

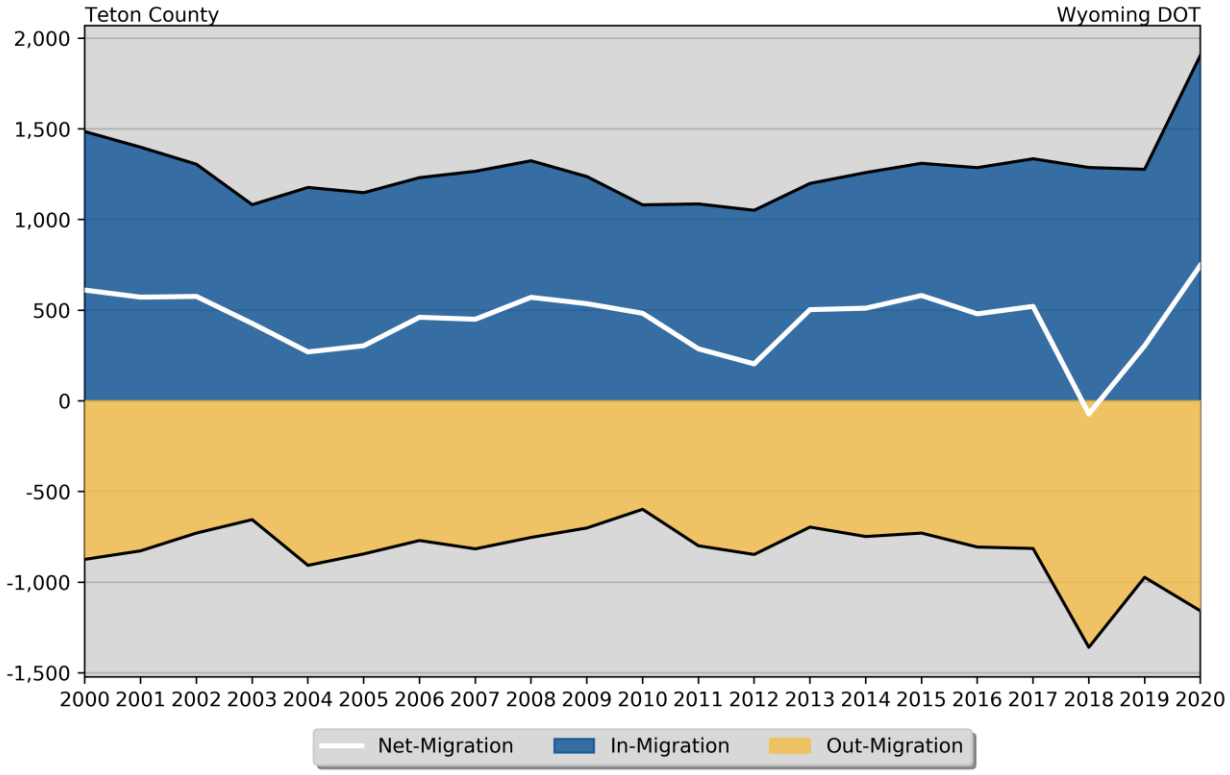


Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects 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. 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, but the data indicates the general direction of population movement.

The shaded areas in Diagram II.20.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2020 with 748 people entering and the lowest net migration occurred in 2018 with 72 leaving Teton County.

Diagram II.20.3
Migration Trends
Teton County
Wyoming DOT Data: 2008 – 2020



The driver's license total exchanges since 2000 for Teton County are presented in Table II.20.4, and showed a net migration of 9,328 persons over the time period. In 2008, there were a total of 1,324 in-migrations and 753 out-migrations, for a net-migration of 571 people. In 2020, there were 1,906 in-migrants, 1,158 out-migrants for a net in-migration of 748 people.

Over the past five years, there was only one year with negative net-migration in Teton County, which could indicate a generally healthy inflow of people into the county. Since 2016, Teton County has experienced a net growth of 1,981 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 748 people in the most recent year.

Table II.20.4
Driver's Licenses Exchanged and Surrendered
Teton County
WYDOT Data, 2000 – 2020

Year	In-Migrants	Out-Migrants	Net Change
2000	1,485	874	611
2001	1,399	827	572
2002	1,305	729	576
2003	1,082	655	427
2004	1,177	907	270
2005	1,148	844	304
2006	1,231	770	461
2007	1,266	816	450
2008	1,324	753	571
2009	1,237	701	536
2010	1,081	598	483
2011	1,086	799	287
2012	1,051	847	204
2013	1,199	696	503
2014	1,259	748	511
2015	1,310	729	581
2016	1,286	806	480
2017	1,335	814	521
2018	1,287	1,359	-72
2019	1,277	973	304
2020	1,906	1,158	748
Total	26,731	17,403	9,328

The WYDOT data also collects gender and age information. Table II.20.5, shows in- and out-migration by gender. In the most recent 2020 data, 46 percent of net-migrants, or 342 persons were male, with the remaining 54 percent, or 406 persons were female.

Table II.20.5
Migration by Gender
Teton County
Wyoming DOT Data

Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
In-Migration												
Male	568	474	508	472	538	588	607	603	585	585	569	875
Female	669	607	578	579	661	671	703	683	750	702	708	1,031
Total	**1,237**	**1,081**	**1,086**	**1,051**	**1,199**	**1,259**	**1,310**	**1,286**	**1,335**	**1,287**	**1,277**	**1,906**
Out-Migration												
Male	308	282	335	374	285	338	322	357	363	570	435	533
Female	393	316	464	473	411	410	407	449	451	789	538	625
Total	**701**	**598**	**799**	**847**	**696**	**748**	**729**	**806**	**814**	**1,359**	**973**	**1,158**
Net-Migration												
Male	260	192	173	98	253	250	285	246	222	15	134	342
Female	276	291	114	106	250	261	296	234	299	-87	170	406
Total	**536**	**483**	**287**	**204**	**503**	**511**	**581**	**480**	**521**	**-72**	**304**	**748**

Table II.20.6, shows net-migration for Teton County by age cohort. The largest age cohort in the most recent 2020 net migration data was those in the age range of 26 to 35, with 157 persons entering Teton County. Those in the age range of 16 to 17 had the lowest levels of net migration, with 21 persons entering Teton County.

Table II.20.6
Migration by Age Cohort
Teton County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
In													
14-17	7	9	6	8	9	12	9	4	7	7	15	17	24
18-22	87	90	71	71	61	63	73	70	84	86	74	87	129
23-25	277	250	217	208	188	233	226	214	203	217	158	171	232
26-35	481	429	360	373	383	412	445	482	449	480	444	413	595
36-45	188	168	172	157	164	162	192	202	201	197	221	212	292
46-55	145	141	121	133	126	138	150	143	160	143	159	151	245
56-65	100	104	102	102	77	108	125	133	130	136	141	132	272
66 +	39	46	32	34	43	71	39	62	52	69	75	94	117
Total	**1,324**	**1,237**	**1,081**	**1,086**	**1,051**	**1,199**	**1,259**	**1,310**	**1,286**	**1,335**	**1,287**	**1,277**	**1,906**
Out													
14-17	8	5	6	9	2	4	6	3	4	8	1	14	3
18-22	60	41	35	56	50	40	42	47	49	51	57	44	52
23-25	67	69	56	61	84	45	61	54	46	65	90	64	80
26-35	259	280	234	277	305	245	259	269	299	271	484	364	438
36-45	143	135	125	164	171	122	128	109	137	141	231	175	216
46-55	91	90	67	107	99	101	85	111	110	93	226	105	129
56-65	77	56	54	84	87	87	102	88	88	102	148	98	125
66 +	48	25	21	41	49	52	65	48	73	83	122	109	115
Total	**753**	**701**	**598**	**799**	**847**	**696**	**748**	**729**	**806**	**814**	**1,359**	**973**	**1,158**
Net													
14-17	-1	4	0	-1	7	8	3	1	3	-1	14	3	21
18-22	27	49	36	15	11	23	31	23	35	35	17	43	77
23-25	210	181	161	147	104	188	165	160	157	152	68	107	152
26-35	222	149	126	96	78	167	186	213	150	209	-40	49	157
36-45	45	33	47	-7	-7	40	64	93	64	56	-10	37	76
46-55	54	51	54	26	27	37	65	32	50	50	-67	46	116
56-65	23	48	48	18	-10	21	23	45	42	34	-7	34	147
66 +	-9	21	11	-7	-6	19	-26	14	-21	-14	-47	-15	2
Total	**571**	**536**	**483**	**287**	**204**	**503**	**511**	**581**	**480**	**521**	**-72**	**304**	**748**

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[77], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one-or three-year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

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Population Characteristics

The Teton County population by race and ethnicity is shown in Table II.20.7. The white population represented 89.3 percent of the population in 2019, compared with black populations accounting for 1.2 percent of the population in 2019. Hispanic households represented 15 percent of the population in 2019.

Table II.20.7
Population by Race and Ethnicity
Teton County
2010 Census & 2019 Five-Year ACS

Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	18,821	88.4%	20,785	89.3%
Black	49	0.2%	290	1.2%
American Indian	111	0.5%	77	0.3%
Asian	235	1.1%	291	1.2%
Native Hawaiian/ Pacific Islander	15	0.1%	29	0.1%
Other	1,715	8.1%	1,656	7.1%
Two or More Races	348	1.6%	152	0.7%
Total	**21,294**	**100.0%**	**23,280**	**100.0%**
Non-Hispanic	18,103	85%	19,782	85%
Hispanic	3,191	15%	3,498	15%

The change in race and ethnicity between 2010 and 2019 is shown in Table II.20.8. During this time, the total non-Hispanic population was 19,782 persons in 2019, while the Hispanic population was 3,498.

Table II.20.8
Population by Race and Ethnicity
Teton County
2010 Census & 2019 Five-Year ACS

Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	17,505	96.7%	18,935	95.7%
Black	32	0.2%	289	1.5%
American Indian	76	0.4%	77	0.4%
Asian	228	1.3%	291	1.5%
Native Hawaiian/ Pacific Islander	13	0.1%	29	0.1%
Other	39	0.2%	9	0%
Two or More Races	210	1.2%	152	0.8%
Total Non-Hispanic	**18,103**	**100.0%**	**19,782**	**100.0%**
Hispanic				
White	1,316	41.2%	1,850	52.9%
Black	17	0.5%	1	0%
American Indian	35	1.1%	0	0%
Asian	7	0.2%	0	0%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	1,676	52.5%	1,647	47.1%
Two or More Races	138	4.3%	0	0%
Total Hispanic	**3,191**	**100.0**	**3,498**	**100.0%**
Total Population	**21,294**	**100.0%**	**23,280**	**100.0%**

Cohorts

Table II.20.9 shows the population distribution in Teton County by age. In 2010, children under the age of 5 accounted for 6 percent of the total population, which compared to 5 percent in 2019.

Table II.20.9
Population Distribution by Age
Teton County
2019 Five-Year ACS Data

Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	1,283	6	1,161	5
5 to 19	3,103	14.6	3,721	16
20 to 24	1,389	6.5	1,075	4.6
25 to 34	4,230	19.9	4,446	19.1
35 to 54	6,410	30.1	6,654	28.6
55 to 64	2,781	13.1	2,955	12.7
65 or Older	2,098	9.9	3,268	14
Total	**21,294**	**100%**	**23,280**	**100%**

Table II.20.10 shows the population in Teton County by age and gender. In 2010, there were 4,230 people aged 25 to 34, made up of 2,282 men, and 1,948 women. In comparison, in 2019, there were 4,446 people in the 25 to 34 age cohort, with 2,409 men and 2,037 women.

Table II.20.10
Population by Age and Gender
Teton County
2010 Census & 2019 Five-Year ACS Data

Age	2010 Census				2019 Five-year ACS			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	660	623	1,283	6%	709	452	1,161	5%
5 to 19	1,574	1,529	3,103	14.6%	2,077	1,644	3,721	16%
20 to 24	755	634	1,389	6.5%	619	456	1,075	4.6%
25 to 34	2,282	1,948	4,230	19.9%	2,409	2,037	4,446	19.1%
35 to 54	3,418	2,992	6,410	30.1%	3,379	3,275	6,654	28.6%
55 to 64	1,469	1,312	2,781	13.1%	1,520	1,435	2,955	12.7%
65 and Older	1,033	1,065	2,098	9.9%	1,612	1,656	3,268	14%
Total	**11,191**	**10,103**	**21,294**	**100%**	**12,325**	**10,955**	**23,280**	**100%**

Diagram II.20.4
Population Distribution by Age
Teton County
2010 Census and 2019 Five-Year ACS Data

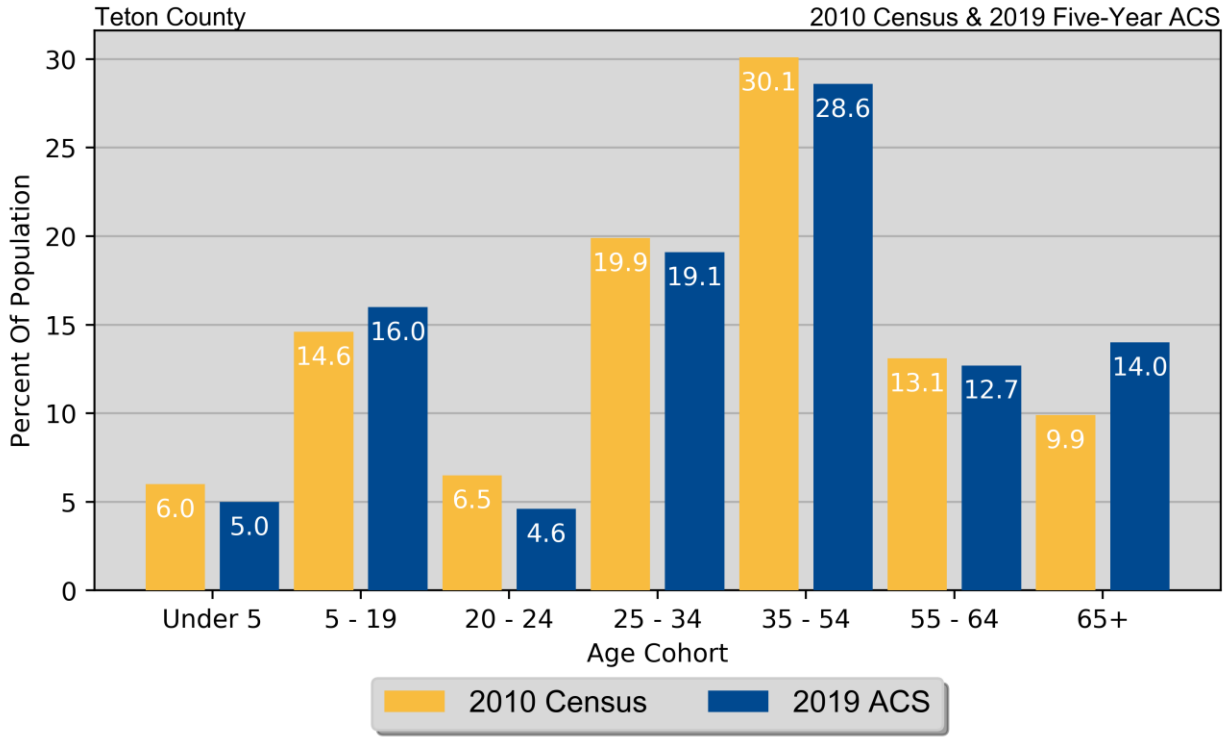
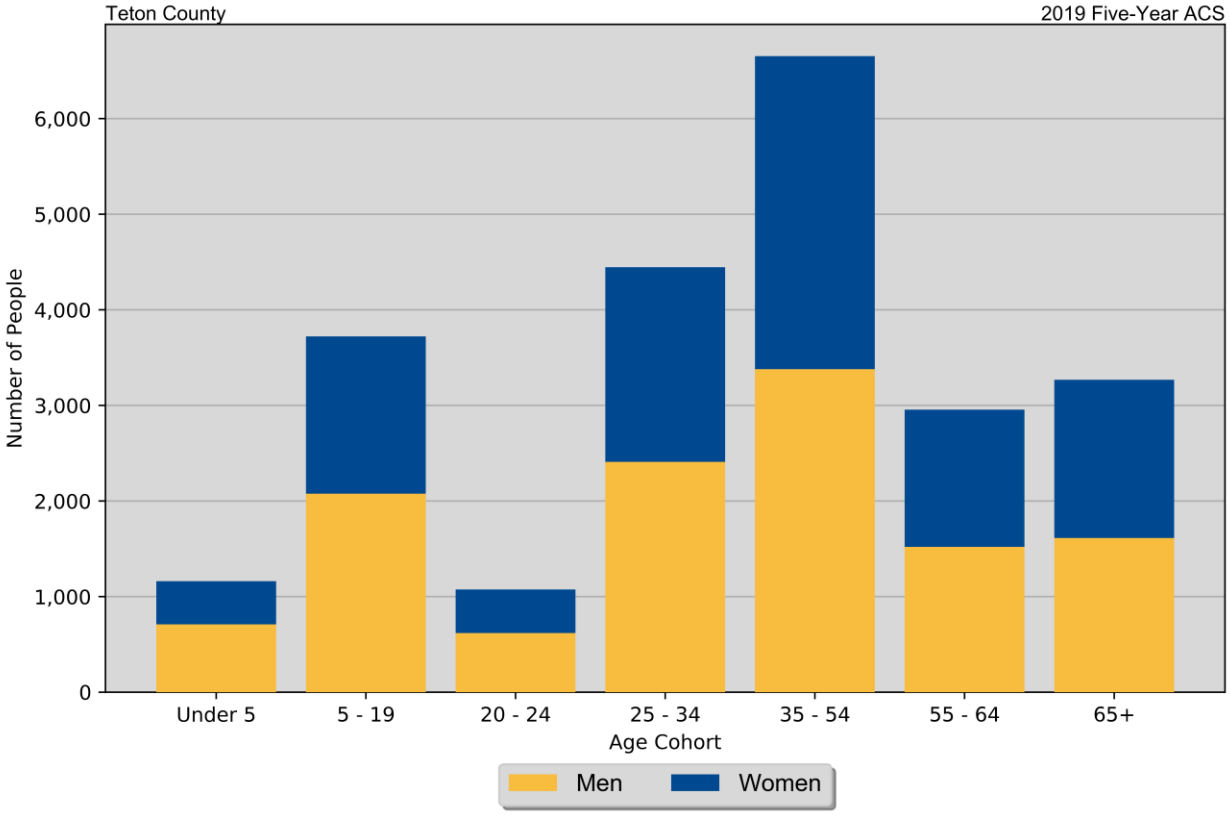


Diagram II.20.5
Population Distribution by Age and Gender
Teton County
2019 Five-Year ACS



Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.20.11, between 2000 and 2010, the institutionalized population changed 30 percent in Teton County, from 80 people in 2000 to 104 in 2010. The non-institutionalized population changed 198.2 percent, from 56 in 2000 to 167 in 2010.

Table II.20.11
Group Quarters Population
Teton County
2000 & 2010 Census SF1 Data

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

Foreign-born Populations

The number of foreign-born persons is shown in Table II.20.12. An estimated 6.6 percent of the population was born in Mexico, some 0.8 percent were born in El Salvador, and another 0.6 percent were born in China, excluding Hong Kong and Taiwan.

Table II.20.12
Place of Birth for the Foreign-Born Population
Teton County
2019 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,538	6.6%
#2 country of origin	El Salvador	185	0.8%
#3 country of origin	China, excluding Hong Kong and Taiwan	130	0.6%
#4 country of origin	Romania	119	0.5%
#5 country of origin	United Kingdom, excluding England and Scotland	93	0.4%
#6 country of origin	Ethiopia	78	0.3%
#7 country of origin	Peru	77	0.3%
#8 country of origin	Canada	68	0.3%
#9 country of origin	England	63	0.3%
#10 country of origin	Australia	61	0.3%

The language spoken at home for those with Limited English Proficiency are shown in Table II.20.13. An estimated 7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Russian, Polish, or other Slavic languages.

Table II.20.13
Limited English Proficiency and Language Spoken at Home
Teton County
2019 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,541	7%
#2 LEP Language	Russian, Polish, or other Slavic languages	37	0.2%
#3 LEP Language	Chinese	33	0.1%
#4 LEP Language	Other Asian and Pacific Island languages	31	0.1%
#5 LEP Language	German or other West Germanic languages	29	0.1%
#6 LEP Language	Other Indo-European languages	7	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table II.20.14, below. The disability rate for females was 6.4 percent, compared to 7.2 percent for males. The disability rate grew precipitously higher with age, with 24.1 percent of those over 75 experiencing a disability.

Table II.20.14
Disability by Age
Teton County
2019 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	88	4.8%	23	1.6%	111	3.4%
18 to 34	187	5.8%	57	2.1%	244	4.1%
35 to 64	275	5.6%	443	9.4%	718	7.5%
65 to 74	184	17%	71	6.8%	255	12%
75 or Older	157	30.2%	107	18.5%	264	24.1%
Total	**891**	**7.2%**	**701**	**6.4%**	**1,592**	**6.9%**

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table II.20.15. Some 2 percent have an ambulatory disability, 1 have an independent living disability, and 0.8 percent have a self-care disability.

Table II.20.15
Total Disabilities Tallied: Aged 5 and Older
Teton County
2019 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	593	2.6%
Vision disability	295	1.3%
Cognitive disability	447	2%
Ambulatory disability	444	2%
Self-Care disability	177	0.8%
Independent living difficulty	196	1%

Education and Employment

Education and employment data from the Teton County 2019 Five-Year ACS is presented in Table II.20.16, Table II.20.17, and Table II.20.18. In 2019, 14,587 people were in the labor force, including 14,430 employed and 157 unemployed people. The unemployment rate for Teton County was estimated at 1.1 percent in 2019.

Table II.20.16
Employment, Labor Force and Unemployment
Teton County
2019 Five-Year ACS Data

Employment Status	2019 Five-Year ACS
Employed	14,430
Unemployed	157
Labor Force	**14,587**
Unemployment Rate	1.1%

Table II.20.17 and Table II.20.18 show educational attainment in Teton County. In 2019, 94.8 percent of households had a high school education or greater, including 15.8 percent with a high school diploma or equivalent, 25.4 percent with some college, 37 percent with a Bachelor's Degree, and 16.6 percent with a graduate or professional degree.

Table II.20.17
High School or Greater Education
Teton County
2019 Five-Year ACS Data

Education Level	Households
High School or Greater	17,866
Total Households	9,019
Percent High School or Above	**94.8%**

Table II.20.18
Educational Attainment
Teton County
2019 Five-Year ACS Data

Education Level	2019 Five-Year ACS	Percent
Less Than High School	976	5.2%
High School or Equivalent	2,971	15.8%
Some College or Associates Degree	4,793	25.4%
Bachelor's Degree	6,974	37%
Graduate or Professional Degree	3,128	16.6%
Total Population Above 18 years	**18,842**	**100.0%**

Commuting Patterns

Table II.20.19 shows the place of work by county of residence. In 2010 96.1 percent of residents worked within the county they reside with 1.7 percent working outside their home county. This compares to 95.7 percent of residents in 2019 who worked within the county in which they resided and 0.9 percent of residents worked outside their home county but still within the state.

Table II.20.19
Place of Work
Teton County
2010 and 2019 Five-Year ACS Data

Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	11,845	96.1%	13,492	95.7%
Worked outside county of residence	207	1.7%	128	0.9%
Worked outside state of residence	270	2.2%	476	3.4%
Total	**12,322**	**100.0%**	**14,096**	**100.0%**

Table II.20.20 shows the aggregate travel time to work based on place of work and residence. In Teton County the total aggregate travel time was 206,835 minutes, with residents working in their home county spending a total of 192,525 minutes traveling.

Table II.20.20
Aggregate Travel Time to Work (in Minutes)
Teton County
2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	144,510	87.6%	192,525	93.1%
Worked outside county of residence	13,460	8.2%	5,160	2.5%
Worked outside State of residence	6,990	4.2%	9,150	4.4%
Aggregate travel time to work (in minutes):	**164,960**	**100.0%**	**206,835**	**100.0%**

Table II.20.21 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 164,960 minutes. Residents working within their home county spent an average of 14.3 minutes commuting to work, with those working outside their county of residence spending an average of 40.3 minutes on their commute.

Table II.20.21 Average Travel Time to Work (in Minutes) Teton County 2010 & 2019 Five-Year ACS Data		
Place of Work	**2010 Five-Year ACS**	**2019 Five-Year ACS**
Worked in county of residence	12.2	14.3
Worked outside county of residence	65	40.3
Worked outside State of residence	25.9	19.2
Average travel time to work (in minutes):	**13.4**	**14.7**

Table II.20.22 shows the means of transportation to work. In 2019, 68.6 percent of commuters drove alone in a car, truck, or van. Only 5.9 percent carpooled, with an additional 3.5 percent taking public transportation. Also, there were 1,017 persons or 7.2 percent who worked from home.

Table II.20.22 Means of Transportation to Work Teton County 2010 & 2019 Five-Year ACS Data				
Means	**2010 Five-Year ACS**	**% of Total**	**2019 Five-Year ACS**	**% of Total**
Car, truck, or van: Drove alone	8,115	65.9%	9,669	68.6%
Car, truck, or van: Carpooled:	793	6.4%	827	5.9%
Public transportation (excluding taxicab):	239	1.9%	493	3.5%
Taxicab	0	0%	0	0%
Motorcycle	19	0.2%	0	0%
Bicycle	551	4.5%	466	3.3%
Walked	1,265	10.3%	1,504	10.7%
Other means	64	0.5%	120	0.9%
Worked at home	1,276	10.4%	1,017	7.2%
Total	**12,322**	**100.0%**	**14,096**	**100.0%**

Table II.20.23 shows the breakdown of the means of transportation by tenure. In 2019, 41.2 percent of commuters owned their home and commuted alone by car, which compares to 34.9 percent in 2010. There were also 4,143 renters who drove alone in 2019 and accounted for 31.3 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.5 percent of the population, which compares to 428 renters, or 3.2 percent taking public transportation.

Table II.20.23
Means Of Transportation To Work By Tenure
Teton County
2010 & 2019 Five-Year ACS Data

Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	4,198	34.9%	5,452	41.2%
Renter	3,917	32.6%	4,143	31.3%
Car, truck, or van - carpooled:				
Owner	501	4.2%	375	2.8%
Renter	251	2.1%	337	2.5%
Public transportation (excluding taxicab):				
Owner	77	0.6%	65	0.5%
Renter	162	1.3%	428	3.2%
Walked:				
Owner	294	2.4%	366	2.8%
Renter	703	5.9%	765	5.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	192	1.6%	196	1.5%
Renter	442	3.7%	335	2.5%
Worked at home:				
Owner	770	6.4%	597	4.5%
Renter	506	4.2%	179	1.4%
Total:	**12,013**	**100.0%**	**13,238**	**100.0%**

Economics

Labor Force

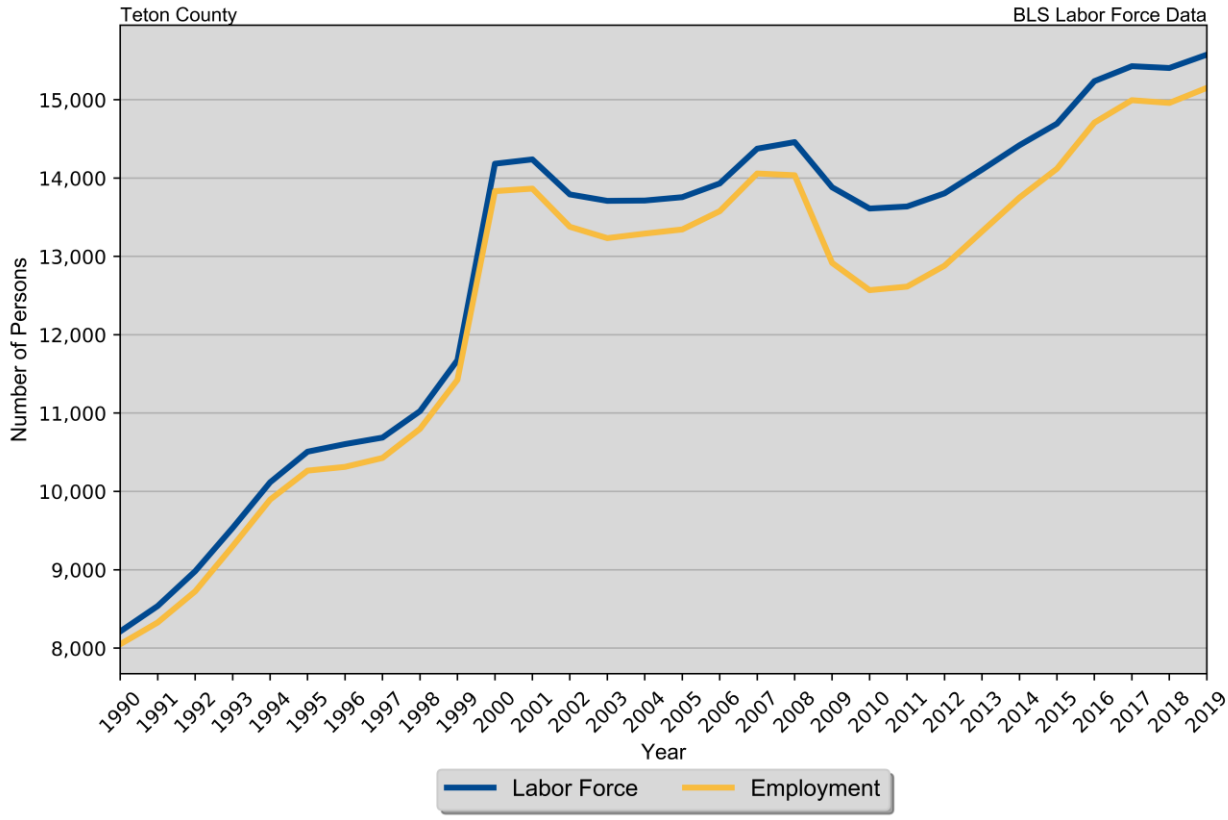
Table II.20.24 shows labor force statistics for Teton County between 1990 and 2019. The unemployment rate in Teton County was 2.7 percent in 2019, with 424 unemployed persons and 15,575 in the labor force. The statewide unemployment rate in 2019 was 3.6 percent. In 2019, 15,151 people were employed, 424 were unemployed, and the labor force totaled 15,575 people.

Table II.20.24
Labor Force Statistics
Teton County
1990 - 2019 BLS Data

Year	Teton County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	163	8,049	8,212	2%	5.3%
1991	210	8,327	8,537	2.5%	5.2%
1992	257	8,724	8,981	2.9%	5.6%
1993	234	9,300	9,534	2.5%	5.3%
1994	221	9,895	10,116	2.2%	5%
1995	242	10,265	10,507	2.3%	4.8%
1996	291	10,313	10,604	2.7%	4.9%
1997	260	10,427	10,687	2.4%	4.8%
1998	226	10,798	11,024	2.1%	4.7%
1999	251	11,424	11,675	2.1%	4.6%
2000	350	13,833	14,183	2.5%	3.9%
2001	373	13,865	14,238	2.6%	3.8%
2002	413	13,378	13,791	3%	4%
2003	476	13,233	13,709	3.5%	4.3%
2004	422	13,291	13,713	3.1%	3.8%
2005	412	13,344	13,756	3%	3.6%
2006	354	13,577	13,931	2.5%	3.2%
2007	317	14,058	14,375	2.2%	2.8%
2008	423	14,036	14,459	2.9%	3.1%
2009	965	12,917	13,882	7%	6.3%
2010	1,042	12,569	13,611	7.7%	6.4%
2011	1,023	12,614	13,637	7.5%	5.8%
2012	924	12,881	13,805	6.7%	5.3%
2013	789	13,318	14,107	5.6%	4.7%
2014	668	13,751	14,419	4.6%	4.1%
2015	575	14,119	14,694	3.9%	4.3%
2016	529	14,708	15,237	3.5%	5.3%
2017	434	14,994	15,428	2.8%	4.2%
2018	446	14,959	15,405	2.9%	3.9%
2019	424	15,151	15,575	2.7%	3.6%

Diagram II.20.6, shows the employment and labor force for Teton County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 15,151 persons, with the labor force reaching 15,575, indicating there were a total of 424 unemployed persons.

Diagram II.20.6
Employment and Labor Force
Teton County



Unemployment

Diagram II.20.7, shows the unemployment rate for both the State and Teton County. During the 1990's the average rate for Teton County was 2.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.7 percent. Over the course of the entire period the Teton County had an average unemployment rate lower than the State, 3.6 percent for Teton County, versus 4.6 percent statewide.

Diagram II.20.7
Annual Unemployment Rate
Teton County
1990 – 2019 BLS Data

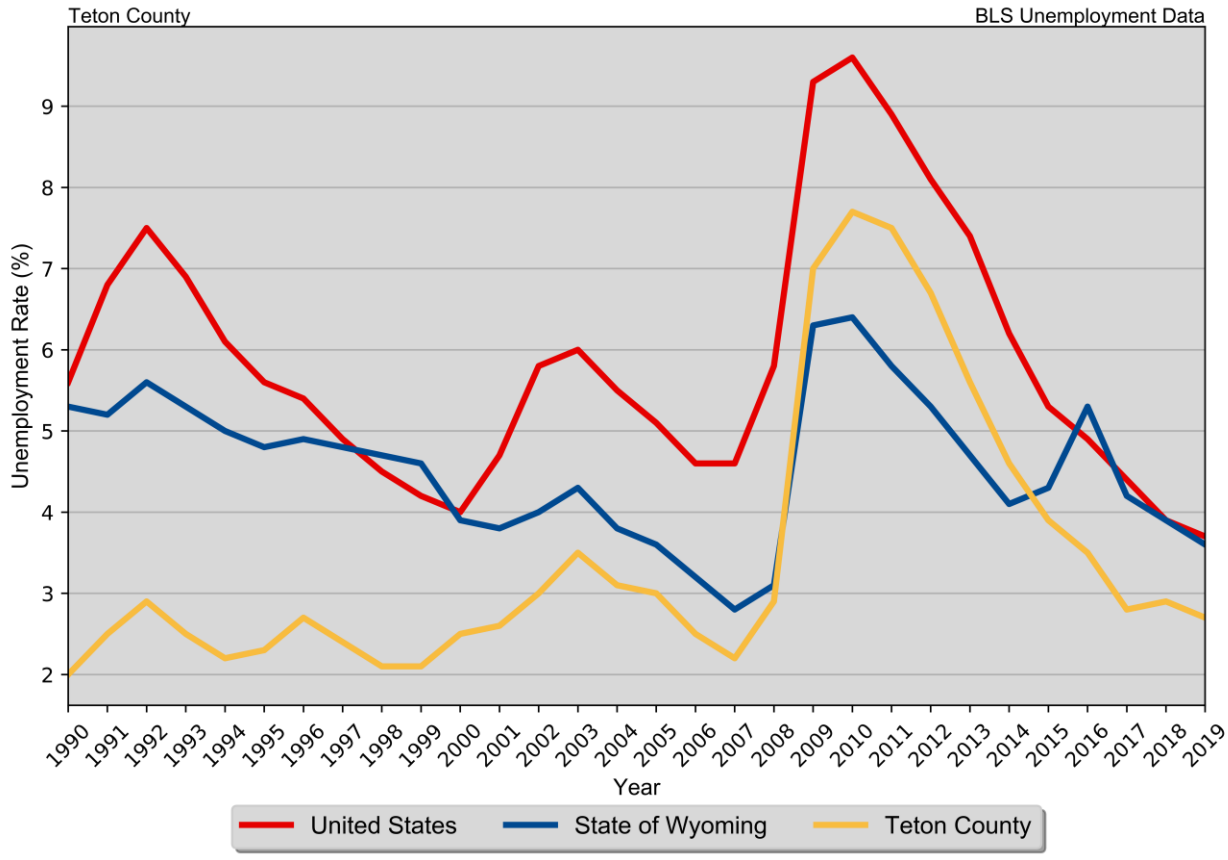
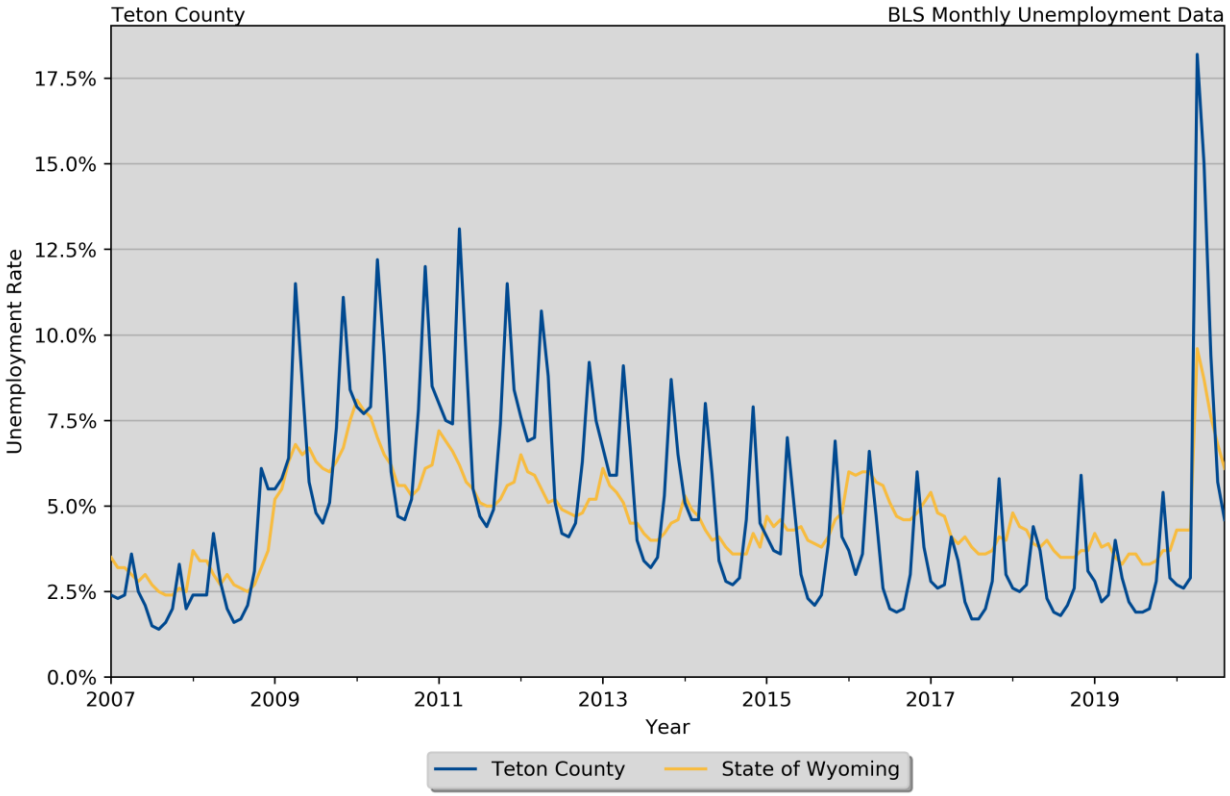


Diagram II.20.8 shows the monthly unemployment rate for both the State and Teton County from 2007 through December of 2020.

Diagram II.20.8
Monthly Unemployment Rate
Teton County
2007 – December 2020 BLS Data



Employment

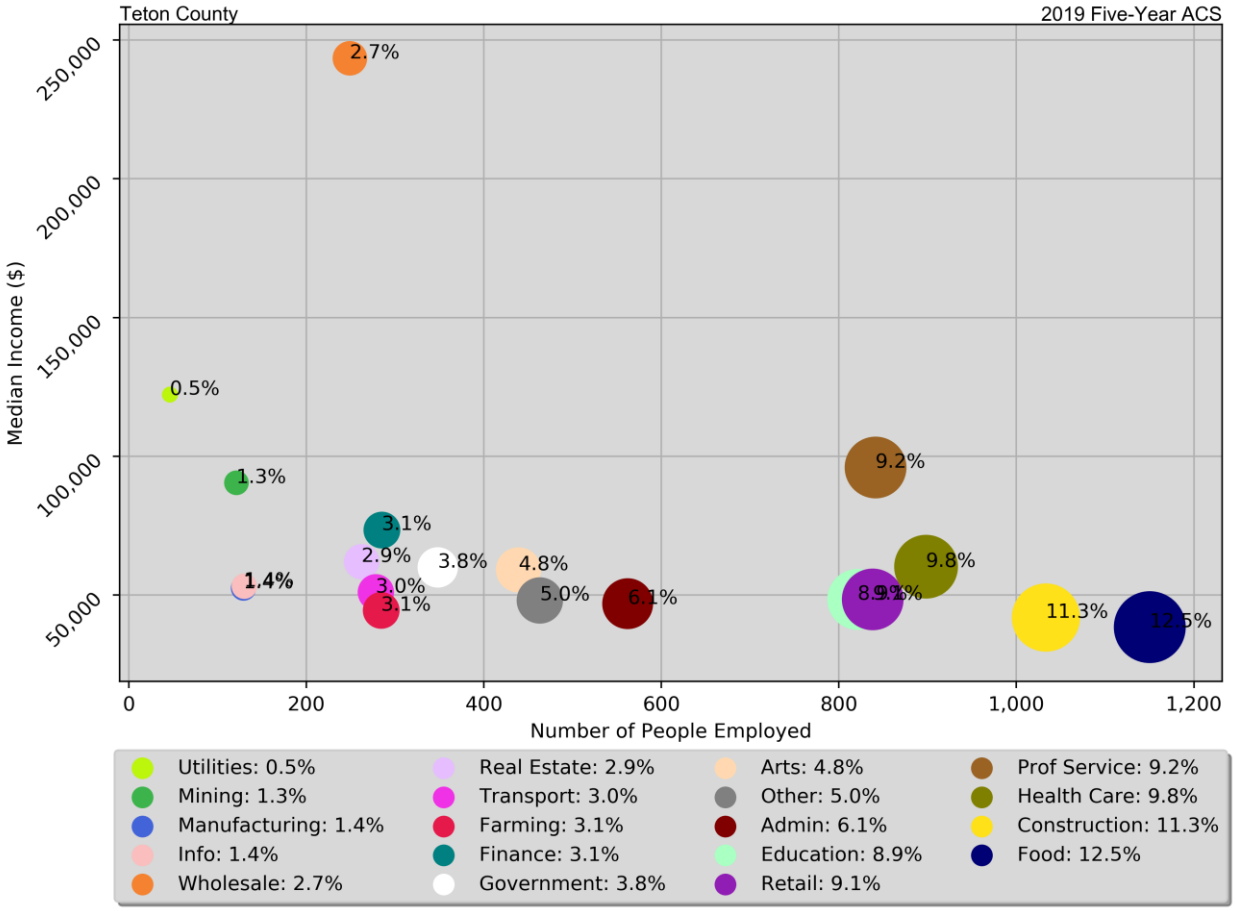
Table II.20.25 shows earnings and employment by industry in Teton County as reported by the 2019 five-year ACS. In 2019, the largest industry in Teton County by employment was the Food industry, which employed 1,150 people and paid a median salary of 38,542 dollars. The highest paying industry in Teton County was the Wholesale industry, which paid a median salary of 243,424 dollars in 2019. This data is also displayed in Diagram II.20.9.

Table II.20.25
Employment by Industry
Teton County
2019 Five-year ACS Data

Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	562	6%	$46,935
Arts, entertainment, and recreation	439	5%	$59,107
Construction	1,033	11%	$41,997
Educational services[78]	821	9%	$48,506
Agriculture, forestry, fishing and hunting	284	3%	$44,531
Finance and insurance	285	3%	$73,550
Accommodation and food services	1,150	12%	$38,542
Health care and social assistance	898	10%	$60,254
Information	130	1%	$53,264
Management of companies and enterprises	0	0%	$
Manufacturing	129	1%	$52,636
Mining, quarrying, and oil and gas extraction	121	1%	$90,515
Other services, except public administration	463	5%	$48,191
Prof Service	841	9%	$95,992
Government	348	4%	$60,069
Real estate and rental and leasing	262	3%	$62,095
Retail Trade	838	9%	$48,487
Transportation and warehousing	278	3%	$51,071
Utilities	46	0%	$122,308
Wholesale trade	249	3%	$243,424

[78] Includes both Public and Private Education

Diagram II.20.9
Earnings and Employment by Industry



Earnings and Employment

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.20.26, shows total real earnings by industry for Teton County. In 2019, the accommodation and food services industry had the largest total real earnings with 328,624,000 dollars. Between 2018 and 2019, the mining industry saw the largest percentage increase of 192.5 percent, to 30,651,000 dollars.

Table II.20.26
Real Earnings by Industry
Teton County
BEA Table CA-5N Data (1,000's of 2019 Dollars)

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	4,064	5,183	7,158	6,479	7,320	8,126	5,226	3,569	-31.7
Forestry, fishing, related activities, and other	41,902	8,184	0	6,260	4,693	460	339	434	28.1
Mining	2,010	2,504	0	2,181	6,062	14,974	10,477	30,651	192.5
Utilities	0	0	0	0	0	0	0	0	0
Construction	124,300	133,061	151,001	171,005	187,304	197,355	192,114	205,791	7.1
Manufacturing	-6,251	2,541	9,191	4,501	16,196	17,192	12,071	12,770	5.8
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	84,449	95,951	93,652	99,224	98,898	103,986	107,955	114,138	5.7
Transportation and warehousing	34,150	46,540	53,899	98,091	88,454	107,203	101,875	98,310	-3.5
Information	25,758	22,262	19,570	20,325	18,698	19,917	20,312	19,424	-4.4
Finance and insurance	365,966	70,687	38,564	39,157	42,193	48,563	68,481	84,702	23.7
Real estate and rental and leasing	35,534	30,492	52,478	78,793	109,677	99,918	115,463	122,703	6.3
Professional and technical services	122,208	156,430	193,205	192,916	199,283	218,229	224,531	250,743	11.7
Management of companies and enterprises	25,547	11,453	-21,941	-17,983	-18,710	-4,736	207	-4,333	-2,197.8
Administrative and waste services	36,644	61,296	63,933	71,221	73,746	73,363	78,010	77,334	-0.9
Educational services	9,607	12,596	13,240	13,582	14,849	15,898	16,678	18,656	11.9
Health care and social assistance	67,578	67,016	65,871	66,677	70,774	70,366	70,620	71,925	1.8
Arts, entertainment, and recreation	37,981	47,237	69,622	49,717	44,474	41,562	48,660	50,918	4.6
Accommodation and food services	229,799	260,847	274,572	291,945	307,456	321,492	327,065	328,624	0.5
Other services, except public administration	40,752	43,316	47,994	50,857	58,531	59,768	60,855	62,376	2.5
Government and government enterprises	179,652	192,012	201,664	211,717	221,458	227,976	234,244	236,408	0.9
Total	**1,482,897**	**1,264,302**	**1,291,726**	**1,386,149**	**1,480,893**	**1,577,532**	**1,664,315**	**1,717,366**	**5.3**

Table II.20.27, shows the total employment by industry for the Teton County. The most recent estimates show the accommodation and food services industry was the largest employer in Teton County, with employment reaching 7,773 jobs in 2019. Between 2018 and 2019 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 7.4 percent to 159 jobs.

Table II.20.27
Employment by Industry
Teton County
BEA Table CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	181	195	200	212	218	225	217	222	2.3%
Forestry, fishing, related activities, and other	141	157	0	127	144	144	148	159	7.4%
Mining	223	242	0	234	197	183	149	134	-10.1%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	2,200	2,452	2,567	2,672	2,846	2,832	2,789	2,930	5.1%
Manufacturing	257	287	286	315	332	365	414	418	1%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	2,131	2,348	2,488	2,641	2,674	2,604	2,683	2,683	0%
Transportation and warehousing	483	539	514	566	583	668	746	744	-0.3%
Information	332	364	377	347	362	396	384	382	-0.5%
Finance and insurance	1,798	2,222	2,290	2,356	2,457	2,508	2,880	2,953	2.5%
Real estate and rental and leasing	2,922	3,088	3,272	3,268	3,387	3,521	3,706	3,874	4.5%
Professional and technical services	1,852	1,997	2,144	2,226	2,268	2,291	2,396	2,477	3.4%
Management of companies and enterprises	86	74	147	163	300	257	193	197	2.1%
Administrative and waste services	1,123	1,317	1,308	1,347	1,550	1,503	1,513	1,578	4.3%
Educational services	361	459	486	508	573	551	533	562	5.4%
Health care and social assistance	972	1,076	1,092	1,123	1,168	1,187	1,230	1,250	1.6%
Arts, entertainment, and recreation	1,217	1,324	1,441	1,329	1,446	1,649	1,708	1,699	-0.5%
Accommodation and food services	6,252	6,540	6,813	7,091	7,328	7,528	7,569	7,773	2.7%
Other services, except public administration	1,068	1,247	1,240	1,285	1,298	1,342	1,411	1,437	1.8%
Government and government enterprises	2,386	2,415	2,474	2,522	2,599	2,645	2,620	2,692	2.7%
Total	**26,308**	**28,653**	**29,898**	**30,711**	**32,071**	**32,741**	**33,629**	**34,492**	**2.6%**

Table II.20.28, shows the real average earnings per job by industry for Teton County. These figures are calculated by dividing the total real earning displayed in Table II.20.26 and Table II.20.27, by industry. In 2019, the mining industry had the highest average earnings reaching 228,739 dollars. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 225.3 percent to 228,739 dollars.

Table II.20.28
Real Earnings Per Job by Industry
Teton County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	22,451	26,578	35,792	30,559	33,577	36,115	24,082	16,077	-33.2%
Forestry, fishing, related activities, and other	297,178	52,126	0	49,289	32,587	3,192	2,289	2,730	19.2%
Mining	9,012	10,348	0	9,322	30,774	81,825	70,317	228,739	225.3%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	56,500	54,266	58,824	63,999	65,813	69,687	68,883	70,236	2%
Manufacturing	-24,322	8,852	32,137	14,289	48,784	47,101	29,156	30,550	4.8%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	39,629	40,865	37,642	37,571	36,985	39,933	40,237	42,541	5.7%
Transportation and warehousing	70,704	86,345	104,861	173,306	151,722	160,484	136,562	132,137	-3.2%
Information	77,583	61,160	51,909	58,574	51,652	50,294	52,897	50,848	-3.9%
Finance and insurance	203,540	31,812	16,840	16,620	17,173	19,363	23,778	28,683	20.6%
Real estate and rental and leasing	12,161	9,874	16,039	24,110	32,382	28,378	31,156	31,673	1.7%
Professional and technical services	65,987	78,333	90,114	86,665	87,867	95,255	93,711	101,229	8%
Management of companies and enterprises	297,059	154,771	-149,256	-110,324	-62,366	-18,429	1,070	-21,995	-2,155.2%
Administrative and waste services	32,630	46,542	48,879	52,874	47,578	48,811	51,560	49,008	-4.9%
Educational services	26,613	27,442	27,244	26,735	25,914	28,854	31,291	33,196	6.1%
Health care and social assistance	69,524	62,282	60,321	59,374	60,594	59,280	57,414	57,540	0.2%
Arts, entertainment, and recreation	31,209	35,678	48,315	37,409	30,756	25,205	28,489	29,969	5.2%
Accommodation and food services	36,756	39,885	40,301	41,171	41,956	42,706	43,211	42,278	-2.2%
Other services, except public administration	38,157	34,736	38,705	39,578	45,094	44,536	43,129	43,407	0.6%
Government and government enterprises	75,294	79,508	81,513	83,948	85,209	86,191	89,406	87,819	-1.8%
Total	**56,367**	**45,082**	**46,363**	**48,220**	**49,189**	**50,833**	**51,068**	**52,406**	**2.6%**

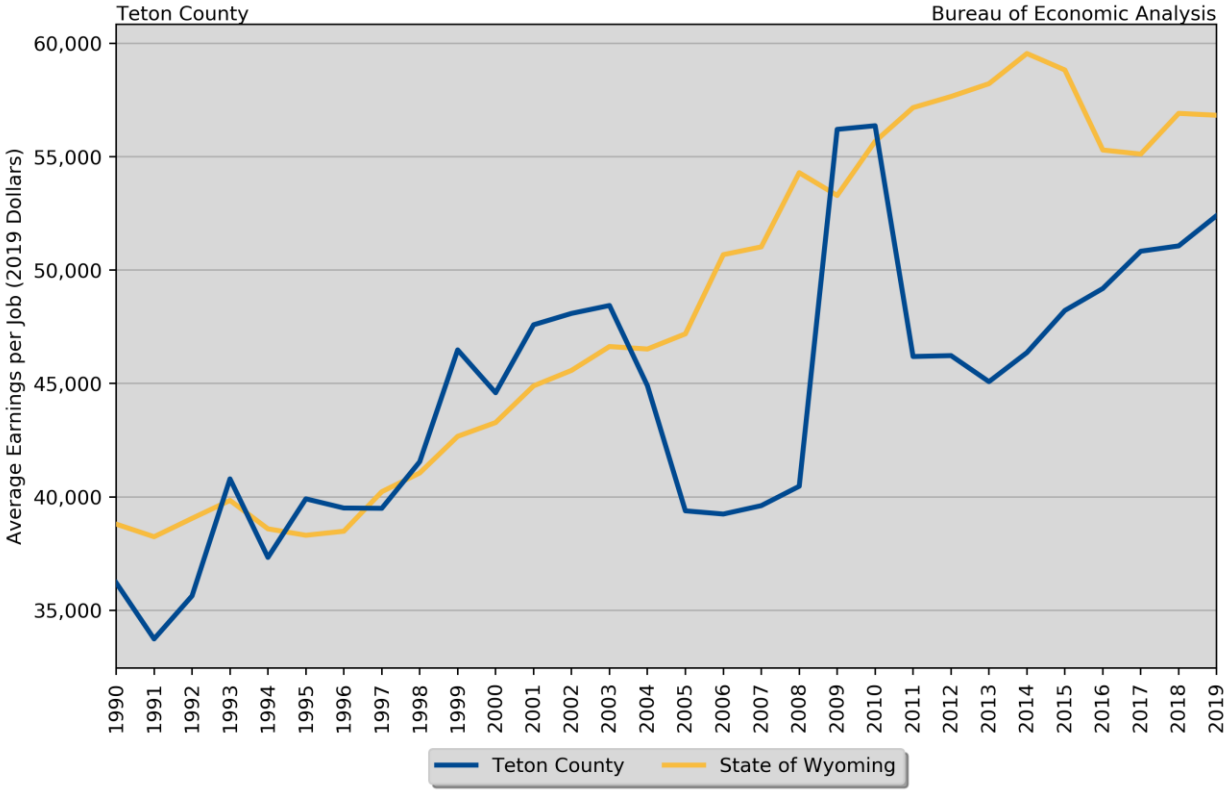
Table II.20.29 shows total employment and real personal income for the years of 1969 to 2019. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was $5,448,877,000, a -1 percent change between 2018 and 2019. Total employment was 26,308 in 2010 and 33,629 in 2019, a change of 2.6 percent over the period.

Table II.20.29
Total Employment and Real Personal Income
Teton County
BEA Data 1969 Through 2019

Year	1,000s of 2018 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	112,002	6,623	-589	40,840	5,226	150,857	31,915	3,295	33,993
1970	116,760	7,035	-679	45,127	5,868	160,041	32,805	3,444	33,904
1971	129,936	7,889	-1,046	49,916	6,680	177,597	34,233	3,822	33,996
1972	143,716	9,121	-1,650	53,433	7,262	193,641	34,019	4,215	34,095
1973	161,484	11,618	-2,219	61,883	8,714	218,243	35,231	4,521	35,719
1974	181,510	12,476	-2,513	68,819	10,230	245,570	35,619	4,875	37,232
1975	192,763	13,496	-2,951	68,510	11,743	256,568	36,033	5,327	36,187
1976	195,772	15,162	-3,621	75,862	12,447	265,298	34,731	5,797	33,771
1977	210,373	16,016	-4,101	84,276	13,618	288,149	36,130	6,268	33,564
1978	247,756	19,718	-5,609	90,744	14,237	327,411	37,279	7,147	34,664
1979	267,372	22,724	-7,033	99,487	14,665	351,768	37,123	7,886	33,903
1980	277,095	23,166	-7,469	111,305	16,361	374,125	39,418	8,048	34,431
1981	280,923	25,852	-8,276	133,468	19,580	399,842	39,913	8,397	33,456
1982	277,505	26,277	-8,802	144,457	21,628	408,511	38,836	8,650	32,081
1983	290,220	27,091	-9,811	136,213	27,269	416,800	39,124	9,171	31,646
1984	292,398	27,712	-9,839	146,194	22,496	423,537	40,123	9,285	31,491
1985	302,407	29,127	-10,729	157,935	22,102	442,588	43,704	9,713	31,134
1986	332,658	31,954	-12,488	160,034	24,977	473,227	47,068	10,009	33,235
1987	331,367	34,546	-14,509	167,392	25,592	475,296	46,334	11,069	29,937
1988	357,740	39,682	-17,177	199,528	27,616	528,025	49,762	12,181	29,368
1989	406,639	43,822	-20,421	234,186	30,104	606,687	55,299	12,690	32,045
1990	504,258	57,556	-28,470	261,726	30,157	710,115	62,687	13,924	36,215
1991	502,814	59,249	-29,853	289,324	33,212	736,249	60,857	14,904	33,736
1992	557,285	65,995	-36,953	325,607	38,600	818,545	64,009	15,639	35,634
1993	669,278	76,312	-47,083	370,549	43,611	960,042	69,907	16,406	40,794
1994	668,449	77,812	-50,809	425,679	39,930	1,005,437	70,212	17,906	37,331
1995	731,132	84,597	-58,513	502,657	43,339	1,134,018	76,073	18,318	39,914
1996	741,148	83,792	-61,466	573,749	45,982	1,215,622	78,457	18,759	39,509
1997	760,934	85,006	-68,139	669,491	47,451	1,324,731	81,864	19,266	39,496
1998	836,154	93,040	-78,101	846,037	49,175	1,560,224	92,413	20,123	41,552
1999	988,648	105,891	-99,925	957,203	52,064	1,792,099	101,409	21,270	46,481
2000	1,003,041	111,134	-107,650	1,130,859	55,320	1,970,436	107,200	22,494	44,592
2001	1,105,611	121,597	-120,463	1,107,366	59,962	2,030,879	108,876	23,232	47,589
2002	1,112,621	120,072	-119,770	1,141,817	65,000	2,079,597	110,399	23,136	48,090
2003	1,120,739	123,627	-123,738	1,309,295	69,036	2,251,705	118,100	23,137	48,439
2004	1,062,763	128,017	-115,558	1,744,515	69,429	2,633,131	135,261	23,668	44,903
2005	963,506	130,970	-125,958	2,233,234	72,938	3,012,749	153,461	24,464	39,384
2006	1,009,091	158,721	-135,281	2,991,729	74,671	3,781,488	188,942	25,714	39,243
2007	1,070,703	168,677	-128,584	3,162,295	77,539	4,013,276	196,037	27,029	39,614
2008	1,134,274	167,897	-131,354	2,974,401	94,388	3,903,812	186,002	28,029	40,468
2009	1,504,803	168,162	-110,427	1,881,311	105,706	3,213,231	151,339	26,773	56,206
2010	1,482,897	158,424	-91,239	2,185,701	116,369	3,535,304	166,008	26,308	56,367
2011	1,228,963	139,523	-70,063	2,566,987	115,986	3,702,351	172,894	26,607	46,189
2012	1,264,302	147,664	-98,454	3,559,013	113,682	4,690,880	216,929	27,348	46,230
2013	1,291,726	167,921	-61,164	3,157,103	116,563	4,336,307	194,323	28,653	45,081
2014	1,386,149	181,430	-67,681	3,683,475	121,809	4,942,322	217,025	29,898	46,363
2015	1,480,893	188,377	-78,156	3,527,418	126,142	4,867,921	211,217	30,711	48,220
2016	1,577,532	199,195	-121,582	3,691,412	130,471	5,078,639	218,587	32,071	49,189
2017	1,664,315	205,182	-116,009	4,065,555	134,744	5,543,422	237,061	32,741	50,833
2018	1,717,366	205,903	-109,979	3,907,582	139,810	5,448,877	234,169	33,629	51,068
2019	1,807,589	210,945	-136,051	3,787,359	144,659	5,392,611	229,825	34,492	52,406

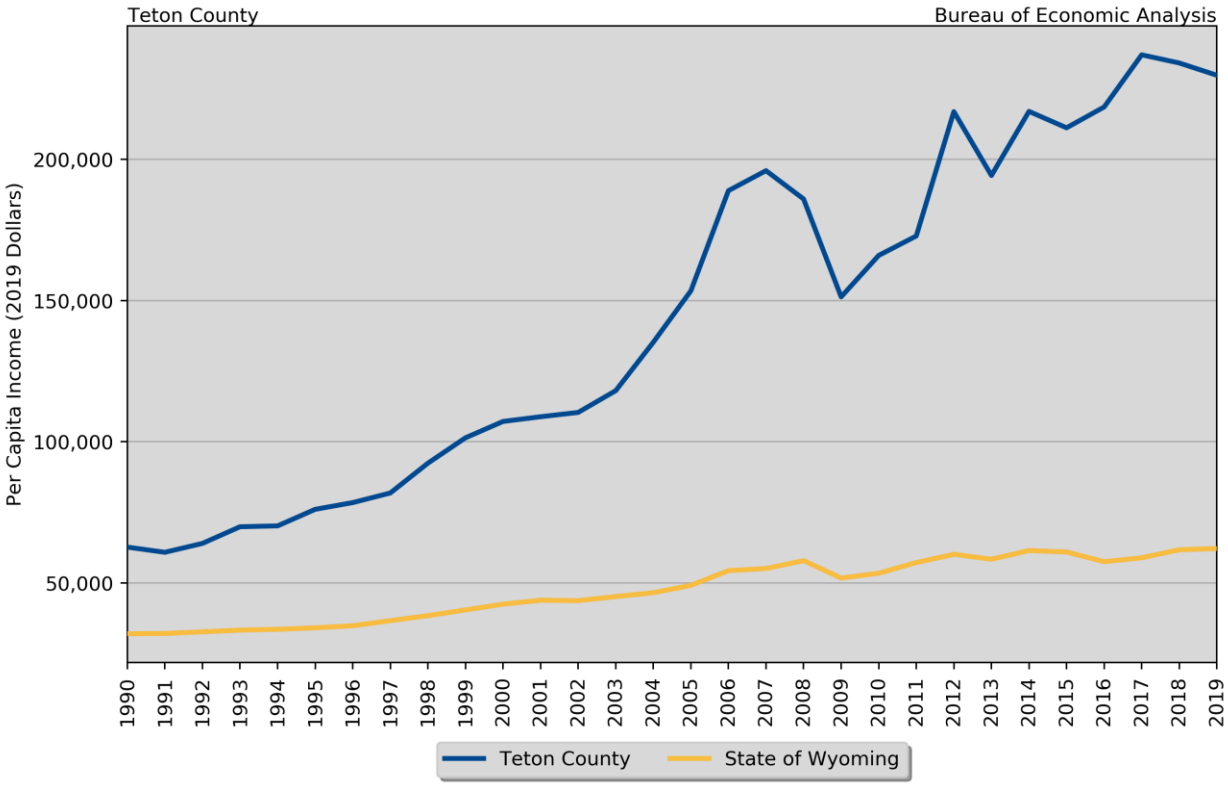
Diagram II.20.10, shows real average earnings per job for Teton County from 1990 to 2019. Over this period the average earning per job for Teton County was 44,371 dollars, which was lower than the statewide average of 48,330 dollars over the same period.

Diagram II.20.10
Real Average Earnings per Job
Teton County



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.20.11 shows real per capita income for Teton County from 1990 to 2019 of $143,718, which was higher than the statewide average of $47,674 over the same period.

Diagram II.20.11
Real per Capita Income
Teton County



Quarterly Census of Employment and Wages

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. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2010 through June 2020 and are presented in Table II.20.30. Between 2018 and 2019, total annual employment increased from 20,954 persons in 2018 to 21,429 in 2019, a change of 2.3 percent.

Table II.20.30
Total Monthly Employment
Teton County
BLS QCEW Data, 2010–2020(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020(p)
Jan	15,930	15,808	16,235	16,635	17,576	18,183	18,956	19,558	19,829	20,604	20,734
Feb	15,931	15,806	16,263	16,688	17,450	18,154	18,806	19,488	19,675	20,334	20,457
Mar	15,650	15,677	16,058	16,633	17,421	18,206	18,787	19,391	19,560	20,115	20,031
Apr	14,425	13,891	14,916	15,557	16,204	16,823	17,210	17,831	18,308	18,490	14,078
May	15,968	15,423	15,938	16,484	17,267	18,253	18,992	19,668	19,941	20,402	15,611
Jun	19,404	19,208	19,896	20,741	21,636	22,214	23,160	23,635	23,851	24,108	19,032
Jul	20,400	20,561	20,750	21,503	22,548	23,190	24,277	24,853	24,991	25,300	
Aug	20,180	20,410	20,669	21,619	22,471	23,064	23,965	24,687	24,708	25,173	
Sep	18,793	19,053	19,173	20,150	20,703	21,417	22,271	22,744	22,768	23,165	
Oct	16,371	16,875	17,311	18,184	18,813	19,378	20,053	20,532	20,491	21,129	
Nov	13,867	14,110	15,076	15,483	15,675	16,310	16,938	17,445	17,373	17,658	
Dec	16,332	16,524	16,739	17,605	18,263	18,767	19,369	19,571	19,948	20,569	
Annual	**16,938**	**16,946**	**17,419**	**18,107**	**18,836**	**19,497**	**20,232**	**20,784**	**20,954**	**21,429**	
% Change	-2.7%	(ND)%	2.8%	3.9%	4%	3.5%	3.8%	2.7%	0.8%	2.3%	%

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 926 dollars in 2018. In 2019, average weekly wages saw an increase of 7.1 percent over the prior year, rising to 992 dollars, or by 66 dollars. These data are shown in Table II.20.31.

Table II.20.31
Average Weekly Wages
Teton County
BLS QCEW Data, 2002–2020(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	535	514	521	667	556	2.2%
2003	562	535	552	716	588	5.8%
2004	599	568	563	701	604	2.7%
2005	614	596	639	688	634	5%
2006	659	636	663	775	682	7.6%
2007	690	685	679	811	713	4.5%
2008	745	717	732	799	746	4.6%
2009	742	702	686	806	731	-2%
2010	704	682	702	850	732	0.1%
2011	750	726	710	826	750	2.5%
2012	746	728	718	903	771	2.8%
2013	825	731	716	859	779	1%
2014	762	750	781	986	817	4.9%
2015	802	777	770	936	818	0.1%
2016	846	800	827	922	847	3.5%
2017	899	831	827	969	878	3.7%
2018	935	854	900	1,029	926	5.5%
2019	1,017	881	963	1,120	992	7.1%
2020	1,009	1,073				

Total business establishments reported by the QCEW are displayed in Table II.20.32. Between 2018 and 2019, the total number of business establishments increased by 2.6 percent, from 2,394 to 2,457 establishments. The most recent 2020 estimates show there were 2,505 business establishments in the second quarter of 2020.

Table II.20.32
Number of Business Establishments
Teton County
BLS QCEW Data, 2001–2020(p)

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,838	1,874	1,875	1,869	1,864	
2002	1,852	1,904	1,920	1,947	1,906	2.3%
2003	1,914	1,932	1,963	1,975	1,946	2.1%
2004	1,967	1,997	1,995	2,010	1,992	2.4%
2005	1,997	2,037	2,056	2,061	2,038	2.3%
2006	2,058	2,095	2,120	2,121	2,099	3%
2007	2,114	2,145	2,148	2,157	2,141	2%
2008	2,155	2,183	2,179	2,180	2,174	1.5%
2009	2,153	2,152	2,147	2,157	2,152	-1%
2010	2,119	2,129	2,144	2,144	2,134	-0.8%
2011	2,119	2,130	2,133	2,156	2,135	(ND)%
2012	2,154	2,174	2,188	2,205	2,180	2.1%
2013	2,157	2,186	2,210	2,221	2,194	0.6%
2014	2,215	2,225	2,248	2,256	2,236	1.9%
2015	2,245	2,280	2,279	2,292	2,274	1.7%
2016	2,296	2,321	2,301	2,296	2,304	1.3%
2017	2,310	2,349	2,361	2,383	2,351	2%
2018	2,378	2,380	2,397	2,421	2,394	1.8%
2019	2,443	2,482	2,461	2,490	2,457	2.6%
2020	2,489	2,505				

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,902 in 2010 to 1,396 in 2019, with the poverty rate reaching 6 percent in 2019. This compared to a state poverty rate of 9.9 percent and a national rate of 12.3 percent in 2019. Table II.20.33, at right, presents poverty data for Teton County.

The rate of poverty for Teton County is shown in Table II.20.34. In 2019, the poverty rate was 6.1 percent meaning there were an estimated 1,426 people living in poverty, compared to 1,713 persons living in poverty in 2010. In 2019, some 0 percent of those in poverty were under age 6 and 3.9 percent were 65 or older.

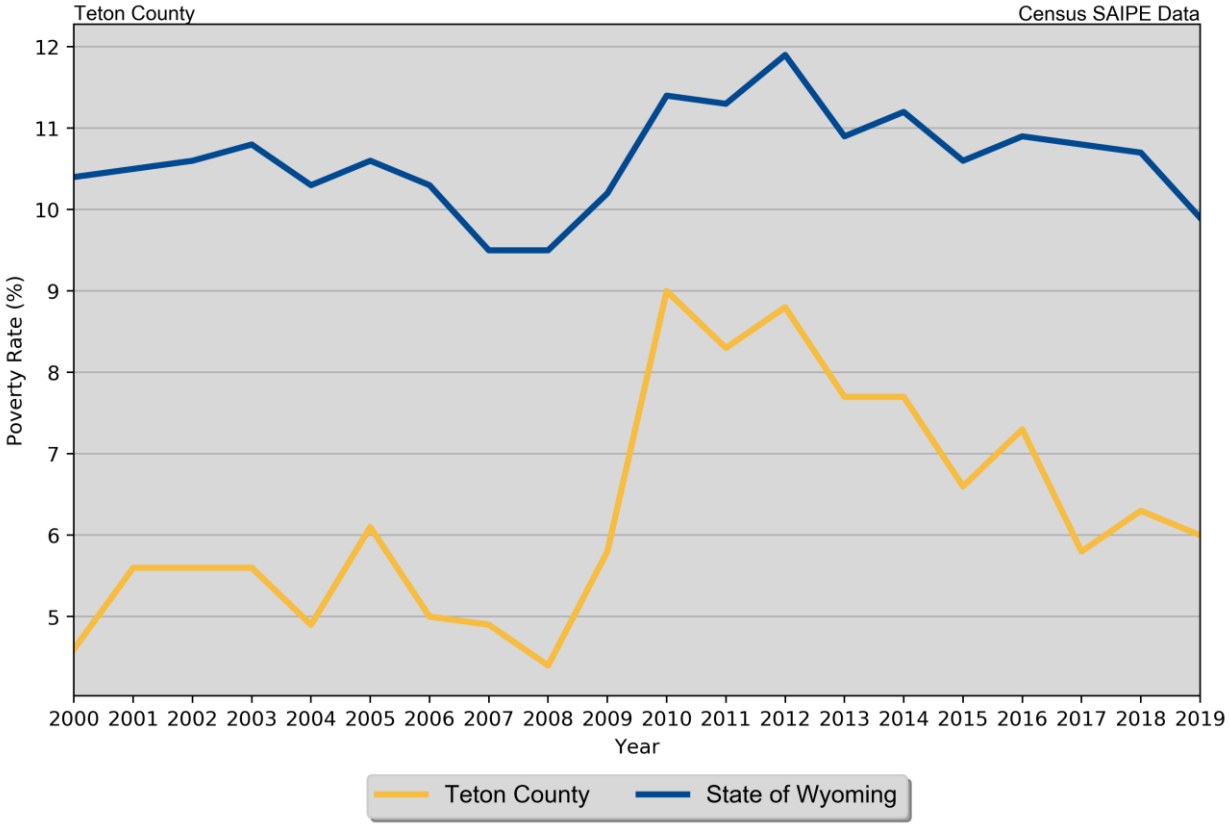
Table II.20.33
Persons in Poverty
Teton County
2000–2019 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	854	4.6%
2001	1,042	5.6%
2002	1,037	5.6%
2003	1,067	5.6%
2004	928	4.9%
2005	1,144	6.1%
2006	959	5%
2007	965	4.9%
2008	882	4.4%
2009	1,199	5.8%
2010	1,902	9%
2011	1,767	8.3%
2012	1,885	8.8%
2013	1,700	7.7%
2014	1,751	7.7%
2015	1,516	6.6%
2016	1,680	7.3%
2017	1,348	5.8%
2018	1,443	6.3%
2019	1,396	6%

Table II.20.34
Poverty by Age
Teton County
2010 & 2019 Five-Year ACS Data

Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	290	20.4%	0	0%
6 to 17	347	12.9%	132	4.3%
18 to 64	1,062	7.2%	1,167	7.5%
65 or Older	14	0.8%	127	3.9%
Total	**1,713**	**100.0%**	**1,426**	**100.0%**
Poverty Rate	**8.2%**	**.**	**6.1%**	**.**

Diagram II.20.12
Poverty Rates
Teton County
SAIPE Estimates 2000 – 2019



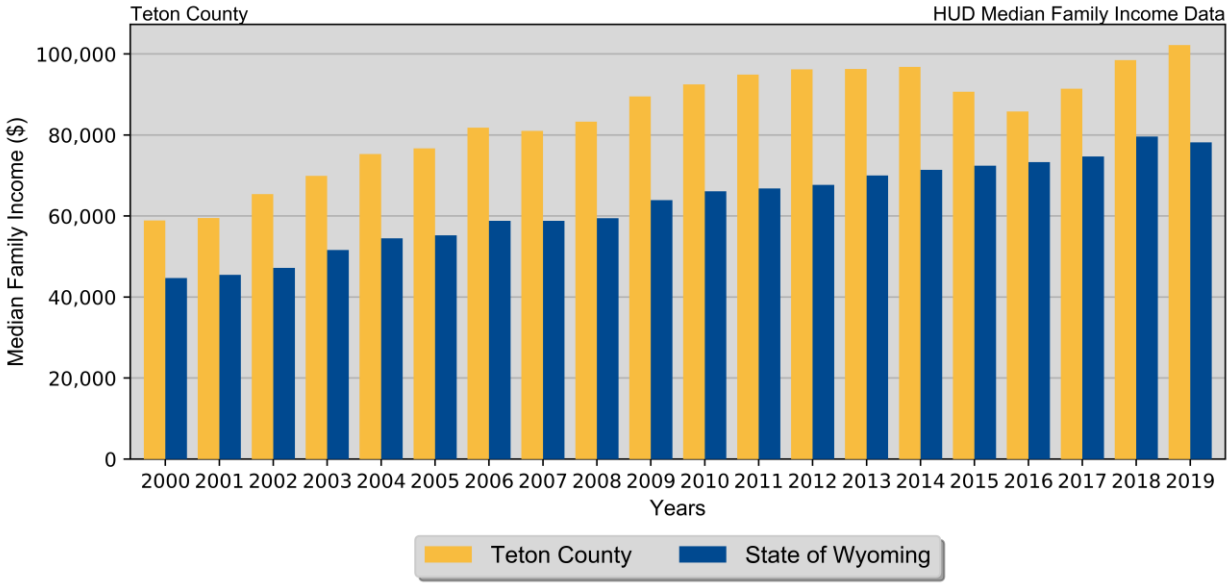
Household Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.20.35 shows that the HUD estimated MFI for Teton County was $102,200 in 2019. This compared to Wyoming's MFI of $78,200. Diagram II.20.13, illustrates the estimated MFI for 2000 through 2019.

Table II.20.35
Median Family Income
Teton County
2000–2019 HUD MFI

Year	MFI	State of Wyoming MFI
2000	58,900	44,700
2001	59,500	45,500
2002	65,400	47,200
2003	69,900	51,600
2004	75,300	54,500
2005	76,700	55,250
2006	81,800	58,800
2007	81,000	58,800
2008	83,300	59,450
2009	89,500	63,900
2010	92,500	66,100
2011	94,900	66,800
2012	96,200	67,700
2013	96,300	70,000
2014	96,800	71,400
2015	90,700	72,400
2016	85,800	73,300
2017	91,400	74,700
2018	98,500	79,600
2019	102,200	78,200

Diagram II.20.13
Estimated Median Family Income
Teton County vs. Wyoming
HUD Data: 2000 - 2019



Housing

EADIV

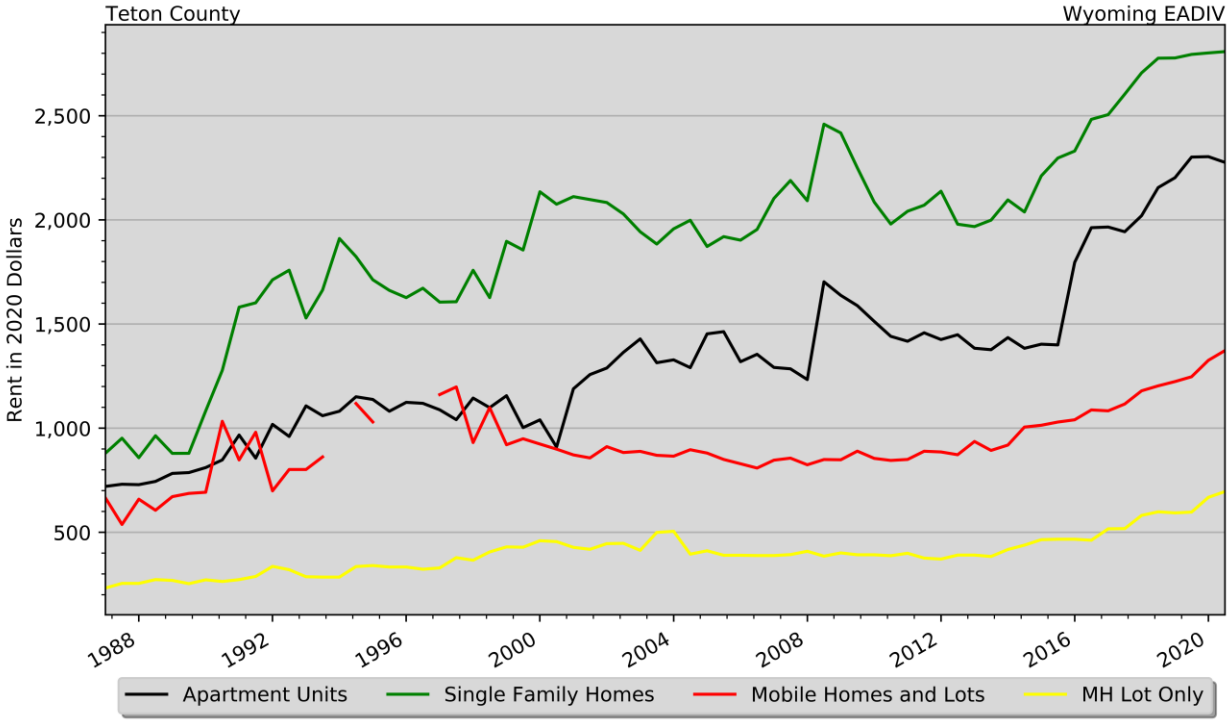
According to the Wyoming cost of living index, real average apartment rents in Teton County decreased by 1.11 percent from second quarter of 2019 to second quarter of 2020, from $2,301.62 to $2,276. During that same period, detached single-family home rents increased by 0.48 percent, rents for mobile homes on lots increased by 10.11 percent, and rents for mobile home lots increased by 16.55 percent. Beginning in fourth quarter of 1986 rental prices for apartment units experienced an average annual increase of 3.39 percent, while rental prices for single family homes experienced an average annual increase of 3.42 percent since fourth quarter of 1986.

Table II.20.36 and Diagram II.20.14, present the Teton County data for each rental type.

Table II.20.36
Semiannual Average Monthly Rental Prices
Teton County
EAD Data, 2000:Q2 – 2019:Q4, Real 2019 Dollars

Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	909.62	2,075.39	899.43	455.54
Q4.00	1,189.06	2,111.77	871.78	427.89
Q2.01	1,257.48	2,097.69	857.31	418.68
Q4.01	1,288.81	2,083.45	911.42	445.74
Q2.02	1,364.08	2,028.6	883.22	447.22
Q4.02	1,428.57	1,943.08	888.83	413.57
Q2.03	1,314.34	1,884.12	869.8	499.59
Q4.03	1,328.1	1,957.06	865.68	505.09
Q2.04	1,290.71	1,998.39	896.66	395.39
Q4.04	1,452.89	1,872.4	880.58	411.47
Q2.05	1,463.48	1,919.68	850.01	389.91
Q4.05	1,319.21	1,902.78	829.22	389.91
Q2.06	1,354.86	1,954.08	808.63	388.55
Q4.06	1,291.79	2,102.94	846.47	388.55
Q2.07	1,285.01	2,189.19	856.27	393.12
Q4.07	1,233.42	2,092.14	824.32	409.09
Q2.08	1,702.82	2,459.63	849.6	385.64
Q4.08	1,637.74	2,417.45	848.4	401.3
Q2.09	1,588.33	2,249.73	889.85	392.3
Q4.09	1,512.98	2,085.87	855.16	392.3
Q2.10	1,441.07	1,980.14	845.25	387.75
Q4.10	1,417.43	2,041.61	849.98	399.57
Q2.11	1,458.02	2,070.64	889.4	376.38
Q4.11	1,425.59	2,137.81	885.93	371.74
Q2.12	1,448.7	1,979.32	872.63	390.86
Q4.12	1,383.93	1,967.96	936.26	390.86
Q2.13	1,376.88	1,998.88	893.36	384.14
Q4.13	1,434.95	2,096.04	919.04	417.64
Q2.14	1,383.62	2,038.15	1,005.37	438.55
Q4.14	1,403.35	2,211.38	1,014.14	464.86
Q2.15	1,399.87	2,296.92	1,029.54	466.99
Q4.15	1,796.26	2,330.58	1,040.4	466.99
Q2.16	1,962.6	2,482.8	1,087.7	462.17
Q4.16	1,965.82	2,505.37	1,083.4	516.98
Q2.17	1,943.24	2,603.65	1,116.15	517.99
Q4.17	2,020.26	2,705.98	1,179.45	581.28
Q2.18	2,155.15	2,776.35	1,203.26	598.54
Q4.18	2,202.53	2,777.38	1,223.86	593.39
Q2.19	2,301.62	2,794.53	1,246.96	597.17
Q4.19	2,303.64	2,801.62	1,325.91	668.02
Q2.20	2,276	2,808	1,373	696

Diagram II.20.14
Average Rents
Teton County
EAD Data 1986 – 2020



Housing Production

The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Teton County decreased from 151 authorizations in 2018 to 122 in 2019.

The real value of single-family building permits decreased from 1,602,803 dollars in 2018 to 1,520,307 dollars in 2019. This compares to a decrease in permit value statewide, with values dropping by 34,054 dollars from 374,392 dollars in 2018 to 340,338 dollars in 2019. Additional details are given in Table II.20.37 as well as in Diagram II.20.15 and Diagram II.20.16.

Table II.20.37
Building Permits and Valuation
Teton County
Census Bureau Data, 1980–2019

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	172	8	32	56	268	122,613	44,020
1981	129	6	8	37	180	148,252	54,230
1982	81	2	0	51	134	226,638	89,059
1983	113	2	4	47	166	185,293	75,129
1984	113	4	53	0	170	154,210	0
1985	38	0	0	25	63	218,760	59,059
1986	67	8	10	0	85	197,041	0
1987	89	6	0	0	95	229,583	0
1988	162	4	4	28	198	204,268	60,940
1989	253	12	0	0	265	213,588	inf
1990	245	8	26	54	333	227,392	81,171
1991	134	0	8	16	158	275,557	79,877
1992	243	4	8	0	255	254,174	inf
1993	255	4	13	0	272	314,334	0
1994	235	8	0	34	277	330,084	87,682
1995	140	8	3	36	187	315,927	85,547
1996	150	2	19	6	177	304,364	113,826
1997	198	6	0	0	204	434,061	0
1998	300	4	0	0	304	495,672	0
1999	241	2	37	52	332	652,191	61,940
2000	257	18	3	48	326	884,307	55,951
2001	150	0	6	55	211	756,649	85,993
2002	131	6	16	44	197	666,395	61,795
2003	172	50	25	45	292	554,972	67,119
2004	204	18	31	48	301	767,025	64,049
2005	208	10	35	55	308	835,590	62,461
2006	180	10	36	65	291	913,868	60,542
2007	179	4	3	46	232	1,163,302	131,126
2008	166	4	6	40	216	1,164,584	102,077
2009	62	2	0	25	89	1,293,365	101,305
2010	73	0	6	36	115	1,238,375	100,144
2011	60	0	0	58	118	1,765,691	98,091
2012	91	0	0	31	122	1,132,281	96,251
2013	127	0	0	35	162	1,417,159	94,582
2014	135	2	0	8	145	1,035,660	248,446
2015	174	20	30	12	236	1,444,206	115,947
2016	138	8	0	17	163	1,718,688	205,891
2017	143	26	11	10	190	1,315,387	197,040
2018	151	6	6	5	168	1,602,803	211,721
2019	122	14	9	10	155	1,520,307	208,080

Diagram II.20.15
Single-Family Permits
Teton County
Census Bureau Data, 1980–2019

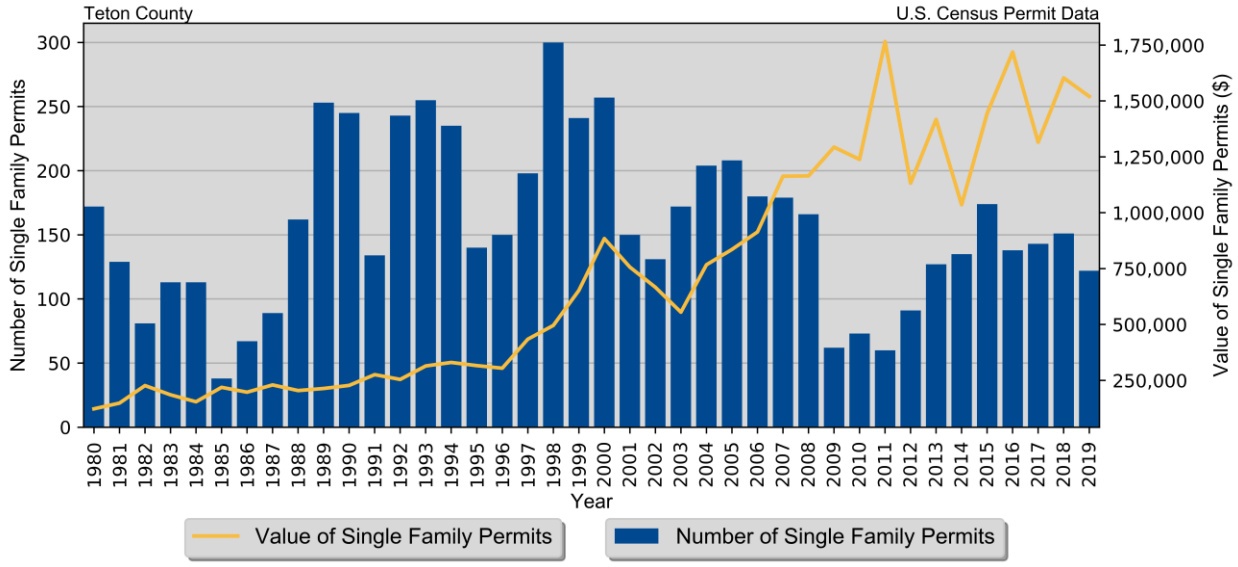
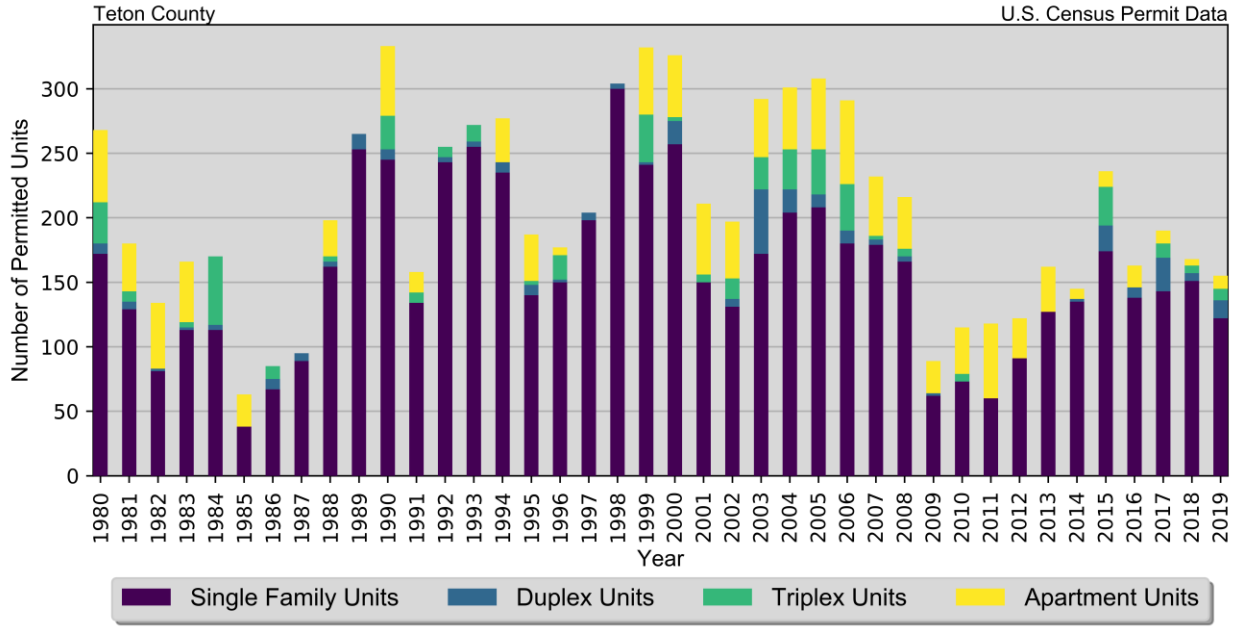


Diagram II.20.16
Total Permits by Unit Type
Teton County
Census Bureau Data, 1980–2019



Housing Characteristics

Households by type and tenure are shown in Table II.20.38. Family households represented 57.5 percent of households, while non-family households accounted for 42.5 percent. These changed from 55 and 45 percent, respectively.

Table II.20.38
Household Type by Tenure
Teton County
2010 Census SF1 & 2019 Five-Year ACS Data

Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,938	55%	5,190	57.5%
Married-Couple Family	4,102	83.1%	4,360	84%
Owner-Occupied	2,995	73%	3,541	81.2%
Renter-Occupied	1,107	27%	819	18.8%
Other Family	836	16.9%	830	16.1%
Male Householder, No Spouse Present	333	39.8%	446	40.1%
Owner-Occupied	124	37.2%	72	16.1%
Renter-Occupied	209	62.8%	374	83.9%
Female Householder, No Spouse Present	503	60.2%	384	60.6%
Owner-Occupied	281	55.9%	238	62%
Renter-Occupied	222	44.1%	146	38%
Non-Family Households	4,035	45%	3,829	42.5%
Owner-Occupied	1,683	41.7%	1,597	41.7%
Renter-Occupied	2,352	58.3%	2,232	58.3%
Total	**8,973**	**100.0%**	**9,019**	**100.0%**

Table II.20.39, below, shows housing units by type in 2010 and 2019. In 2010, there were 12,487 housing units, compared with 13,848 in 2019. Single-family units accounted for 66.6 percent of units in 2019, compared to 65.4 in 2010. Apartment units accounted for 17.2 percent in 2019, compared to 17.3 percent in 2010.

Table II.20.39
Housing Units by Type
Teton County
2010 & 2019 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,170	65.4%	**9,216**	66.6%
Duplex	819	6.6%	495	3.6%
Tri- or Four-Plex	984	7.9%	1,250	9%
Apartment	2,164	17.3%	2,382	17.2%
Mobile Home	350	2.8%	505	3.6%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**12,487**	**100.0%**	**13,848**	**100.0%**

Table II.20.40 shows housing units by tenure from 2010 to 2019. By 2019, there were 13,848 housing units. An estimated 60.4 percent were owner-occupied, and 34.9 percent were vacant.

Table II.20.40
Housing Units by Tenure
Teton County
2010 Census & 2019 Five-Year ACS Data

Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,973	70%	9,019	65.1%
Owner-Occupied	5,083	56.6%	5,448	60.4%
Renter-Occupied	3,890	43.4%	3,571	39.6%
Vacant Housing Units	3,840	30%	4,829	34.9%
Total Housing Units	**12,813**	**100.0%**	**13,848**	**100.0%**

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.20.41. Households earning more than 100,000 dollars per year represented 41.6 percent of households in 2019, compared to 33 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 4.2 percent of households in 2019, compared to 4 percent in 2000.

Table II.20.41
Households by Income
Teton County
2010 & 2019 Five-Year ACS Data

Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	300	4%	380	4.2%
$15,000 to $19,999	248	3.3%	311	3.4%
$20,000 to $24,999	463	6.2%	356	3.9%
$25,000 to $34,999	397	5.3%	383	4.2%
$35,000 to $49,999	1,038	13.9%	838	9.3%
$50,000 to $74,999	1,542	20.6%	1,552	17.2%
$75,000 to $99,999	1,018	13.6%	1,448	16.1%
$100,000 or More	2,464	33%	3,751	41.6%
Total	**7,470**	**100.0%**	**9,019**	**100.0%**

Table II.20.42 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 8.3 percent of households in 2010 and 18.9 percent of households in 2019. Housing units built in 1939 or earlier represented 3.8 percent of households in 2019 and 6.1 percent of households in 2010.

Table II.20.42
Households by Year Home Built
Teton County
2010 & 2019 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	454	6.1%	345	3.8%
1940 to 1949	141	1.9%	266	2.9%
1950 to 1959	360	4.8%	224	2.5%
1960 to 1969	333	4.5%	377	4.2%
1970 to 1979	1,912	25.6%	1,331	14.8%
1980 to 1989	1,747	23.4%	2,116	23.5%
1990 to 1999	1,905	25.5%	2,300	25.5%
2000 to 2009	618	8.3%	1,709	18.9%
2010 or Later	.	.	351	3.9%
Total	**7,470**	**100.0%**	**9,019**	**100.0%**

The distribution of unit types by race are shown in Table II.20.43. An estimated 73.1 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 12.9 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 76 percent of Asian, and percent of American Indian households occupy single-family homes.

Table II.20.43
Distribution of Units in Structure by Race
Teton County
2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	73.1%	100%	%	76%	%	67.5%	37.6%
Duplex	2.8%	0%	%	0%	%	14.1%	20.3%
Tri- or Four-Plex	7.4%	0%	%	0%	%	8.2%	42.1%
Apartment	12.9%	0%	%	0%	%	10.2%	0%
Mobile Home	3.8%	0%	%	24%	%	0%	0%
Boat, RV, Van, Etc.	0%	0%	%	0%	%	0%	0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2019 are shown in Table II.20.44. An estimated 16 percent of vacant units were for rent in 2010. In addition, some 3.6 percent of vacant units were for sale. "Other" vacant units represented 4.6 percent of vacant units in 2010. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

By 2019, for rent units accounted for 25 percent of vacant units, while for sale units accounted for 2.3 percent. "Other" vacant units accounted for 11.4 percent of vacant units, representing a total of 551 "other" vacant units.

Table II.20.44
Disposition of Vacant Housing Units
Teton County
2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	614	16%	1,208	25%
For Sale	138	3.6%	113	2.3%
Rented Not Occupied	32	0.8%	158	3.3%
Sold Not Occupied	39	1%	33	0.7%
For Seasonal, Recreational, or Occasional Use	2,832	73.8%	2,766	57.3%
For Migrant Workers	8	0.2%	0	0%
Other Vacant	177	4.6%	551	11.4%
Total	**3,840**	**100.0%**	**4,829**	**100.0%**

Table II.20.45 shows the number of households in the county by number of bedrooms and tenure. There were 316 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.88 percent of total households in Teton County. In Teton County the 3,263 households with three bedrooms accounted for 36.18 percent of all households, and there were 439 five-bedroom or more households, which accounted for 4.87 percent of all households.

Table II.20.45 Households by Number of Bedrooms Teton County 2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	74	316	390	4.32
One	189	1,083	1,272	14.1
Two	1,047	1,197	2,244	24.88
Three	2,484	779	3,263	36.18
Four	1,224	187	1,411	15.64
Five or more	430	9	439	4.87
Total	**5,448**	**3,571**	**9,019**	**100.0**

The age of a structure influences its value. As shown in Table II.20.46, structures built in 1939 or earlier had a median value of, dollars while structures built between 1950 and 1959 had a median value of dollars and those built between 1990 to 1999 had a median value of 845,000 dollars. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of dollars and 1,882,400 dollars, respectively. The total median value in Teton County was 866,600 dollars.

Table II.20.46 Owner Occupied Median Value by Year Structure Built Teton County 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	
1940 to 1949	317,200
1950 to 1959	
1960 to 1969	788,700
1970 to 1979	817,200
1980 to 1989	907,300
1990 to 1999	845,000
2000 to 2009	954,200
2010 to 2013	
2014 or later	1,882,400
Median Value	**866,600**

Household mortgage status is reported in Table II.20.47. In, Teton County households with a mortgage accounted for 50.5 percent of all households or 2,752 housing units, and the remaining 41.1 percent or 2,239 units had no mortgage. Of those units with a mortgage, 513 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 2,239 or 41.1 percent had no second mortgage or no home equity loan.

Table II.20.47
Mortgage Status
Teton County
2019 Five-Year ACS Data

Mortgage Status	Teton County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,752	50.5
With either a second mortgage or home equity loan, but not both	513	9.4
Second mortgage only	89	1.6
Home equity loan only	424	7.8
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	2,239	41.1
Housing units without a mortgage	2,696	49.5
Total	**5,448**	**100.0%**

Table II.20.48 lists the Teton County median rent as 1,321 dollars and the median home value as 866,600 dollars in 2019.

Table II.20.48
Median Rent
Teton County
2019 Five-Year ACS Data

Place	Rent
Median Rent	$1,321
Median Home Value	$866,600

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.20.49. In 2019, an estimated 2.6 percent of households were overcrowded, and an additional 3.3 percent were severely overcrowded.

Table II.20.49
Overcrowding and Severe Overcrowding
Teton County
2010 & 2019 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	4,499	99.1%	43	0.9%	0	0%	4,542
2019 Five-Year ACS	5,398	99.1%	19	0.3%	31	0.6%	5,448
Renter							
2010 Five-Year ACS	2,672	91.3%	117	4%	139	4.7%	2,928
2019 Five-Year ACS	3,093	86.6%	212	5.9%	266	7.4%	3,571
Total							
2010 Five-Year ACS	7,171	96%	160	2.1%	139	1.9%	7,470
2019 Five-Year ACS	8,491	94.1%	231	2.6%	297	3.3%	9,019

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. This data is displayed in Table II.20.50 and Table II.20.51, below.

There were a total of 32 households with incomplete plumbing facilities in 2019, representing 0.4 percent of households in Teton County. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2010.

Table II.20.50
Households with Incomplete Plumbing Facilities
2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	7,426	8,987
Lacking Complete Plumbing Facilities	44	32
Total Households	**7,470**	**9,019**
Percent Lacking	**0.6%**	**0.4%**

There were 179 households lacking complete kitchen facilities in 2019, compared to 101 households in 2010. This was a change from 1.4 percent of households in 2010 to 2 percent in 2019.

Table II.20.51
Households with Incomplete Kitchen Facilities
Teton County
2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	7,369	8,840
Lacking Complete Kitchen Facilities	101	179
Total Households	**7,470**	**9,019**
Percent Lacking	**1.4%**	**2%**

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

As seen in Table II.20.52, in Teton County 15.2 percent of households had a cost burden and 10.2 percent had a severe cost burden. Some 21.3 percent of renters were cost burdened, and 11.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.5 percent and a severe cost burden rate of 6.9 percent. Owner occupied households with a mortgage had a cost burden rate of 14.1 percent, and severe cost burden at 11.9 percent.

Table II.20.52
Cost Burden and Severe Cost Burden by Tenure
Teton County
2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	1,878	61.3%	475	15.5%	662	21.6%	49	1.6%	3,064
2019 Five-Year ACS	2,016	73.3%	387	14.1%	328	11.9%	21	0.8%	2,752
Owner Without a Mortgage									
2010 Five-Year ACS	1,273	86.1%	32	2.2%	173	11.7%	0	0%	1,478
2019 Five-Year ACS	2,266	84.1%	229	8.5%	185	6.9%	16	0.6%	2,696
Renter									
2010 Five-Year ACS	1,656	56.6%	580	19.8%	354	12.1%	338	11.5%	2,928
2019 Five-Year ACS	2,197	61.5%	759	21.3%	411	11.5%	204	5.7%	3,571
Total									
2010 Five-Year ACS	4,807	64.4%	1,087	14.6%	1,189	15.9%	387	5.2%	7,470
2019 Five-Year ACS	6,479	71.8%	1,375	15.2%	924	10.2%	241	2.7%	9,019

Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

Housing Problems by Income, Race, and Tenure

Table II.20.53 through Table II.20.58 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Teton County, housing problems are faced by 1,125 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 35 Hispanic homeowner households.

Table II.20.53
Percent of Homeowner Households with Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $30,660	81.2%	0%	0%	0%	0%	0%	0%	81.2%
$30,661 to $51,100	52.1%	0%	0%	0%	0%	0%	0%	52.1%
$51,101 to $81,760	42.6%	0%	0%	0%	0%	0%	0%	39.7%
$81,761 to $102,200	30.5%	0%	0%	0%	0%	0%	0%	27.7%
Above $102,200	10.3%	0%	0%	0%	0%	0%	100%	11%
Total	**22.6**%	**0**%	**0**%	**0**%	**0**%	**0**%	**36.8**%	**22.6**%
Without Housing Problems								
$0 to $30,660	15%	0%	0%	0%	0%	0%	0%	15%
$30,661 to $51,100	47.9%	0%	0%	0%	0%	0%	0%	47.9%
$51,101 to $81,760	57.4%	0%	100%	0%	0%	0%	0%	60.3%
$81,761 to $102,200	69.5%	0%	0%	0%	0%	0%	100%	72.3%
Above $102,200	89.7%	0%	100%	0%	0%	100%	0%	89%
Total	**77.1**%	**0**%	**100**%	**0**%	**0**%	**100**%	**63.2**%	**77.1**%

Table II.20.54
Homeowner Households with Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $30,660	325	0	0	0	0	0	0	325
$30,661 to $51,100	125	0	0	0	0	0	0	125
$51,101 to $81,760	145	0	0	0	0	0	0	145
$81,761 to $102,200	180	0	0	0	0	0	0	180
Above $102,200	350	0	0	0	0	0	35	385
Total	**1,125**	**0**	**0**	**0**	**0**	**0**	**35**	**1,160**
Without Housing Problems								
$0 to $30,660	60	0	0	0	0	0	0	60
$30,661 to $51,100	115	0	0	0	0	0	0	115
$51,101 to $81,760	195	0	25	0	0	0	0	220
$81,761 to $102,200	410	0	0	0	0	0	60	470
Above $102,200	3,060	0	20	0	0	20	0	3,100
Total	**3,840**	**0**	**45**	**0**	**0**	**20**	**60**	**3,965**
Not Computed								
$0 to $30,660	15	0	0	0	0	0	0	15
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0	0	0
Total	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**15**
Total								
$0 to $30,660	400	0	0	0	0	0	0	400
$30,661 to $51,100	240	0	0	0	0	0	0	240
$51,101 to $81,760	340	0	25	0	0	0	0	365
$81,761 to $102,200	590	0	0	0	0	0	60	650
Above $102,200	3,410	0	20	0	0	20	35	3,485
Total	**4,980**	**0**	**45**	**0**	**0**	**20**	**95**	**5,140**

In total, some 1,640 renter households face housing problems in Teton County. Of these, some 1,100 white renter households, 0 black renter households, 45 Asian renter households, and 440 Hispanic renter households face housing problems.

Table II.20.55
Renter Households with Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $30,660	190	0	0	0	0	55	65	**310**
$30,661 to $51,100	395	0	0	0	0	0	55	**450**
$51,101 to $81,760	205	0	45	0	0	0	285	**535**
$81,761 to $102,200	175	0	0	0	0	0	0	**175**
Above $102,200	135	0	0	0	0	0	35	**170**
Total	**1,100**	**0**	**45**	**0**	**0**	**55**	**440**	**1,640**
Without Housing Problems								
$0 to $30,660	15	0	0	0	0	0	55	**70**
$30,661 to $51,100	80	0	0	0	0	0	60	**140**
$51,101 to $81,760	145	0	0	0	0	0	25	**170**
$81,761 to $102,200	295	0	0	0	0	0	0	**295**
Above $102,200	1,180	0	0	0	0	0	150	**1,330**
Total	**1,715**	**0**	**0**	**0**	**0**	**0**	**290**	**2,005**
Not Computed								
$0 to $30,660	0	0	0	0	0	0	0	**0**
$30,661 to $51,100	0	0	0	0	0	0	0	**0**
$51,101 to $81,760	0	0	0	0	0	0	0	**0**
$81,761 to $102,200	0	0	0	0	0	0	0	**0**
Above $102,200	0	0	0	0	0	0	0	**0**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $30,660	205	0	0	0	0	55	120	**380**
$30,661 to $51,100	475	0	0	0	0	0	115	**590**
$51,101 to $81,760	350	0	45	0	0	0	310	**705**
$81,761 to $102,200	470	0	0	0	0	0	0	**470**
Above $102,200	1,315	0	0	0	0	0	185	**1,500**
Total	**2,815**	**0**	**45**	**0**	**0**	**55**	**730**	**3,645**

Table II.20.56
Percent of Renter Households with Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $30,660	92.7%	0%	0%	0%	0%	100%	54.2%	81.6%
$30,661 to $51,100	83.2%	0%	0%	0%	0%	0%	47.8%	76.3%
$51,101 to $81,760	58.6%	0%	100%	0%	0%	0%	91.9%	75.9%
$81,761 to $102,200	37.2%	0%	0%	0%	0%	0%	0%	37.2%
Above $102,200	10.3%	0%	0%	0%	0%	0%	18.9%	11.3%
Total	**39.1%**	**0%**	**100%**	**0%**	**0%**	**100%**	**60.3%**	**45%**
Without Housing Problems								
$0 to $30,660	7.3%	0%	0%	0%	0%	0%	45.8%	18.4%
$30,661 to $51,100	16.8%	0%	0%	0%	0%	0%	52.2%	23.7%
$51,101 to $81,760	41.4%	0%	0%	0%	0%	0%	8.1%	24.1%
$81,761 to $102,200	62.8%	0%	0%	0%	0%	0%	0%	62.8%
Above $102,200	89.7%	0%	0%	0%	0%	0%	81.1%	88.7%
Total	**60.9%**	**0%**	**0%**	**0%**	**0%**	**0%**	**39.7%**	**55%**

Overall, there are 2,800 households, or 31.9 percent of households with housing problems in Teton County. This includes 2,225 white households, 0 black households, 45 Asian households, 0 American Indian, 0 Pacific Islander, and 55 "other" race households with housing problems. In addition, there are 475 Hispanic households with housing problems. This is shown in Table II.20.57 and Table II.20.58.

Table II.20.57
Percent of Total Households with Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $30,660	85.1%	0%	0%	0%	0%	100%	54.2%	81.4%
$30,661 to $51,100	72.7%	0%	0%	0%	0%	0%	47.8%	69.3%
$51,101 to $81,760	50.7%	0%	64.3%	0%	0%	0%	91.9%	63.6%
$81,761 to $102,200	33.5%	0%	0%	0%	0%	0%	0%	31.7%
Above $102,200	10.3%	0%	0%	0%	0%	0%	31.8%	11.1%
Total	**28.5%**	**0%**	**50%**	**0%**	**0%**	**73.3%**	**57.6%**	**31.9%**
Without Housing Problems								
$0 to $30,660	12.4%	0%	0%	0%	0%	0%	45.8%	16.7%
$30,661 to $51,100	27.3%	0%	0%	0%	0%	0%	52.2%	30.7%
$51,101 to $81,760	49.3%	0%	35.7%	0%	0%	0%	8.1%	36.4%
$81,761 to $102,200	66.5%	0%	0%	0%	0%	0%	100%	68.3%
Above $102,200	89.7%	0%	100%	0%	0%	100%	68.2%	88.9%
Total	**71.3%**	**0%**	**50%**	**0%**	**0%**	**26.7%**	**42.4%**	**68%**

Table II.20.58
Total Households with Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $30,660	515	0	0	0	0	55	65	635
$30,661 to $51,100	520	0	0	0	0	0	55	575
$51,101 to $81,760	350	0	45	0	0	0	285	680
$81,761 to $102,200	355	0	0	0	0	0	0	355
Above $102,200	485	0	0	0	0	0	70	555
Total	**2,225**	**0**	**45**	**0**	**0**	**55**	**475**	**2,800**
Without Housing Problems								
$0 to $30,660	75	0	0	0	0	0	55	130
$30,661 to $51,100	195	0	0	0	0	0	60	255
$51,101 to $81,760	340	0	25	0	0	0	25	390
$81,761 to $102,200	705	0	0	0	0	0	60	765
Above $102,200	4,240	0	20	0	0	20	150	4,430
Total	**5,555**	**0**	**45**	**0**	**0**	**20**	**350**	**5,970**
Not Computed								
$0 to $30,660	15	0	0	0	0	0	0	15
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0	0	0
Total	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**15**
Total								
$0 to $30,660	605	0	0	0	0	55	120	780
$30,661 to $51,100	715	0	0	0	0	0	115	830
$51,101 to $81,760	690	0	70	0	0	0	310	1,070
$81,761 to $102,200	1,060	0	0	0	0	0	60	1,120
Above $102,200	4,725	0	20	0	0	20	220	4,985
Total	**7,795**	**0**	**90**	**0**	**0**	**75**	**825**	**8,785**

Table II.20.59 through Table II.20.62 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 1,080 white households, 0 black households, 0 Asian households, as well as 365 Hispanic homeowner households.

Table II.20.59
Percent of Homeowner Households with Severe Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $30,660	71.2%	0%	0%	0%	0%	0%	0%	71.2%
$30,661 to $51,100	28.6%	0%	0%	0%	0%	0%	0%	28.6%
$51,101 to $81,760	13.2%	0%	0%	0%	0%	0%	0%	12.3%
$81,761 to $102,200	13.6%	0%	0%	0%	0%	0%	0%	12.3%
Above $102,200	2.2%	0%	0%	0%	0%	0%	100%	3.2%
Total	**11.1%**	**0**	**0%**	**0%**	**0%**	**0%**	**36.8%**	**11.5%**
Without A Severe Housing Problems								
$0 to $30,660	25%	0%	0%	0%	0%	0%	0%	25%
$30,661 to $51,100	71.4%	0%	0%	0%	0%	0%	0%	71.4%
$51,101 to $81,760	86.8%	0%	100%	0%	0%	0%	0%	87.7%
$81,761 to $102,200	86.4%	0%	0%	0%	0%	0%	100%	87.7%
Above $102,200	97.8%	0%	100%	0%	0%	100%	0%	96.8%
Total	**88.6%**	**0%**	**100%**	**0%**	**0%**	**100%**	**63.2%**	**88.2%**

Table II.20.60
Percent of Renter Households with Severe Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $30,660	90.2%	0%	0%	0%	0%	0%	54.2%	65.8%
$30,661 to $51,100	33.3%	0%	0%	0%	0%	0%	47.8%	36.1%
$51,101 to $81,760	12.9%	0%	0%	0%	0%	0%	57.4%	31.4%
$81,761 to $102,200	16%	0%	0%	0%	0%	0%	0%	16%
Above $102,200	4.5%	0%	0%	0%	0%	0%	18.9%	6.3%
Total	**18.6%**	**0%**	**0%**	**0%**	**0%**	**0%**	**45.5%**	**23.4%**
Without A Severe Housing Problems								
$0 to $30,660	9.8%	0%	0%	0%	0%	100%	45.8%	34.2%
$30,661 to $51,100	66.7%	0%	0%	0%	0%	0%	52.2%	63.9%
$51,101 to $81,760	87.1%	0%	100%	0%	0%	0%	42.6%	68.6%
$81,761 to $102,200	84%	0%	0%	0%	0%	0%	0%	84%
Above $102,200	95.5%	0%	0%	0%	0%	0%	81.1%	93.7%
Total	**81.4%**	**0%**	**100%**	**0%**	**0%**	**100%**	**54.5%**	**76.6%**

Table II.20.61
Percent of Total Households with Severe Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $30,660	77.7%	0%	0%	0%	0%	0%	54.2%	68.6%
$30,661 to $51,100	31.7%	0%	0%	0%	0%	0%	47.8%	33.9%
$51,101 to $81,760	13%	0%	0%	0%	0%	0%	57.4%	24.9%
$81,761 to $102,200	14.6%	0%	0%	0%	0%	0%	0%	13.8%
Above $102,200	2.9%	0%	0%	0%	0%	0%	31.8%	4.1%
Total	**13.8%**	**0%**	**0%**	**0%**	**0%**	**0%**	**44.5%**	**16.4%**
Without A Severe Housing Problems								
$0 to $30,660	19.8%	0%	0%	0%	0%	100%	45.8%	29.5%
$30,661 to $51,100	68.3%	0%	0%	0%	0%	0%	52.2%	66.1%
$51,101 to $81,760	87%	0%	100%	0%	0%	0%	42.6%	75.1%
$81,761 to $102,200	85.4%	0%	0%	0%	0%	0%	100%	86.2%
Above $102,200	97.1%	0%	100%	0%	0%	100%	68.2%	95.9%
Total	**86%**	**0%**	**100%**	**0%**	**0%**	**100%**	**55.5%**	**83.4%**

Table II.20.62
Total Households with Severe Housing Problems by Income and Race
Teton County
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $30,660	470	0	0	0	0	0	65	535
$30,661 to $51,100	230	0	0	0	0	0	55	285
$51,101 to $81,760	90	0	0	0	0	0	175	265
$81,761 to $102,200	155	0	0	0	0	0	0	155
Above $102,200	135	0	0	0	0	0	70	205
Total	**1,080**	**0**	**0**	**0**	**0**	**0**	**365**	**1,445**
Without A Severe Housing Problems								
$0 to $30,660	120	0	0	0	0	55	55	230
$30,661 to $51,100	495	0	0	0	0	0	60	555
$51,101 to $81,760	600	0	70	0	0	0	130	800
$81,761 to $102,200	905	0	0	0	0	0	60	965
Above $102,200	4,590	0	20	0	0	20	150	4,780
Total	**6,710**	**0**	**90**	**0**	**0**	**75**	**455**	**7,330**
Not Computed								
$0 to $30,660	15	0	0	0	0	0	0	15
$30,661 to $51,100	0	0	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0	0	0
Total	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**15**
Total								
$0 to $30,660	605	0	0	0	0	55	120	780
$30,661 to $51,100	725	0	0	0	0	0	115	840
$51,101 to $81,760	690	0	70	0	0	0	305	1,065
$81,761 to $102,200	1,060	0	0	0	0	0	60	1,120
Above $102,200	4,725	0	20	0	0	20	220	4,985
Total	**7,805**	**0**	**90**	**0**	**0**	**75**	**820**	**8,790**

Housing problems are explored by type and income in Table II.20.63 and Table II.20.64. More than 1,360 households have a cost burden and 860 have a severe cost burden. Some 785 renter households are impacted by cost burdens, and 335 are impacted by severe cost burdens. On the other hand, some 575 owner-occupied households have cost burdens, and 525 have severe cost burdens. Overall there are 5,980 households without a housing problem.

Table II.20.63
Percent of Housing Problems by Income and Tenure
Teton County
2013–2017 HUD CHAS Data

Housing Problem	$0 to $30,660	$30,661 to $51,100	$51,101 to $81,760	$81,761 to $102,200	Above $102,200	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	0%	5.4%	1%	1.4%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	0%	0%	0%	0%
Housing cost burden greater that 50% of income (and none of the above problems)	71.2%	28.6%	12.3%	6.9%	2.3%	10.2%
Housing cost burden greater than 30% of income (and none of the above problems)	10%	24.5%	27.4%	15.4%	7.9%	11.2%
Zero/negative income (and none of the above problems)	3.8%	0%	0%	0%	0%	0.3%
Has none of the 4 housing problems	15%	46.9%	60.3%	72.3%	88.8%	77%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0%	10.1%	2.1%	16%	1.3%	4.7%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	9.2%	7.9%	0%	4.7%	4.9%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	7.8%	0%	20%	0%	0%	4.7%
Housing cost burden greater that 50% of income (and none of the above problems)	58.4%	16.8%	1.4%	0%	0%	9.2%
Housing cost burden greater than 30% of income (and none of the above problems)	15.6%	39.5%	44.3%	21.3%	5.3%	21.5%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	18.2%	24.4%	24.3%	62.8%	88.7%	55.1%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table II.20.64
Housing Problems by Income and Tenure
Teton County
2013–2017 HUD CHAS Data

Housing Problem	$0 to $30,660	$30,661 to $51,100	$51,101 to $81,760	$81,761 to $102,200	Above $102,200	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	35	35	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater that 50% of income (and none of the above problems)	285	70	45	45	80	525
Housing cost burden greater than 30% of income (and none of the above problems)	40	60	100	100	275	575
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	60	115	220	470	3,100	3,965
Total	**400**	**245**	**365**	**650**	**3,490**	**5,150**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	60	15	75	20	170
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	55	55	0	70	180
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	0	140	0	0	170
Housing cost burden greater that 50% of income (and none of the above problems)	225	100	10	0	0	335
Housing cost burden greater than 30% of income (and none of the above problems)	60	235	310	100	80	785
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	70	145	170	295	1,335	2,015
Total	**385**	**595**	**700**	**470**	**1,505**	**3,655**
Total						
Lacking complete plumbing or kitchen facilities	0	60	15	110	55	240
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	55	55	0	70	180
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	0	140	0	0	170
Housing cost burden greater that 50% of income (and none of the above problems)	510	170	55	45	80	860
Housing cost burden greater than 30% of income (and none of the above problems)	100	295	410	200	355	1,360
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	130	260	390	765	4,435	5,980
Total	**785**	**840**	**1,065**	**1,120**	**4,995**	**8,805**

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 45.1 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 93.8 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.20.65

Table II.20.66 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 934 renter occupied households faced cost burdens, compared to 575 owner occupied households. Of these, there are 89 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.20.65
Owner-Occupied Households by Income and Family Status and Cost Burden
Teton County
2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $30,660	0	0	0	15	45	60
$30,661 to $51,100	10	0	40	65	0	115
$51,101 to $81,760	25	55	15	45	85	225
$81,761 to $102,200	180	150	0	55	85	470
Above $102,200	650	1,765	190	210	320	3,135
Total	865	1,970	245	390	535	4,005
Cost Burden						
$0 to $30,660	10	0	0	20	15	45
$30,661 to $51,100	0	20	0	20	20	60
$51,101 to $81,760	50	0	40	0	10	100
$81,761 to $102,200	0	40	0	30	30	100
Above $102,200	35	225	0	10	0	270
Total	95	285	40	80	75	575
Severe Cost Burden						
$0 to $30,660	45	15	0	205	20	285
$30,661 to $51,100	0	35	0	35	0	70
$51,101 to $81,760	45	0	0	0	0	45
$81,761 to $102,200	35	35	0	0	15	85
Above $102,200	0	45	0	0	35	80
Total	125	130	0	240	70	565
Cost Burden Not Computed						
$0 to $30,660	0	0	0	0	15	15
$30,661 to $51,100	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0
Total	0	0	0	0	15	15
Total						
$0 to $30,660	55	15	0	240	95	405
$30,661 to $51,100	10	55	40	120	20	245
$51,101 to $81,760	120	55	55	45	95	370
$81,761 to $102,200	215	225	0	85	130	655
Above $102,200	685	2,035	190	220	355	3,485
Total	**1,085**	**2,385**	**285**	**710**	**695**	**5,160**

Table II.20.66
Renter-Occupied Households by Income and Family Status and Cost Burden
Teton County
2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $30,660	0	15	0	15	40	70
$30,661 to $51,100	20	0	0	40	105	165
$51,101 to $81,760	15	135	20	25	160	355
$81,761 to $102,200	30	110	0	60	175	375
Above $102,200	10	650	50	135	580	1,425
Total	75	910	70	275	1,060	2,390
Cost Burden						
$0 to $30,660	0	0	30	4	55	89
$30,661 to $51,100	0	140	0	105	90	335
$51,101 to $81,760	0	125	20	0	190	335
$81,761 to $102,200	0	35	0	0	60	95
Above $102,200	0	0	10	15	55	80
Total	0	300	60	124	450	934
Severe Cost Burden						
$0 to $30,660	0	85	0	40	100	225
$30,661 to $51,100	0	0	0	25	75	100
$51,101 to $81,760	0	0	0	10	0	10
$81,761 to $102,200	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0
Total	0	85	0	75	175	335
Cost Burden Not Computed						
$0 to $30,660	0	0	0	0	0	0
$30,661 to $51,100	0	0	0	0	0	0
$51,101 to $81,760	0	0	0	0	0	0
$81,761 to $102,200	0	0	0	0	0	0
Above $102,200	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $30,660	0	100	30	59	195	384
$30,661 to $51,100	20	140	0	170	270	600
$51,101 to $81,760	15	260	40	35	350	700
$81,761 to $102,200	30	145	0	60	235	470
Above $102,200	10	650	60	150	635	1,505
Total	**75**	**1,295**	**130**	**474**	**1,685**	**3,659**

In total, some 1,505 households face cost burdens, and 890 face severe cost burdens. This includes 570 owner households and 935 renter households with a cost burden, as seen in Table II.20.67.

Table II.20.67
Households with Cost Burden by Tenure and Race
Teton County
2013–2017 HUD CHAS Data

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	3,870	570	520	15	4,975
Black	0	0	0	0	0
Asian	45	0	0	0	45
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	20	0	0	0	20
Hispanic	60	0	35	0	95
Total	**3,995**	**570**	**555**	**15**	**5,135**
Renter-Occupied					
White	1,885	640	295	0	2,820
Black	0	0	0	0	0
Asian	0	45	0	0	45
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	0	55	0	0	55
Hispanic	500	195	40	0	735
Total	**2,385**	**935**	**335**	**0**	**3,655**
Total					
White	5,755	1,210	815	15	7,795
Black	0	0	0	0	0
Asian	45	45	0	0	90
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	20	55	0	0	75
Hispanic	560	195	75	0	830
Total	**6,380**	**1,505**	**890**	**15**	**8,790**

Lead-Based Paint Risks

Table II.20.68 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 324 households built between 1940 and 1979 with young children present, and 0 built prior to 1939.

Table II.20.68
Vintage of Households by Income and Presence of Young Children
Teton County
2013–2017 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
$0 to $30,660	0	75	75
$30,661 to $51,100	0	0	0
$51,101 to $81,760	0	110	110
$81,761 to $102,200	0	25	25
Above $102,200	0	130	130
Total	0	340	340
Built 1940 to 1979			
$0 to $30,660	85	140	225
$30,661 to $51,100	30	320	350
$51,101 to $81,760	40	215	255
$81,761 to $102,200	14	270	284
Above $102,200	155	1,205	1,360
Total	324	2,150	2,474
Built 1980 or Later			
$0 to $30,660	30	460	490
$30,661 to $51,100	75	410	485
$51,101 to $81,760	55	655	710
$81,761 to $102,200	85	725	810
Above $102,200	380	3,125	3,505
Total	625	5,375	6,000
Total			
$0 to $30,660	115	675	790
$30,661 to $51,100	105	730	835
$51,101 to $81,760	95	980	1,075
$81,761 to $102,200	99	1,020	1,119
Above $102,200	535	4,460	4,995
Total	**949**	**7,865**	**8,814**

Elderly Housing Needs

Table II.20.69 shows the rate of housing problems for elderly households. Some 575 elderly and 185 extra-elderly households have housing problems. Of these, some 210 elderly households with housing problems have incomes less than 30 percent HAMFI, and 110 extra-elderly households have incomes below 30 percent HAMFI.

Table II.20.69
Households with Housing Problems by Income and Elderly Status
Teton County
2013–2017 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
$0 to $30,660	210	110	320	640
$30,661 to $51,100	140	45	400	585
$51,101 to $81,760	115	10	555	680
$81,761 to $102,200	65	0	290	355
Above $102,200	45	20	495	560
Total	575	185	2,060	2,820
Without Housing Problems				
$0 to $30,660	0	30	100	130
$30,661 to $51,100	100	30	125	255
$51,101 to $81,760	35	65	295	395
$81,761 to $102,200	275	70	420	765
Above $102,200	845	300	3,290	4,435
Total	1,255	495	4,230	5,980
Not Computed				
$0 to $30,660	0	0	15	15
$30,661 to $51,100	0	0	0	0
$51,101 to $81,760	0	0	0	0
$81,761 to $102,200	0	0	0	0
Above $102,200	0	0	0	0
Total	0	0	15	15
Total				
$0 to $30,660	210	140	435	785
$30,661 to $51,100	240	75	525	840
$51,101 to $81,760	150	75	850	1,075
$81,761 to $102,200	340	70	710	1,120
Above $102,200	890	320	3,785	4,995
Total	1,830	680	6,305	8,815

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2019, the average sales price in Teton County was 2,182,571.81 dollars. This represented a change of 1.9 percent from the previous year. Wyoming's average was 320,316.99 dollars, a change of -1.68 percent over the previous year. Table II.20.70 compares the average sales prices between 2000 and 2019.

Table II.20.70
Average Sales Prices
Teton County vs. Wyoming
DOR Data, 2000–2019

Year	Average Price ($)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	422,897	.	497	.	131,207	.
2001	460,240	.	370	8.83	128,771	-1.86
2002	434,110	.	392	-5.68	138,295	7.4
2003	463,015	.	434	6.66	148,276	7.22
2004	495,500	.	249	7.02	159,558	7.61
2005	551,265	.	456	11.25	178,183	11.67
2006	806,287	.	603	46.26	219,438	23.15
2007	1,441,115	.	435	78.73	265,044	20.78
2008	1,829,237	.	176	26.93	256,045	-3.4
2009	1,453,628	.	126	-20.53	241,622	-5.63
2010	1,974,629	1,296,850	120	35.84	250,958	3.86
2011	1,223,911	922,500	187	-38.02	241,301	-3.85
2012	1,496,711	825,000	221	22.29	266,406	10.4
2013	1,420,158	897,000	316	-5.11	281,345	5.61
2014	1,472,249	955,000	215	3.67	263,432	3.67
2015	1,625,841	1,055,000	225	10.43	275,611	4.62
2016	1,595,020	1,100,000	207	-1.9	280,428	1.75
2017	1,859,920	1,240,500	208	16.61	292,759	4.4
2018	2,141,941.81	1,382,500	292	15.16	325,776.95	11.28
2019	2,182,571.81	1,662,625	228	1.9	320,316.99	-1.68

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.20.71, of the 570 loans in 2019, 171 loans were for Home Purchases, 31 were for Home Improvement and 334 were for refinancing.

Table II.20.71
Owner-Occupied Single-Family Home Loans by Loan Type
Teton County
2008 – 2019 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	81	15	238	N/A	334
2009	87	28	576	N/A	691
2010	92	17	296	N/A	405
2011	105	12	264	N/A	381
2012	121	23	502	N/A	646
2013	180	20	361	N/A	561
2014	143	19	174	N/A	336
2015	155	10	265	N/A	430
2016	180	12	266	N/A	458
2017	136	16	131	N/A	283
2018	148	16	108	18	290
2019	171	31	334	34	570

Table II.20.72, shows the average loan value by loan type. In 2012 the average home purchase loan was 435,727 dollars, compared to and 802,251 dollars in 2019. Overall, average loans were 462,839 dollars in 2012 and 781,930 dollars in 2019.

Table II.20.72
Owner-Occupied Single-Family Home Loans by Average Loan Amount
Teton County
2008 – 2019 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	$587,605	$383,800	$404,992	N/A	$448,326
2009	$456,172	$229,786	$367,903	N/A	$373,420
2010	$382,217	$313,882	$472,970	N/A	$445,677
2011	$415,600	$504,333	$555,705	N/A	$515,475
2012	$435,727	$280,174	$477,743	N/A	$462,839
2013	$441,794	$281,600	$544,546	N/A	$502,203
2014	$517,175	$380,684	$547,115	N/A	$524,961
2015	$566,045	$563,500	$600,721	N/A	$587,356
2016	$661,356	$461,500	$681,966	N/A	$668,090
2017	$704,765	$265,688	$891,023	N/A	$766,159
2018	$667,635	$330,000	$498,056	$813,889	$594,931
2019	$802,251	$201,452	$813,084	$902,941	$781,930

Table II.20.73, shows the total volume of owner-occupied single-family loans. The average home purchase loan was 52,723,000 dollars in 2012 and 137,185,000 dollars in 2019. Overall, average loans were 298,994,000 dollars in 2012 and 445,700,000 dollars in 2019.

Table II.20.73
Total Volume of Owner-Occupied Single-Family Loans
Teton County
2008 – 2017 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	$47,596,000	$5,757,000	$96,388,000	N/A	$149,741,000
2009	$39,687,000	$6,434,000	$211,912,000	N/A	$258,033,000
2010	$35,164,000	$5,336,000	$139,999,000	N/A	$180,499,000
2011	$43,638,000	$6,052,000	$146,706,000	N/A	$196,396,000
2012	$52,723,000	$6,444,000	$239,827,000	N/A	$298,994,000
2013	$79,523,000	$5,632,000	$196,581,000	N/A	$281,736,000
2014	$73,956,000	$7,233,000	$95,198,000	N/A	$176,387,000
2015	$87,737,000	$5,635,000	$159,191,000	N/A	$252,563,000
2016	$119,044,000	$5,538,000	$181,403,000	N/A	$305,985,000
2017	$95,848,000	$4,251,000	$116,724,000	N/A	$216,823,000
2018	$98,810,000	$5,280,000	$53,790,000		$172,530,000
2019	$137,185,000	$6,245,000	$271,570,000		$445,700,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2020.[79] From December 2020 through January 2021[80], a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 26 surveys were completed by property managers in Teton County. Of the 714 rental units surveyed 2 were vacant, indicating a vacancy rate of 0.3 percent. Table II.20.74 presents some basic statistics about the completed surveys. Diagram II.20.17 shows the historical vacancy rate from Teton County and Wyoming over the period of June 2001 to December 2020.

Table II.20.74
Total Units, Vacant Units, and Vacancy Rate
Teton County
RVS Data, December 2003 – December 2020

Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	25	1,114	23	2.1
2004b	20	1,066	90	8.4
2005a	15	800	13	1.6
2005b	16	692	43	6.2
2006a	16	717	5	0.7
2006b	18	807	8	1
2007a	14	776	14	1.8
2007b	19	955	28	2.9
2008a	21	453	0	0
2008b	31	947	70	7.4
2009a	48	983	114	11.6
2009b	68	941	147	15.6
2010a	81	1,061	179	16.9
2010b	91	1,525	208	13.6
2011a	98	1,268	134	10.6
2011b	98	1,518	152	10
2012a	106	1,315	13	1
2012b	100	1,585	26	1.6
2013a	96	1,428	8	0.6
2013b	82	1,271	4	0.3
2014a	91	1,409	4	0.3
2014b	88	1,420	15	1.1
2015a	86	1,514	11	0.7
2015b	65	1,849	46	2.5
2016a	66	1,365	14	1
2016b	61	1,294	12	0.9
2017a	63	1,344	5	0.4
2017b	40	762	16	2.1
2018a	62	1,159	4	0.3
2018b	57	1,132	28	2.5
2019a	50	1,114	16	1.4
2019b	43	530	16	3
2020a	42	655	28	4.3
2020b	26	714	2	0.3

[79] 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.
[80] Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.20.17
Vacancy Rates by Year

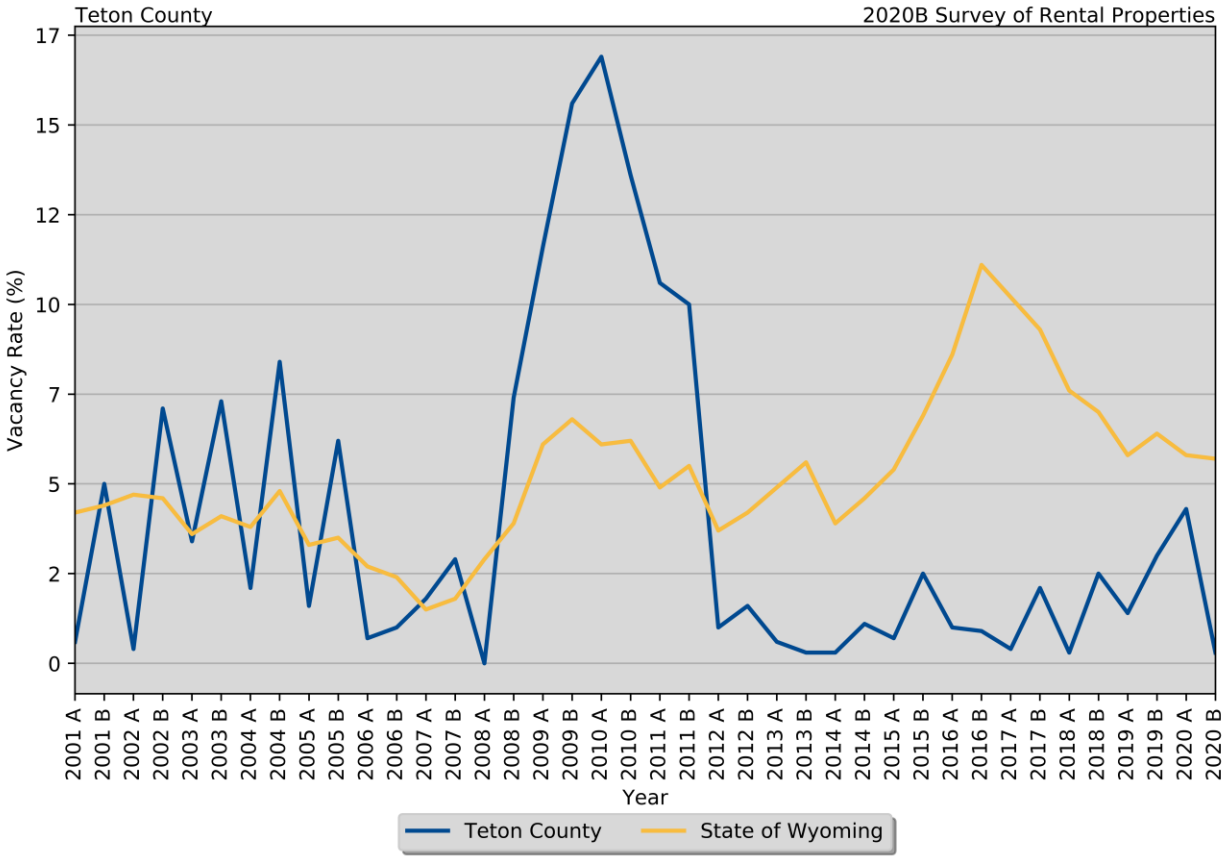


Diagram II.20.18 shows the average rent of single-family and apartment units in Teton County. In 2019, rents for single-family units were $2,916.7 and average rents for apartments were $1,815.4.

Diagram II.20.18
Average Rent of Single Family and Apartment Units

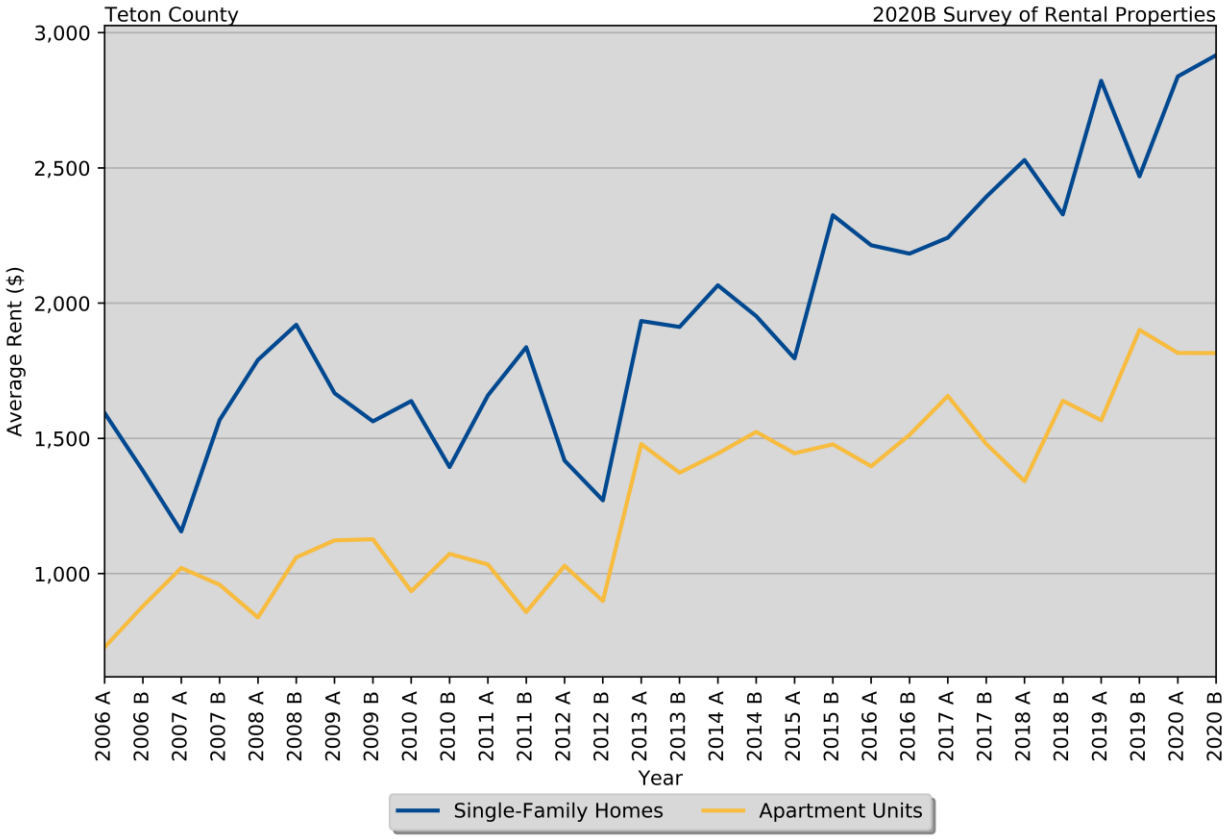


Table II.20.75, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 17 single family units in Teton County, with 0 of them available. This translates into a vacancy rate of 0 percent in Teton County, which compares to a single family vacancy rate of 4.5 percent for the State of Wyoming. There were 683 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 0.3 percent. This compares to a statewide vacancy rate of 4.5 percent for apartment units across Wyoming.

Table II.20.75
Rental Vacancy Survey by Type
Teton County
2020B Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	17	0	0%
Apartments	683	2	0.3%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	1	0	0%
Total	**714**	**2**	**0.3%**

Table II.20.76, reports units by bedroom size. As can be seen there were 97 two-bedroom apartment units and 40 three bedroom units. Overall, the 120 two-bedroom units accounted for 16.8 percent of all units, and the 68 three bedroom units accounted for 9.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 331 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.20.76
Rental Units by Number of Bedrooms
Teton County
2020B Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	1	101	0	0	.	102
One	1	1	117	0	0	.	119
Two	1	22	97	0	0	.	120
Three	10	18	40	0	0	.	68
Four	1	0	2	0	0	.	3
Five	0	0	0	0	0	.	0
Don't Know	4	-29	326	0	0	1	331
Total	**17**	**13**	**683**	**0**	**0**	**1**	**714**

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.20.77, One apartments were the most available apartment units, with Studio units being the most available single family units.

Table II.20.77
Available Rental Units by Number of Bedrooms
Teton County
2020B Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	1	0	0		1
Two	0	0	1	0	0		1
Three	0	0	0	0	0		0
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don't Know	0	0	0	0	0	0	0
Total	**0**	**0**	**2**	**0**	**0**	**0**	**2**

Table II.20.78, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 0.8 percent and three bedroom units had a vacancy rate of 0.8 percent.

Table II.20.78
Vacancy Rates by Number of Bedrooms
Teton County
2020B Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0%	0%	0%	0%	0%		0
One	0%	0%	0.9%	0%	0%		0.8
Two	0%	0%	1%	0%	0%		0.8
Three	0%	0%	0%	0%	0%		0
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don't Know	0%	0%	0%	0%	0%	0%	0
Total	**0%**	**0%**	**0.3%**	**0%**	**0%**	**0%**	**2**

Table II.20.79 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 0 percent.

Table II.20.80 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 0.9 percent.

Table II.20.79
Single Family Units by Bedroom Size
Teton County
2020B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	1	0	0%
Three	10	0	0%
Four	1	0	0%
Don't know	4	0	0%
Total	**17**	**0**	**0%**

Table II.20.80
Apartment Units by Bedroom Size
Teton County
2020B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	101	0	0%
One	117	1	0.9%
Two	97	1	1%
Three	40	0	0%
Four	2	0	0%
Don't know	326	0	0%
Total	**683**	**2**	**0.3%**

Average market-rate rents by unit type are shown in Table II.20.81. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.20.81
Average Market Rate Rents by Bedroom Size
Teton County
2020B Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$1,175	$0	$0	$1,175
One	$0	$0	$1,701	$0	$0	$1,701
Two	$1,400	$1,842	$2,000	$0	$0	$1,881
Three	$2,810	$1,988	$2,595	$0	$0	$2,683
Four	$5,000	$0	$2,750	$0	$0	$3,875
Five	$0	$0	$0	$0	$0	$0
Total	**$2,916.7**	**$1,887.5**	**$1,815.4**	**$0**	**$0**	**$2,273.6**

Table II.20.82, shows vacancy rates for single family units by average rental rates for Teton County. The most common rent for single family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.20.82
Single Family Market Rate Rents by Vacancy Status
Teton County
2020B Survey of Rental Properties

Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $750	0	0	0%
$750 to $1,000	0	0	0%
$1,000 to $1,250	0	0	0%
$1,250 to $1,500	1	0	0%
Above $1,500	15	0	0%
Missing	1	0	0%
Total	**17**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table II.20.83. The most common rent for apartments was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.20.83
Apartment Market Rate Rents by Vacancy Status
Teton County
2020B Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $750	0	0	0%
$750 to $1,000	10	0	0%
$1,000 to $1,250	1	0	0%
$1,250 to $1,500	0	0	0%
Above $1,500	580	0	0%
Missing	92	2	2.2%
Total	**683**	**2**	**0.3%**

Table II.20.84, displays units designed to serve elderly occupants. In the most recent survey there were 78 units designed for elderly occupants, of which 2 units were available, which indicates a vacancy rate of 2.6 percent.

Table II.20.84
Units Designed for Elderly Occupants
Teton County
2020B Survey of Rental Properties

Elderly	Units
Elderly Units	78
Available Elderly Units	2
Elderly Vacancy Rate	**2.6%**

Table II.20.85, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 2 units, or 100 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0 percent are expected to be on the market for 90 days.

Table II.20.85
Number of Estimated Days to Fill a Vacant Unit
Teton County
2020B Survey of Rental Properties

Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	2	100%
31 to 60 days	0	0%
61 to 90 days	0	0%
More than 90 days	0	0%
Unknown	0	0%
Total	**2**	**100.0%**

Respondents were asked if utilities are included in the rent, responses are shown in Table II.20.86, 19 respondents, or 90.5 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.20.87. There were 194 respondents who included electricity, 193 respondents who included natural gas, 689 respondents who included water and sewer and 686 respondents included trash collection in the rent.

Table II.20.86
Are there any utilities included with the rent?
Teton County
2020B Survey of Rental Properties

Period	Respondent
Yes	19
No	2
% Offering Utilities	**90.5%**

Table II.20.87
Which utilities are included with the rent?
Teton County
2020B Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	194
Natural Gas	193
Propane	0
Water/Sewer	689
Trash Collection	686
Cable Television	0
Other	

Perceived Need for Housing Units

Table II.20.88, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 121 number of persons on the wait list.

Table II.20.88
Do you keep a waiting list?
Teton County
2020B Survey of Rental Properties

Period	Respondent
Yes	4
No	18
Waitlist Size	**121**

Table II.20.89, shows the condition of rental units by unit type for Teton County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 149 units were in good condition, or 20.9 percent and 118 units, or 16.5 percent, being in average condition. Details by unit type and condition are displayed.

Table II.20.89
Condition by Unit Type
Teton County
2020B Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	118	16.5%
Good	149	20.9%
Excellent	441	61.8%
Don't Know	0	0%
Total	**714**	**100.0%**

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.20.90, 2 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

Table II.20.90
If you had the opportunity to own/manage more units, how many would you prefer
Teton County
2020B Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	2
Duplex Units	2
Apartments	0
Mobile homes	0
Other	0
All types	1
Total	**5**

Table II.20.91, shows the most common answers from the 2020 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Teton County had a total of 48 respondents, with an average persons per household of 2.43 people. Of new residents to Teton County, 62.79 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 60.42 percent of respondents renting their residence. The average mortgage payment in Teton County was 3400 dollars and the average rent was 2423.285714 dollars. When asked if they were satisfied with their current housing, 83.33 percent said they were satisfied with thier current housing.

Table II.20.91
Most Replied Response
Teton County
HNA Survey: Calendar Year 2019

Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	48
Number of persons in household (Average)	2.43
Current age	25 to 34 years old (31.82%)
Marital status	Not Married (62.79%)
Primary reason for moving to Wyoming	Better quality of life (29.17%)
In which industry are you primarily employed	Other (14.89%)
Highest education level completed	College Graduate (35.42%)
Total household income from all sources	$30,000 to $39,999 dollars (27.27272727%)
Current Housing Characteristics	
Current Residence	Single family home (58.33%)
Do you own or rent	Rent (60.42%)
How many bedrooms (Average)	2.68
How many full bathrooms (Average)	2.333333333
Average mortgage payment	$3400
Average rental payment	$2423.285714
Are you satisfied with your current housing	Satisfied with current housing (83.33%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (50%)
Are you seeking to change your housing situation	Seeking different housing (75%)
What type of unit are you seeking	Single family home (66.66666667%)
Type of tenure seeking	Seeking to buy (33.33333333%)
If own, do you plan on building or buying	Buy an existing unit (50%)
Expected buying price	(%)
Expected building price	(%)
Expected rental price	(%)

For residents who are unsatisfied with their current housing, 50 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 66.66666667 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 33.33333333 percent wanted to buy and 33.33333333 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending if they were buying an existing unit, and if anticipated building a new unit. Of those respondents who wished to rent, the most common response, percent of respondents, anticipated spending.

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 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 2019 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).

Table II.20.92
Households with Housing Problems by Income
Teton County
2013-2017 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	325	315	640
30.1-50% HAMFI	125	450	575
50.1-80% HAMFI	145	535	680
80.1-95% HAMFI	140	130	270
95 – 115% HAMFI	130	105	235
115.1% HAMFI or more	295	110	405
Total	1,160	1,645	2,805
Without Housing Problems			
30% HAMFI or less	54	70	124
30.1-50% HAMFI	115	140	255
50.1-80% HAMFI	220	170	390
80.1-95% HAMFI	235	245	480
95 – 115% HAMFI	490	445	935
115.1% HAMFI or more	2,845	935	3,780
Total	3,959	2,005	5,964
Not Computed			
30% HAMFI or less	15	0	15
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	15	0	15
Total			
30% HAMFI or less	394	385	779
30.1-50% HAMFI	240	590	830
50.1-80% HAMFI	365	705	1,070
80.1-95% HAMFI	375	375	750
95 – 115% HAMFI	620	550	1,170
115.1% HAMFI or more	3,140	1,045	4,185
Total	**5,134**	**3,650**	**8,784**

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table II.20.92, shows the current CHAS housing problem estimates for the period of 2013-2017. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,160 owner occupied and 1,645 renter occupied households experiencing a housing problem.

Table II.20.93, shows the total estimated housing by tenure for Teton County. As can be seen, in 2030 there are estimated to be a total of 6,562 owner and 4,289 renter occupied households or a total of 10,851 households. By 2050 there are estimated to be 8,243 owner, 5,122 renter for a total of 13,365 households in Teton County.

Table II.20.93
Total Estimated Housing Forecast
Teton County
Strong Growth Scenario

Year	Owner	Renter	Total
2019	5,448	3,571	9,019
2020	5,751	3,850	9,601
2025	6,153	4,069	10,222
2030	6,562	4,289	10,851
2035	6,973	4,504	11,477
2040	7,384	4,708	12,092
2045	7,804	4,908	12,712
2050	8,243	5,122	13,365

Table II.20.94 shows the incremental housing demand for Teton County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2019, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 1,114 owner-occupied and 718 renter occupied households will be needed above current 2019 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Teton County will see an additional 4,346 households, of which 378 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 498 household's above current 2019 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.20.94
Incremental Housing Demand Forecast
Teton County
Strong Growth Scenario

Income (% of MFI)	2019	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	0	23	54	85	117	149	181	214
30.1-50%	0	14	33	52	71	91	110	131
50.1-80%	0	22	50	79	108	138	167	199
80.1-95%	0	22	51	81	111	141	172	204
95.1-115%	0	37	85	135	184	234	285	338
115+%	0	185	431	681	933	1,184	1,441	1,709
Total	**0**	**303**	**705**	**1,114**	**1,525**	**1,936**	**2,356**	**2,795**
				Renter				
0-30%	0	29	53	76	98	120	141	164
30.1-50%	0	45	80	116	151	184	216	251
50.1-80%	0	54	96	139	180	220	258	300
80.1-95%	0	29	51	74	96	117	137	159
95.1-115%	0	42	75	108	141	171	201	234
115+%	0	80	143	206	267	326	383	444
Total	**0**	**279**	**498**	**718**	**933**	**1,137**	**1,337**	**1,551**
				Total				
0-30%	0	53	107	161	215	269	322	378
30.1-50%	0	59	113	168	222	274	326	381
50.1-80%	0	75	146	218	289	357	426	498
80.1-95%	0	51	103	155	207	258	309	364
95.1-115%	0	79	160	243	325	405	486	571
115+%	0	265	574	887	1,200	1,510	1,824	2,154
Total	**0**	**582**	**1,203**	**1,832**	**2,458**	**3,073**	**3,693**	**4,346**

Table II.20.95 shows the Incremental Total Housing Need Forecast for Teton County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2019, the base year, the total housing need set at the 2,840 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 4,026 owner and 3,160 renter occupied households for a total of 7,186 quality households.

Table II.20.95
Incremental Total Housing Need Forecast
Teton County
Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
				Owner				
0-30%	345	368	399	430	462	493	526	559
30.1-50%	133	147	166	185	204	223	243	263
50.1-80%	154	175	204	233	262	292	321	353
80.1-95%	149	171	200	230	260	290	321	353
95.1-115%	138	175	223	272	322	372	422	475
115+%	313	498	744	994	1,246	1,497	1,754	2,022
Total	**1,231**	**1,534**	**1,936**	**2,345**	**2,756**	**3,167**	**3,587**	**4,026**
				Renter				
0-30%	308	338	361	384	407	428	449	472
30.1-50%	440	485	521	556	591	624	656	691
50.1-80%	523	577	620	662	704	743	782	823
80.1-95%	127	156	178	201	223	244	265	287
95.1-115%	103	145	178	211	243	274	304	336
115+%	108	187	250	313	375	433	490	552
Total	**1,609**	**1,888**	**2,107**	**2,327**	**2,542**	**2,746**	**2,946**	**3,160**
				Total				
0-30%	653	706	760	814	869	922	975	1,031
30.1-50%	573	632	686	741	795	847	899	954
50.1-80%	677	753	824	895	966	1,035	1,103	1,176
80.1-95%	276	327	378	431	483	534	585	639
95.1-115%	241	319	401	483	565	646	727	812
115+%	421	686	994	1,308	1,620	1,930	2,244	2,574
Total	**2,840**	**3,422**	**4,043**	**4,672**	**5,298**	**5,913**	**6,533**	**7,186**