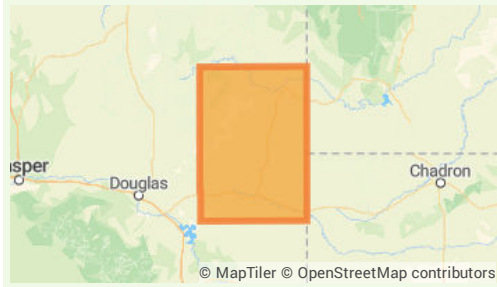


**Current Report:**  
**Rental Housing Report of County:**  
**Niobrara**



**Date:** August 31, 2023

**Proposed Location:**  
 This location, **Niobrara** (County, 2020), is located in the state of **Wyoming**.

It is located within or touches the following 2020 census tract(s): **56027957200**.

Similarly, it is located within or touches the following zip code(s): **82633, 82701, 82225, 82222, 82213, 82227, 82229, 82224, 82242**.

Data presented in this report summarize the geographies specified in the citation information in each section.

**This Area is Served by (or touches):**

**School District(s):** Niobrara County School District 1

**Congressional District(s):** Wyoming's At Large District (Harriet M. Hageman - R)

**Senators:** John Barrasso (WY-R), Cynthia M. Lummis (WY-R)

**State Senate District(s):** State Senate District 2, State Senate District 3, State Senate District 6

**State House District(s):** State House District 2, State House District 4, State House District 6

**Rents:**

Across the area, an estimated **25.66%** or **261** households rented their home between 2017-2021. According to the U.S. Census Bureau, the area had rental units with cash rent of the following sizes between 2017-2021:

Rental Units by Size	Number of Units	Percent of All Rental Units
<b>County (Niobrara)</b>		
0 or 1 Bedroom	8	4.28%
2 Bedrooms	89	47.59%
3 or more Bedrooms	90	48.13%
All	187	100%
<b>State (Wyoming)</b>		
0 or 1 Bedroom	15,114	25.37%
2 Bedrooms	24,071	40.4%
3 or more Bedroom	20,395	34.23%
All	59,580	100%

Source: [Census](#)  
 Data aggregated by:  
 2017-2021 Data Contains: 1 County

For 2017-2021, typical (median) gross rent for rental units with cash rent in this area was \$909. According to the U.S. Census Bureau, the number of rental units with cash rent by average gross rent and by bedroom size were as follows:

Gross Rent in 2017-2021	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
<b>County (Niobrara)</b>			
< \$300 / month	0	40	0
< \$500 / month	0	45	5
< \$750 / month	0	61	5
< \$1,000 / month	0	89	73
> \$1,000 / month	8	0	17
<b>State (Wyoming)</b>			
< \$300 / month	1,196	1,010	149
< \$500 / month	3,461	2,116	1,346
< \$750 / month	9,345	8,301	3,462
< \$1000 / month	12,788	17,439	7,316
> \$1000 / month	2,326	6,632	13,079

Source: [Census](#)  
 Data aggregated by:  
 2017-2021 Data Contains: 1 County

### Incomes:

According to the Census' American Community Survey (ACS), the median household income here was \$48,688 between 2017-2021. The range of household incomes in this area is as follows:

2017-2021 Annual Income Category	Number of Households	Percent of Households
<b>County (Niobrara)</b>		
Less than \$25,000	269	26.45%
\$25,000 - \$34,999	117	11.5%
\$35,000 - \$49,999	133	13.08%
\$50,000 - \$74,999	171	16.81%
\$75,000 - \$99,999	117	11.5%
\$100,000 - \$124,999	93	9.14%
\$125,000 - \$149,999	36	3.54%
\$150,000 or more	81	7.96%
<b>State (Wyoming)</b>		
Less than \$25,000	37,631	16.31%
\$25,000 - \$34,999	20,163	8.74%
\$35,000 - \$49,999	25,694	11.14%
\$50,000 - \$74,999	42,022	18.22%
\$75,000 - \$99,999	33,153	14.37%
\$100,000 - \$124,999	25,943	11.25%
\$125,000 - \$149,999	16,190	7.02%
\$150,000 or more	29,857	12.94%

Source: [Census](#)  
 Data aggregated by:  
 2017-2021 Data Contains: 1 County

### Rental Affordability:

According to the U.S. Census' ACS, **82** renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2017-2021.

Of those renters, **28.05%** were over the age of 65. Additionally, **45.12%** of cost burdened renters earned less than \$20,000 between 2017-2021.

Burdens by Age	Cost Burdened Renters between 2017-2021	
	#	% of all cost burdened renters
<b>County (Niobrara)</b>		
Under 65	59	71.95%
65 or older	23	28.05%
<b>State (Wyoming)</b>		
Under 65	20,774	82.68%
65 or older	4,352	17.32%

Burdens by Annual Income	Cost Burdened Renters between 2017-2021	
	#	% of all cost burdened renters
<b>County (Niobrara)</b>		
Less than \$20,000	37	45.12%
Less than \$50,000	82	100%
Less than \$75,000	82	100%
<b>State (Wyoming)</b>		
Less than \$20,000	11,773	46.86%
Less than \$50,000	23,297	92.72%
Less than \$75,000	24,737	98.45%

Source: [Census](#)  
 Data aggregated by:  
 2017-2021 Data Contains: 1 County

### Endnotes:

<sup>1</sup> Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Calculations presented here were performed by staff at PolicyMap and are based on estimates from the U.S. Census' American Community Survey for 2017-2021. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code.

For custom areas such as custom regions, school districts, and political districts, Census data was calculated by summing the following Counties in 2017-2021: **Niobrara**.

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