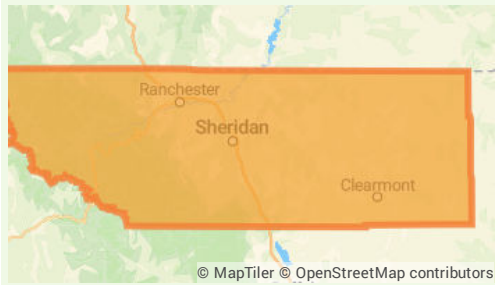


Current Report:
Rental Housing Report of County:
Sheridan



Date: August 31, 2023

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

It is located within or touches the following 2020 census tract(s): **56033000501, 56033000600, 56033000502, 56033000100, 56033000400, 56033000300, 56033000200.**

Similarly, it is located within or touches the following zip code(s): **82834, 82716, 82831, 82801, 82835, 82441, 82838, 82836, 82832, 82839, 82845, 82837, 82844, 82833.**

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): Sheridan County School District 1, Sheridan County School District 3, Sheridan County School District 2

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 1, State Senate District 19, State Senate District 21, State Senate District 22, State Senate District 23

State House District(s): State House District 3, State House District 26, State House District 29, State House District 30, State House District 40, State House District 51, State House District 52

Rents:

Across the area, an estimated **31.42%** or **4,085** 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
County (Sheridan)		
0 or 1 Bedroom	1,277	34.76%
2 Bedrooms	1,341	36.5%
3 or more Bedrooms	1,056	28.74%
All	3,674	100%
State (Wyoming)		
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 **\$868**. 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
County (Sheridan)			
< \$300 / month	140	97	2
< \$500 / month	355	147	59
< \$750 / month	800	367	152
< \$1,000 / month	1,172	850	491
> \$1,000 / month	105	491	565
State (Wyoming)			
< \$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 **\$62,531** 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
County (Sheridan)		
Less than \$25,000	2,318	17.83%
\$25,000 - \$34,999	1,247	9.59%
\$35,000 - \$49,999	1,695	13.04%
\$50,000 - \$74,999	1,989	15.3%
\$75,000 - \$99,999	1,512	11.63%
\$100,000 - \$124,999	1,752	13.47%
\$125,000 - \$149,999	830	6.38%
\$150,000 or more	1,660	12.77%
State (Wyoming)		
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, **1,735** renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2017-2021.

Of those renters, **27.03%** were over the age of 65. Additionally, **58.62%** 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
County (Sheridan)		
Under 65	1,266	72.97%
65 or older	469	27.03%
State (Wyoming)		
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
County (Sheridan)		
Less than \$20,000	1,017	58.62%
Less than \$50,000	1,672	96.37%
Less than \$75,000	1,735	100%
State (Wyoming)		
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:

¹ 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: **Sheridan**.

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