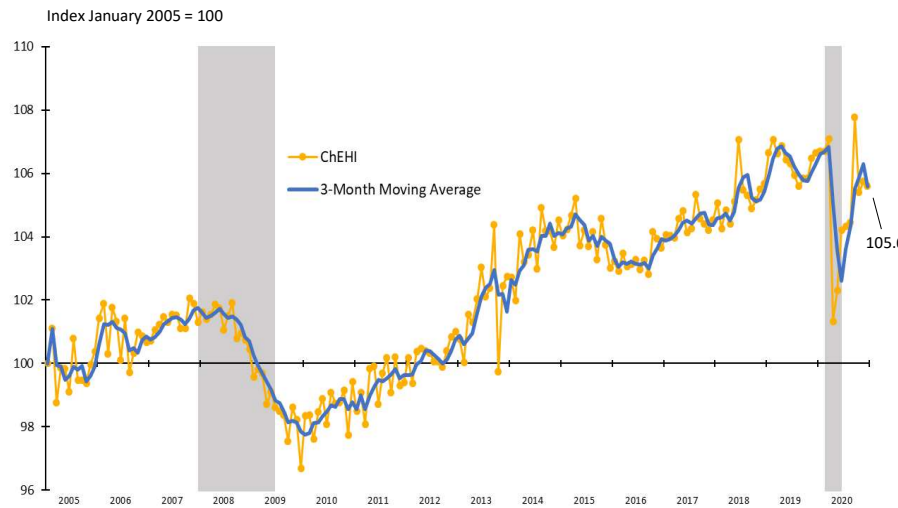


► Figure 1: Cheyenne Economic Health Index as of December 2020

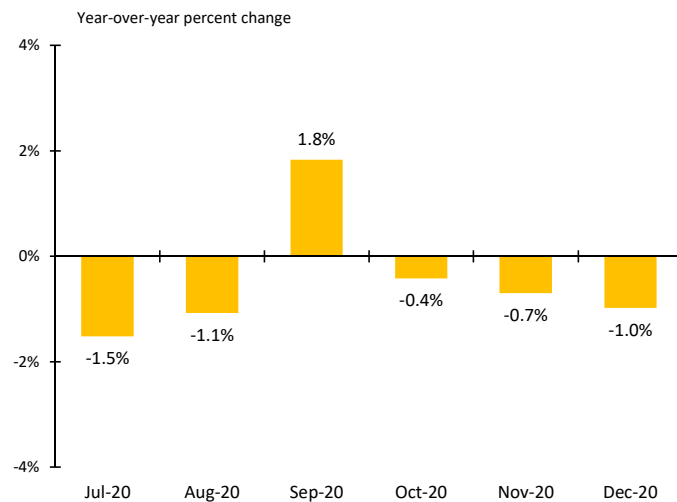


► **SUMMARY:** The Cheyenne Economic Health Index (ChEHI) reported an index value of 105.6 in December 2020 (see Figure 1). This value was slightly lower than the November 2020 value of 105.7 and the December 2019 value of 106.6. Since the huge drop in April due to the Covid-19 pandemic, the ChEHI has seen increases in six of the last eight months.

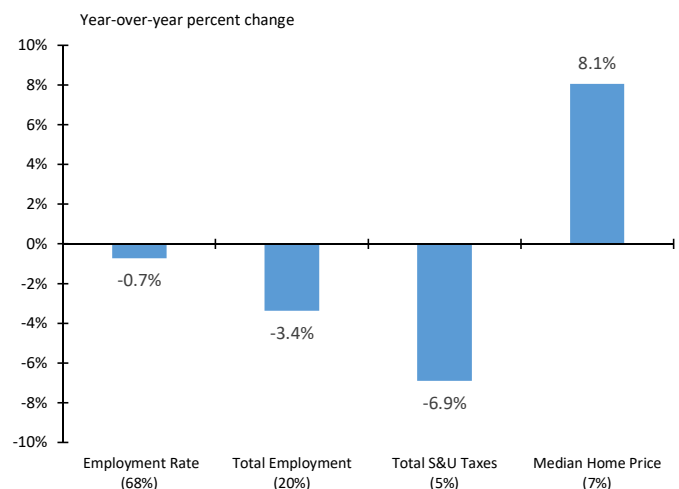
► **NOTE:** The Cheyenne Economic Health Index combines four county-level economic indicators into one number in order to sum up the current economic conditions in Laramie County. The four economic indicators are (1) the monthly unemployment rate, (2) monthly total non-farm employment, (3) monthly sales and use tax collections, and (4) the monthly median home sales price. All data used in the ChEHI are seasonally adjusted. Additionally, sales and use tax collection and home prices are inflation adjusted.

SOURCES: U.S. Bureau of Labor Statistics (1), (2); Wyoming Department of Revenue (3); Cheyenne Board of REALTORS (4).

► Figure 2: Change in ChEHI - Last 6 Months

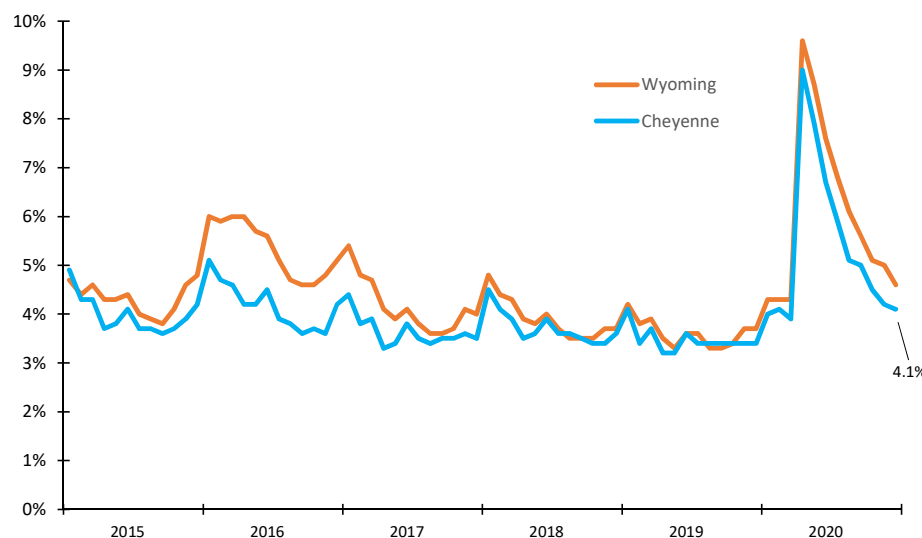


► Figure 3: Change in Components of ChEHI - December 2020



Note: Values in parentheses are the weights for each component of the ChEHI.

► Figure 4: Laramie County and Wyoming Unemployment Rate (Not Seasonally Adjusted)



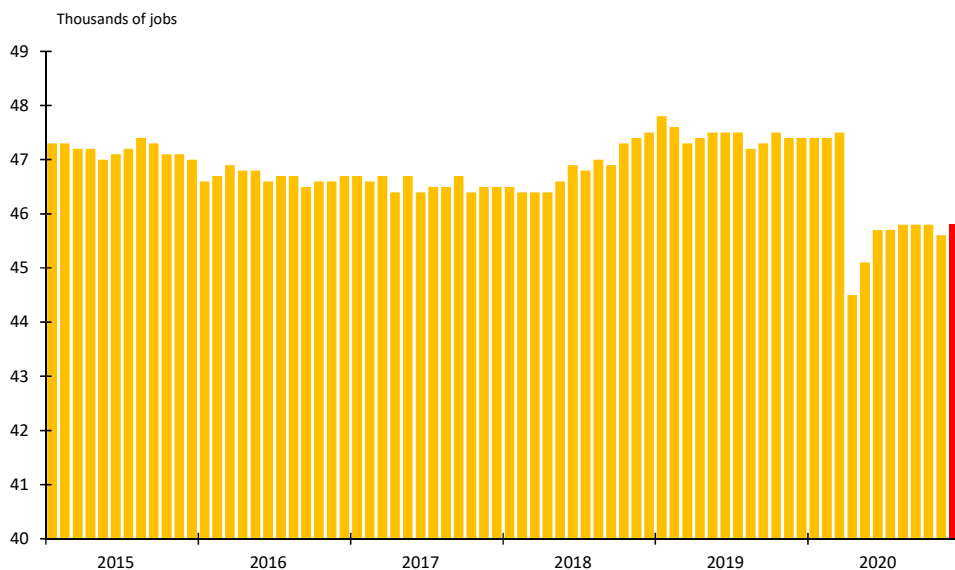
► As seen in Figure 2, for each of the last six months besides September (+1.8%), the ChEHI reported year-over-year decreases compared to 2019.

► Three of the four components of the ChEHI were worse in December 2020 compared to December 2019, with home prices being the only component that improved (see Figure 3).

► The unemployment rate for Laramie County in December 2020 was 4.1%, higher than the December 2019 unemployment rate of 3.4%, but lower than the state-wide December 2020 unemployment rate of 4.6% (see Figure 4). This is the eighth consecutive month the unemployment rate has decreased, reflecting the ongoing recovery from the Covid-19 business shutdowns.

Note: Both unemployment rates in Figure 4 are not seasonally adjusted.

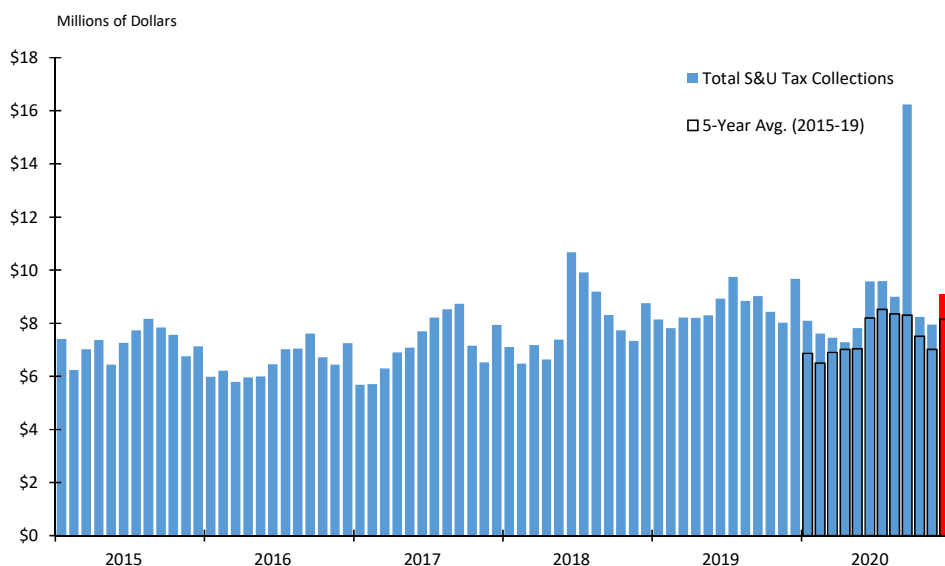
► Figure 5. Laramie County Total Nonfarm Employment (Seasonally Adjusted)



► The total number of nonfarm payroll jobs in December 2020 was 45,800, higher than the November 2020 number by 200 (-0.4%), but lower than the December 2019 number by 1,600 (-3.4%) (see Figure 5).

► NOTE: MSA stands for Metropolitan Statistical Area. The Cheyenne MSA covers all of Laramie County.

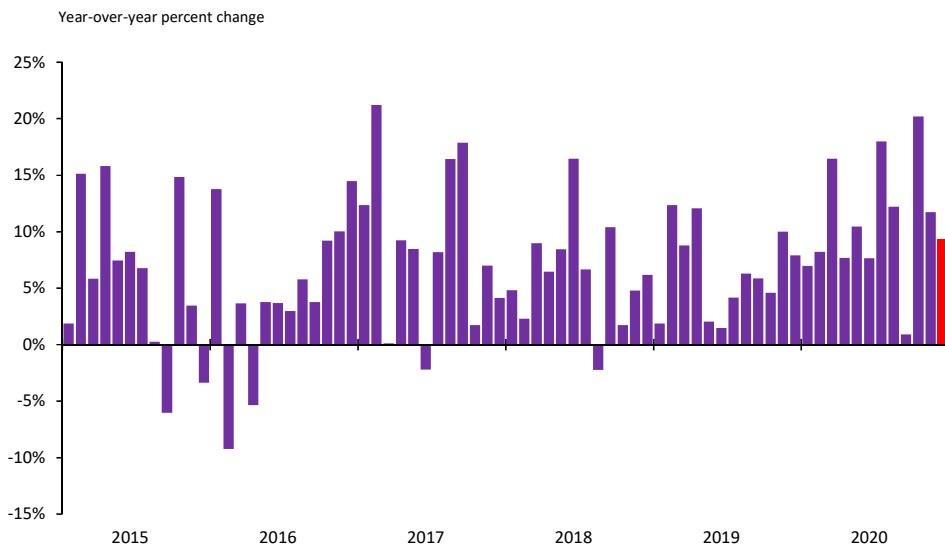
► Figure 6. Laramie County 4% Sales and Use Tax Collections (1-Month Lag)



► Laramie County's collection of the 4% sales and use tax was \$9.1 million in December 2020, \$1.2 million more than November 2020, but \$0.6 million less than December 2019 (see Figure 6). At the end of calendar year 2020 (January-December), total collections summed to \$108.0 million, \$17.6 million more (+19.5%) than the 5-year average sum from January to December.

Note: The value for December in Figure 6 is actually collections from January 2021 because there is approximately a 1-month lag between collections and sales activity.

► Figure 7. Change in Laramie County Median Home Sales Price



► Laramie County's median home sales price was \$283,825 in December 2020, 9.4% higher than December 2019 (see Figure 7). This is the 28th consecutive month of year-over-year increases in home sales prices. Housing prices appear to be one of the only economic variables that were not negatively impacted by the Covid-19 pandemic.



Cheyenne Economic Health Index Addendum

The Cheyenne Economic Health Index (ChEHI) is a coincident economic indicator that is designed to provide a current assessment of Laramie County's economy. There are four components of the ChEHI. The first two components, unemployment rate and total nonfarm employment, are included to capture overall labor market activity for Laramie County. The third component, sales and use tax collections, captures economic activity related to taxable sales in Laramie County. The fourth component, median home sales price, serves as a proxy for the housing market.

Unemployment Rate: The first component of the ChEHI is the unemployment rate. This statistic measures the percentage of people in Laramie County who are actively looking for work, but do not have jobs. In the ChEHI model, the employment rate (100% minus the unemployment rate) is indexed rather than the unemployment rate because an increase in the employment rate, similar to an increase in total employment, sales and use tax collections, and home prices, is considered to be a positive for the county's economy. The unemployment rate is available monthly, not seasonally adjusted, from the U.S. Bureau of Labor Statistics. The data is then seasonally adjusted.

Total Nonfarm Employment: The second component of the ChEHI is total nonfarm employment. This statistic measures the number of people who have wage or salary jobs in Laramie County. The total nonfarm employment is available monthly, seasonally adjusted, from the U.S. Bureau of Labor Statistics.

Sales & Use Tax: The third component of the ChEHI is sales and use tax collections associated with the state's 4 percent tax rate. Because sales and use tax collections received by the county for a given month represent transactions that took place 4 to 6 weeks prior, the data is lagged one month in the ChEHI model. This statistic is available monthly from the State of Wyoming's Department of Revenue. The data is adjusted for inflation using the Consumer Price Index for All Urban Consumers from the U.S. Bureau of Labor Statistics. The data is also seasonally adjusted.

Median Home Sales Price: The fourth component of the ChEHI is the median home sales price. This statistic is available monthly from the Cheyenne Board of REALTORS. This variable is defined as the median sales price for a single family, non-rural residential home. The data is adjusted for inflation using the Consumer Price Index for All Urban Consumers from the U.S. Bureau of Labor Statistics. The data is also seasonally adjusted.

Methodology: Each series for the components discussed above are standardized starting in January 2005, resulting in a value of 100 for each component and the ChEHI. As each component changes from month to month, the ChEHI value changes. Next, the standard deviation of each component's standardized series values is calculated, followed by the calculation of the inverse of each component's standard deviation. Lastly, the individual inverse standard deviations are standardized, resulting in weights that sum to 1. The rationale for this weighting approach is that the components that are more stable over time will have a smaller standard deviation and thus, a larger inverse standard deviation and weight. A large shift in a typically stable data series would provide a better signal of a change in the economy than a large shift in a data series that typically has large fluctuations. Therefore, this weighting approach allows the ChEHI to put a larger weight on the more stable components so that if they do experience a large shift, the ChEHI's value will be affected more to represent the change in the county's economic conditions.