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Wyoming Cost of Living Index for the Second Quarter of 2012

Annual Statewide Inflation was 2.4%

CHEYENNE – The State of Wyoming, Economic Analysis Division reported that Wyoming experienced a 2.4% increase in annual **(All Items)** inflation from the second quarter of 2011 to the second quarter of 2012. Inflation is measured over six consumer categories. Annual inflation rates by consumer category for the second quarter 2012: Housing (3.4%), Medical (3.1%), Food (2.6%), Apparel (2.3%), Recreation & Personal Care (0.7%) and Transportation (0.3%).

Regions in the State also had an increase in annual **All Items** inflation in the second quarter of 2012. The Northwest region recorded the highest annual increase, 3.8%, followed by Southwest (2.8%), Central (2.5%), Southeast (2.0%), and Northeast (1.5%). The inflation rates represent the percent change in the price level of a standard basket of selected consumer items priced in the second quarter of 2012, compared with the price level of the same goods recorded one year ago (second quarter of 2011).

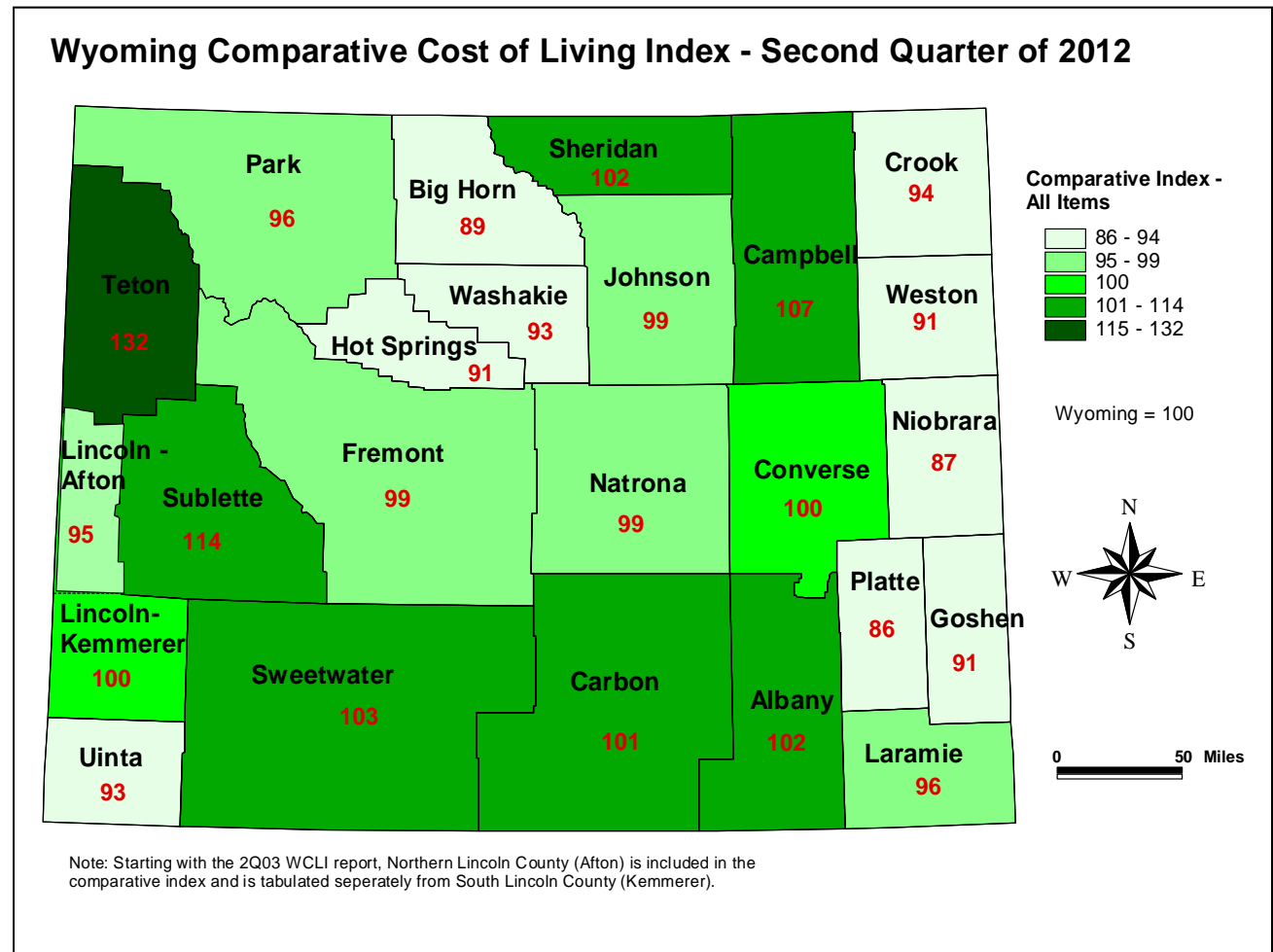
The Comparative Cost of Living Index ranked Teton (132), Sublette (114), and Campbell (107) as the counties with higher **All Items** Comparative Cost of Living Index values in the second quarter of 2012. Teton County's **All Items** Index value of 132 indicates that the cost of living in Teton County was an estimated 32% higher than the statewide average in the second quarter of 2012.

The counties with lower **All Items** Comparative Cost of Living Index values in the second quarter of 2012 included Platte (86), Niobrara (87), and Big Horn (89). These rural counties with small population have typically reported lower **All Items** Comparative Cost of Living Index values.

Comparative Cost of Living Index data were also produced by consumer category for every county. Counties with **Housing** Comparative Cost of Living Index values above the statewide average in the second quarter of 2012 included Teton (159), Sublette (121), Campbell (110), Sweetwater (108), Albany (104), and Converse (102). The **Housing** category carries the largest weight in a consumer's budget and typically drives the higher overall Comparative Cost of Living Index values.

The Comparative Cost of Living Index compares each county's price level to the statewide

average. Comparative Cost of Living Index values for all counties in Wyoming are listed in Table 1 on page 4. Movement in ranking from a previous survey does not indicate that the price level has increased or decreased in a particular county. Instead, this table reflects only the price level of each county, *at the time of data collection*, compared with the statewide average of 100. The second quarter of 2012 Comparative Cost Living Index values cannot be compared to Comparative Cost of Living Index data in previous Wyoming Cost of Living Index (WCLI) surveys.



Survey Background

The second quarter of 2012 Wyoming Cost of Living Index (WCLI) is a summarization of price data collected in twenty-eight cities and towns throughout Wyoming over the period of July 11-13, 2012. A map of cities where price data were collected is on page 5. The price data collected are used to build a Comparative Cost of Living Index by county and to estimate inflation rates for Wyoming and the five regions of the State. The WCLI provides a snapshot in time, comparing the second quarter of 2012 to the same time period, one-year prior (second quarter of 2011). The WCLI is a complement to the U.S. Consumer Price Index (CPI).

Twenty-eight communities across the State were included in the WCLI based on the following criteria. First, the largest city or town in each county was priced. In addition, prices were collected in any city or town with a population of more than 5,000 persons or where a city or town had at least 85% of that county's largest community's population. In counties where only one community was priced, those prices were used to represent the entire county. In counties where two communities were priced, a population weighted average of the prices for the two communities was used for the entire county. Also, starting with the second quarter 2003 WCLI report, Afton, in Lincoln County, was added through legislative action, and was included in the Comparative Cost of Living Index. Kemmerer is still priced. Afton and Kemmerer report separate Comparative Cost of Living Index numbers. Beginning with the second quarter of 2004, Afton, was included in the inflation calculations.

The 140 items surveyed were aggregated into six categories, which were then weighted according to their overall importance in the average consumer's budget. These categories, and their respective weight components, include Housing (47.5%), Transportation (16.9%), Food (14.3%), Recreation & Personal Care (9.4%), Medical (7.4%), and Apparel (4.7%)¹. The Housing category, due to its relative importance in the average consumer's budget, carries the largest weight factor and is the most influential category in both the comparative index and the inflation rates.

The data were weighted by population to more accurately represent the price changes experienced by the majority of consumers in Wyoming. Nationally, the inflation rate from June 2011 to June 2012 was 1.7% (CPI-U), as reported by the U.S. Department of Labor, Bureau of Labor Statistics (BLS) in the Consumer Price Index.

The Division wishes to extend its sincere appreciation to all of the businesses and individuals whose cooperation and assistance made this survey possible.

The WCLI is available on the Division's homepage at <http://eadiv.state.wy.us>. For additional information about the survey, please contact the Division, phone: (307) 777-7504 or email: ead-info@wyo.gov.

¹ Total may not add to 100.0 due to rounding.

Table 1 - Wyoming Comparative Cost of Living Index - 2Q12
Prices as of July 11-13, 2012 (Statewide Average = 100)

COUNTY	Index Number by Category:						Recreation & Personal Care
	All Items	Food	Housing	Apparel	Transportation	Medical	
Teton	132	107	159	112	104	105	111
Sublette	114	106	121	126	102	110	110
Campbell	107	103	110	109	100	101	107
Sweetwater	103	99	108	93	101	101	100
Albany	102	103	104	97	98	92	104
Sheridan	102	108	99	124	100	97	104
Carbon	101	97	100	103	102	103	104
Converse	100	95	102	87	101	99	105
Lincoln-Kemmerer	100	96	101	104	101	88	104
Natrona	99	95	101	99	100	100	97
Fremont	99	97	96	101	100	115	99
Johnson	99	109	93	124	100	95	95
Park	96	107	89	100	101	108	95
Laramie	96	100	97	85	98	91	94
Lincoln-Afton	95	96	88	100	100	98	114
Crook	94	100	85	118	101	99	105
Uinta	93	89	92	91	99	100	92
Washakie	93	103	78	118	101	114	110
Goshen	91	100	81	106	100	106	95
Hot Springs	91	102	77	100	101	112	106
Weston	91	98	82	94	101	102	97
Big Horn	89	109	73	100	101	101	96
Niobrara	87	96	74	97	99	99	103
Platte	86	96	72	100	101	99	99

Starting with the 2Q03 Comparative Index, Lincoln-Afton was included.

Table 2 - Annual Inflation Rates by Category

QUARTER:	Inflation Rate by Category (Statewide Average):						Recreation & Personal Care
	All Items	Food	Housing	Apparel	Transportation	Medical	
WEIGHTS:	100.0	14.3	47.5	4.7	16.9	7.4	9.4
2Q06	5.6	2.0	6.9	3.7	7.9	4.3	2.0
4Q06	4.4	0.4	7.2	3.6	1.2	3.8	2.3
2Q07	4.7	6.5	6.1	3.5	1.2	5.0	2.2
4Q07	6.1	6.8	5.2	2.9	9.9	5.9	4.6
2Q08	7.9	7.4	7.2	2.3	15.0	5.5	3.4
4Q08	2.6	7.0	6.5	2.3	-15.1	5.6	7.5
2Q09	0.0	1.7	1.1	2.4	-11.2	5.3	5.2
4Q09	2.7	-0.8	-0.6	1.7	16.9	2.8	2.6
2Q10	1.9	1.5	0.8	0.1	5.4	4.0	1.5
4Q10	2.9	4.2	2.1	1.0	5.0	5.4	0.7
2Q11	4.5	6.9	2.2	5.4	11.5	5.4	-0.8
4Q11	3.9	7.0	3.1	5.4	5.1	5.8	-0.4
2Q12	2.4	2.6	3.4	2.3	0.3	3.1	0.7

Note: Item weights may not add to 100 due to rounding.

Note: The 2Q99 inflation calculations mark the first time the WCLI used all 23 counties to calculate the inflation rates.

Previously, only 15 counties were used. Starting with the 2Q04 report, the inflation numbers include Lincoln-Afton.

Table 3 - Annual Inflation Rates by Region

QUARTER:	U.S. CPI*	Statewide All Items	Inflation Rate By Region (All Items):				Northwest
			Southeast	Southwest	Central	Northeast	
2Q06	4.3	5.6	5.3	7.6	5.2	6.2	4.0
4Q06	2.5	4.4	3.5	4.8	4.7	5.6	3.8
2Q07	2.7	4.7	2.1	6.2	6.0	6.4	4.6
4Q07	4.1	6.1	3.4	8.1	8.0	6.6	5.9
2Q08	5.0	7.9	6.9	8.1	9.1	8.4	7.4
4Q08	0.1	2.6	1.8	2.1	3.0	3.7	2.7
2Q09	-1.4	0.0	0.2	-0.2	0.1	0.1	-0.5
4Q09	2.7	2.7	3.4	1.5	2.7	3.0	2.1
2Q10	1.1	1.9	2.6	1.6	1.9	1.0	2.1
4Q10	1.5	2.9	3.2	2.1	3.4	1.7	3.8
2Q11	3.6	4.5	5.0	3.6	4.7	4.5	4.5
4Q11	3.0	3.9	4.1	3.3	4.8	2.7	4.2
2Q12	1.7	2.4	2.0	2.8	2.5	1.5	3.8

Note: The 2Q99 inflation calculations mark the first time the WCLI used all 23 counties to calculate the inflation rates.

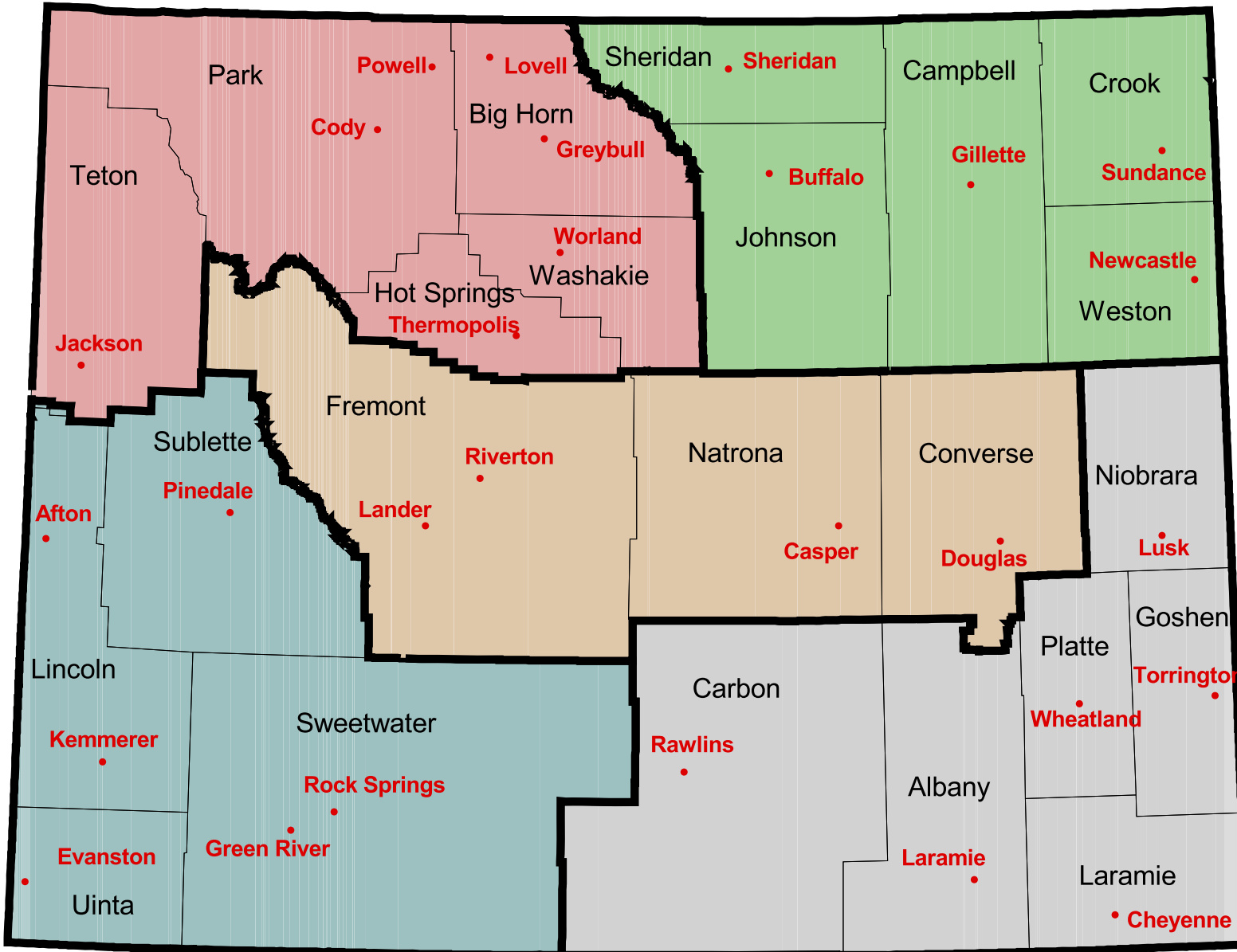
Previously, only 15 counties were used. Starting with the 2Q04 report, the inflation numbers include Lincoln-Afton.

* 4th Quarter represents the December to December and 2nd Quarter represents the June to June percent change in the US CPI-U.

Regional Composition for Inflation Estimate:

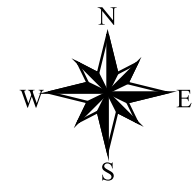
- Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, and Platte counties.
- Southwest: Lincoln-Kemmerer, Lincoln-Afton, Sublette, Sweetwater, and Uinta counties.
- Central: Converse, Fremont, and Natrona counties.
- Northeast: Campbell, Crook, Johnson, Sheridan, and Weston counties.
- Northwest: Big Horn, Hot Springs, Park, Teton, and Washakie counties.

Surveyed Communities and WCLI Regions



WCLI Regions

- Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, and Platte
- Southwest: Lincoln (Kemmerer), Lincoln (Afton), Sublette, Sweetwater, and Uinta
- Central: Converse, Fremont, and Natrona
- Northeast: Campbell, Crook, Johnson, Sheridan, and Weston
- Northwest: Big Horn, Hot Springs, Park, Teton, and Washakie



Note: Starting with the 2Q03 WCLI report, North Lincoln County (Afton) is included in the comparative index, and is tabulated separately from South Lincoln County (Kemmerer).

**WYOMING COST OF LIVING INDEX - TABLE 5
AVERAGE RENTAL RATES - 2Q11 & 2Q12**

County	APARTMENT (1)			MOBILE HOME LOT (2)			HOUSE (3)			MOBILE HOME (4)		
	2Q12	2Q11	Percent Change	2Q12	2Q11	Percent Change	2Q12	2Q11	Percent Change	2Q12	2Q11	Percent Change
Albany	\$685	\$658	4.1%	\$338	\$285	18.8%	\$1,023	\$962	6.3%	\$669	\$647	3.4%
Big Horn	\$426	\$395	7.9%	\$176	\$190	-7.1%	\$448	\$463	-3.1%	\$451	\$425	6.1%
Campbell	\$726	\$729	-0.4%	\$398	\$377	5.8%	\$1,119	\$1,118	0.1%	\$822	\$905	-9.1%
Carbon	\$725	\$699	3.7%	\$210	NA	NA	\$810	\$791	2.4%	\$781	\$671	16.3%
Converse	\$540	\$550	-1.8%	\$218	\$190	14.5%	\$1,167	\$725	60.9%	\$734	\$646	13.6%
Crook	\$488	\$479	1.7%	NA	\$125	NA	\$589	\$489	20.4%	NA	NA	NA
Fremont	\$589	\$573	2.9%	\$200	\$200	0.0%	\$845	\$807	4.8%	\$724	\$736	-1.6%
Goshen	\$589	\$557	5.6%	\$163	\$200	-18.3%	\$555	\$579	-4.2%	NA	NA	NA
Hot Springs	\$436	\$416	4.9%	\$183	\$183	0.0%	\$577	\$588	-1.9%	NA	NA	NA
Johnson	\$584	\$633	-7.7%	\$300	\$281	6.7%	\$822	\$817	0.7%	\$654	\$577	13.2%
Laramie	\$649	\$654	-0.8%	\$308	\$287	7.5%	\$965	\$991	-2.6%	\$667	\$656	1.7%
Lincoln (Kemmerer)	\$711	\$665	6.8%	\$418	\$425	-1.8%	\$670	\$672	-0.2%	NA	NA	NA
Lincoln (Afton)	\$502	\$653	-23.2%	NA	NA	NA	\$694	\$770	-9.9%	NA	NA	NA
Natrona	\$679	\$661	2.8%	\$284	\$266	6.6%	\$1,050	\$1,085	-3.2%	\$601	\$602	-0.1%
Niobrara	\$470	\$419	12.2%	NA	NA	NA	\$530	\$530	0.0%	NA	NA	NA
Park	\$543	\$522	4.0%	\$223	\$215	3.8%	\$852	\$736	15.7%	\$560	\$538	4.0%
Platte	\$504	\$452	11.5%	\$128	\$150	-15.0%	\$468	\$459	1.8%	\$333	\$366	-9.1%
Sheridan	\$687	\$677	1.5%	\$347	NA	NA	\$979	\$939	4.3%	\$443	\$549	-19.3%
Sublette	\$900	\$962	-6.4%	NA	NA	NA	\$1,198	\$1,247	-4.0%	NA	\$550	NA
Sweetwater	\$716	\$673	6.3%	\$330	\$319	3.4%	\$1,085	\$998	8.7%	\$815	\$764	6.7%
Teton	\$1,275	\$1,259	1.3%	\$344	\$325	5.8%	\$1,742	\$1,788	-2.5%	\$768	\$768	0.0%
Uinta	\$601	\$602	-0.2%	\$263	\$292	-10.0%	\$787	\$712	10.5%	\$493	\$465	6.1%
Washakie	\$421	\$438	-3.9%	\$200	\$200	0.0%	\$611	\$599	2.1%	NA	\$463	NA
Weston	\$570	\$570	0.0%	\$150	\$143	4.7%	\$679	\$681	-0.3%	\$455	\$446	2.1%
Southeast	\$649	\$637	1.8%	\$285	\$268	6.3%	\$898	\$899	-0.1%	\$638	\$613	4.1%
Southwest	\$692	\$686	0.9%	\$320	\$319	0.4%	\$952	\$906	5.1%	\$702	\$632	11.0%
Central	\$637	\$622	2.4%	\$251	\$238	5.5%	\$998	\$960	3.9%	\$653	\$648	0.8%
Northeast	\$674	\$676	-0.3%	\$338	\$321	5.4%	\$982	\$962	2.1%	\$660	\$709	-6.9%
Northwest	\$714	\$697	2.4%	\$245	\$239	2.7%	\$999	\$970	3.0%	\$598	\$574	4.2%
Statewide Average	\$666	\$656	1.5%	\$287	\$275	4.4%	\$958	\$935	2.5%	\$651	\$636	2.3%
Regions:							(1) - Two-bedroom, unfurnished, excluding gas and electric.					
Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, Platte							(2) - Single-wide, including water.					
Southwest: Lincoln (Afton), Lincoln (Kemmerer), Sublette, Sweetwater, Uinta							(3) - Two or three-bedroom, single family, excluding gas and electric.					
Central: Converse, Fremont, Natrona							(4) - This price reflects total monthly rental expense, including lot rent.					
Northeast: Campbell, Crook, Johnson, Sheridan, Weston							Note: The regional averages are weighted by population within the region.					
Northwest: Big Horn, Hot Springs, Park, Teton, Washakie							(NA) - There were too few observations to report the data.					