



Wyoming Department of Administration & Information

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ECONOMIC ANALYSIS DIVISION

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Wyoming Cost of Living Index for the Second Quarter of 2016

CHEYENNE – The State of Wyoming, Economic Analysis Division reported that Wyoming experienced a decrease in annual (**All Items**) inflation, -0.6%, from the second quarter of 2015 to the second quarter of 2016. Inflation is measured over six consumer categories in the Wyoming Cost of Living Index (WCLI). Statewide annual inflation rates by consumer category for the second quarter of 2016: Medical (4.3%), Food (0.1%), Housing (-0.6%), Recreation & Personal Care (-1.6%), Apparel (-2.0%), and Transportation (-2.7%). A decrease in housing costs was the driver of negative inflation over the year as well as the continuation of lower transportation costs.

Inflation rates are also available for five regions in the State. For the second quarter of 2016, the Northwest region recorded the highest annual increase (2.2%) followed by the Southeast (1.0%). The other three regions reported negative inflation over the year period, Southwest (-0.1%), Northeast (-2.2%), and Central (-3.2%). Over the year, Wyoming experienced a severe downturn in mineral commodity prices and an increase in unemployment. Areas with mineral extraction have been hit especially hard.

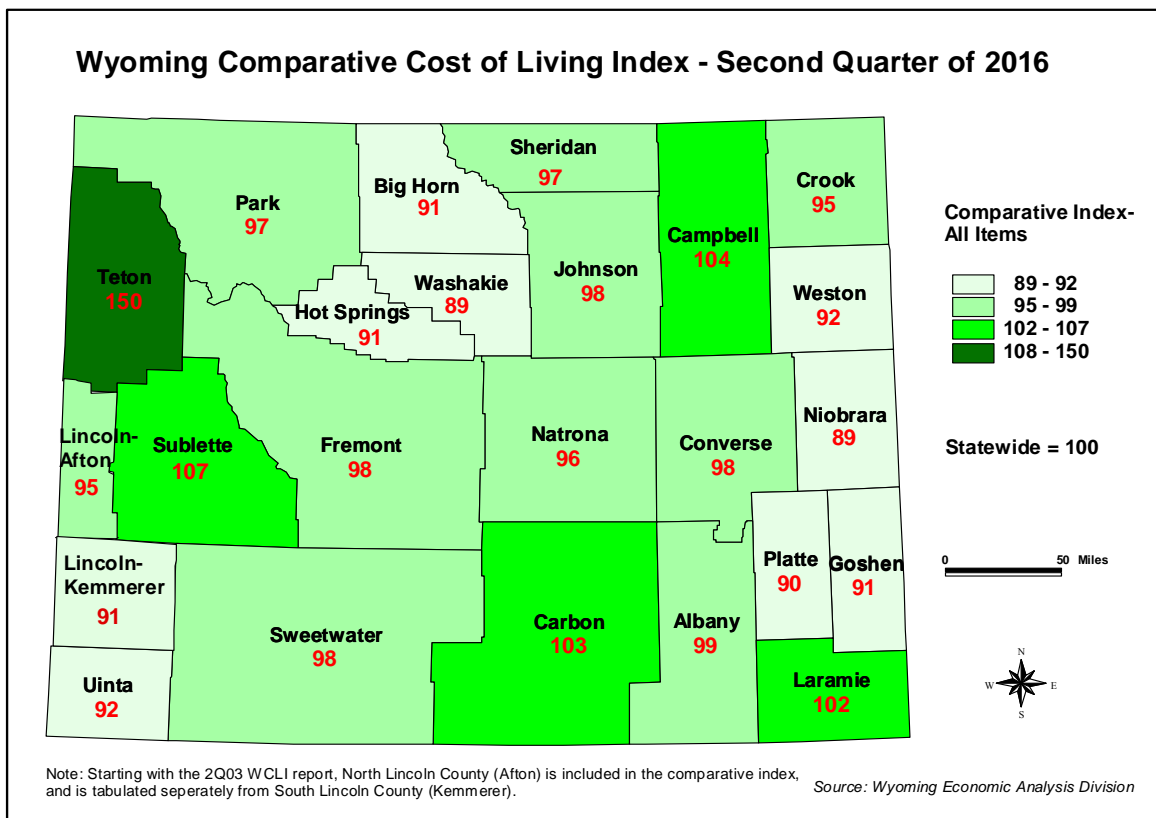
The Wyoming Cost of Living Index (WCLI) consists of two parts, **Inflation**, which measures year-over-year change (annual) and the **Comparative Cost of Living Index** which compares each county's cost of living in one period (not over time) to the statewide average. The inflation figures for the second quarter of 2016 represent the percent change in the price level of a standard basket of selected consumer items priced in the second quarter of 2016, compared with the price level of the same goods recorded one year ago (second quarter of 2015). The Comparative Cost of Living Index represents each county's price level compared to the statewide average (100) during a single time period, in this case, the second quarter of 2016.

For the second quarter of 2016, the Comparative Cost of Living Index ranked Teton (150) as the county with the highest **All Items** value, which means that the cost of living in Teton County was an estimated 50% higher than the statewide average in the quarter. Sublette County ranked second in the **All Items** Comparative Cost of Living Index (107).

The **Housing** category carries the largest weight in a consumer’s budget and typically drives the overall Comparative Cost of Living Index values. Comparative Cost of Living Index data were also produced by consumer category for every county. Counties with **Housing** category index values above the statewide average in the second quarter of 2016 included Teton (191), Laramie (107), Sublette (106), Carbon (105), and Campbell (104).

Counties with lower **All Items** Comparative Cost of Living Index values in the second quarter of 2016 included Niobrara (89), Washakie (89), and Platte (90). These counties have small, rural populations and typically show lower **All Items** Comparative Cost of Living Index values.

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, these values reflect relative price levels in each county, *at the time of data collection*, compared with the statewide average of 100.



Survey Methodology

The WCLI is produced biannually, the second quarter and fourth quarter. Price data are collected in twenty-eight cities and towns in Wyoming and the data are used to build a Comparative Cost of Living Index by county and to estimate overall inflation rates for Wyoming

and the five designated regions of the State. A map of the twenty-eight cities where price data were collected is on page 5.

Communities across the State are included in the WCLI based on the following criteria: First, the largest city or town in each county is priced; additionally, prices are collected in any city or town with populations greater than 5,000 or in cases of a city or town having at least 80% of a 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 surveyed, a population weighted average of the prices for the two communities was used for the entire county. Also, starting with the second quarter of 2003 WCLI report, Afton, in Lincoln County, was added as a sampling point through legislative action in 2003. Kemmerer is still priced. Afton and Kemmerer report separate Comparative Cost of Living Index numbers. Beginning with the second quarter of 2004, Afton, has been included in the inflation calculations.

The 140 consumer items surveyed were aggregated into six categories, which were then weighted using item weights from the U.S. Bureau of Labor Statistics (BLS), Consumer Price Index (CPI-U), reflective of their overall importance in the average consumer's budget. These categories, and their respective weight components, include Housing (49.0%), Transportation (15.3%), Food (14.0%), Recreation & Personal Care (9.5%), Medical (8.4%), and Apparel (3.9%).

The data were weighted by population to more accurately represent the price changes experienced by the majority of consumers in Wyoming, which showed an overall, statewide inflation rate of -0.6% in the second quarter of 2016. Nationally, the inflation rate from June 2015 to June 2016 was 1.0% (CPI-U), as reported by the 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.

**Table 1 - Wyoming Comparative Cost of Living Index - 2Q16
(Statewide Average = 100)**

COUNTY	Index Number by Category:							Recreation & Personal Care
	All Items	Food	Housing	Apparel	Transportation	Medical		
Teton	150	119	191	136	106	100	107	
Sublette	107	112	106	126	105	101	110	
Campbell	104	105	104	109	100	104	107	
Carbon	103	97	105	97	99	113	95	
Laramie	102	101	107	89	98	95	96	
Albany	99	97	99	106	98	96	101	
Sweetwater	98	100	97	89	102	102	99	
Johnson	98	111	92	120	101	96	104	
Converse	98	105	95	85	99	106	97	
Fremont	98	94	95	95	99	116	100	
Sheridan	97	98	94	100	102	96	103	
Park	97	102	90	112	101	109	97	
Natrona	96	92	96	95	98	92	100	
Crook	95	114	84	106	102	95	109	
Lincoln-Afton	95	95	88	106	103	93	114	
Uinta	92	93	86	90	101	110	94	
Weston	92	97	85	94	101	100	96	
Hot Springs	91	99	82	102	102	102	97	
Big Horn	91	112	79	110	102	96	94	
Lincoln-Kemmerer	91	89	86	93	102	92	102	
Goshen	91	103	80	110	97	101	99	
Platte	90	97	81	112	102	98	97	
Washakie	89	99	80	108	100	94	96	
Niobrara	89	102	79	104	99	96	94	

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	14.0	49.0	3.9	15.3	8.4	9.5	
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	
4Q12	2.1	1.3	3.1	4.5	-1.0	3.9	0.6	
2Q13	3.1	1.6	4.0	5.4	1.8	4.3	1.1	
4Q13	2.9	0.4	3.6	2.9	3.3	4.9	0.7	
2Q14	2.7	3.0	3.9	7.8	-2.1	4.2	1.1	
4Q14	1.1	4.1	3.7	3.7	-11.5	4.7	0.9	
2Q15	0.9	1.7	1.9	2.5	-4.4	4.7	0.0	
4Q15	0.5	2.2	-0.3	5.9	-1.4	5.0	-0.5	
2Q16	-0.6	0.1	-0.6	-2.0	-2.7	4.3	-1.6	

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):				
			Southeast	Southwest	Central	Northeast	Northwest
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
4Q12	1.7	2.1	3.4	1.6	1.8	0.3	2.1
2Q13	1.8	3.1	4.5	2.8	4.1	0.3	2.3
4Q13	1.5	2.9	3.4	1.9	2.9	2.7	3.0
2Q14	2.1	2.7	3.2	0.8	2.8	3.8	2.7
4Q14	0.8	1.1	0.3	-0.9	3.1	1.9	0.8
2Q15	0.1	0.9	0.8	-1.1	0.7	2.4	2.3
4Q15	0.7	0.5	1.1	1.1	-2.1	0.9	2.7
2Q16	1.0	-0.6	1.0	-0.1	-3.2	-2.2	2.2

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

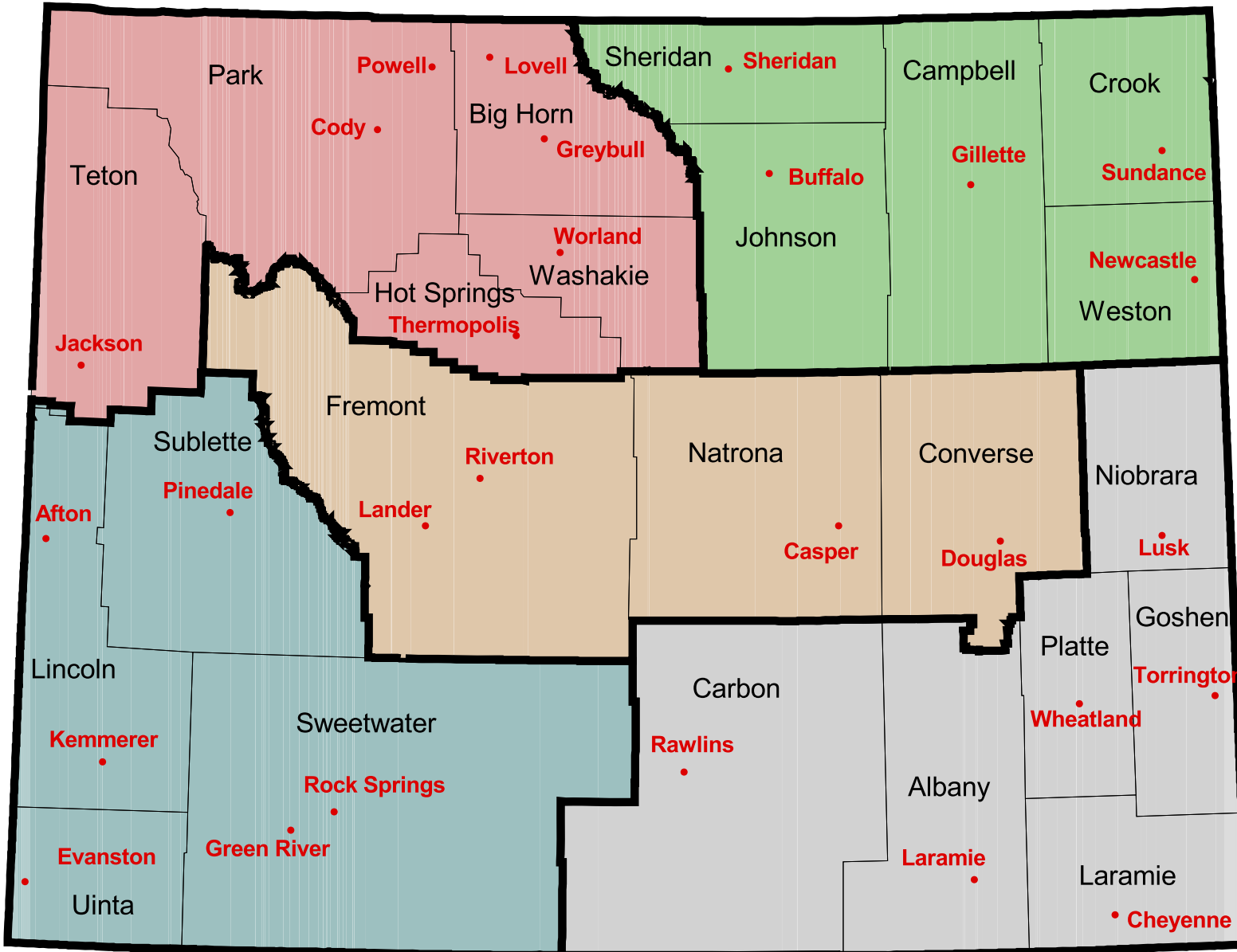
Previously, only 15 counties were used. Starting with the 2Q04 report, the inflation numbers include Lincoln-Afton.

* 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:

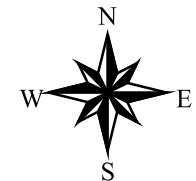
- Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, and Platte counties.
- Southwest: Lincoln-Kemmerer, Lincoln-Afton, Sublette, Sweetwater, and Uinta counties.
- Central: Converse, Fremont, and Natrona counties.
- Northeast: Campbell, Crook, Johnson, Sheridan, and Weston counties.
- Northwest: Big 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 4
AVERAGE RENTAL RATES - 2Q16 & 2Q15**

County	APARTMENT (1)			MOBILE HOME LOT (2)			HOUSE (3)			MOBILE HOME (4)		
	2Q16	2Q15	Percent Change	2Q16	2Q15	Percent Change	2Q16	2Q15	Percent Change	2Q16	2Q15	Percent Change
Albany	\$666	\$680	-2.0%	\$322	\$345	-6.6%	\$1,026	\$948	8.2%	\$777	\$736	5.7%
Big Horn	\$507	\$467	8.7%	\$177	\$172	3.0%	\$667	\$663	0.7%	\$455	\$436	4.3%
Campbell	\$700	\$788	-11.1%	\$452	\$435	3.8%	\$1,146	\$1,291	-11.2%	\$824	\$903	-8.7%
Carbon	\$810	\$809	0.1%	\$343	\$323	5.9%	\$1,014	\$1,031	-1.7%	\$941	\$910	3.5%
Converse	\$661	\$885	-25.3%	\$201	\$207	-2.8%	\$981	\$1,229	-20.2%	\$761	\$888	-14.2%
Crook	\$628	\$586	7.1%	NA	NA	NA	\$658	\$656	0.3%	NA	NA	NA
Fremont	\$671	\$675	-0.7%	\$200	\$192	4.2%	\$891	\$896	-0.5%	\$712	\$726	-1.9%
Goshen	\$556	\$574	-3.1%	\$197	\$167	18.0%	\$637	\$666	-4.3%	NA	\$514	NA
Hot Springs	\$544	\$555	-2.0%	\$222	\$208	6.7%	\$632	\$685	-7.8%	NA	NA	NA
Johnson	\$612	\$610	0.2%	NA	\$307	NA	\$978	\$960	1.9%	\$531	\$534	-0.6%
Laramie	\$779	\$786	-0.9%	\$398	\$396	0.5%	\$1,141	\$1,126	1.4%	\$864	\$817	5.8%
Lincoln (Kemmerer)	\$476	\$508	-6.3%	\$417	\$409	1.8%	\$675	\$647	4.2%	\$735	\$735	0.0%
Lincoln (Afton)	\$525	\$503	4.3%	NA	NA	NA	\$818	\$723	13.1%	NA	NA	NA
Natrona	\$724	\$829	-12.6%	\$339	\$294	15.3%	\$1,029	\$1,139	-9.6%	\$611	\$610	0.1%
Niobrara	\$594	\$564	5.3%	NA	NA	NA	\$606	\$644	-5.9%	NA	NA	NA
Park	\$592	\$591	0.2%	\$256	\$253	1.0%	\$858	\$884	-2.9%	\$746	\$761	-1.9%
Platte	\$573	\$578	-0.8%	NA	\$142	NA	\$680	\$614	10.7%	NA	\$416	NA
Sheridan	\$681	\$673	1.1%	\$296	\$335	-11.6%	\$1,018	\$995	2.3%	\$517	\$554	-6.6%
Sublette	\$813	\$829	-1.9%	NA	NA	NA	\$1,108	\$1,104	0.4%	NA	NA	NA
Sweetwater	\$653	\$689	-5.2%	\$381	\$367	3.7%	\$947	\$984	-3.8%	\$781	\$826	-5.5%
Teton	\$1,826	\$1,289	41.7%	\$430	\$430	0.0%	\$2,310	\$2,115	9.2%	\$1,012	\$948	6.7%
Uinta	\$601	\$598	0.4%	\$281	\$269	4.7%	\$812	\$818	-0.7%	\$647	\$663	-2.4%
Washakie	\$493	\$483	2.1%	NA	NA	NA	\$692	\$686	0.9%	\$525	NA	NA
Weston	\$591	\$579	2.1%	\$158	\$151	4.8%	\$708	\$665	6.5%	\$563	\$513	9.9%
Southeast	\$727	\$735	-1.1%	\$348	\$348	0.0%	\$1,036	\$1,011	2.4%	\$812	\$759	7.0%
Southwest	\$627	\$647	-3.1%	\$348	\$334	4.0%	\$892	\$899	-0.8%	\$691	\$702	-1.6%
Central	\$702	\$789	-11.1%	\$284	\$255	11.3%	\$984	\$1,077	-8.7%	\$656	\$673	-2.5%
Northeast	\$674	\$710	-5.1%	\$344	\$353	-2.7%	\$1,028	\$1,086	-5.3%	\$662	\$713	-7.1%
Northwest	\$934	\$766	21.9%	\$288	\$285	0.9%	\$1,230	\$1,184	3.9%	\$747	\$721	3.6%
Statewide Average	\$723	\$733	-1.4%	\$324	\$317	2.4%	\$1,025	\$1,044	-1.9%	\$722	\$717	0.7%
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) - Two or three-bedroom, 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.					