

State of Wyoming
Department of Administration and Information
Economic Analysis Division
2800 Central Avenue
Cheyenne, WY 82002-0060
E-mail: ai-ead-info@wyo.gov
http://eadiv.state.wy.us
Ph. (307) 777-7504 Fax (307) 632-1819



FOR IMMEDIATE RELEASE
Tuesday, April 3, 2012
Contact: Amy Bittner, Senior Economist

Food Prices Propel Inflation for the Fourth Quarter of 2011

Wyoming Cost of Living Index

CHEYENNE – Higher food prices in Wyoming contributed to a 3.9% increase in statewide annual (**All Items**) inflation from the fourth quarter of 2010 (4Q10) to the fourth quarter of 2011 (4Q11). The Wyoming Cost of Living Index (WCLI) measures statewide and regional inflation twice-a-year (second and fourth quarter). “Wyoming consumers felt the impact of higher prices for **Food** items during the fourth quarter 2011. The price increases for food were also aided by higher costs associated with transportation,” stated Amy Bittner, a Senior Economist with the State of Wyoming’s Economic Analysis Division. WCLI inflation is measured over six consumer categories, **Food, Housing, Apparel, Transportation, Medical, and Recreation & Personal Care**.

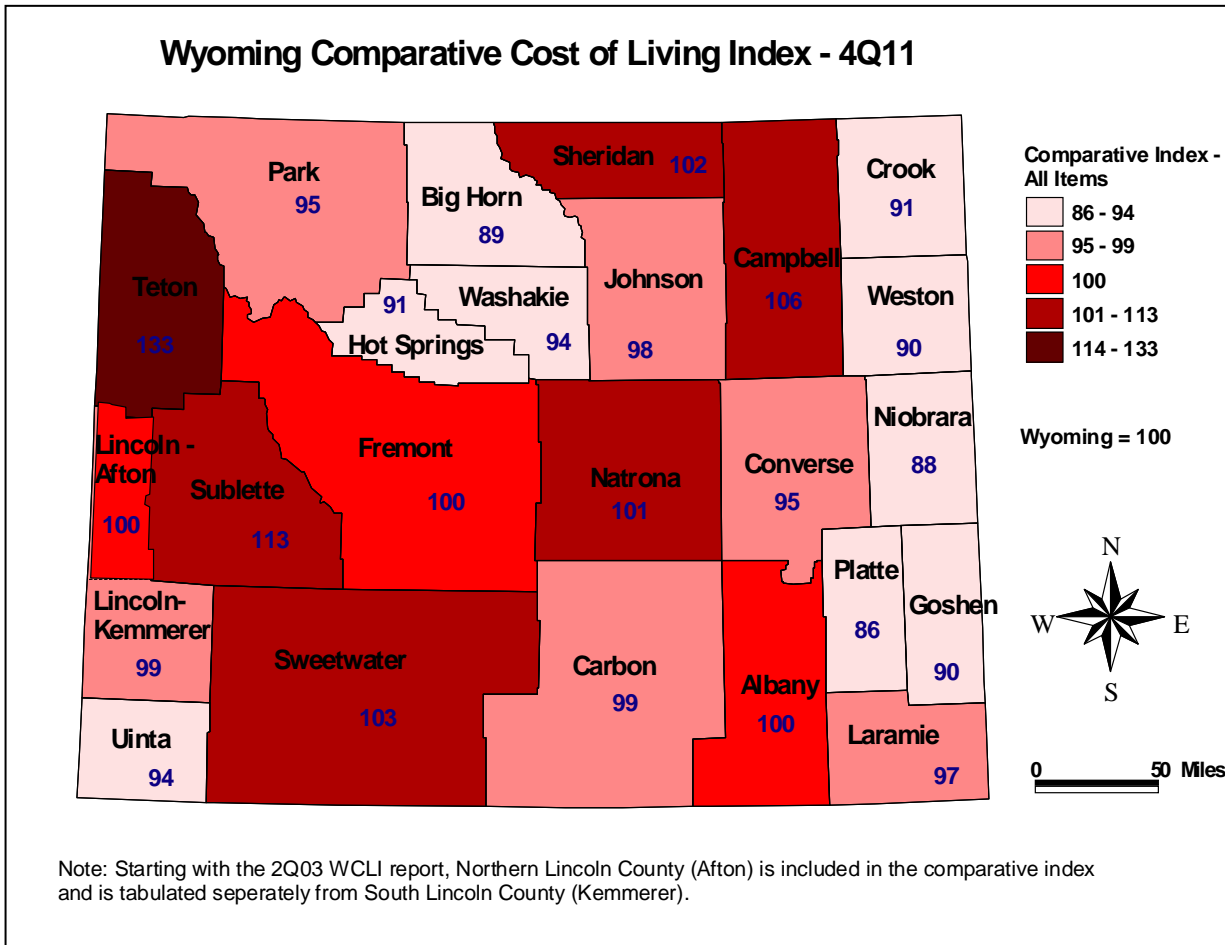
A Comparative Cost of Living Index is also produced in the WCLI, which compares each county's price level to the statewide average. “Once again, Teton County ranked at the top of the Comparative Cost of Living Index for 4Q11. Teton County’s **All Items** comparative index value of 133 was above the statewide average of 100. The higher housing costs in Teton County led to its overall cost of living to be higher than the statewide average,” said Bittner. Sublette and Campbell counties also possessed elevated **All Items** Comparative Cost of Living Index values for 4Q11.

Comparative Cost of Living Index

The Comparative Cost of Living Index (comparative index) for 4Q11 is found in Table 1 on page 4. All twenty-three counties are included in the comparative index. 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. For example, in 4Q11, Teton County’s **All Items** comparative index was 133. This indicates that the cost of living in Teton County is an estimated 33% higher than the statewide average in 4Q11. The fourth quarter of 2011 comparative index values cannot be compared to comparative index values in previous WCLI surveys.

Comparative index values are produced for all counties and for all six WCLI categories. The **Housing** category carries the largest weight in a consumer’s budget and typically drives the higher comparative index values. Teton, Sublette, and Campbell counties had the highest **Housing** comparative index values in 4Q11, which indicated that housing costs in these counties were above the statewide average. The counties with lower comparative index values in 4Q11 include Platte, Niobrara, Big Horn, Goshen, and Weston. “Although Big Horn County had a high comparative index value for the **Food** category, its lower **Housing** led to a lower **All Items** comparative index in 4Q11. Typically, the

more rural counties in Wyoming have demonstrated lower **All Items** comparative index values in the WCLI,” commented Bittner.



Annual Inflation Rates

Tables 2 and 3 on page 4 show the estimated Wyoming inflation rates. Table 2 shows estimated inflation rates for all categories, and their respective category weights. Table 3 shows the estimated annual **All Items** inflation rates for the five regions of the State, as well as the statewide rate.

The regional inflation rates produced in the WCLI represent the percent change in the price level of a standard basket of selected consumer items priced this quarter, compared with the price level of the same goods recorded one year ago. A map of the WCLI regions is on page 5. Every WCLI region experienced an increase in annual inflation in 4Q11. The Central, Northwest, and Southeast regions registered the largest increases in annual inflation, 4.8%, 4.2%, and 4.1%, respectively in 4Q11. Wyoming’s economy is driven by the energy industry. “Historically, higher inflation rates have been recorded in the regions of the State with mining activities. Mining activities in the Central portion of the State as well as exploration of the Niobrara Oil Shale in Southeast Wyoming may have contributed to higher inflation over the year,” commented Bittner. Wyoming’s economy, still healing from a short, but acute economic recession, experienced employment gains in 4Q11 and a drop in the unemployment rate. “It will be interesting to see how Wyoming’s continued economic recovery affects consumer prices in the future,” said Bittner.

Inflation rates by consumer category for Wyoming are also produced in the WCLI. Five of the six consumer categories experienced inflation over the year (4Q10 to 4Q11). **Food** had the highest inflation rate, 7.0%, followed by **Medical**, 5.8%, in 4Q11. "Wyoming consumers are not the only ones dealing with higher prices, the U.S Consumer Price Index also recorded inflation across multiple consumer categories," commented Bittner.

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 December 2010 to December 2011 was 3.0% (CPI-U), as reported by the U.S. Department of Labor, Bureau of Labor Statistics (BLS) in the Consumer Price Index.

Survey Background

The 4Q11 WCLI is a summarization of price data collected in twenty-eight cities and towns throughout Wyoming over the period of January 4-6, 2012. A map of cities where price data were collected is on page 5. The price data collected are used to build a comparative 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 current time period (4Q11), to the same time period, one-year prior (4Q10). 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-based 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 index. Kemmerer is still priced. Afton and Kemmerer report separate comparative 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 (17.3%), Food (13.7%), Recreation & Personal Care (9.9%), Medical (6.9%), 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 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: ai-ead-info@wyo.gov.

¹ Total may not add to 100.0 due to rounding.

Table 1 - Wyoming Comparative Cost of Living Index - 4Q11
Prices as of January 4-6, 2012 (Statewide Average = 100)

COUNTY	Index Number by Category:						Recreation & Personal Care
	All Items	Food	Housing	Apparel	Transportation	Medical	
Teton	133	108	159	113	104	105	115
Sublette	113	97	123	123	102	108	105
Campbell	106	104	112	102	101	101	100
Sweetwater	103	97	106	93	100	104	100
Sheridan	102	108	100	128	99	94	103
Natrona	101	99	103	100	101	98	98
Albany	100	101	102	101	97	96	97
Lincoln-Afton	100	96	100	98	99	96	112
Fremont	100	97	97	99	103	113	102
Carbon	99	98	98	99	102	101	101
Lincoln-Kemmerer	99	92	101	93	100	91	100
Johnson	98	105	92	121	100	97	104
Laramie	97	100	98	86	97	92	96
Park	95	102	88	104	100	103	98
Converse	95	97	90	86	101	98	102
Washakie	94	100	80	114	104	112	113
Uinta	94	92	90	90	98	103	97
Crook	91	100	81	113	102	97	96
Hot Springs	91	100	77	99	104	112	105
Weston	90	97	81	97	100	103	94
Goshen	90	93	78	116	100	108	96
Big Horn	89	108	73	105	101	99	98
Niobrara	88	97	75	100	101	99	104
Platte	86	97	69	96	103	101	100

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	13.7	47.5	4.7	17.3	6.9	9.9
4Q05	5.0	5.3	5.3	4.4	6.6	5.8	0.4
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

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	
4Q05	3.4	5.0	3.8	8.3	5.1	5.5	3.4
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

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

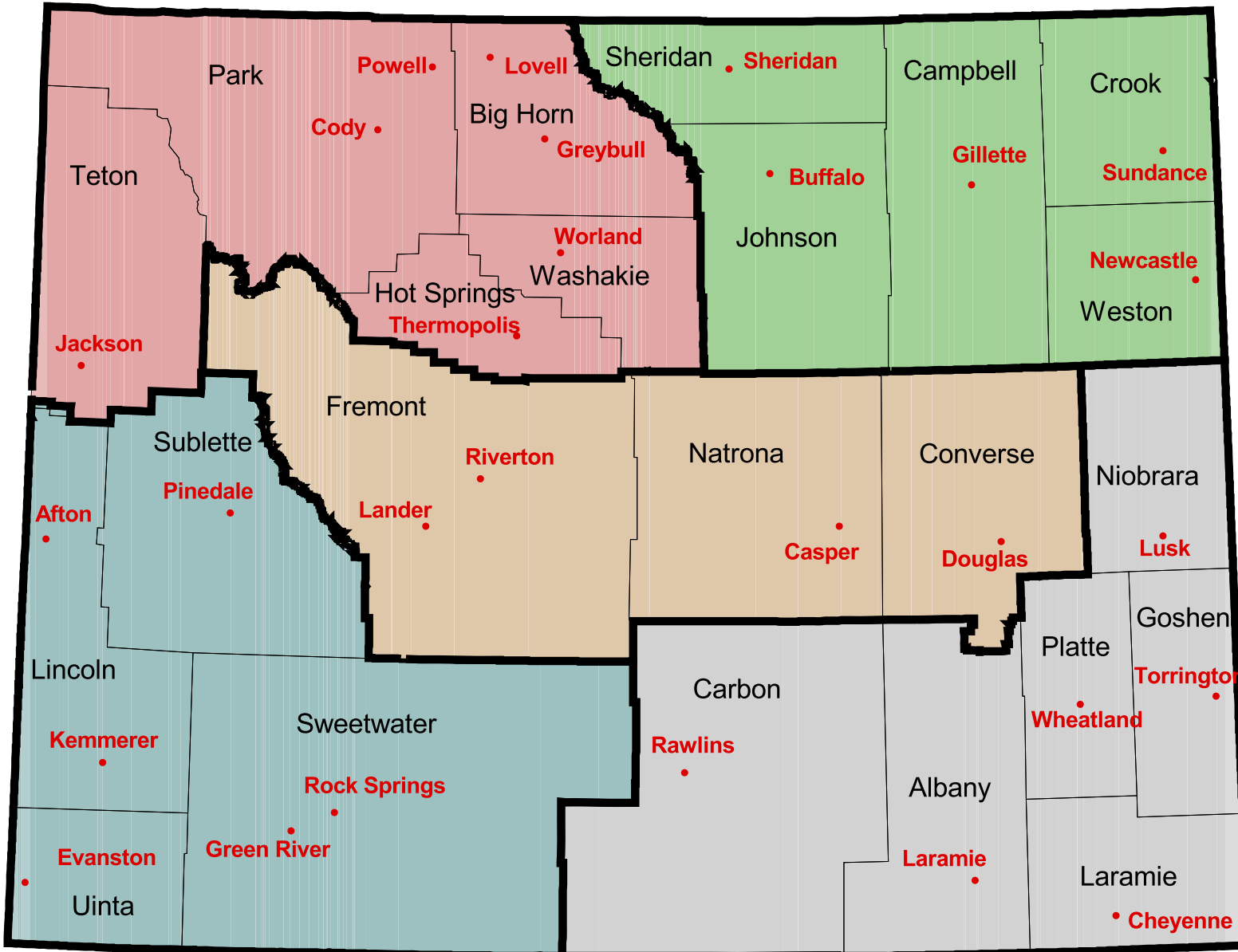
Previously, only 15 counties were used. Starting with the 2Q04 report, the inflation numbers include Lincoln-Afton.

* 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:

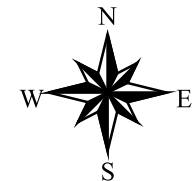
- Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, and Platte counties.
- Southwest: Lincoln-Kemmerer, Lincoln-Afton, Sublette, Sweetwater, and Uinta counties.
- Central: Converse, Fremont, and Natrona counties.
- Northeast: Campbell, Crook, Johnson, Sheridan, and Weston counties.
- Northwest: Big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

Table 4
Wyoming Cost of Living Index - Annual Inflation Rates

Quarter	U.S. CPI	WCLI All Items	Inflation Rate by Category (All Items):						Rec & Pers Care	Inflation Rate by Region (All Items):				
			Food	Housing	Apparel	Trans	Medical	SE		SW	CEN	NE	NW	
3Q79	12.1	13.2	10.2	11.7	19.2	25.8	8.5	6.3	13.4	13.0	11.8	14.1	16.3	
4Q79	13.3	13.6	9.0	15.4	23.1	17.7	10.5	7.1	14.8	14.2	13.1	13.7	12.1	
1Q80	14.7	15.5	8.3	20.4	8.6	19.1	12.6	7.2	14.1	16.5	18.6	13.5	13.7	
2Q80	14.3	12.3	10.7	11.8	14.4	15.7	11.8	11.0	13.1	12.4	10.6	14.3	12.9	
3Q80	12.7	12.5	13.4	12.2	11.3	12.7	16.3	10.7	12.9	15.3	12.2	12.5	10.3	
4Q80	12.4	12.5	12.1	16.8	11.5	5.4	11.3	9.1	11.6	14.8	12.9	10.8	14.7	
1Q81	10.6	9.9	9.8	11.7	10.0	6.8	8.2	8.6	10.7	16.2	7.7	9.8	8.7	
2Q81	9.6	10.7	7.2	15.1	8.1	6.7	9.3	7.6	8.6	12.4	13.0	11.7	9.1	
3Q81	11.0	11.8	5.6	18.5	5.2	7.1	7.1	8.0	11.1	11.1	13.3	13.1	11.3	
4Q81	8.9	7.0	3.2	8.1	5.3	7.7	9.2	7.4	6.7	10.2	7.7	4.7	6.7	
1Q82	6.8	7.4	5.2	10.8	4.8	2.0	9.2	7.1	5.6	6.6	8.9	8.9	8.8	
2Q82	7.1	5.2	4.4	6.6	6.9	1.7	7.4	4.4	4.1	7.2	4.3	6.8	6.0	
3Q82	5.0	1.5	1.9	-2.0	10.6	1.6	9.5	5.7	0.1	3.2	0.0	3.0	4.8	
4Q82	3.9	1.6	1.8	-1.1	5.3	1.1	8.0	7.5	0.7	1.5	0.5	5.1	3.5	
1Q83	3.6	0.0	0.2	-4.7	5.2	3.6	7.0	6.5	0.7	1.7	-2.3	0.6	1.3	
2Q83	2.6	1.1	-1.4	-2.8	2.3	3.7	8.4	7.9	3.8	-0.9	-1.6	2.1	3.7	
3Q83	2.9	1.2	0.4	-1.1	-0.8	2.8	6.5	5.1	4.5	-0.6	-0.7	2.2	2.6	
4Q83	3.8	1.4	1.9	-1.5	5.6	2.7	7.4	2.4	4.4	-1.3	1.1	2.2	2.8	
1Q84	4.7	3.1	3.1	1.9	2.7	5.0	5.2	2.7	3.9	1.0	1.3	6.5	4.6	
2Q84	4.2	3.5	4.6	2.2	1.0	5.1	3.7	3.3	5.6	2.1	2.0	4.4	4.0	
3Q84	4.2	3.2	3.4	3.1	2.9	4.7	3.1	0.5	4.8	4.7	2.2	2.6	4.3	
4Q84	4.0	2.9	3.2	3.4	-1.8	3.0	3.9	2.6	3.4	2.9	1.4	4.0	4.3	
1Q85	3.7	2.6	3.3	1.6	1.9	3.3	4.8	2.4	3.3	2.3	1.8	3.2	2.8	
2Q85	3.8	0.8	-0.6	-0.7	0.9	3.1	5.0	1.3	1.9	2.7	0.4	-1.0	0.7	
3Q85	3.2	1.7	-1.2	1.3	0.7	3.6	5.8	2.4	1.4	3.5	1.3	1.1	2.0	
4Q85	3.8	1.8	0.4	0.7	3.9	3.3	5.4	2.0	2.7	3.6	1.0	1.0	1.3	
1Q86	2.3	-0.9	-2.1	-0.4	0.5	-5.0	5.9	2.7	-0.5	0.1	-1.9	-2.0	0.6	
2Q86	1.8	-0.4	2.0	-0.7	1.6	-6.1	6.4	2.9	0.9	0.7	-1.5	-2.2	0.4	
3Q86	1.8	0.1	3.9	-0.2	3.6	-6.8	5.5	3.0	1.8	0.5	-1.0	-0.7	-0.5	
4Q86	1.1	-1.5	1.5	-2.7	-0.6	-7.7	5.9	4.9	-0.2	-3.0	-1.9	-2.2	-1.4	
1Q87	3.0	-0.2	2.5	-2.8	2.7	-2.1	5.6	3.2	1.3	-2.4	0.1	-0.7	0.1	
2Q87	3.7	-0.3	1.8	-3.2	1.7	0.3	5.7	2.3	0.1	-2.0	0.2	0.2	-0.1	
3Q87	4.3	-0.2	0.0	-2.7	-0.2	2.8	4.0	1.5	1.4	-2.9	0.3	-0.8	1.1	
4Q87	4.4	0.4	0.3	-2.1	2.3	3.7	3.2	2.5	1.6	-0.9	-0.5	1.8	0.6	
1Q88	3.9	0.3	-0.6	-2.4	1.2	3.7	4.1	2.9	1.6	0.0	-0.6	1.8	0.0	
2Q88	4.0	1.8	-0.2	-1.3	3.3	8.1	5.0	3.4	4.3	0.1	0.4	3.1	2.5	
4Q88	4.4	0.5	3.4	-3.0	2.8	2.5	4.9	2.1	1.0	-0.6	1.9	0.2	1.5	
2Q89	5.2	3.7	6.0	2.0	2.3	6.3	4.2	3.3	3.7	4.4	3.4	3.8	4.6	
4Q89	4.6	4.4	6.0	2.6	1.0	8.2	5.8	4.0	5.0	4.2	3.4	5.1	5.9	
2Q90	4.7	3.7	5.5	3.3	4.5	1.2	6.0	4.6	3.5	3.8	3.3	3.0	6.7	
4Q90	6.2	5.1	5.8	4.9	4.7	4.2	6.2	5.9	4.5	6.0	5.2	4.0	7.0	
2Q91	4.7	4.1	3.8	4.0	1.8	3.6	6.3	5.5	3.5	5.4	4.1	4.2	4.3	
4Q91	3.0	2.8	-0.7	5.1	1.9	-1.7	6.5	5.2	2.3	2.7	3.6	3.0	3.8	
2Q92	3.1	3.2	-1.5	5.2	0.3	2.8	8.6	2.0	3.1	3.9	3.4	2.7	3.4	
4Q92	3.0	3.7	1.9	3.2	-1.8	7.8	5.5	3.7	5.5	2.8	3.4	2.8	3.4	
2Q93	3.0	3.3	2.7	3.5	-2.4	5.7	5.9	1.8	4.8	2.2	3.7	2.4	3.2	
4Q93	2.7	4.0	3.8	6.7	-0.5	0.8	7.8	-0.1	4.2	2.7	4.4	5.0	4.6	
2Q94	2.5	4.5	3.4	6.7	2.5	2.5	6.6	1.2	4.3	4.1	4.4	4.6	6.7	
4Q94	2.7	4.6	4.1	5.6	-0.1	5.4	7.9	1.8	3.9	3.4	5.6	6.7	6.4	
2Q95	3.0	4.7	3.1	5.4	4.7	5.2	4.4	3.8	1.1	3.6	5.7	5.0	4.4	
4Q95	2.5	3.0	2.8	1.7	12.0	1.7	4.1	4.5	2.1	3.9	3.8	1.4	4.4	
2Q96	2.8	4.7	7.2	3.4	9.1	4.3	7.1	3.5	5.1	5.3	3.8	5.7	4.2	
4Q96	3.3	4.8	9.3	2.4	7.0	7.0	4.1	2.9	5.2	4.0	5.0	4.2	4.9	
2Q97	2.3	2.8	4.9	2.1	2.8	2.4	3.3	2.8	3.6	2.8	3.1	1.0	2.6	
4Q97	1.7	2.9	4.5	2.5	-0.6	0.9	4.7	5.0	3.3	4.0	1.9	3.0	2.2	
2Q98	1.7	1.5	2.6	0.9	3.6	0.0	0.2	3.7	1.3	2.6	0.3	2.1	2.5	
4Q98	1.6	2.2	2.8	2.6	4.0	-2.2	0.7	6.2	2.7	2.8	1.4	2.0	2.4	
2Q99	2.0	2.6	3.7	3.2	1.1	0.7	3.0	2.3	3.8	3.4	1.5	2.6	0.9	
4Q99	2.7	3.1	4.7	2.5	-0.2	4.5	3.4	3.1	3.6	2.6	2.8	3.4	3.0	
2Q00	3.7	4.3	4.9	3.6	-1.2	7.9	5.2	3.3	3.9	2.3	4.4	7.4	4.0	
4Q00	3.4	3.2	1.8	3.9	-0.4	2.9	4.0	3.9	2.8	2.6	3.4	6.9	3.8	
2Q01	3.2	4.3	3.0	6.6	3.1	1.6	4.0	2.0	4.1	3.1	5.0	4.8	4.6	
4Q01	1.6	3.5	5.0	4.5	1.8	-0.1	7.3	2.3	4.9	2.3	2.9	4.0	2.6	
2Q02	1.1	2.5	1.9	3.1	0.5	-0.4	5.9	4.3	2.6	1.4	2.8	3.1	2.2	
4Q02	2.4	3.7	3.3	3.1	4.5	4.7	6.0	3.9	3.0	2.5	5.1	5.1	2.7	
2Q03	2.1	2.9	4.2	3.0	3.6	1.2	4.3	1.8	3.0	3.5	2.1	3.1	3.0	
4Q03	1.9	3.6	5.1	5.7	2.2	-1.2	3.0	1.4	4.1	4.3	2.6	3.4	3.9	
2Q04	3.3	4.9	5.2	6.3	1.8	4.8	5.0	-0.4	4.4	4.6	5.1	6.4	4.4	
4Q04	3.3	4.3	4.2	4.8	0.4	5.9	5.5	0.4	4.0	4.8	4.8	4.3	3.3	
2Q05	2.5	4.5	3.1	5.1	1.0	6.2	5.0	1.5	4.4	6.6	4.6	3.2	3.5	
4Q05	3.4	5.0	5.3	5.3	4.4	6.6	5.8	0.4	3.8	8.3	5.1	5.5	3.4	
2Q06	4.3	5.6	2.0	6.9	3.7	7.9	4.3	2.0	5.3	7.6	5.2	6.2	4.0	
4Q06	2.5	4.4	0.4	7.2	3.6	1.2	3.8	2.3	3.5	4.8	4.7	5.6	3.8	
2Q07	2.7	4.7	6.5	6.1	3.5	1.2	5.0	2.2	2.1	6.2	6.0	6.4	4.6	
4Q07	4.1	6.1	6.8	5.2	2.9	9.9	5.9	4.6	3.4	8.1	8.0	6.6	5.9	
2Q08	5.0	7.9	7.4	7.2	2.3	15.0	5.5	3.4	6.9	8.1	9.1	8.4	7.4	
4Q08	0.1	2.6	7.0	6.5	2.3	-15.1	5.6	7.5	1.8	2.1	3.0	3.7	2.7	
2Q09	-1.4	0.0	1.7	1.1	2.4	-11.2	5.3	5.2	0.2	-0.2	0.1	0.1	-0.5	
4Q09	2.7	2.7	-0.8	-0.6	1.7	16.9	2.8	2.6	3.4	1.5	2.7	3.0	2.1	
2Q10	1.1	1.9	1.5	0.8	0.1	5.4	4.0	1.5	2.6	1.6	1.9	1.0	2.1	
4Q10	1.5	2.9	4.2	2.1	1.0	5.0	5.4	0.7	3.2	2.1	3.4	1.7	3.8	
2Q11	3.6	4.5	6.9	2.2	5.4	11.5	5.4	-0.8	5.0	3.6	4.7	4.5	4.5	
4Q11	3.0	3.9	7.0	3.1	5.4	5.1	5.8	-0.4	4.1	3.3	4.8	2.7	4.2	

**WYOMING COST OF LIVING INDEX - TABLE 5
AVERAGE RENTAL RATES - 4Q11 & 4Q10**

County	APARTMENT (1)			MOBILE HOME LOT (2)			HOUSE (3)			MOBILE HOME (4)		
	4Q11	4Q10	Percent Change	4Q11	4Q10	Percent Change	4Q11	4Q10	Percent Change	4Q11	4Q10	Percent Change
Albany	\$684	\$620	10.4%	\$286	\$283	1.2%	\$977	\$926	5.6%	\$681	\$578	17.8%
Big Horn	\$392	\$401	-2.2%	\$181	\$227	-20.3%	\$448	\$409	9.6%	\$444	\$393	13.1%
Campbell	\$722	\$717	0.8%	\$393	\$377	4.4%	\$1,194	\$1,222	-2.3%	\$847	\$860	-1.5%
Carbon	\$724	\$671	7.9%	NA	\$278	NA	\$799	\$792	0.8%	\$715	\$733	-2.5%
Converse	\$548	\$555	-1.2%	\$208	\$191	9.1%	\$730	\$735	-0.7%	\$704	\$668	5.5%
Crook	\$491	\$455	7.9%	\$144	\$149	-3.4%	\$515	\$470	9.6%	NA	NA	NA
Fremont	\$585	\$570	2.5%	\$200	\$200	0.0%	\$827	\$821	0.7%	\$737	\$724	1.8%
Goshen	\$544	\$530	2.7%	\$155	\$180	-13.9%	\$571	\$575	-0.8%	NA	NA	NA
Hot Springs	\$435	\$438	-0.7%	\$183	\$183	0.0%	\$557	\$534	4.2%	NA	\$450	NA
Johnson	\$573	\$603	-4.9%	\$281	\$245	14.8%	\$760	\$823	-7.6%	\$621	\$618	0.5%
Laramie	\$649	\$640	1.3%	\$284	\$276	2.7%	\$1,057	\$983	7.5%	\$586	\$597	-1.9%
Lincoln (Kemmerer)	\$703	\$663	6.0%	\$393	\$378	4.0%	\$680	\$678	0.3%	NA	NA	NA
Lincoln (Afton)	\$663	\$645	2.7%	NA	\$319	NA	\$795	\$798	-0.3%	NA	\$419	NA
Natrona	\$686	\$676	1.4%	\$288	\$314	-8.4%	\$1,096	\$1,035	5.9%	\$602	\$598	0.7%
Niobrara	\$418	\$435	-4.0%	NA	NA	NA	\$530	\$582	-8.9%	NA	NA	NA
Park	\$556	\$549	1.3%	\$220	\$212	4.0%	\$789	\$746	5.7%	\$559	\$560	-0.2%
Platte	\$471	\$428	10.3%	\$110	\$130	-15.4%	\$450	\$432	4.1%	\$337	\$359	-6.1%
Sheridan	\$688	\$697	-1.3%	NA	NA	NA	\$970	\$922	5.1%	\$482	\$524	-8.0%
Sublette	\$922	\$908	1.5%	NA	NA	NA	\$1,384	\$1,322	4.7%	NA	\$582	NA
Sweetwater	\$720	\$691	4.2%	\$325	\$319	1.8%	\$1,019	\$934	9.0%	\$799	\$800	-0.2%
Teton	\$1,231	\$1,199	2.7%	\$321	\$338	-4.9%	\$1,846	\$1,727	6.9%	\$765	\$719	6.4%
Uinta	\$603	\$605	-0.4%	\$325	\$278	16.8%	\$749	\$792	-5.5%	\$473	\$480	-1.6%
Washakie	\$451	\$458	-1.6%	\$200	\$200	0.0%	\$628	\$612	2.7%	\$435	\$432	0.7%
Weston	\$572	\$558	2.5%	\$141	\$130	8.7%	\$644	\$639	0.8%	\$443	\$439	1.0%
Southeast	\$643	\$616	4.3%	\$258	\$263	-1.7%	\$938	\$886	5.8%	\$589	\$573	2.8%
Southwest	\$709	\$688	3.0%	\$326	\$316	2.9%	\$941	\$905	4.0%	\$660	\$654	0.9%
Central	\$640	\$631	1.5%	\$252	\$265	-5.1%	\$973	\$936	3.9%	\$655	\$645	1.6%
Northeast	\$671	\$670	0.1%	\$337	\$325	3.5%	\$1,000	\$1,001	-0.1%	\$664	\$681	-2.5%
Northwest	\$704	\$694	1.3%	\$238	\$247	-3.5%	\$1,004	\$945	6.3%	\$582	\$558	4.3%
Statewide Average	\$666	\$651	2.3%	\$279	\$281	-0.7%	\$966	\$929	4.1%	\$628	\$620	1.4%
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.					