



Wyoming Department of Administration & Information

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ECONOMIC ANALYSIS DIVISION

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Wyoming Cost of Living Index for the Fourth Quarter of 2016

CHEYENNE – The State of Wyoming, Economic Analysis Division reported that Wyoming experienced an increase in annual (**All Items**) inflation, 0.6%, from the fourth quarter of 2015 to the fourth 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 fourth quarter of 2016: Transportation (4.5%), Medical (3.7%), Apparel (3.2%), Food (1.4%), Housing (-1.2%), and Recreation & Personal Care (-1.5%). Prices for gasoline were up over the year contributing to the increase in annual transportation inflation for the state, the first annual increase since the fourth quarter of 2013.

Inflation rates are also available for five regions in the State. For the fourth quarter of 2016, the Southeast region recorded the highest annual increase (3.1%) followed by the Northwest (1.9%). The other three regions reported negative inflation over the year period, Southwest (-0.5%), Northeast (-1.2%), and Central (-1.3%). Almost all of Wyoming's industrial sectors experienced employment declines over the year. The mineral extraction industry experienced the heaviest employment losses over the year due to low commodity prices and decreased production. Areas of the state that have mineral dominant economies experienced deflation over the period. The regions of the state that recorded positive inflation over the year have little or no mineral activities.

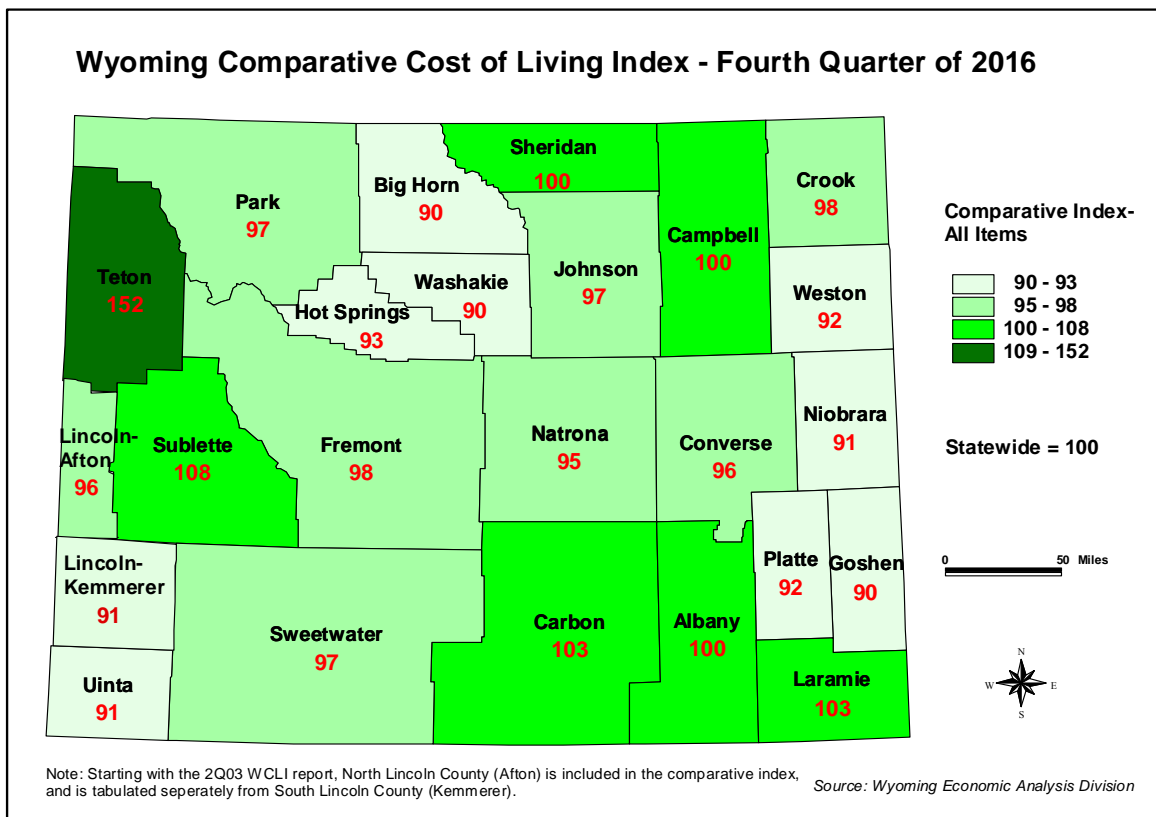
The Wyoming Cost of Living Index (WCLI) consists of two parts, **Inflation**, which measures year-over-year change (annual) and the **Comparative Cost of Living Index** which compares each county's cost of living in one period (not over time) to the statewide average. The inflation figures for the fourth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

For the fourth quarter of 2016, the Comparative Cost of Living Index ranked Teton (152) as the county with the highest **All Items** value, which means that the cost of living in Teton County was estimated 52% higher than the statewide average in the quarter. Sublette County ranked second in the **All Items** Comparative Cost of Living Index (108).

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 fourth quarter of 2016 included Teton (195), Sublette (109), Laramie (108), and Carbon (104).

Counties with lower **All Items** Comparative Cost of Living Index values in the fourth quarter of 2016 included Big Horn (90), Goshen (90), and Washakie (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 fourth quarter of 2016. Nationally, the inflation rate from December 2015 to December 2016 was 2.1% (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 - 4Q16
(Statewide Average = 100)**

COUNTY	Index Number by Category:							Recreation & Personal Care
	All Items	Food	Housing	Apparel	Transportation	Medical		
Teton	152	118	195	127	105	100	108	
Sublette	108	110	109	116	105	103	113	
Laramie	103	101	108	99	98	96	96	
Carbon	103	97	104	104	99	116	95	
Albany	100	103	99	112	98	95	102	
Sheridan	100	108	97	107	101	96	102	
Campbell	100	100	98	98	100	103	106	
Crook	98	109	90	102	103	105	110	
Fremont	98	95	97	93	99	115	96	
Sweetwater	97	93	97	87	102	103	102	
Johnson	97	103	93	111	101	94	105	
Park	97	102	91	106	102	104	101	
Lincoln-Afton	96	95	92	105	104	91	109	
Converse	96	101	91	85	98	106	101	
Natrona	95	97	94	96	99	92	99	
Hot Springs	93	104	84	96	102	103	101	
Weston	92	96	84	96	104	100	102	
Platte	92	98	83	108	102	101	98	
Uinta	91	91	87	86	100	107	92	
Lincoln-Kemmerer	91	89	86	86	104	94	102	
Niobrara	91	100	82	104	99	95	98	
Washakie	90	104	80	99	101	94	100	
Goshen	90	100	80	109	98	107	94	
Big Horn	90	108	78	106	102	97	96	

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	
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	
4Q16	0.6	1.4	-1.2	3.2	4.5	3.7	-1.5	

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
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
4Q16	2.1	0.6	3.1	-0.5	-1.3	-1.2	1.9

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

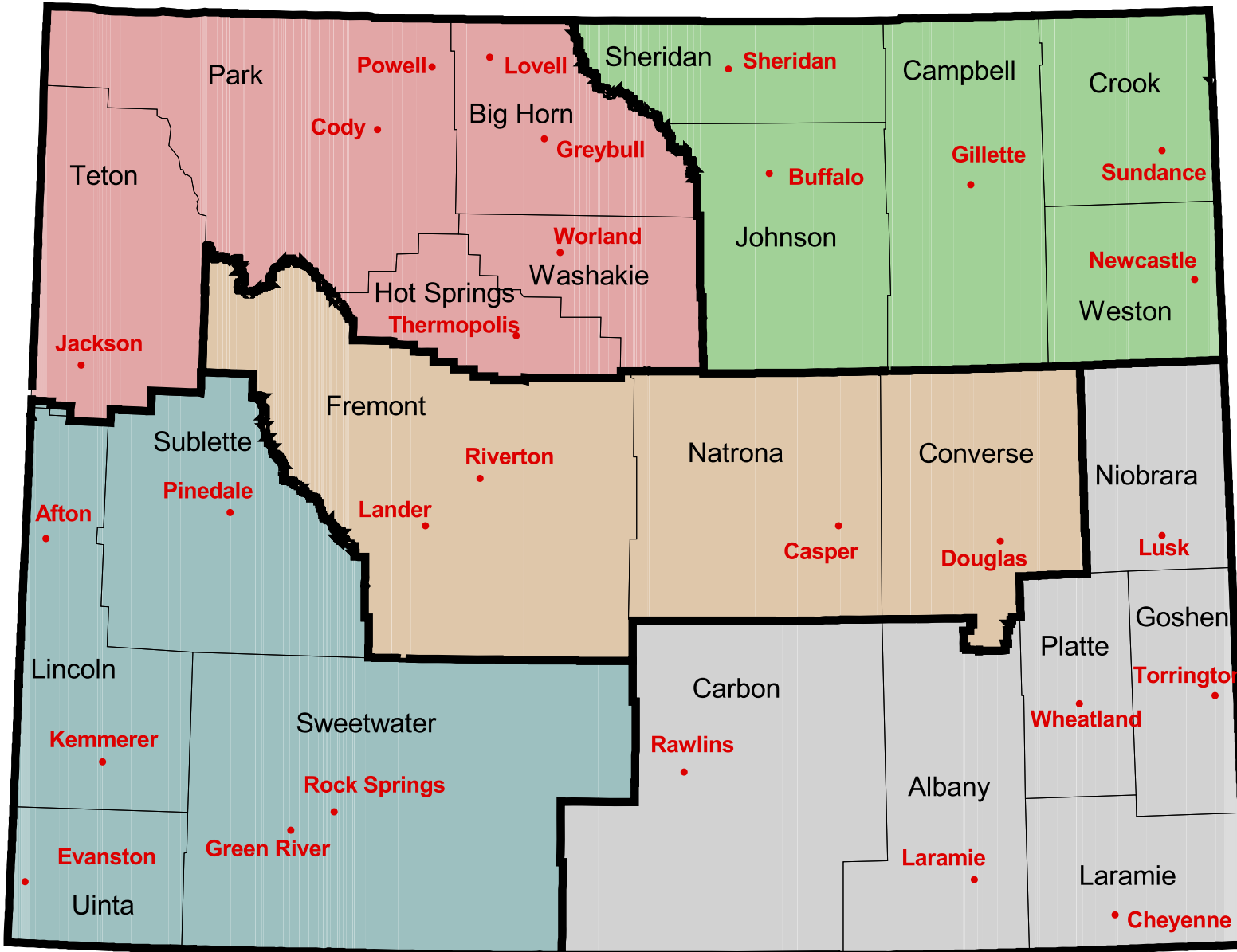
Previously, only 15 counties were used. Starting with the 2Q04 report, the inflation numbers include Lincoln-Afton.

* 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:

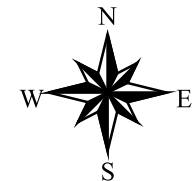
- Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, and Platte counties.
- Southwest: Lincoln-Kemmerer, Lincoln-Afton, Sublette, Sweetwater, and Uinta counties.
- Central: Converse, Fremont, and Natrona counties.
- Northeast: Campbell, Crook, Johnson, Sheridan, and Weston counties.
- Northwest: Big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

County	APARTMENT (1)			MOBILE HOME LOT (2)			HOUSE (3)			MOBILE HOME (4)		
	4Q16	4Q15	Percent Change	4Q16	4Q15	Percent Change	4Q16	4Q15	Percent Change	4Q16	4Q15	Percent Change
Albany	\$655	\$644	1.7%	\$333	\$312	6.8%	\$971	\$931	4.4%	\$806	\$740	9.0%
Big Horn	\$483	\$475	1.7%	\$180	\$170	5.4%	\$572	\$611	-6.4%	\$493	\$447	10.2%
Campbell	\$650	\$753	-13.7%	\$455	\$449	1.3%	\$968	\$1,161	-16.6%	\$807	\$905	-10.8%
Carbon	\$800	\$800	0.0%	\$329	\$321	2.7%	\$1,008	\$1,029	-2.0%	\$874	\$913	-4.2%
Converse	\$608	\$775	-21.6%	\$201	\$201	0.0%	\$872	\$1,037	-15.9%	\$727	\$808	-10.1%
Crook	\$628	\$591	6.3%	NA	NA	NA	\$715	\$663	7.9%	NA	NA	NA
Fremont	\$673	\$667	0.8%	\$201	\$198	1.6%	\$889	\$899	-1.1%	\$696	\$709	-1.9%
Goshen	\$559	\$548	2.0%	\$170	\$177	-3.8%	\$666	\$589	13.0%	\$459	NA	NA
Hot Springs	\$541	\$546	-0.9%	\$206	\$212	-2.5%	\$654	\$679	-3.7%	\$589	NA	NA
Johnson	\$596	\$642	-7.2%	NA	\$309	NA	\$968	\$1,028	-5.8%	\$598	\$571	4.8%
Laramie	\$787	\$793	-0.7%	\$411	\$394	4.4%	\$1,129	\$1,121	0.7%	\$848	\$826	2.6%
Lincoln (Kemmerer)	\$474	\$498	-4.7%	\$417	\$409	1.8%	\$666	\$670	-0.6%	\$735	\$735	0.0%
Lincoln (Afton)	\$528	\$500	5.6%	NA	NA	NA	\$864	\$793	9.0%	NA	NA	NA
Natrona	\$660	\$788	-16.2%	\$314	\$349	-10.3%	\$970	\$1,094	-11.3%	\$613	\$611	0.3%
Niobrara	\$593	\$617	-3.9%	NA	NA	NA	\$675	\$653	3.4%	NA	NA	NA
Park	\$587	\$576	1.9%	\$301	\$256	17.7%	\$855	\$869	-1.6%	\$685	\$714	-4.1%
Platte	\$599	\$579	3.5%	NA	\$152	NA	\$696	\$645	7.8%	NA	\$465	NA
Sheridan	\$680	\$669	1.7%	\$321	\$325	-1.2%	\$1,020	\$996	2.4%	\$517	\$567	-8.7%
Sublette	\$827	\$818	1.1%	NA	NA	NA	\$1,090	\$1,100	-0.9%	NA	NA	NA
Sweetwater	\$644	\$680	-5.3%	\$403	\$390	3.1%	\$917	\$1,022	-10.3%	\$781	\$841	-7.1%
Teton	\$1,829	\$1,654	10.6%	\$481	\$430	11.9%	\$2,331	\$2,146	8.6%	\$1,008	\$958	5.2%
Uinta	\$602	\$601	0.2%	\$281	\$269	4.7%	\$812	\$871	-6.7%	\$668	\$658	1.7%
Washakie	\$473	\$494	-4.2%	NA	NA	NA	\$685	\$697	-1.7%	NA	NA	NA
Weston	\$594	\$578	2.8%	\$158	\$159	-0.7%	\$654	\$671	-2.7%	\$569	\$518	10.0%
Southeast	\$730	\$729	0.1%	\$354	\$340	4.1%	\$1,020	\$1,000	2.0%	\$794	\$763	4.0%
Southwest	\$625	\$641	-2.6%	\$355	\$345	2.9%	\$878	\$937	-6.2%	\$698	\$707	-1.3%
Central	\$658	\$751	-12.3%	\$269	\$289	-7.1%	\$936	\$1,030	-9.2%	\$649	\$660	-1.7%
Northeast	\$649	\$695	-6.6%	\$353	\$358	-1.6%	\$943	\$1,031	-8.5%	\$665	\$726	-8.4%
Northwest	\$927	\$871	6.3%	\$319	\$286	11.7%	\$1,221	\$1,181	3.5%	\$726	\$712	2.0%
Statewide Average	\$708	\$733	-3.4%	\$330	\$325	1.4%	\$991	\$1,026	-3.5%	\$713	\$717	-0.5%
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.					