

# Jackson Hole Economic Snapshot

## 22 in 21: Jackson Hole's Economy in the 21st Century

Spring Creek Ranch  
January 19, 2012

Presented by  
The Charture Institute  
Jackson, WY

(307) 733-8687 • [charture.org](http://charture.org) • [22in21.com](http://22in21.com)



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## Personal Income & Population

- Total Personal Income
  - Per Capita Income
- Total Personal Income by Source

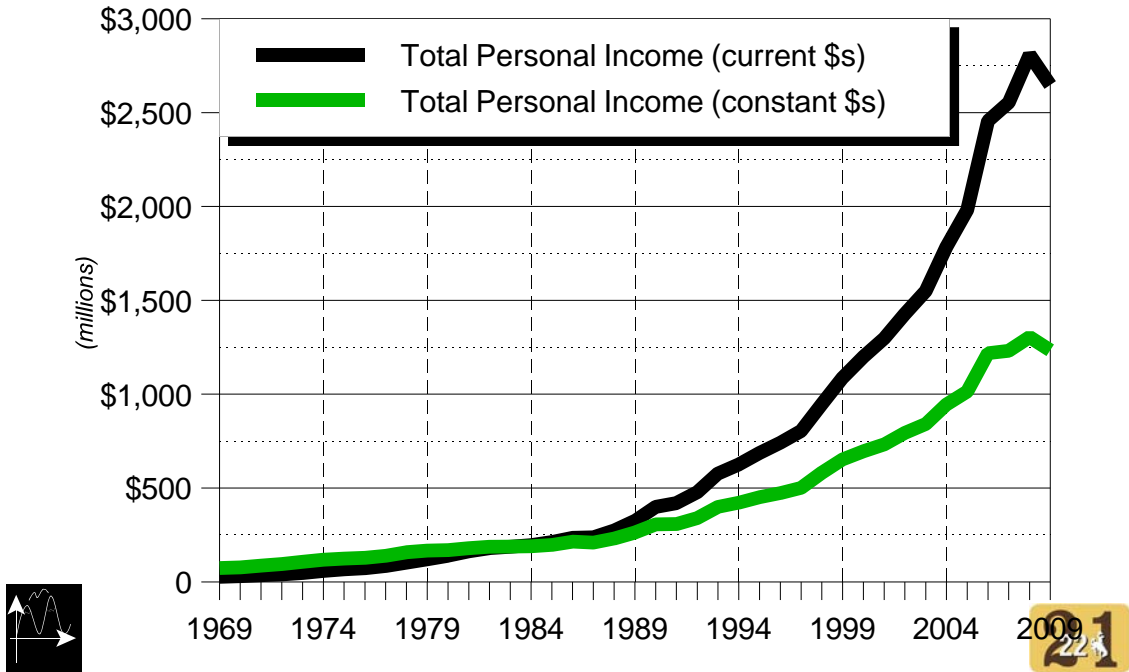
*(Note: Data from U.S. Department of Commerce)*



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## Teton County, WY: 1969-2009

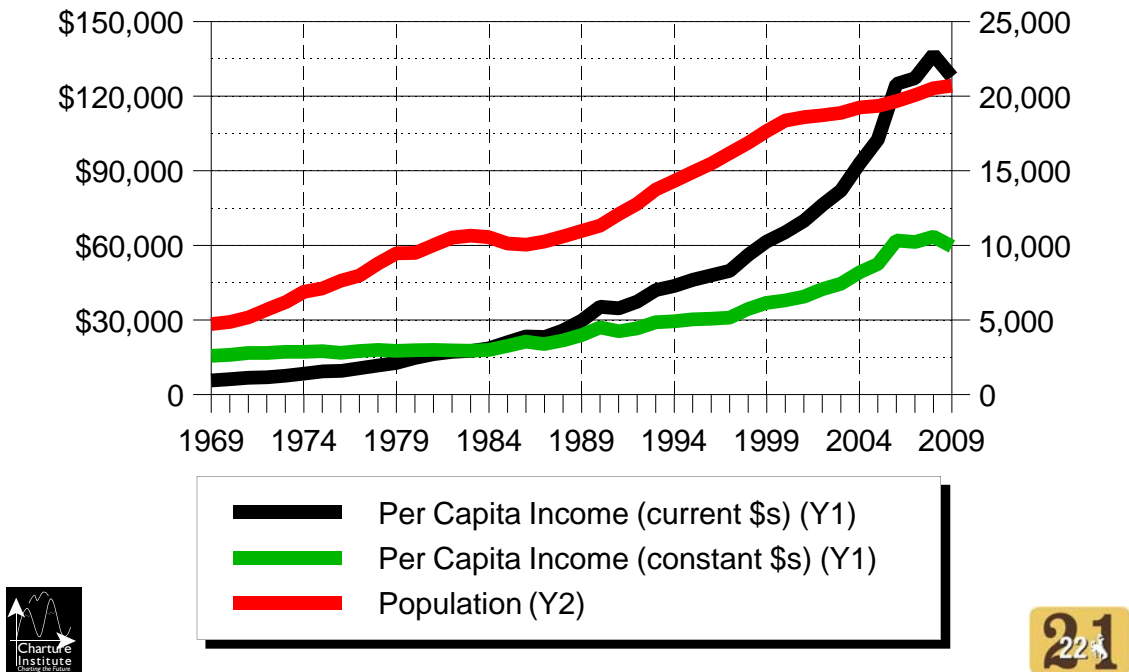
Total Personal Income (current & constant \$s)



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## Teton County, WY: 1969-2009

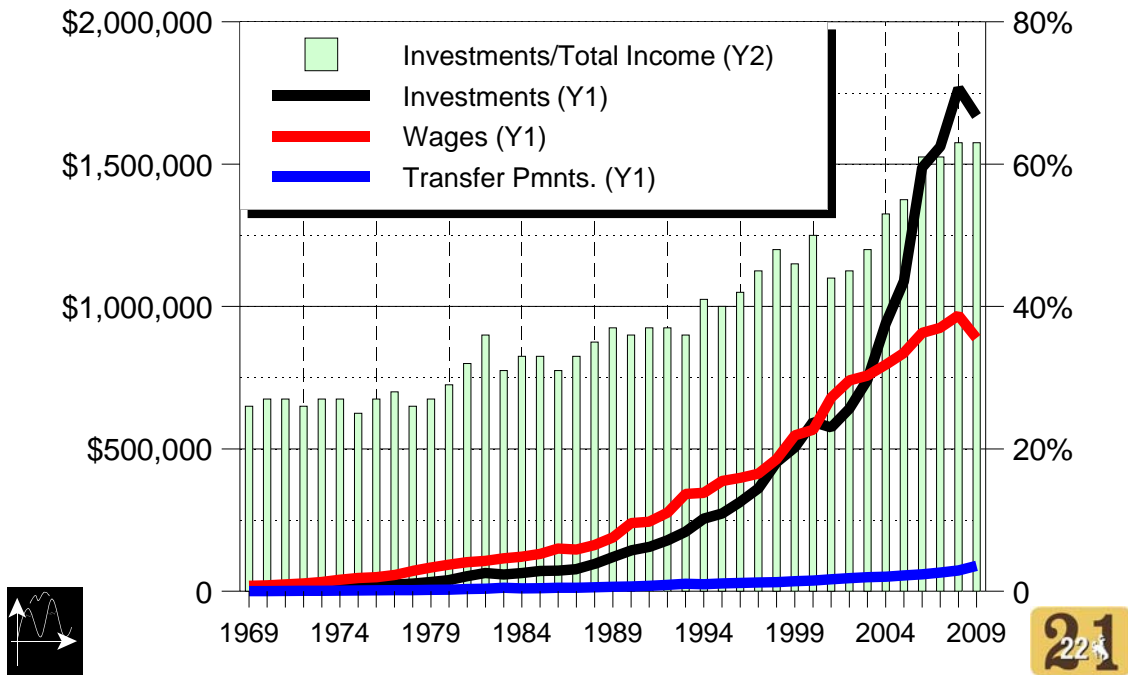
Population & Per Capita Income (current & constant \$s)



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## Teton County, WY: 1969-2009

### Total Personal Income, by Source



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## Sales Taxes & Local Government Funding

- Total Taxable Sales - 1993-2011
- Total Taxable Sales - 2004-2011 (WY fiscal yr.)
- Total Taxable Sales by Category - 2004-2011
  - Total Taxable Sales by Month - 6/05-12/11
- Total Taxable Sales by Month & Cat. - 6/05-12/11
- Local Government Revenues, by Source - 2012
- Personal Inc. by Taxable Sales Cat. - 1969 & 2009

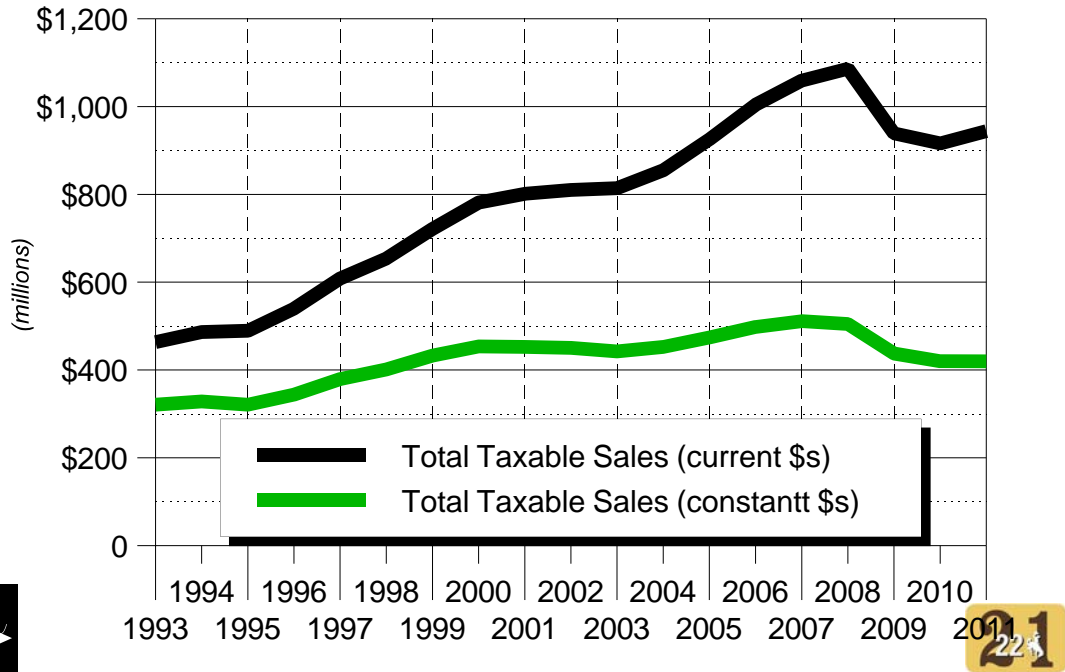
*(Note: Data from Wyoming Department of Revenue;  
Town of Jackson; Teton County;  
U.S. Department of Commerce)*



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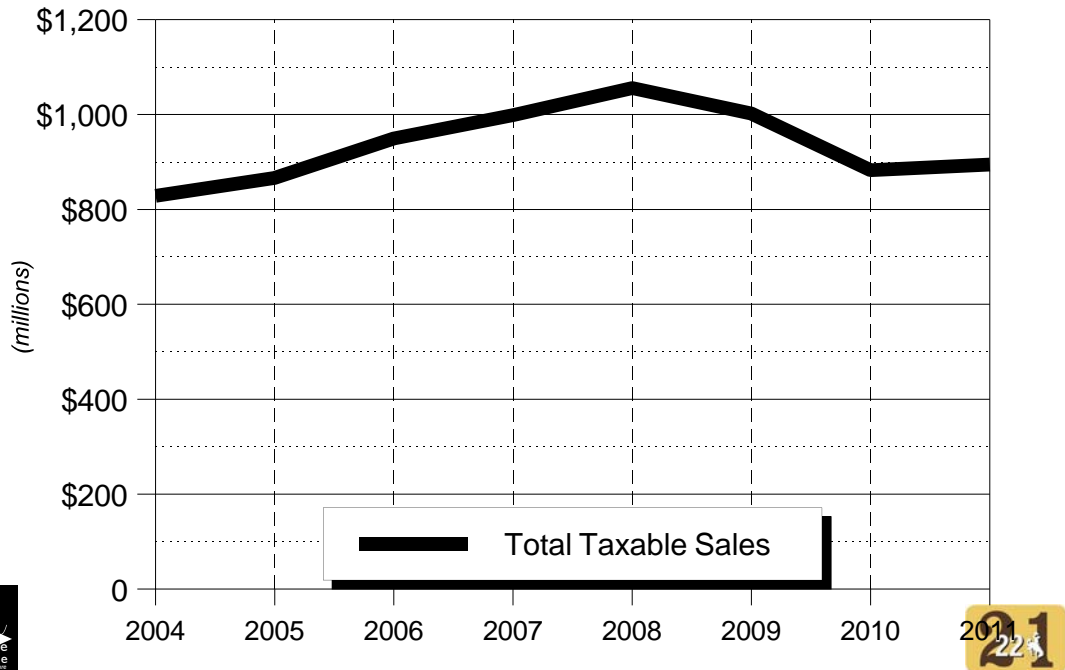
## Teton WY Taxable Sales: 1993-2011

Total Taxable Sales; Current & Constant \$s



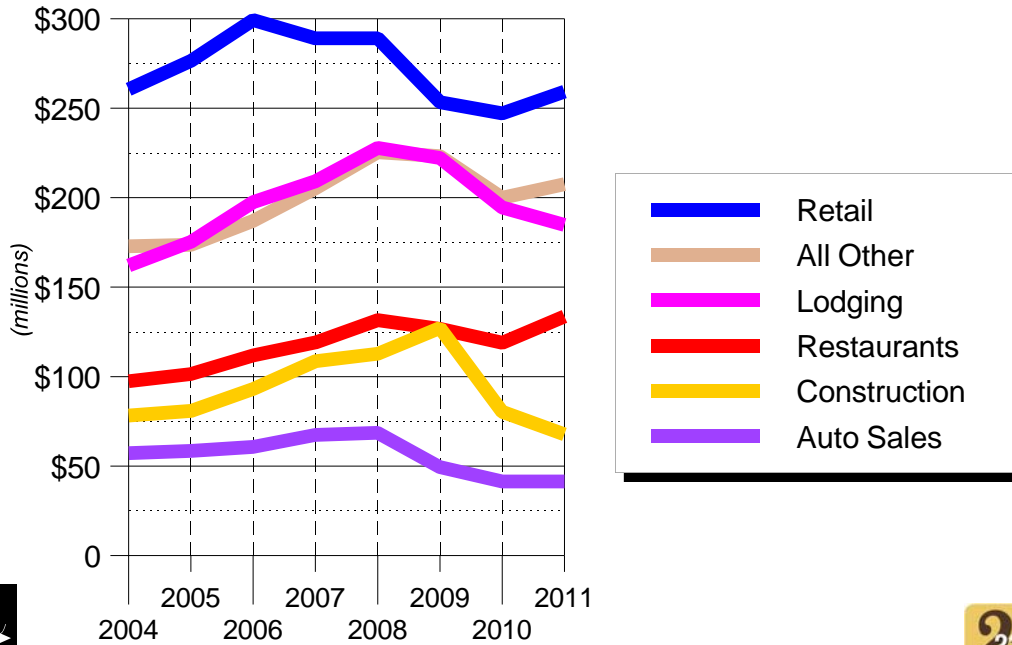
## Teton WY Taxable Sales: 2004-2011

Total Taxable Sales (July 1 fiscal year)



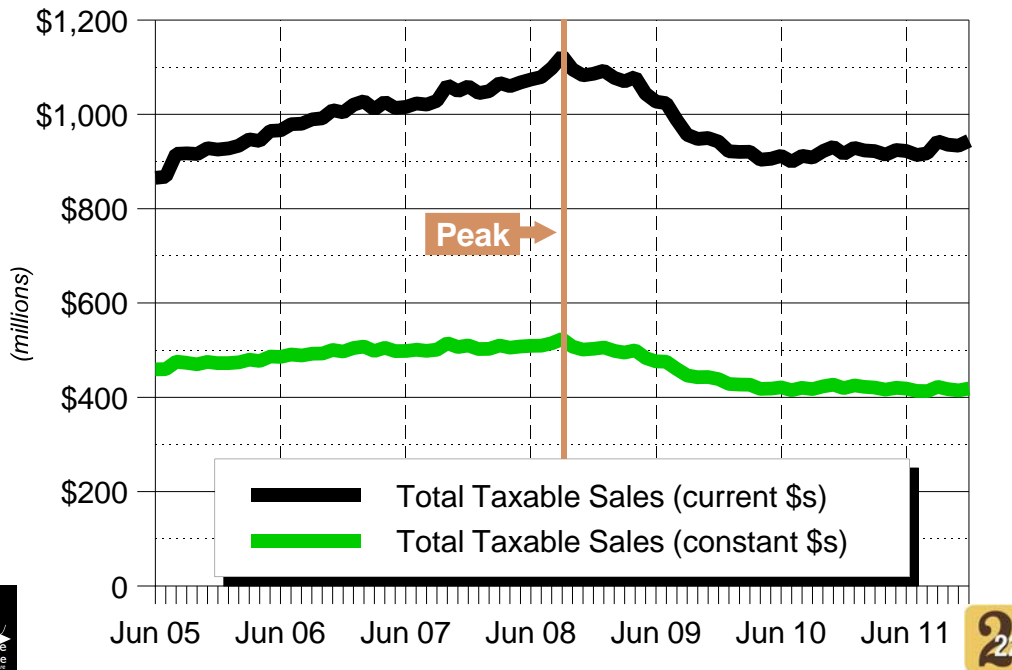
## Teton WY Taxable Sales: 2004-2011

Sales by Major Sector (July 1 FY)



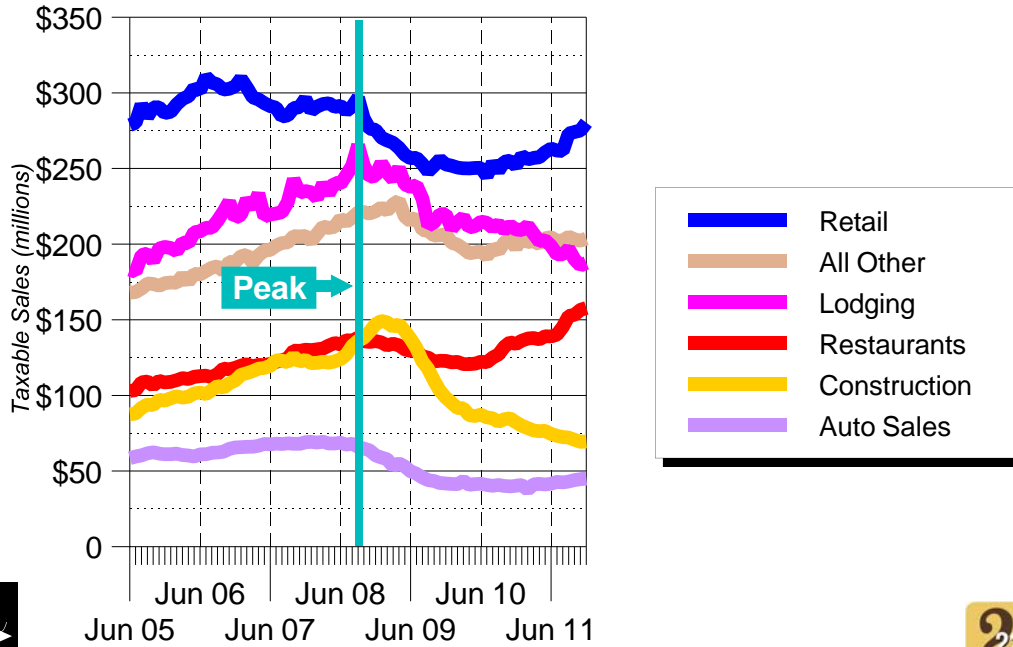
## Teton County, WY: June 2005 - Dec. 2011

Total Taxable Sales - 12 month running totals



# Teton County, WY: June 2005 - Dec. 2011

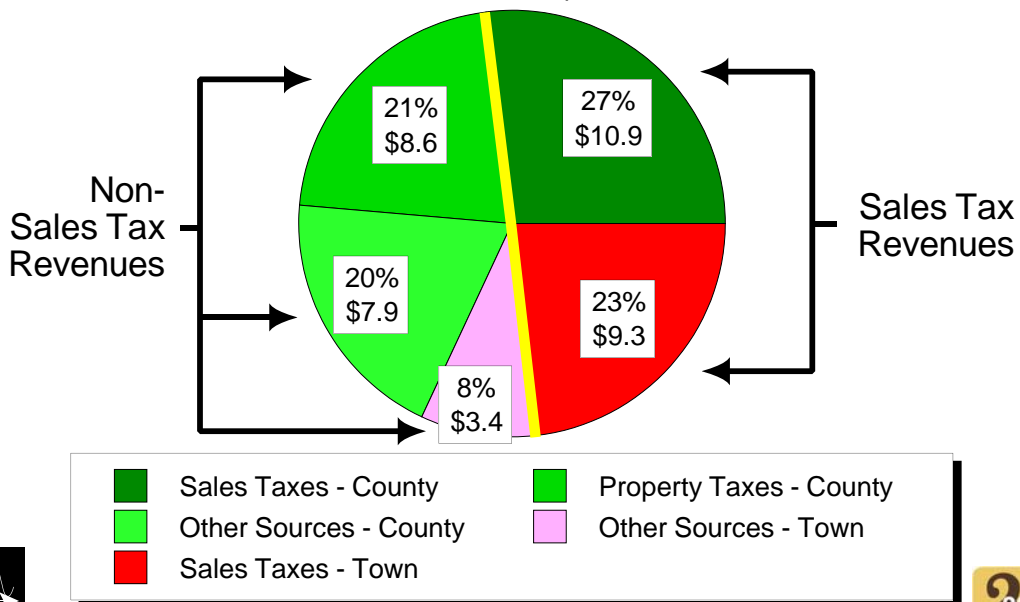
Sales by Sector - 12 mo. running totals (current \$s)



# Teton County, WY: 1969, 2009

Town and County Operating Revenues, by Source

*FY 2012 - Total = \$40.1 million*

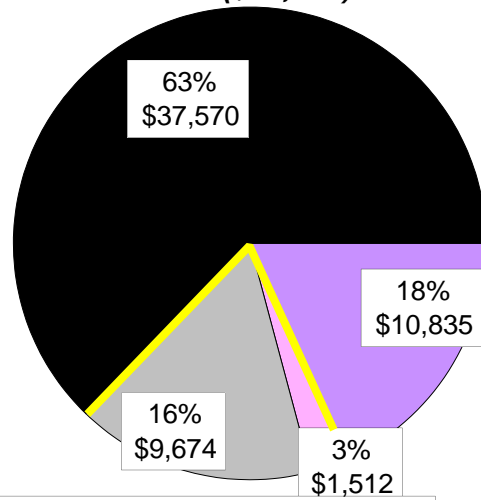
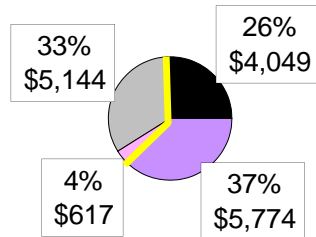


## Teton County, WY: 1969, 2009

Per Capita Personal Income, by Sales Tax Category (constant \$s)

1969 (\$15,584)

2009 (\$59,591)



Investments
  Core Taxable Industries  
 Other Taxable Inds.
  Other Non-Taxable Inds.



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## Employment

- Jobs - Wage (Covered) v. Self-Employment
  - Covered Jobs - by Sector
    - “Goods” Covered Jobs - by Sub-Sector
    - Services Covered Jobs - by Sub-Sector
- Other Services Covered Jobs - by Sub-Sector

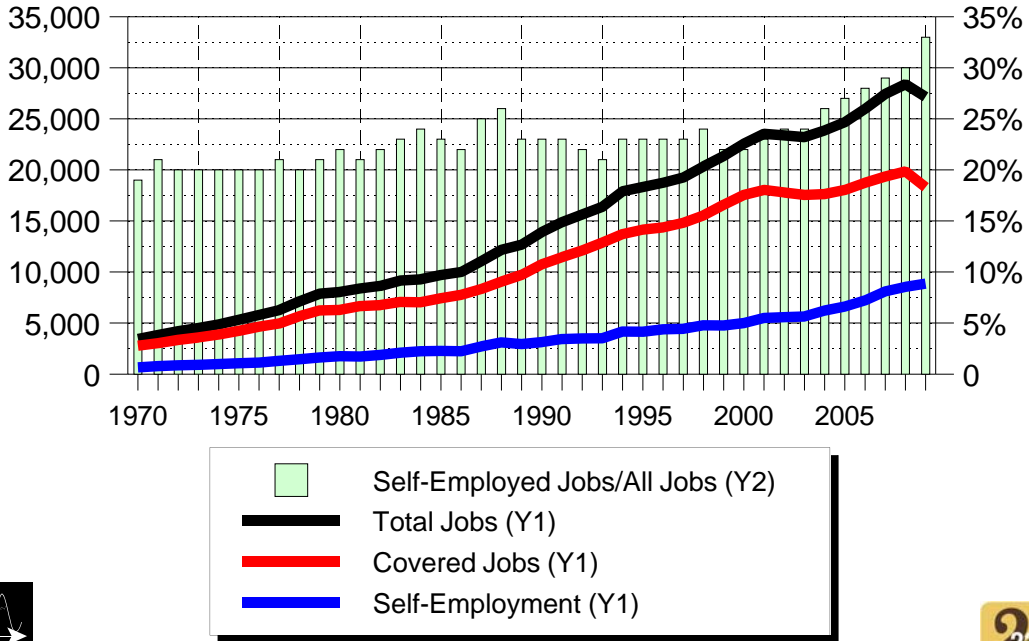
*(Note: Data from U.S. Bureau of Labor Statistics and U.S. Department of Commerce)*



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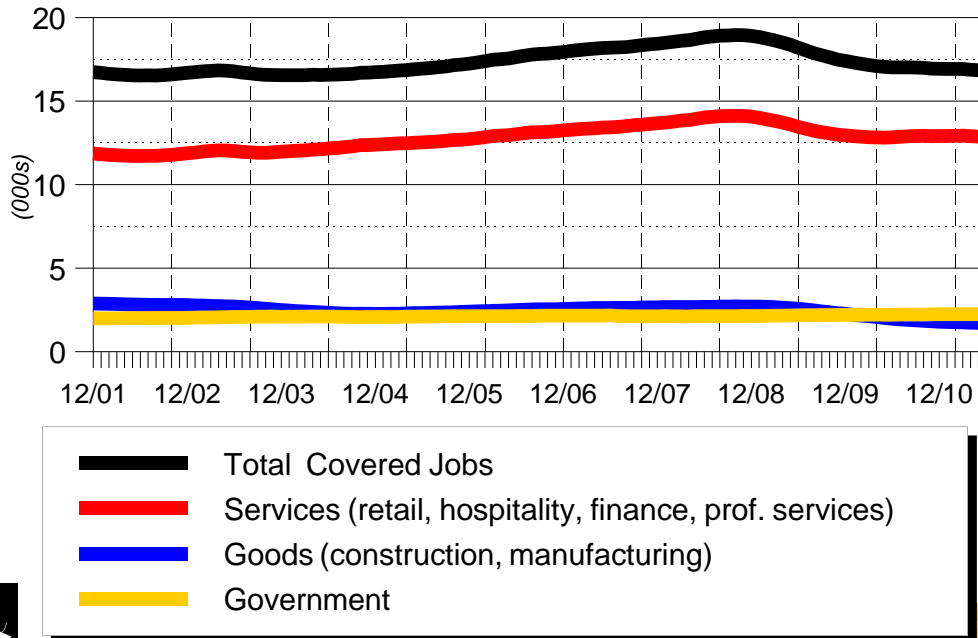
# Teton County, WY: Total Jobs

Covered Jobs (i.e. Wage Jobs) v. Self-Employed Jobs



# Teton County, WY: Covered Jobs

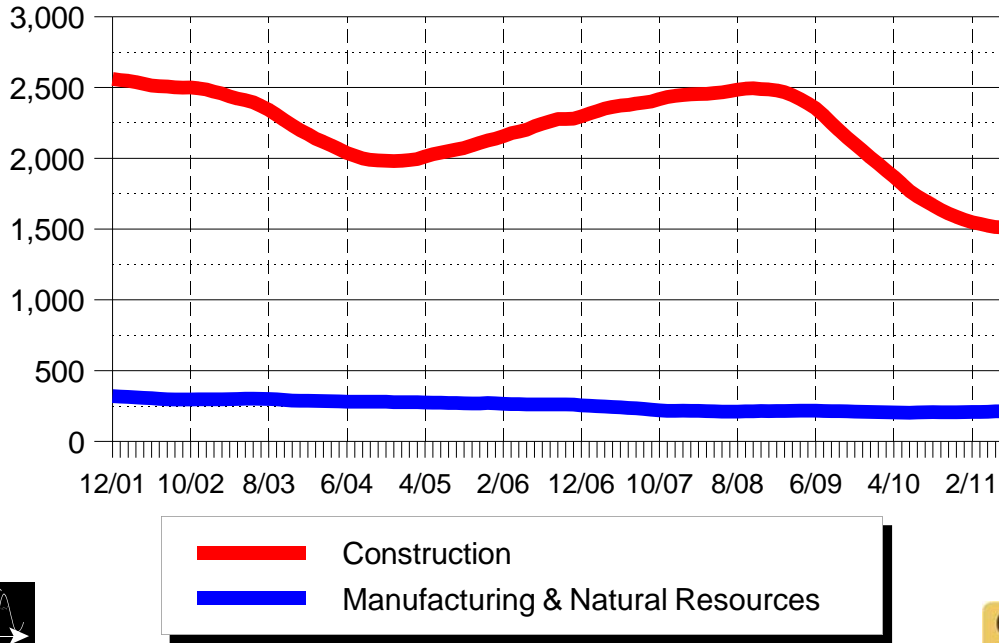
By Sector: 12 Month Running Ave. - Dec. 01 - June 11





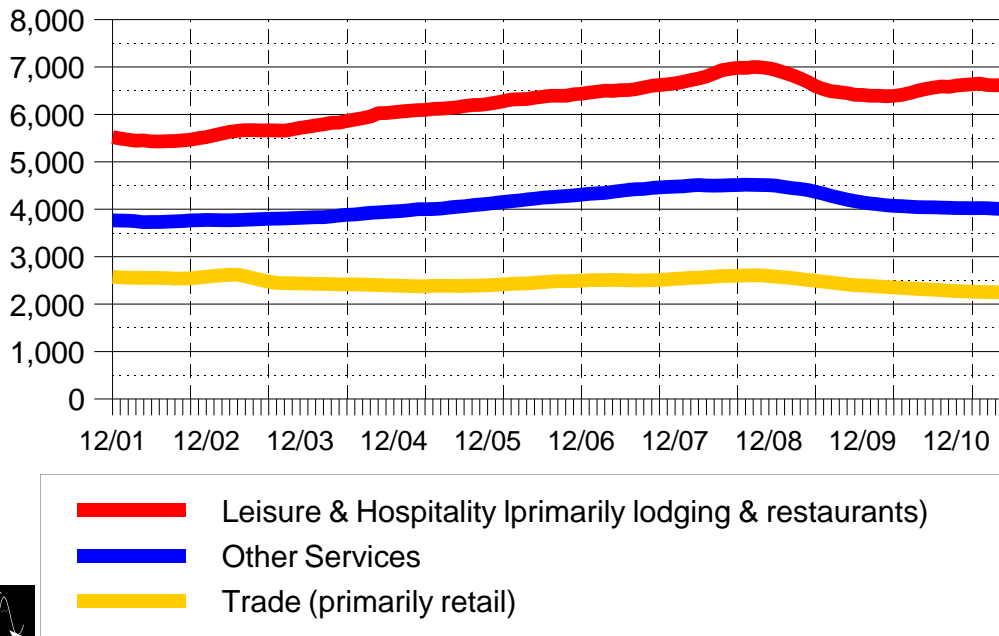
## Teton County, WY: "Goods" Employment

By Sub-Sector: 12 Month Running Ave. - Dec. 01 - June 11

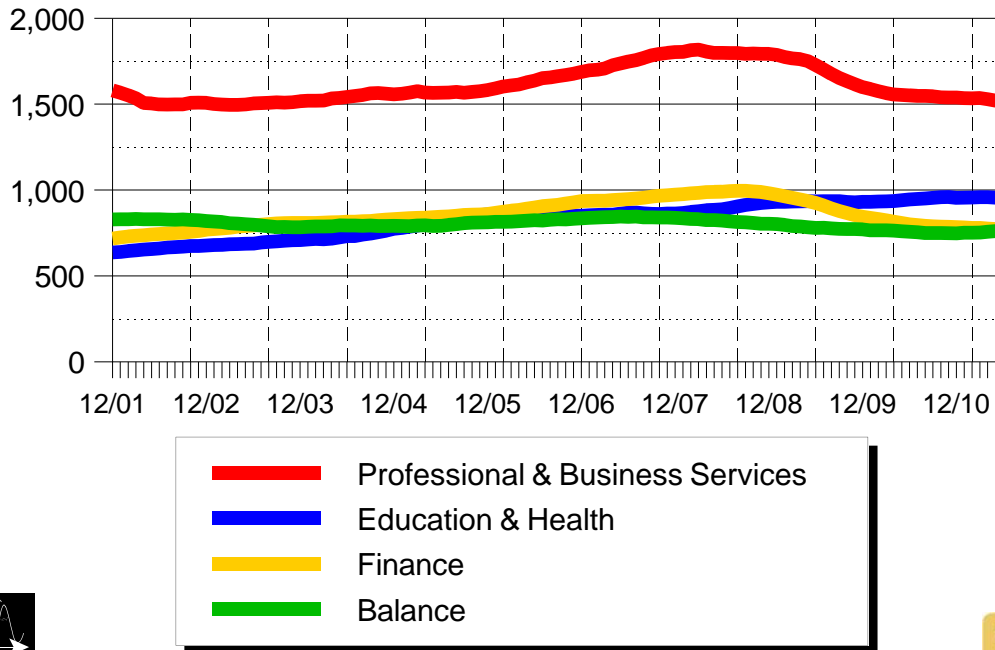


## Teton County, WY: Services Employment

By Sub-Sector: 12 Month Running Ave. - Dec. 01 - June 11



## Teton County, WY: "Other" Services Employment By Sub-Sector: 12 Month Running Ave. - Dec. 01 - June 11



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## Wages

- Wages - Wage (Covered) v. Self-Employment
  - Covered Wages - by Sector
    - "Goods" Covered Wages - by Sub-Sector
    - Services Covered Wages - by Sub-Sector
- Other Services Covered Wages - by Sub-Sector
  - Mean Weekly Covered Wages - by Sector
- Weekly "Goods" Covered Wages - by Sub-Sector
- Weekly Services Covered Wages - by Sub-Sector
- Weekly Other Services Wages - by Sub-Sector

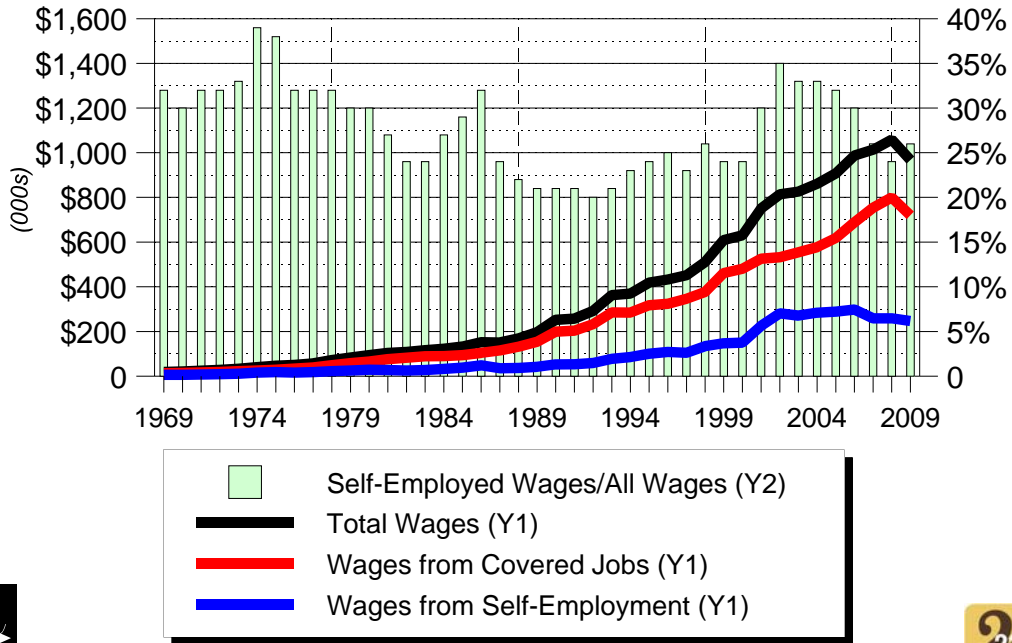
*(Note: Data from U.S. Bureau of Labor Statistics  
and U.S. Department of Commerce)*



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## Teton County, WY: Total Wages

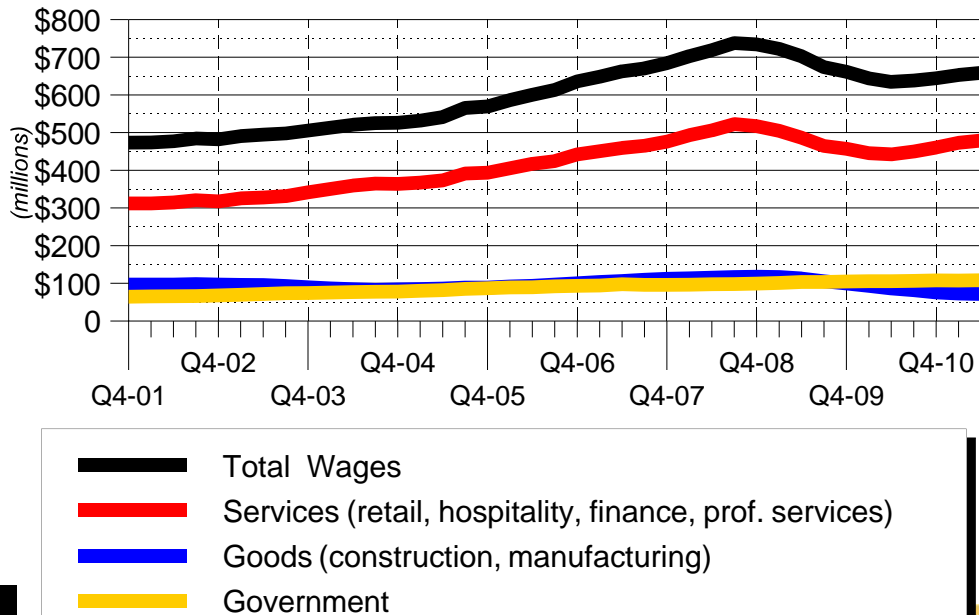
Income from Wage Jobs v. Self-Employed Jobs: 1969-2009



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## Teton County, WY: Total Covered Wages

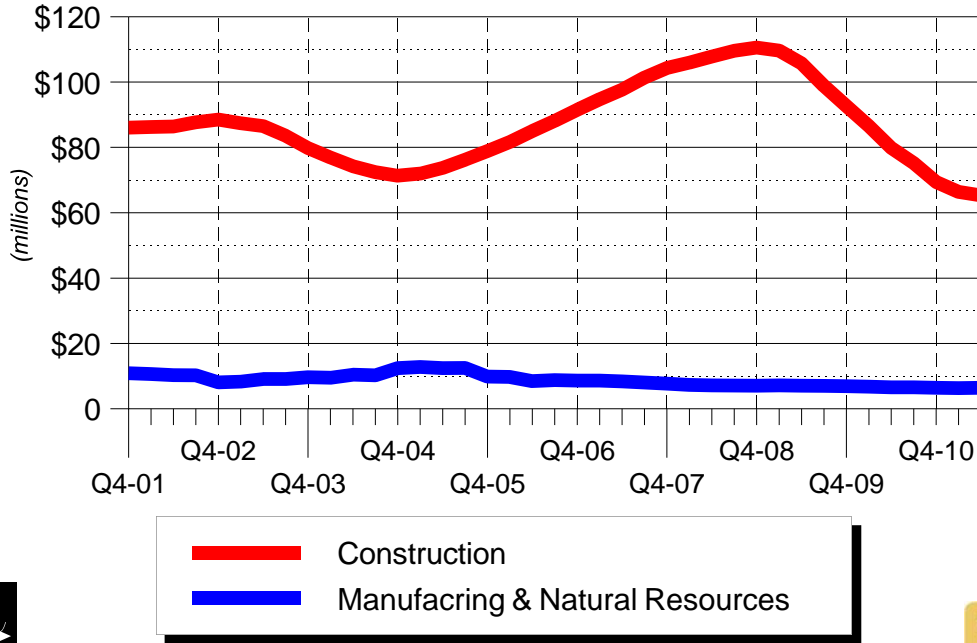
By Sector: Quarterly Running Ave. - Dec. 01 - June 11



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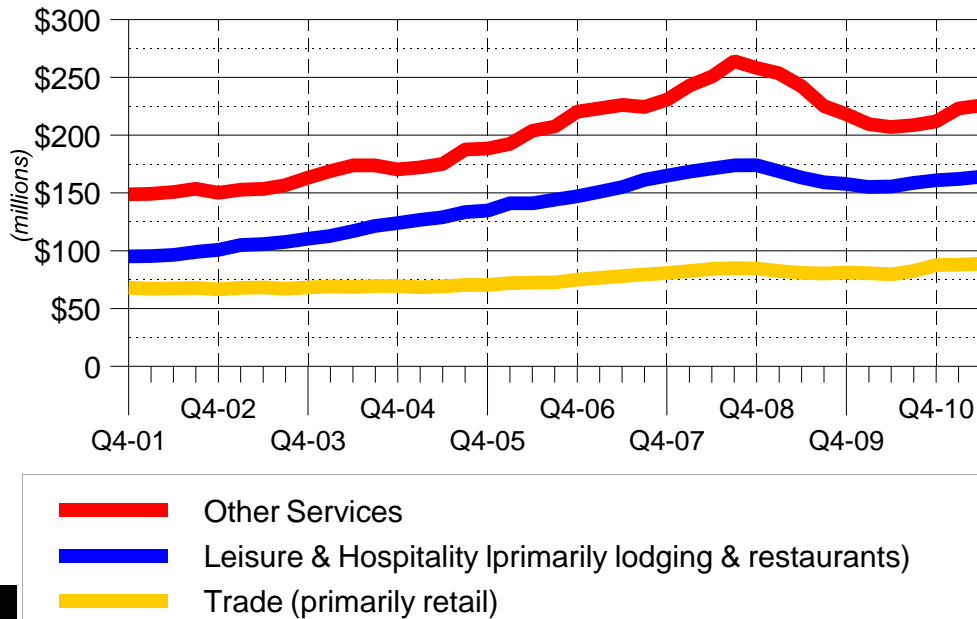
## Teton County, WY: Covered "Goods" Wages

By Sub-Sector: Quarterly Running Ave. - Dec. 01 - June 11



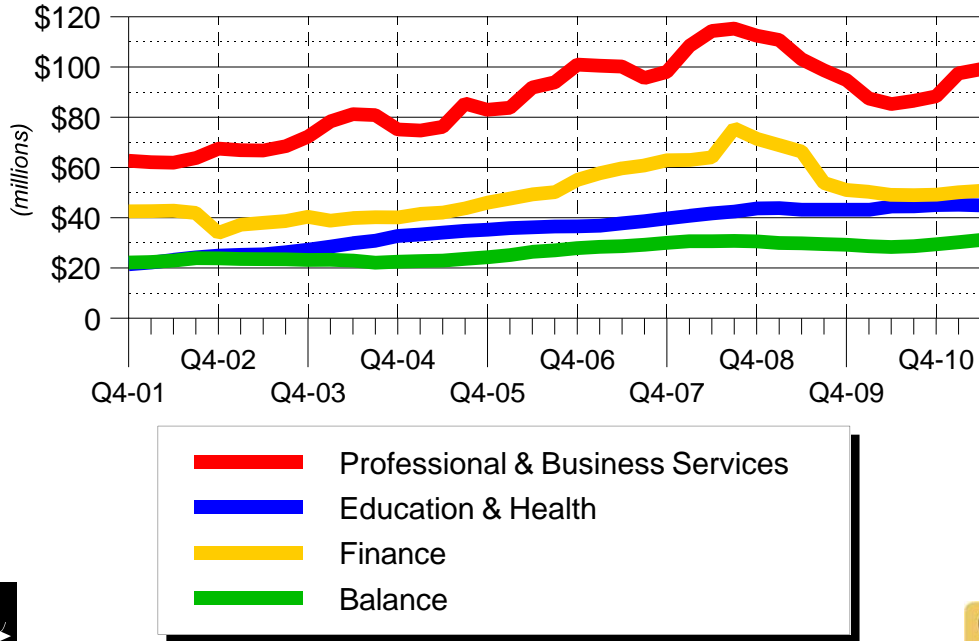
## Teton County, WY: Covered Services Wages

By Sub-Sector: Quarterly Running Ave. - Dec. 01 - June 11



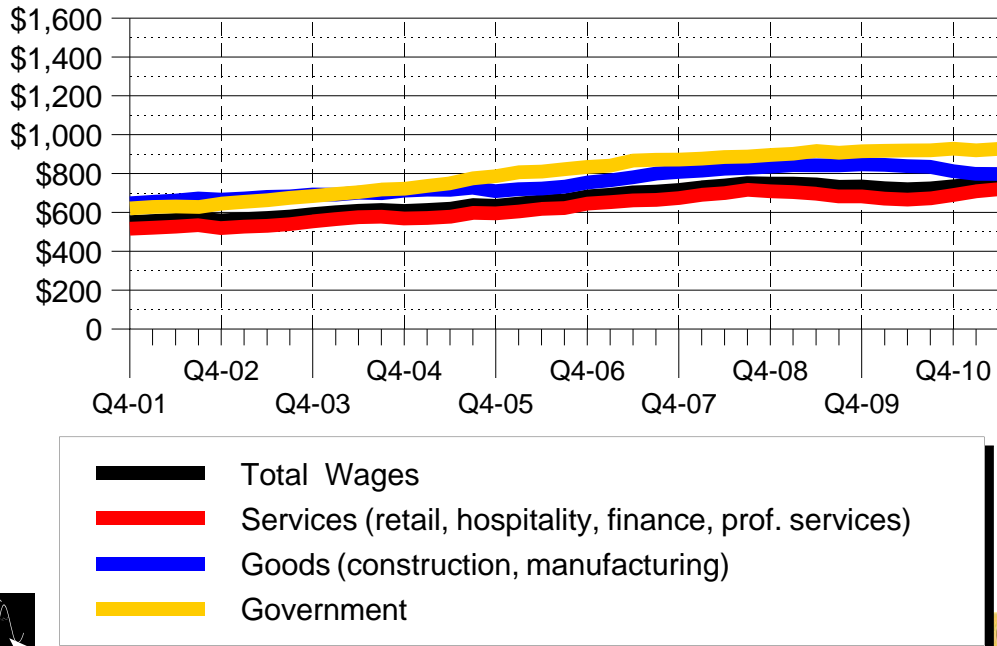
## Teton County, WY: "Other Services" Wages

By Sub-Sector: Quarterly Running Ave. - Dec. 01 - June 11



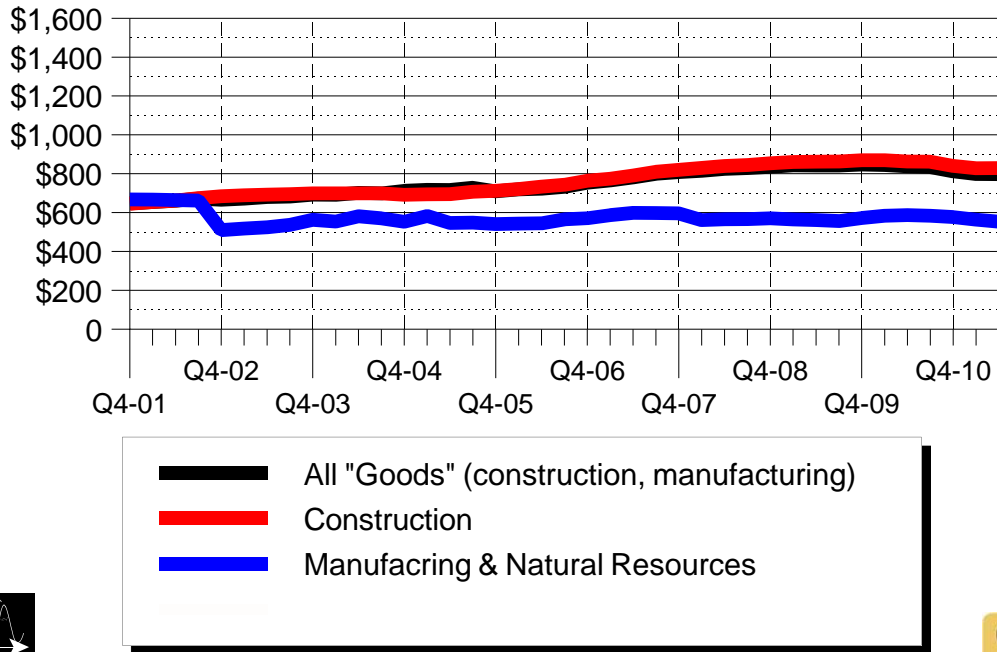
## Teton County, WY: Mean Covered Weekly Wage

By Sector: Quarterly Running Ave. - Dec. 01 - June 11



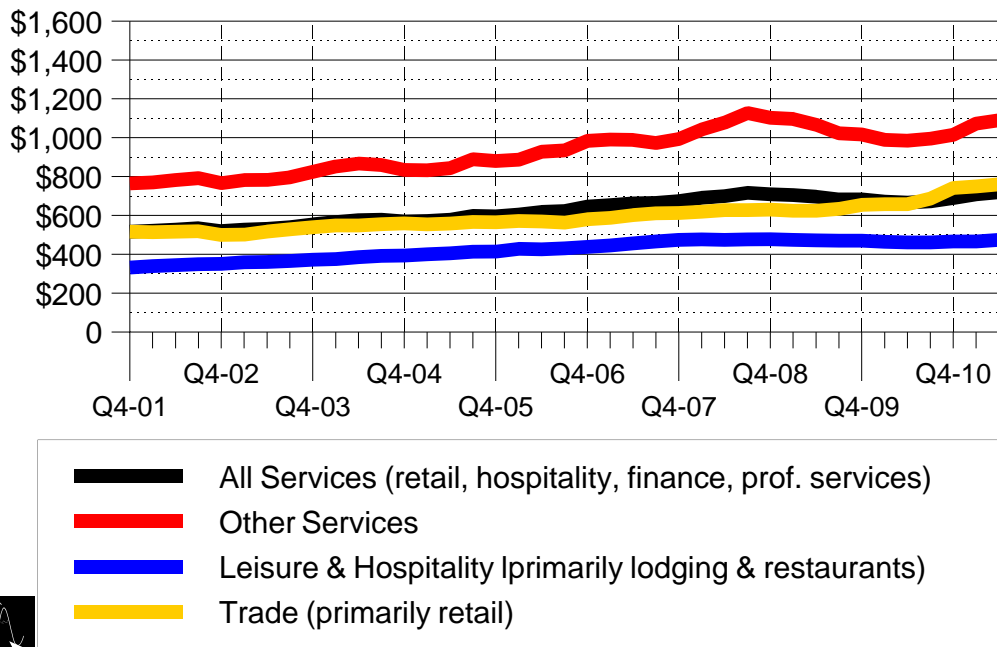
## Teton County, WY: Mean Covered "Goods" Wage

By Sub-Sector: Quarterly Running Ave. - Dec. 01 - June 11



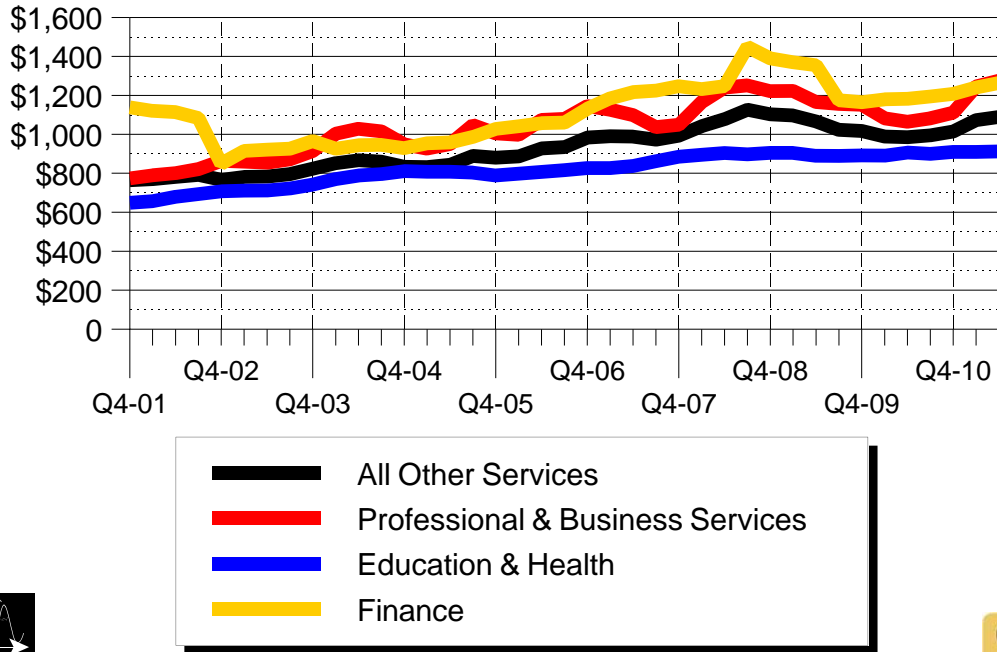
## Teton County, WY: Mean Covered Services Wage

By Sub-Sector: Quarterly Running Ave. - Dec. 01 - June 11



## Teton County, WY: Mean Other Services Wage

By Sub-Sector: Quarterly Running Ave. - Dec. 01 - June 11



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## Visitation

- Grand Teton & Yellowstone Recreational Visits
  - Airport Enplanements & JHMR Skier Days

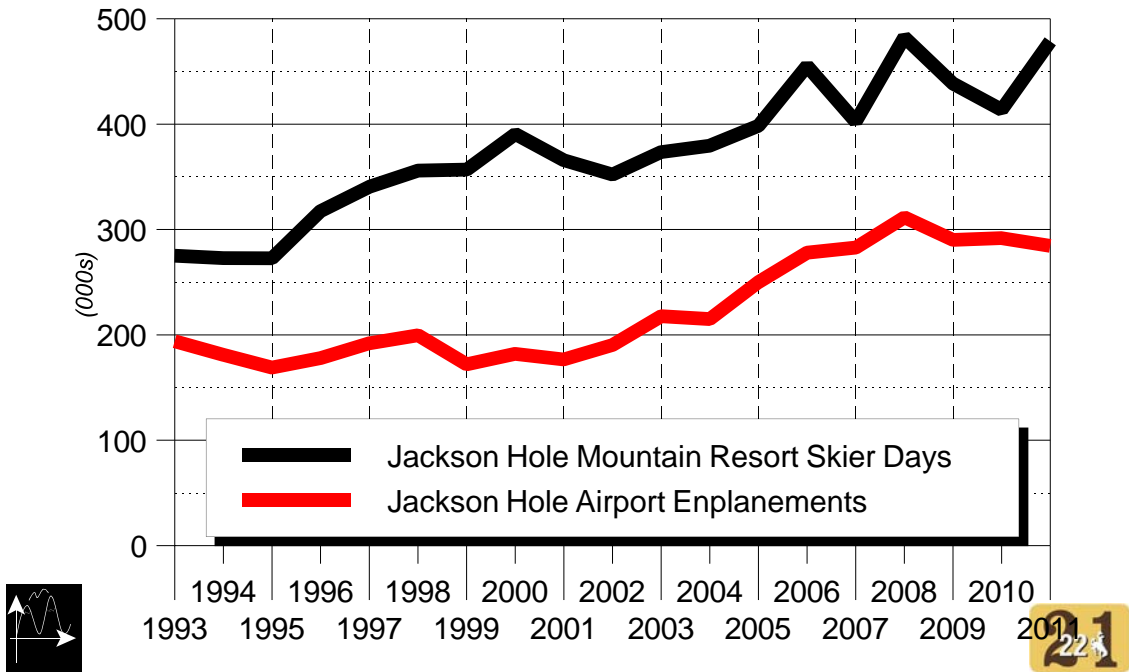
*(Note: all data are from 1993-2011. Both national parks changed their counting methodology in 1993, and the new and old methods were not comparable)*



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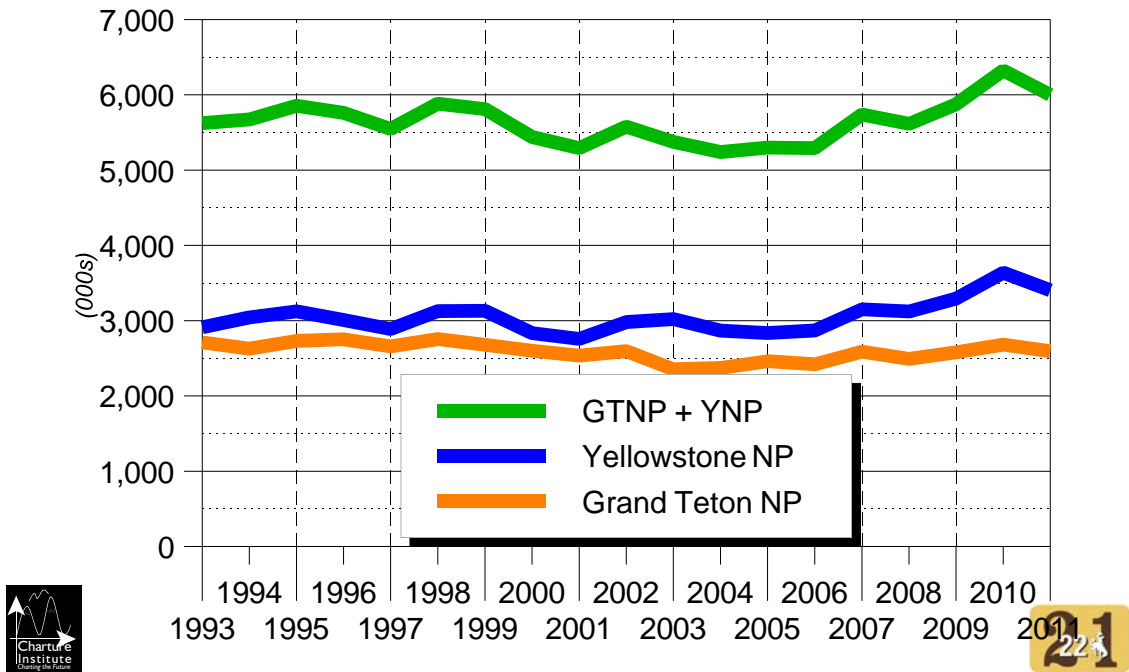
## Jackson Hole Visitation: 1993-2011

### Annual Skier Days and Airport Enplanements



## Jackson Hole Visitation: 1993-2011

### Annual Grand Teton and Yellowstone Recreational Visits





# Real Estate

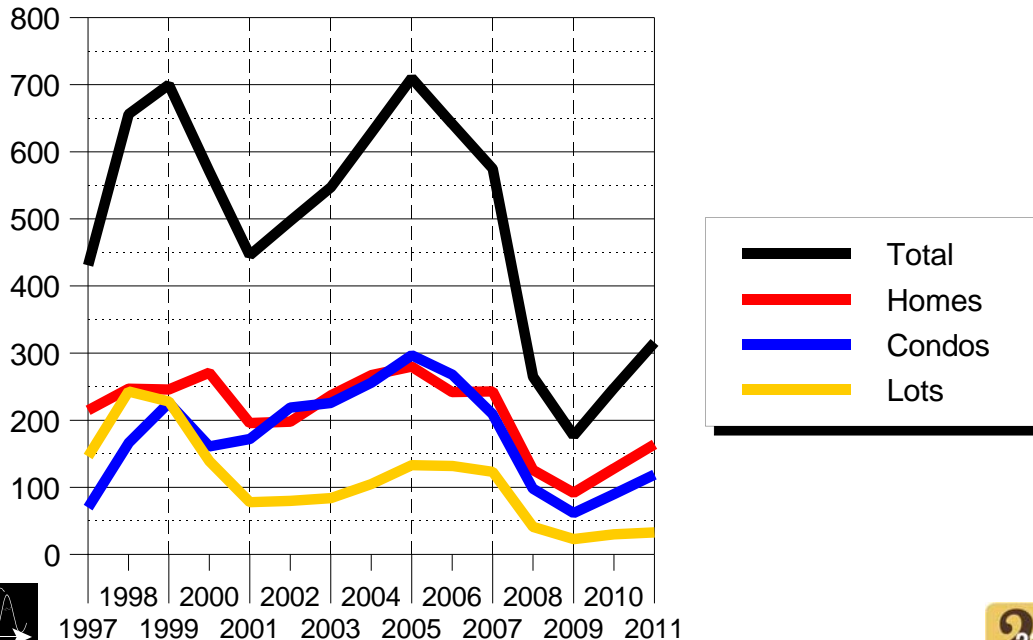
- Total Sales, by Property Type - 1997-2011
- Total Dollar Volume, by Property Type -1997-2011
- Mean Sales Price, by Property Type - 1997-2011

*(Note: Statistics were compiled by RE/MAX Obsidian and courtesy of the Teton Board of Realtors MLS system)*



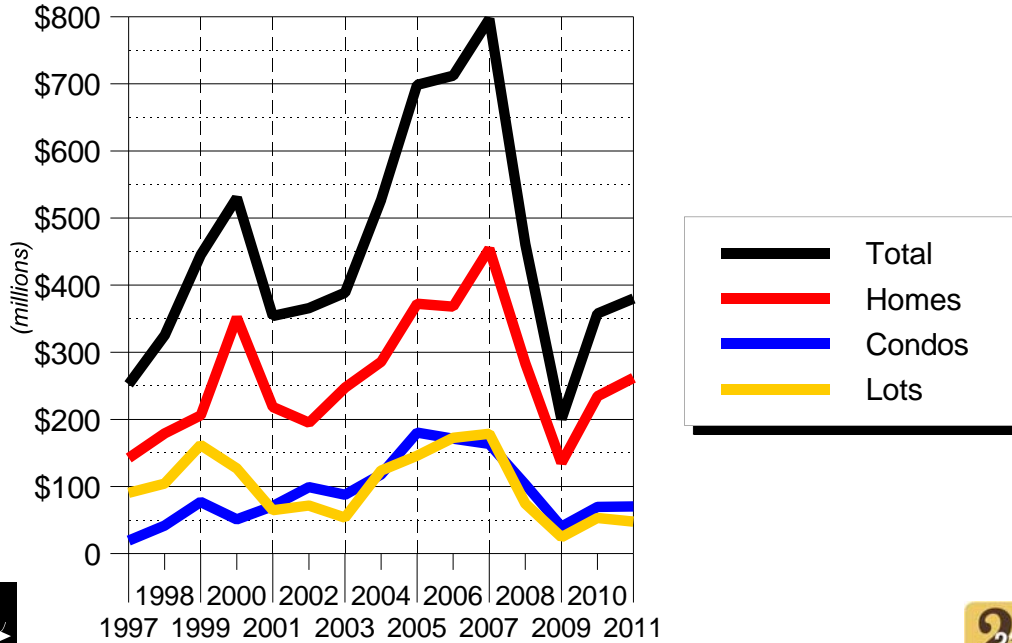
## Teton County, WY: Real Estate Sales

1997-2011: Number of Sales - Total, Homes, Condos, Lots



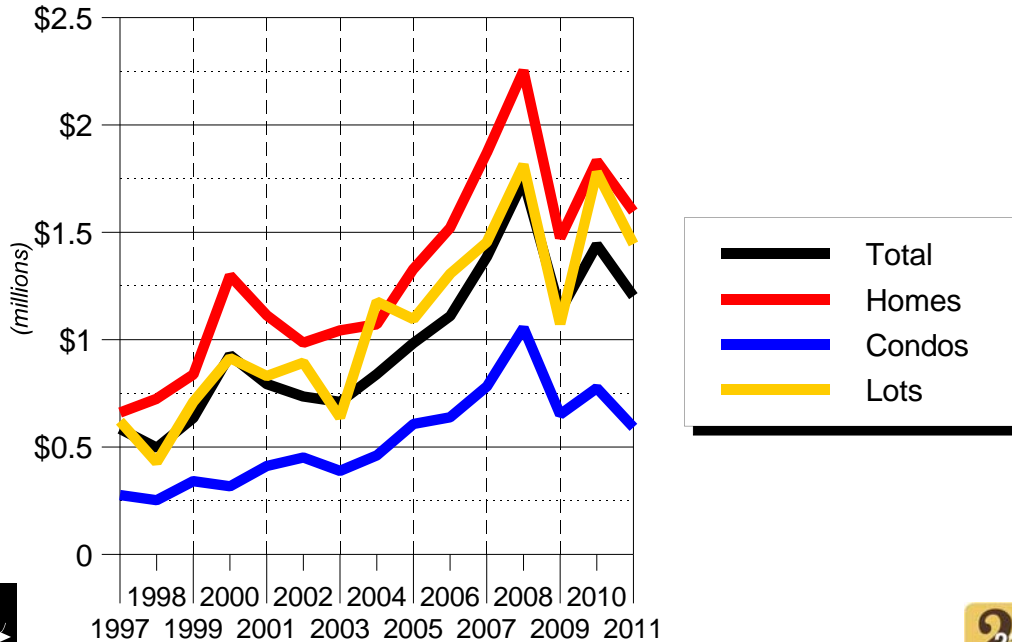
## Teton County, WY: Real Estate Sales

1997-2011: Total Sales Volume-Total, Homes, Condos, Lots



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1997-2011: Total Sales Volume-Total, Homes, Condos, Lots



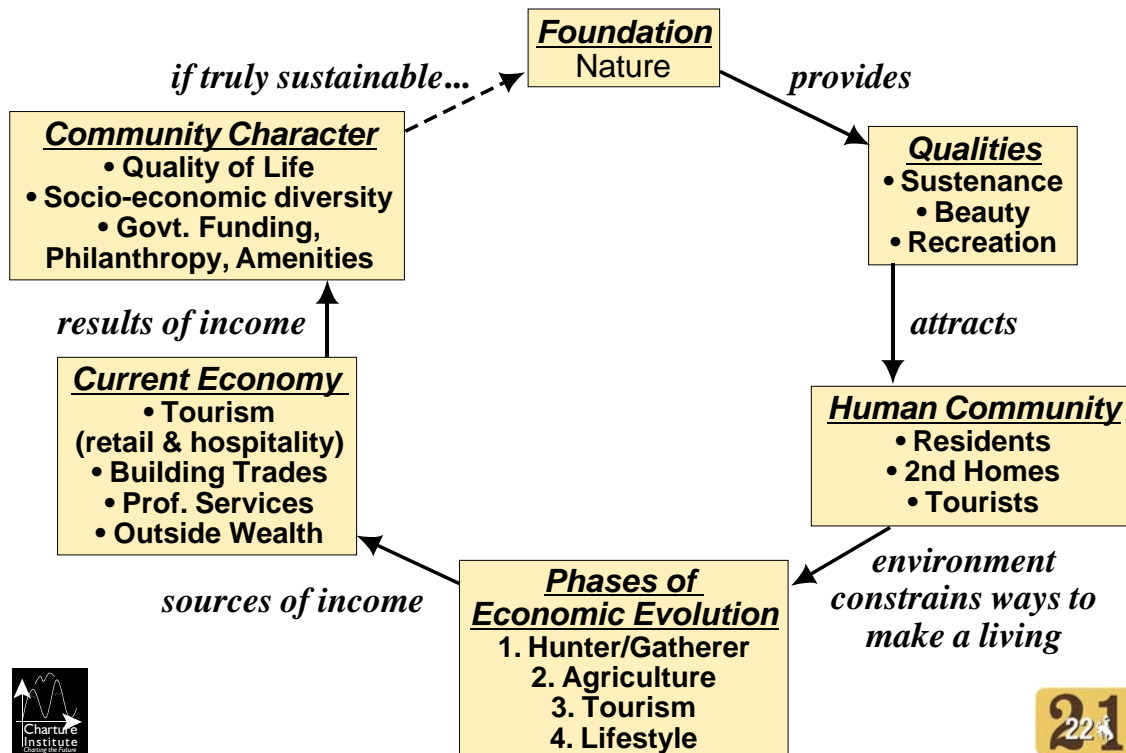
# Basic Slides from Jonathan Schechter's "22 in 21" Keynote Presentation: Jackson Hole's Economy as a System

- Jackson Hole's Economy as System: Pre-Recession
  - Jackson Hole's Economy as System: 2012
  - Jackson Hole's Economy as System: 21st Century



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## Jackson Hole's Economy: Pre-Recession



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