

## **Sublette County, Wyoming**

Socioeconomics: Fall 2005 Housing Survey

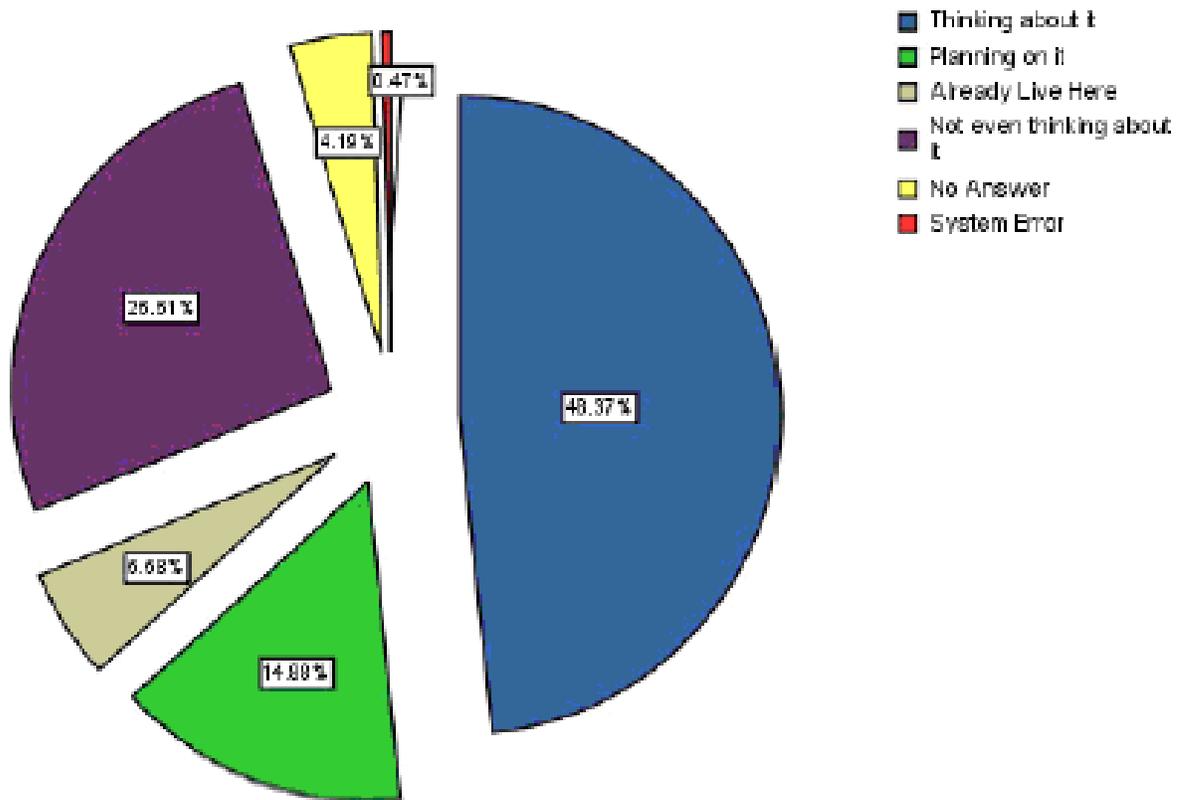
### **About the Survey**

In order to obtain a sampling of demographic data relating to the gas industry workforce, a one-page survey was distributed to gas industry employees in the fall of 2005. The intent of the survey was to gather both demographic and housing-related information, and was distributed directly to employees at some gas field companies, through collection boxes, mailings, and door-to-door canvassing.

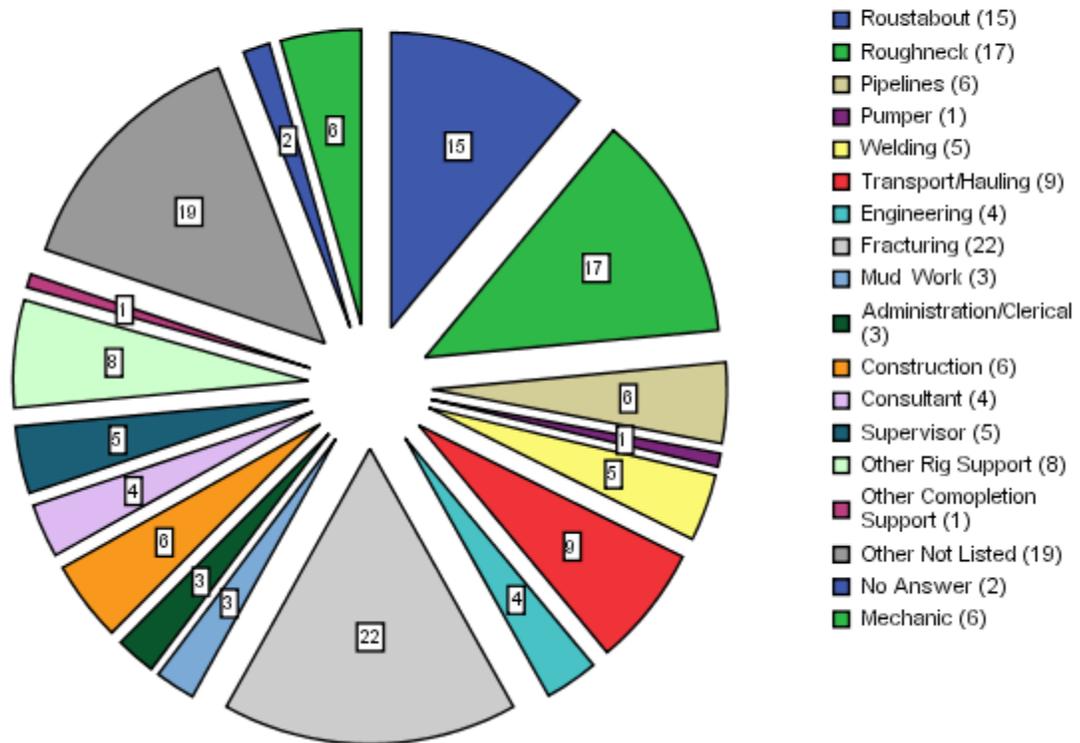
Out of an estimated 1500 surveys distributed, 524 surveys were filled out and returned, which is thought to represent an estimated 15-25% of the total gas industry workforce working in Sublette County. The occupations of the 524 respondents are diverse across the spectrum of occupations within the gas industry, with the exception of rig hands, or roughnecks, who are thought to be somewhat underrepresented by the survey.

### **Summary of Findings**

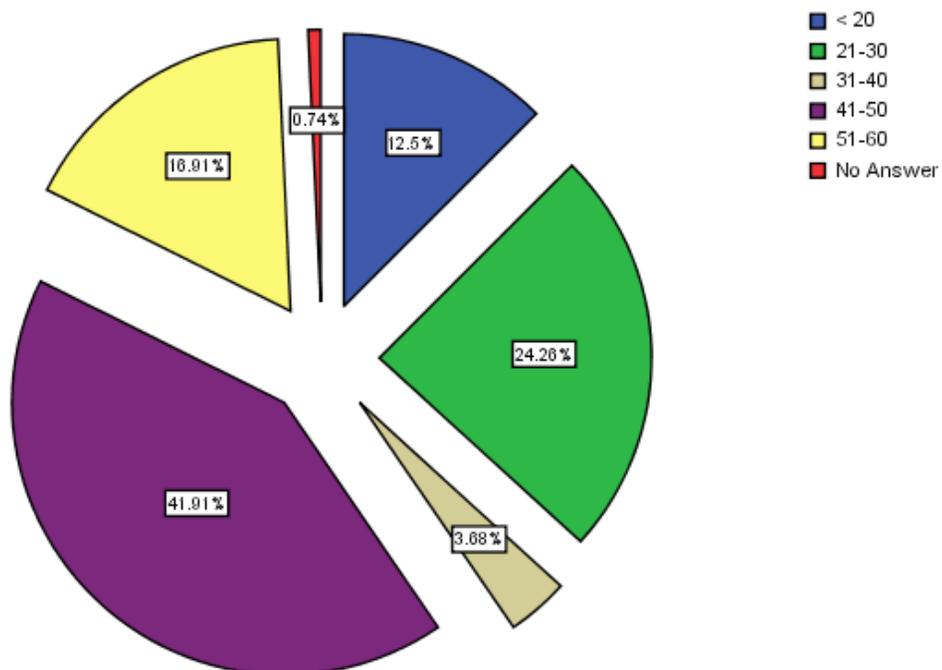
#### **Are you thinking about or planning on permanently relocating to the area?**



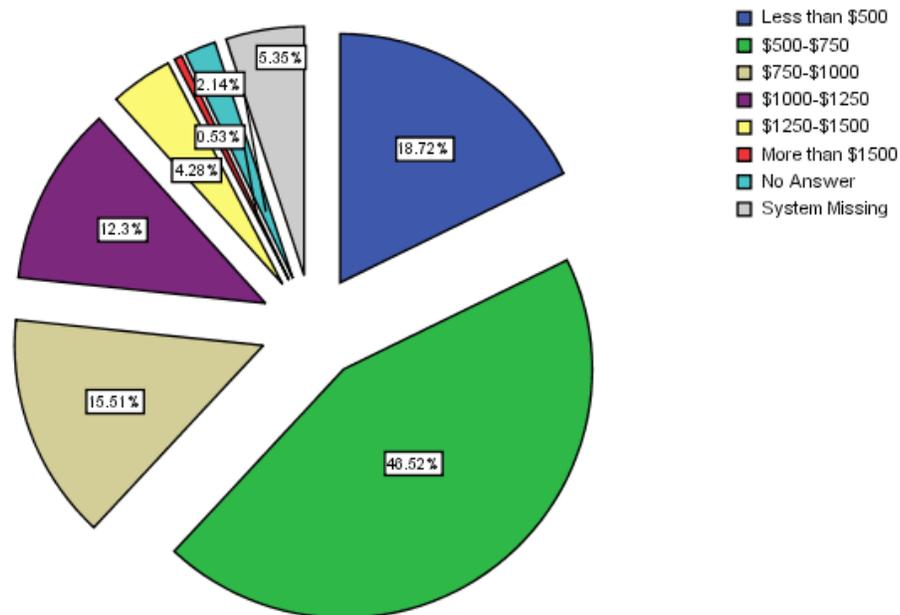
**If you are thinking about or planning on moving here, what best describes what you do? (n=136)**



**If you are thinking about or planning on moving here, what is your age bracket? (N = 136)**



**Of those thinking about or planning on relocating: given your family budget how much can you pay per month for housing? (n=136)**



In sum, the survey found that among non-residents (i.e. temporary or rotational workers) currently employed in the gas industry, there appears to be substantial interest in permanently relocating to the area. Potential relocatees tend to be older, married, and have children under the age of 18 than those not considering relocation. Those thinking or planning on relocating also indicated they wished to purchase a home, with more interest expressed in moving to Sublette County (especially the Pinedale and Boulder areas) than Sweetwater County. The vast majority of potential relocatees indicated, however, they would be willing to spend less than \$750 a month in housing costs which would require a very substantial down payment in order to afford the average home in Sublette County. When asked the biggest obstacle in moving to the area, the overwhelming majority of people indicated housing affordability and overall housing availability as key.

**Housing Budget of Those Thinking About or Planning on Relocating**

When those non-residents thinking or planning on relocating were asked "Given your family budget, how much would you be willing to pay per month for housing", the near majority of respondents (47%) indicated they would be willing pay between \$500 to \$750 per month for housing, while 22% indicated they would be willing to pay less than \$500/month. About 13% indicated they would be willing to pay \$750 to \$1000 a month for housing, while about 15% said they would be willing to pay \$1000 to \$1250 a month.

Given these results, it is unlikely the vast majority of respondents can afford to buy or rent an average single family home in Sublette County without providing a substantial down-payment on a new house purchase. The amount of such assets available was not recorded by the survey, although it is assumed the amount of available down-payment increases with age. According to the Wyoming Economic Analysis Division of the Department of Administration and Information, the average rental rate for a single family home in Sublette County as of June of 2005 is nearly \$900/month. According to the County Assessor's office, the average sales price of a single-family home in Sublette County was \$244,979 in 2005. Over the course of a typical 30-year mortgage at a 7% APR, in order to afford the average home in Sublette County and keep monthly mortgage payments under \$1000/month, a down-payment in excess of \$100,000 would be required.

**Factor most likely to influence relocation**

When asked which factors would most likely influence their decision to relocate, about 65% of respondents indicated that more affordable housing would influence their decision, while about 50% said more available housing was important. About 25% of the respondents indicated that more shopping/entertainment opportunities would influence their decision, while 20% indicated that better health care in the area was a factor. Less than 10% indicated that year-round drilling in Sublette County would influence their decision.

For more information, contact us at 307-367-4372, via [email](#), or visit our [website](#).