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# Second Home Growth in Wyoming, 1990-2000

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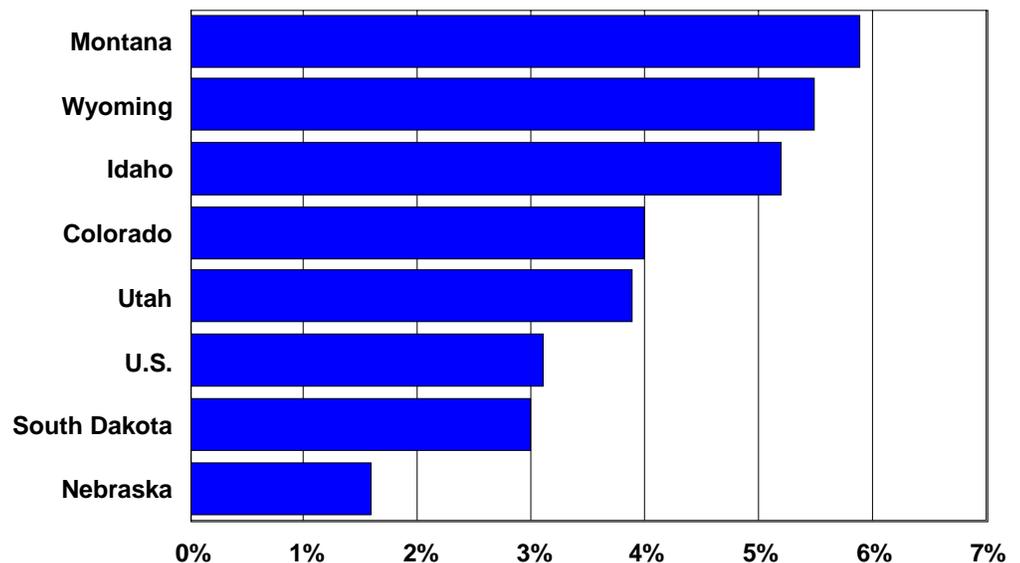
With an abundance of outdoor amenities, Wyoming is a popular place to have a temporary residence for seasonal recreation or other occasional use. Growth in the number of these “second homes” plays an important role in driving residential development in Wyoming. Between 1990 and 2000, second homes accounted for almost 3,000 new housing units in the state. This number represents more than 14 percent of the total increase in housing units during that decade.

Second homes are defined as housing units that do not serve as the primary residence for their inhabitants. Typically, they are used seasonally for recreation or other occasional purposes. Because second homes are not considered a primary residence, the people living in them are not counted as part of the community’s population. Therefore, the impacts of second homes are not readily apparent from examining changes in population, which only consider changes in the number of residents.

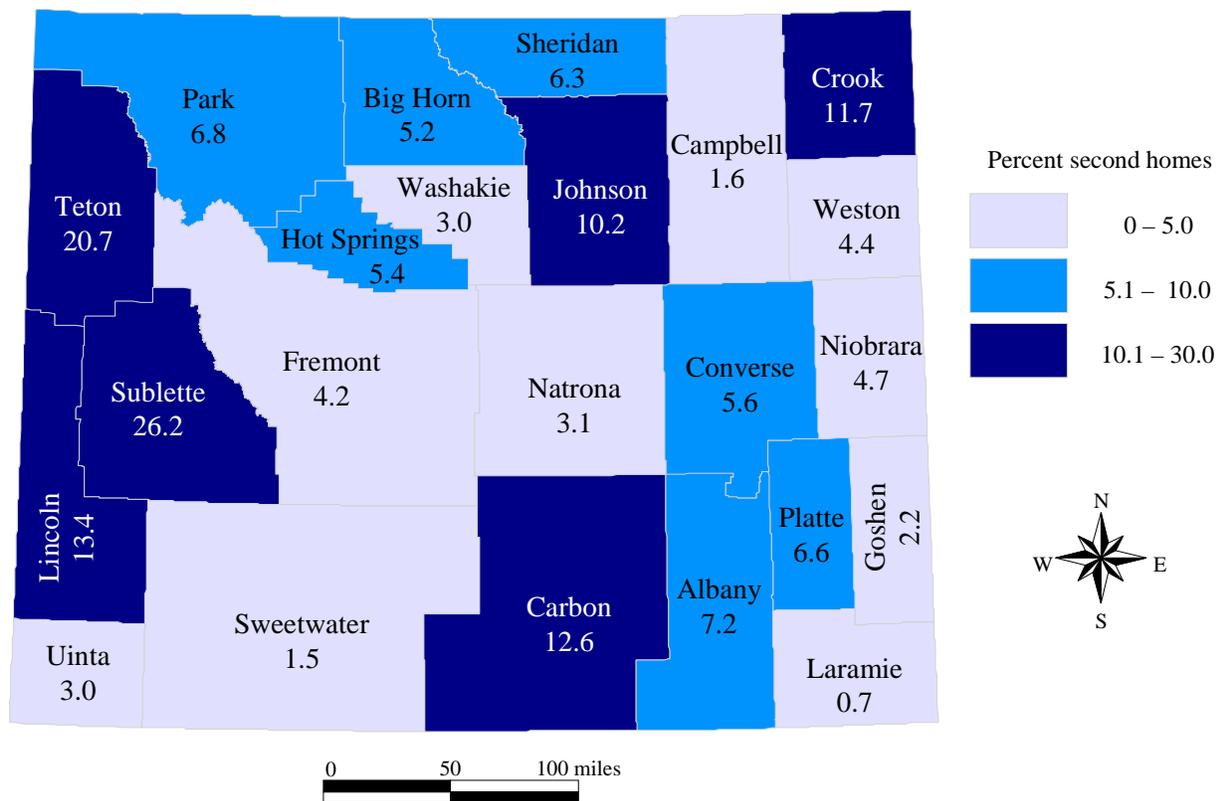
The increase in the number of second homes changes the landscape and culture of Wyoming communities. Second homes also affect local government finances because residential developments tend to cost more in public services than they generate in tax revenue.

The U.S. Bureau of Census’s Decennial Census provides insight into the role that second homes play in Wyoming’s residential development. The Housing Occupancy and Tenure Section of the census contains a category called “For seasonal,

**Figure 1.** Second homes as a percent of total housing units for the United States, Wyoming, and neighboring states, 2000.



**Figure 2.** Second homes as a percent of total housing units for Wyoming counties, 2000.



recreational, or occasional use” (i.e., second homes). According to the 2000 census, 5.5 percent of Wyoming’s housing units are second homes (Figure 1). Wyoming ranked 11th nationally (tied with Michigan) in terms of the percentage of housing units that were second homes, and Wyoming’s percentage of second homes was nearly 1.8 times the national average (3.1 percent). Among neighboring states, Wyoming was second only to Montana (5.9 percent).

The percentage of housing units that are second homes varies substantially among counties in Wyoming (Figure 2). The percentage ranged from more than 26 percent in Sublette County and more than 20 percent in Teton County to less than 2 percent in Sweetwater and Campbell Counties. Lincoln (13.4 percent), Carbon (12.6 percent), Crook (11.7 percent), and Johnson

Counties (10.2 percent) all had more than 10 percent of their housing units listed as second homes. About 60 percent of the second homes in Wyoming are located in six counties: Teton (2,121), Albany (1,097), Carbon (1,050), Sublette (930), Natrona (923), and Lincoln (912) (Table 1). Park (809), Sheridan (790), and Fremont Counties (657) also had significant numbers of second homes.

Table 2 lists the 16 areas with the highest percentage of second homes in Wyoming. All 16 are Census Designated Places (CDP) rather than incorporated communities. A CDP is a location with a population greater than 100. For nine of these places, more than one-half of the housing units were second homes. Except for Table Rock, all 16 designations are small communities located in high-amenity areas in or near the

**Table 1.** Second home housing units by county for Wyoming.

AREA NAME	2000 Total	2000 2nd Home	2000 Percent 2nd	1990 Total	1990 2nd Home	Change 1990-2000
Wyoming	223,854	12,389	5.5%	203,411	9,468	30.9%
Albany	15,215	1,097	7.2%	13,844	940	16.7%
Big Horn	5,105	265	5.2%	5,048	264	0.4%
Campbell	13,288	215	1.6%	11,538	83	159.0%
Carbon	8,307	1,050	12.6%	8,190	693	51.5%
Converse	5,669	319	5.6%	5,234	269	18.6%
Crook	2,935	344	11.7%	2,605	252	36.5%
Fremont	15,541	657	4.2%	14,437	569	15.5%
Goshen	5,881	131	2.2%	5,551	83	57.8%
Hot Springs	2,536	136	5.4%	2,429	34	300.0%
Johnson	3,503	356	10.2%	3,112	365	-2.5%
Laramie	34,213	238	0.7%	30,507	179	33.0%
Lincoln	6,831	912	13.4%	5,409	621	46.9%
Natrona	29,882	923	3.1%	29,082	908	1.7%
Niobrara	1,338	63	4.7%	1,456	21	200.0%
Park	11,869	809	6.8%	10,306	604	33.9%
Platte	4,528	298	6.6%	4,026	254	17.3%
Sheridan	12,577	790	6.3%	11,154	660	19.7%
Sublette	3,552	930	26.2%	2,911	747	24.5%
Sweetwater	15,921	243	1.5%	15,444	137	77.4%
Teton	10,267	2,121	20.7%	7,060	1,457	45.6%
Uinta	8,011	242	3.0%	7,246	138	75.4%
Washakie	3,654	109	3.0%	3,732	82	32.9%
Weston	3,231	141	4.4%	3,090	108	30.6%

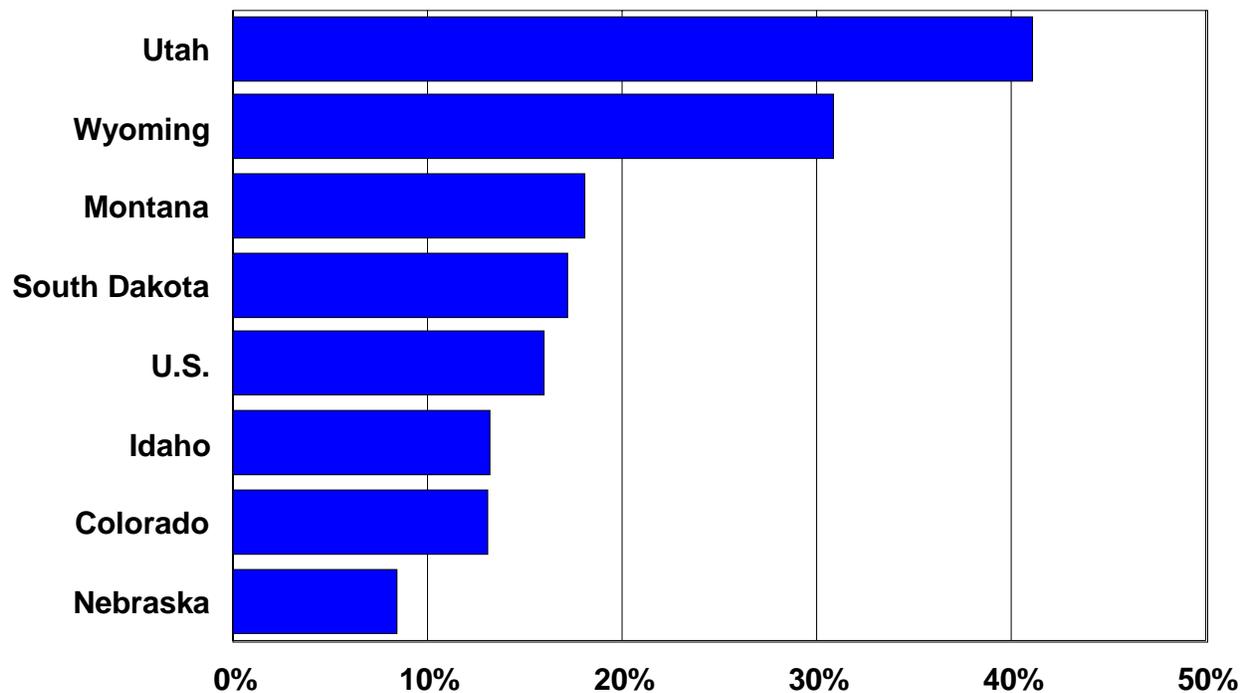
Source: U.S. Census Bureau

Prepared by Wyoming Department of Administration and Information, Division of Economic Analysis.

**Table 2.** Wyoming places with the highest percentage of second homes, 2000.

Place	Percent	Place	Percent
Meadow Lark Lake (Big Horn Co.)	95.7	Washam (Sweetwater Co.)	51.0
Teton Village (Teton Co.)	75.0	Moose-Wilson Road (Teton Co.)	38.2
Atlantic City (Fremont Co.)	73.7	Table Rock (Sweetwater Co.)	36.4
Albany (Albany Co.)	63.6	Cora (Sublette Co.)	35.0
Centennial (Albany Co.)	62.4	Bondurant (Sublette Co.)	34.4
Esterbrook (Converse Co.)	61.8	Woods Landing (Albany Co.)	33.7
Casper Mountain (Natrona Co.)	56.1	Story (Sheridan Co.)	32.8
Star Valley Ranch (Lincoln Co.)	55.3	Hyattville (Big Horn Co.)	32.3

**Figure 3.** Percent change in second homes for the United States, Wyoming, and neighboring states, 1990-2000.



mountains. Counties with high concentrations of second homes include Albany, Lincoln, Sublette, and Teton (Table 3).

The number of second homes in Wyoming increased by more than 30 percent between 1990 and 2000 (Figure 3). This growth rate was almost twice the national average (16.1 percent) and ranked Wyoming among the top 20 states in the nation for growth in second homes. Among neighboring states, Wyoming ranked second only to Utah (41.2 percent).

Figure 4 shows that between 1990 and 2000 there was substantial variation in the growth rate of second homes among Wyoming counties. The growth rate ranged from 300 percent in Hot Springs County and 200 percent in Niobrara County to 0.4 percent in Big Horn County and -2.5 percent in Johnson County. Campbell (159.0 percent), Sweetwater (77.4 percent), Uinta (75.4

percent), Goshen (57.8 percent), Carbon (51.5 percent), Lincoln (46.9 percent), and Teton (45.6 percent) all had more than 40 percent increases in second homes. In Hot Springs County, second homes represented 95 percent of the new housing units added between 1990 and 2000. In Carbon, Niobrara, and Washakie Counties, increases in second home units offset losses in the number of traditional housing units. In Sublette and Crook Counties, nearly 30 percent of the new housing units added between 1990 and 2000 were second homes.

Residential development in Wyoming is becoming more than just a matter of population growth. The high percentage of second homes, and especially the large increase in the number of second homes during the last decade, indicate that Wyoming is an attractive location to establish and maintain a second home.

**Table 3.** Second home housing units in cities, towns, and CDPs for Wyoming counties, 2000 (CDP = Census Designated Place, not incorporated).

County	Area Name	Total Number Homes	Number of 2nd Homes	Percent 2 <sup>nd</sup> Homes
Albany	Albany CDP	99	63	63.6%
	Centennial CDP	295	184	62.4%
	Laramie city	11,994	55	0.5%
	Rock River town	123	2	1.6%
	The Buttes CDP	14	0	0.0%
	Woods Landing-Jelm CDP	86	29	33.7%
Big Horn	Basin town	565	2	0.4%
	Big Horn CDP	76	1	1.3%
	Burlington town	87	1	1.1%
	Byron town	217	2	0.9%
	Cowley town	223	4	1.8%
	Deaver town	80	0	0.0%
	Greybull town	923	15	1.6%
	Hyattville CDP	62	20	32.3%
	Lovell town	1,013	5	0.5%
	Manderson town	51	2	3.9%
Meadow Lark Lake CDP	46	44	95.7%	
Campbell	Antelope Valley-Crestview CDP	567	1	0.2%
	Gillette city	7,931	68	0.9%
	Sleepy Hollow CDP	368	1	0.3%
	Taylor CDP	28	0	0.0%
	Wright town	544	36	6.6%
Carbon	Baggs town	197	8	4.1%
	Dixon town	67	14	20.9%
	Elk Mountain town	116	12	10.3%
	Grand Encampment town	336	67	19.9%
	Hanna town	514	15	2.9%
	Medicine Bow town	184	13	7.1%
	Rawlins city	3,860	50	1.3%
	Riverside town	45	12	26.7%
	Saratoga town	939	97	10.3%
Sinclair town	211	3	1.4%	
Converse	Douglas city	2,385	36	1.5%
	Esterbrook CDP	102	63	61.8%
	Glenrock town	1,131	14	1.2%
	Lost Springs town	1	0	0.0%
	Rolling Hills town	143	1	0.7%
Crook	Hulett town	211	5	2.4%
	Moorcroft town	375	6	1.6%
	Pine Haven town	157	45	28.7%
	Sundance town	545	10	1.8%

<b>County</b>	<b>Area Name</b>	<b>Total Number Homes</b>	<b>Number of 2nd Homes</b>	<b>Percent 2<sup>nd</sup> Homes</b>
Fremont	Arapahoe CDP	498	8	1.6%
	Atlantic City CDP	99	73	73.7%
	Boulder Flats CDP	127	0	0.0%
	Crowheart CDP	80	3	3.8%
	Dubois town	556	48	8.6%
	Ethete CDP	367	0	0.0%
	Fort Washakie CDP	493	9	1.8%
	Hudson town	209	8	3.8%
	Jeffrey City CDP	112	0	0.0%
	Johnstown CDP	100	4	4.0%
	Lander city	3,036	27	0.9%
	Pavillion town	89	0	0.0%
	Riverton city	4,254	48	1.1%
	Shoshoni town	322	17	5.3%
Goshen	Fort Laramie town	149	4	2.7%
	Hawk Springs CDP	40	8	20.0%
	Huntley CDP	9	0	0.0%
	La Grange town	108	3	2.8%
	Lingle town	234	4	1.7%
	Torrington city	2,644	11	0.4%
	Veteran CDP	16	0	0.0%
	Yoder town	84	4	4.8%
	Y-O Ranch CDP	86	0	0.0%
Hot Springs	East Thermopolis town	166	5	3.0%
	Kirby town	37	1	2.7%
	Lucerne CDP	224	3	1.3%
	Owl Creek CDP	11	0	0.0%
	Thermopolis town	1,568	28	1.8%
Johnson	Buffalo city	1,842	34	1.8%
	Kaycee town	121	5	4.1%
Laramie	Albin town	70	0	0.0%
	Burns town	117	1	0.9%
	Cheyenne city	23,782	87	0.4%
	Fox Farm-College CDP	1,405	4	0.3%
	Pine Bluffs town	517	4	0.8%
	Ranchettes CDP	1,812	1	0.1%
	South Greeley CDP	1,679	4	0.2%
	Warren AFB CDP	735	0	0.0%

County	Area Name	Total Number Homes	Number of 2nd Homes	Percent 2 <sup>nd</sup> Homes
Lincoln	Afton town	769	38	4.9%
	Alpine Northeast CDP	57	10	17.5%
	Alpine Northwest CDP	118	29	24.6%
	Alpine town	274	44	16.1%
	Auburn CDP	94	5	5.3%
	Bedford CDP	73	6	8.2%
	Cokeville town	195	6	3.1%
	Diamondville town	322	2	0.6%
	Etna CDP	55	2	3.6%
	Fairview CDP	91	4	4.4%
	Fontenelle CDP	8	2	25.0%
	Grover CDP	56	6	10.7%
	Kemmerer city	1,208	6	0.5%
	La Barge town	234	7	3.0%
	Oakley CDP	10	0	0.0%
	Opal town	48	2	4.2%
	Smoot CDP	63	2	3.2%
	Star Valley Ranch CDP	856	473	55.3%
Thayne town	135	4	3.0%	
Turnerville CDP	57	9	15.8%	
Natrona	Alcova CDP	15	2	13.3%
	Antelope Hills CDP	53	0	0.0%
	Bar Nunn town	339	0	0.0%
	Bessemer Bend CDP	74	1	1.4%
	Brookhurst CDP	81	0	0.0%
	Casper city	21,872	115	0.5%
	Casper Mountain CDP	303	170	56.1%
	Edgerton town	119	10	8.4%
	Evansville town	918	0	0.0%
	Hartrandt CDP	269	3	1.1%
	Homa Hills CDP	99	5	5.1%
	Meadow Acres CDP	70	0	0.0%
	Midwest town	228	4	1.8%
	Mills town	1,272	9	0.7%
	Mountain View CDP	58	0	0.0%
	Powder River CDP	44	5	11.4%
	Red Butte CDP	163	0	0.0%
	Vista West CDP	376	2	0.5%
Niobrara	Lance Creek CDP	53	3	5.7%
	Lusk town	782	23	2.9%
	Mc Nutt CDP	82	1	1.2%
	Manville town	54	0	0.0%
	Van Tassell town	11	0	0.0%
Park	Cody city	4,113	62	1.5%
	Frannie town	85	1	1.2%
	Garland CDP	47	1	2.1%
	Meetetse town	188	13	6.9%
	Powell city	2,249	9	0.4%
	Ralston CDP	101	1	1.0%

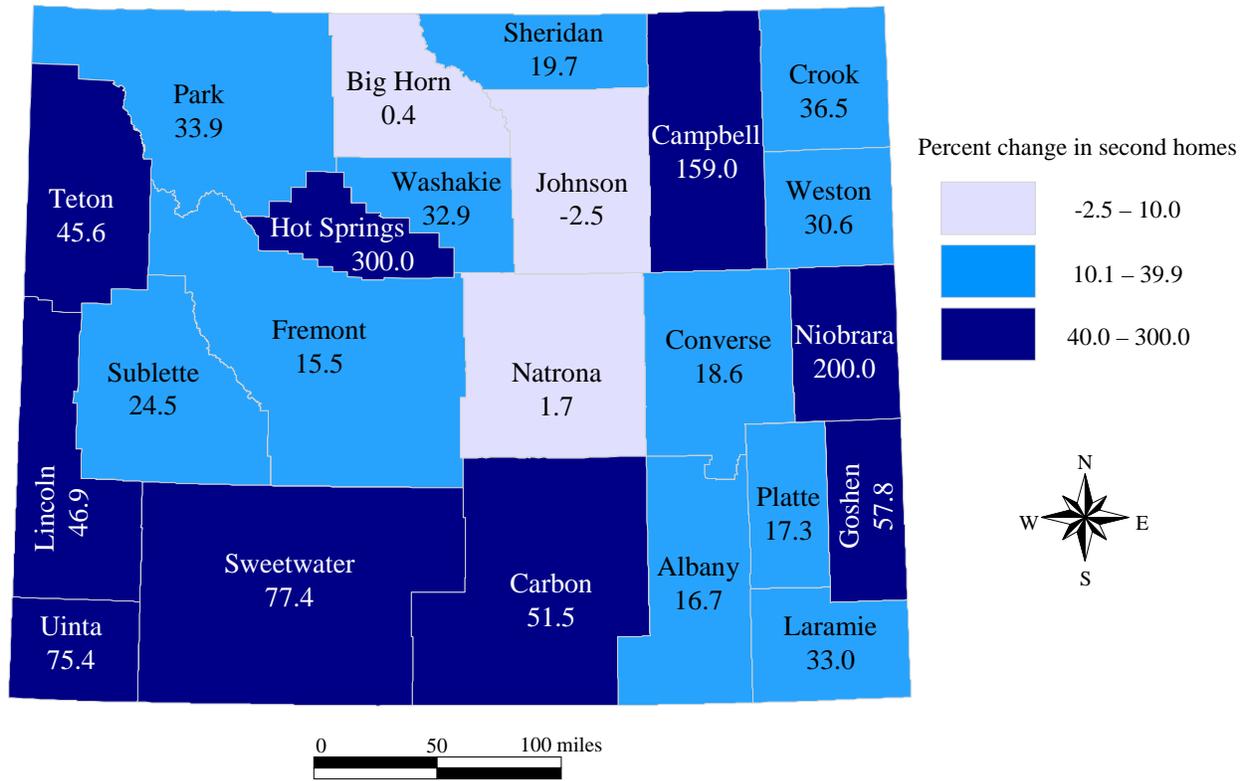
County	Area Name	Total Number Homes	Number of 2nd Homes	Percent 2 <sup>nd</sup> Homes
Platte	Chugcreek CDP	49	0	0.0%
	Chugwater town	120	1	0.8%
	Glendo town	165	34	20.6%
	Guernsey town	612	17	2.8%
	Hartville town	52	4	7.7%
	Lakeview North CDP	34	0	0.0%
	Slater CDP	42	1	2.4%
	Westview Circle CDP	25	0	0.0%
	Wheatland town	1,764	20	1.1%
Sheridan	Arvada CDP	26	0	0.0%
	Clearmont town	65	4	6.2%
	Dayton town	304	9	3.0%
	Parkman CDP	55	1	1.8%
	Ranchester town	290	5	1.7%
	Sheridan city	7,413	44	0.6%
	Story CDP	667	219	32.8%
Sublette	Big Piney town	192	7	3.6%
	Bondurant CDP	128	44	34.4%
	Boulder CDP	28	7	25.0%
	Calpet CDP	5	0	0.0%
	Cora CDP	60	21	35.0%
	Daniel CDP	52	7	13.5%
	Marbleton town	310	15	4.8%
	Pinedale town	718	84	11.7%
Sweetwater	Arrowhead Springs CDP	21	0	0.0%
	Bairoil town	78	10	12.8%
	Clearview Acres CDP	314	0	0.0%
	Eden CDP	193	16	8.3%
	Farson CDP	118	9	7.6%
	Granger town	76	11	14.5%
	Green River city	4,426	25	0.6%
	James Town CDP	221	0	0.0%
	Little America CDP	48	0	0.0%
	McKinnon CDP	28	9	32.1%
	North Rock Springs	739	4	0.5%
	Point of Rocks CDP	2	0	0.0%
	Purple Sage CDP	160	7	4.4%
	Reliance CDP	272	3	1.1%
	Rock Springs city	8,359	63	0.8%
	Superior town	153	2	1.3%
	Sweeney Ranch CDP	7	0	0.0%
	Table Rock CDP	55	20	36.4%
	Wamsutter town	148	1	0.7%
	Washam CDP	49	25	51.0%

<b>County</b>	<b>Area Name</b>	<b>Total Number Homes</b>	<b>Number of 2nd Homes</b>	<b>Percent 2<sup>nd</sup> Homes</b>
Teton	Alta CDP	181	34	18.8%
	Hoback CDP	678	74	10.9%
	Jackson town	3,861	116	3.0%
	Moose Wilson Road CDP	1,183	452	38.2%
	Rafter J Ranch CDP	466	30	6.4%
	South Park CDP	392	29	7.4%
	Teton Village CDP	396	297	75.0%
	Wilson CDP	706	116	16.4%
Uinta	Carter CDP	6	0	0.0%
	Evanston city	4,665	28	0.6%
	Fort Bridger CDP	183	3	1.6%
	Lonetree CDP	25	2	8.0%
	Lyman town	708	7	1.0%
	Mountain View town	456	0	0.0%
	Robertson CDP	36	8	22.2%
Washakie	Airport Road CDP	114	0	0.0%
	South Flat CDP	141	1	0.7%
	Ten Sleep town	158	8	5.1%
	Washakie Ten CDP	262	3	1.1%
	West River CDP	116	1	0.9%
	Winchester CDP	25	0	0.0%
	Worland city	2,334	18	0.8%
Weston	Hill View Heights CDP	61	0	0.0%
	Newcastle city	1,458	18	1.2%
	Osage CDP	124	0	0.0%
	Upton town	441	16	3.6%

*Source: U.S. Census Bureau*

*Prepared by Wyoming Department of Administration and Information, Division of Economic Analysis.*

**Figure 4.** Percent change in second homes for Wyoming counties, 1990-2000.



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