



2018 Developing Gillette

City of Gillette Development Summary

Through the End of the First Quarter 2018



**City of Gillette Planning Division
201 East 5th Street
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Gillette, WY 82717**

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2018 Commercial Projects

New Commercial Construction Permits 2018 Year-to-Date and Comparison with Yearly Totals 2013 – 2018

2018: 3	2018 Valuation: \$ 750,000
2017: 19	Valuation: \$ 8,640,988
2016: 12	Valuation: \$28,705,078
2015: 29	Valuation: \$78,254,824
2014: 23	Valuation: \$82,610,443
2013: 27	Valuation: \$30,643,901

Commercial Additions and Alterations 2018 Year-to-Date and Comparison with Yearly Totals 2013 – 2018

2018: 9	2018 Valuation: \$1,287,950
2017: 50	Valuation: \$6,602,142
2016: 52	Valuation: \$11,725,119
2015: 67	Valuation: \$41,655,772
2014: 90	Valuation: \$24,505,678
2013: 58	Valuation: \$10,323,461

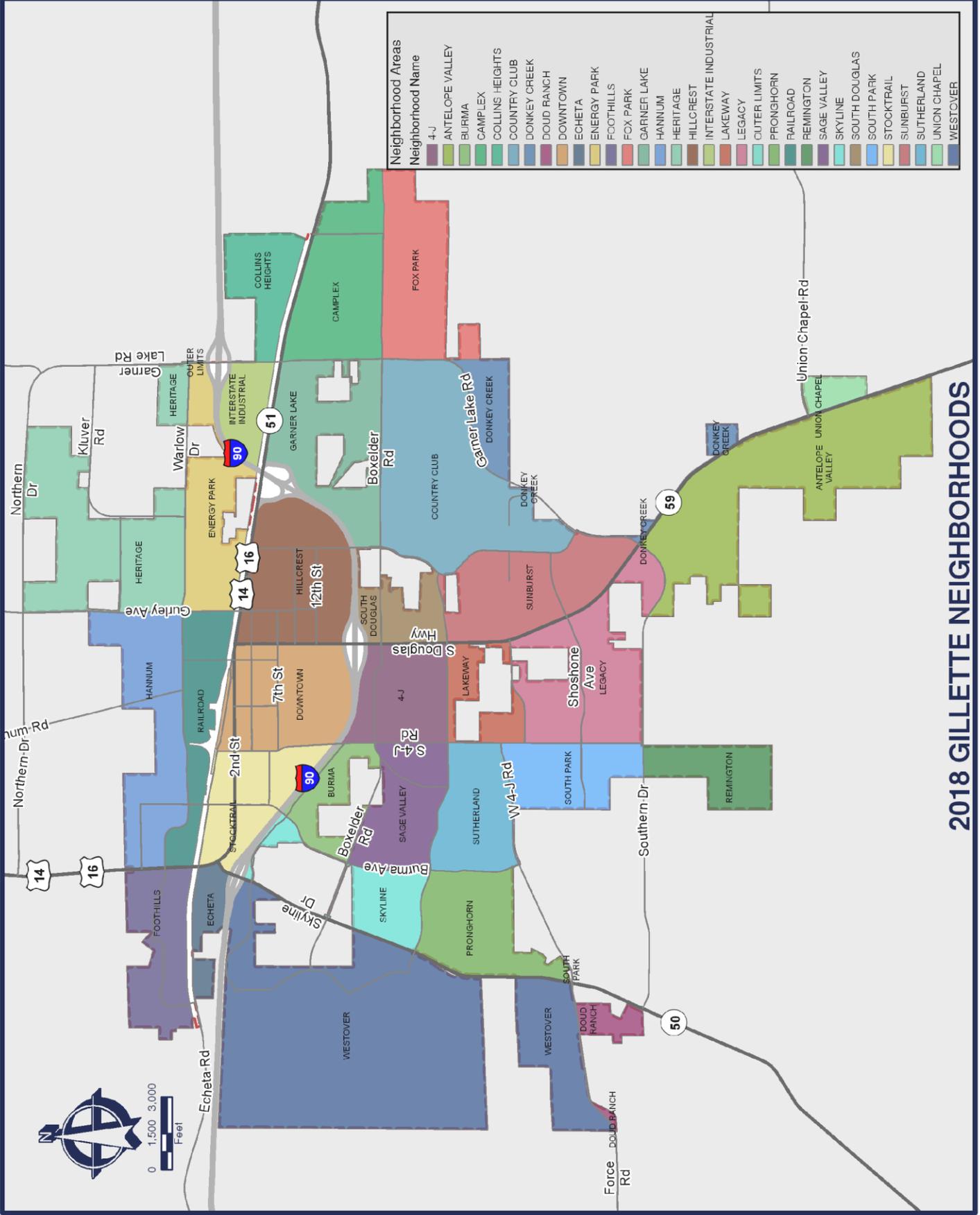
*Does not include Commercial Re-Roof Projects

New Housing
New Housing Units Permitted by Type and Neighborhood
January 1 – March 31, 2018

NEIGHBORHOODS (See Map)	Units Permitted This Year					Total Known Units		
	SFD	SFA	MH	MF	Year to Date	Single Family Units	All Other Units	Total All Units
4-J					0	649	332	981
ANTELOPE VALLEY					0	13		13
BURMA					0			0
CAMPLEX					0			0
COLLINS HEIGHTS					0	178		178
COUNTRY CLUB					0	305	121	426
DONKEY CREEK					0			0
DOUD RANCH					0	105		105
DOWNTOWN					0	792	358	1,150
ECHETA					0	140		140
ENERGY PARK					0			0
FOOTHILLS					0	757	342	1,099
FOX PARK					0	432		432
GARNER LAKE	2				2	54		54
HANNUM					0	235	123	358
HERITAGE	1				1	1,218	300	1,518
HILLCREST					0	984	540	1,524
INTERSTATE INDUSTRIAL					0	101		101
LAKEWAY					0	9		9
LEGACY					0	471	138	609
OUTER LIMITS					0			0
PRONGHORN					0	161	173	334
RAILROAD					0	319	106	425
REMINGTON					0	224	216	440
SAGE VALLEY					0	653	15	668
SKYLINE					0	3		3
SOUTH DOUGLAS					0	9	141	150
SOUTH PARK	3				3	308	335	643
STOCKTRAIL					0	195	261	456
SUNBURST	6				6	569	1	570
SUTHERLAND					0	548	97	645
WESTOVER					0	888	92	980
WIND DANCER					0			
TOTAL for Year	12	0	0	0	12	10,308	3,691	14,011
% For Year	100%	0%	0%	0%	100%			

SFD = Single Family Detached // SFA = Single Family Attached (up to 3 units) // MH = Manufactured/Mobile Home // MF = Multi-Family (>= 4 units)

2018 GILLETTE NEIGHBORHOODS



**New Housing Units Permitted
2013 – 2018
2018 Year-to-Date and Comparison with Yearly Totals 2013-2017**

Year	Total New Housing Permits Issued
2018	12
2017	17
2016	19
2015	160
2014	183
2013	129

Valuation: The total valuation for all new housing permits issued year-to-date (2018) is **\$3,017,000.00**.

**Final Certificate of Occupancy Issued
2013 – 2018
2018 Year-to-Date and Comparison with Yearly Totals 2013-2017**

Year	Final Certificates of Occupancy Issued
2018	10
2017	45
2016	60
2015	138
2014	151
2013	140

Note: The Final Certificate Occupancy means that the building is approved for permanent occupancy.

**Residential Additions and Alterations*
2013 – 2018
2018 Year-to-Date and Comparison with Yearly Totals 2013-2017**

Year	Number of Permits	Valuation
2018	23	\$385,300
2017	95	\$3,319,327
2016	81	\$2,359,860
2015	134	\$2,970,439
2014	103	\$1,886,018
2013	105	\$2,391,665

*Does not include Residential Re-Roof Projects.

**Single Family Real Estate Summary - Total Active Residential Listings per Zip Code
End of First Quarter 2018 as of 04/03/2018 @ 3:38 p.m.**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	14	14	28
\$ 100,000.00	\$ 199,999.99	56	64	120
\$ 200,000.00	\$ 299,999.99	32	56	88
\$ 300,000.00	\$ 399,999.99	9	31	40
\$ 400,000.00	\$ 499,999.99	2	13	15
\$ 500,000.00	\$ 599,999.99	1	3	4
OVER	\$ 600,000.00	1	6	7
TOTAL		115	187	302

Source: Campbell County Board of Realtors and the Multiple Listing Service (MLS)

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the 1st quarter of 2018 has *decreased* from **19.3%** in the 4th quarter 2017 to **12.6%** in the 1st quarter of 2018. 17 apartment complexes were targeted for the vacancy survey. 12 apartment complexes participated in the vacancy survey. Of the 1314 available units in the survey, 166 units were vacant at the time survey.

The vacancy rate for mobile/manufactured home units in manufactured home parks in the 1st quarter of 2018 has *decreased* to **9.0%** compared to **11.9%** in the 4th quarter of 2017. 23 Mobile/RV parks were targeted for the vacancy survey. 8 Mobile/RV parks participated in the vacancy survey. Of the 1376 available units in the survey, 125 units were vacant at the time of survey.

Rental Vacancy Rate by Quarter 2013 – 2018 by Percent Vacant

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2018	12.6				12.6%
2017	23.4	21.0	21.5	19.3	21.3%
2016	12.0	22.4	26.0	26.5	21.7%
2015	3.7	5.9	8.2	9.3	6.8%
2014	4.4	1.3	0.7	1.3	1.9%
2013	12.5	9.1	4.9	4.5	7.7%
Manufactured and Mobile Home Parks					
2018	9.0				9.0%
2017	16.1	17.2	16.6	11.9	15.54%
2016	9.9	22.6	15.7	15.9	16.0%
2015	9.2	9.1	9.6	9.1	9.3%
2014	6.4	6.3	5.5	4.8	5.7%
2013	7.9	6.6	7.5	6.4	7.0%

The **combined, weighted-average rental vacancy rate** for rental stock *surveyed* at the end of the 1st quarter of 2018 is **10.8%**.



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