Economic Summary

November

Employment

Employment Change—Utah’s nonagricultural employment increased an estimated 3.0%, or 41,800 jobs, between October 2015 and October 2016. Nationally, employment increased 1.7%, or 2.4 million jobs, between October 2015 and October 2016.

Unemployment—Utah’s unemployment rate was 3.2% in October 2016, slightly lower than the October 2015 unemployment rate of 3.4%. The national unemployment rate was 4.9% in October 2016, slightly lower than the October 2015 rate of 5.0%.

Wages and Income

Total Personal Income—Utah’s total personal income reached $123.4 billion* in the second quarter of 2016, rising 5.3% from second quarter 2015. Utah ranked 1st in the nation. Nationally, personal income increased 3.2% over the same period.

Average Annual Pay—Utah’s average annual pay grew 4.4% to reach $39,308 in 2015. Average annual pay for the nation in 2015 was $48,112, a year over year increase of 3.7%.

GDP, CPI, Interest Rates, and Home Prices

Interest Rates—The 30-year fixed-rate mortgage (FRM) averaged 3.94% for the week ending November 17, 2016 according to Freddie Mac.

Home Prices—According to the Federal Housing Finance Agency (FHFA) House Price Appreciation Ranking, Utah’s house prices were up 8.8% in the second quarter of 2016 from second quarter of 2015.

Foreclosure Rates—At the end of the second quarter of 2016, Utah ranked 6th lowest with 0.59% of all loans in foreclosure.

Home Prices: Second Quarter 2016 Over Second Quarter 2015

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Median Sales Price</th>
<th>Change</th>
<th>HPI Change</th>
<th>Purchase-Only Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logan, UT-ID MSA</td>
<td>$213,450</td>
<td>7.0%</td>
<td>7.0%</td>
<td>7.0%</td>
</tr>
<tr>
<td>Ogden-Clearfield, UT MSA</td>
<td>$244,930</td>
<td>7.1%</td>
<td>7.1%</td>
<td>7.1%</td>
</tr>
<tr>
<td>Provo-Orem, UT MSA</td>
<td>$266,330</td>
<td>7.6%</td>
<td>7.6%</td>
<td>7.6%</td>
</tr>
<tr>
<td>Salt Lake City, UT MSA</td>
<td>$269,250</td>
<td>5.5%</td>
<td>7.6%</td>
<td>9.2%</td>
</tr>
<tr>
<td>St. George</td>
<td>$258,190</td>
<td>5.8%</td>
<td>5.8%</td>
<td>8.8%</td>
</tr>
<tr>
<td>Utah</td>
<td>$271,490</td>
<td>6.6%</td>
<td>7.2%</td>
<td>8.8%</td>
</tr>
<tr>
<td>U.S.</td>
<td>$226,570</td>
<td>5.8%</td>
<td>5.4%</td>
<td>5.6%</td>
</tr>
</tbody>
</table>

Note: The median price is for existing single family homes, seasonally adjusted, from Economy.com. Home price data from the FHFA is limited to conventional mortgages guaranteed by Fannie Mae or Freddie Mac. The House Price Index includes purchases and refinances, while the Purchase-Only Index excludes refinances. FHFA data is Moody’s analytics adjusted.

Sources: Moody’s Analytics; Federal Housing Finance Agency

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Source: Bureau of Economic Analysis; U.S. Bureau of Labor Statistics

Source: U.S. Bureau of Labor Statistics

*seasonally adjusted at an annual rate

Source: Bureau of Economic Analysis

Source: Bureau of Economic Analysis

Source: Bureau of Economic Analysis

Source: Bureau of Economic Analysis
Utah Rankings

Demographic State Rank Value Year
Population Growth Rate 5th 8.4% 2010-2015
Fertility Rate 1st 2.33 2014
Life Expectancy 10th 80.2 2010
Median Age 1st 30.7 2015
Household Size 1st 3.16 2014

Social Indicators
Poverty Rate 12th 11.3% 2015
Educational Attainment
Persons 25+ with high school degree 10th 91.5% 2015
Persons 25+ with bachelor's degree 16th 31.8% 2015

Notes:
1. Rankings are based on the most recent data available for all states; may differ from other data.
2. Job growth and unemployment rates are seasonally adjusted and based on national data from BLS, which can differ from state values.
3. Rank is most favorable to least favorable.
4. Employment change based on nonfarm employment totals.

Economic Indicators

Economic Overview
Utah has recovered more rapidly than the nation as a whole after the Great Recession. For the U.S., employment grew 2.1% in 2015, compared to 3.7% for Utah. While employment increased during 2015, Utah’s unemployment rate also improved to 3.5%, lower than the rate of 3.7% in 2014. Home building continued its slow but steady recovery from the Great Recession, with 17,400 building permits issued in 2015.

Overview of the Economy—Utah’s employment is expected to continue to increase at 3.1% while the national rate is 1.7%. The unemployment rate decline slightly to 3.5%. The residential construction sector will see a small increase with dwelling unit permits expected to decrease to 19,200 in 2016.

Nonagricultural Employment

<table>
<thead>
<tr>
<th>Industry</th>
<th>2014</th>
<th>2015e</th>
<th>2016f</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>1.4</td>
<td>1.7</td>
<td>1.8</td>
</tr>
<tr>
<td>Nonfarm</td>
<td>2.9</td>
<td>3.7</td>
<td>3.7</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>3.8</td>
<td>3.8</td>
<td>3.5</td>
</tr>
<tr>
<td>Average Pay</td>
<td>2.7</td>
<td>3.0</td>
<td>3.0</td>
</tr>
<tr>
<td>Home Prices</td>
<td>4.5</td>
<td>6.4</td>
<td>7.0</td>
</tr>
<tr>
<td>Retail Sales</td>
<td>4.7</td>
<td>5.1</td>
<td>5.1</td>
</tr>
</tbody>
</table>
| Source: Bureau of Economic Analysis

Economic Outlook

Population—Utah’s July 1, 2015 total population estimate was 2,995,919. This represents a population increase of 51,421 people, or 1.7% from 2014, ranking Utah sixth highest among states in population growth for this period. Utah grew twice as fast as the nation from 2014 to 2015. The total 2015 population count for the United States was 322,797,269. This represents a population increase of 2,471,038 people, or 0.8% from 2014. In October of 2015, Utah’s population reached a major milestone: three million people.

The Population Estimate for 2016 will be available in December 2016.

Source: U.S. Census Bureau

Source: Council of Economic Advisors’ Revenue Assumptions Working Group

d = estimate  f = forecast

Demographics

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