

2018 Economic Summary

June

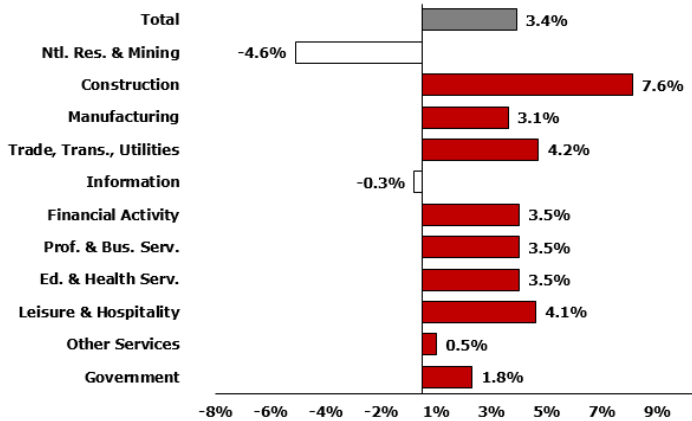


Employment

Employment Change—Utah’s nonagricultural employment increased an estimated 3.4%, or 49,800 jobs, between May 2017 and May 2018. Nationally, employment increased 1.6%, or 2.4 million jobs, between May 2017 and May 2018.

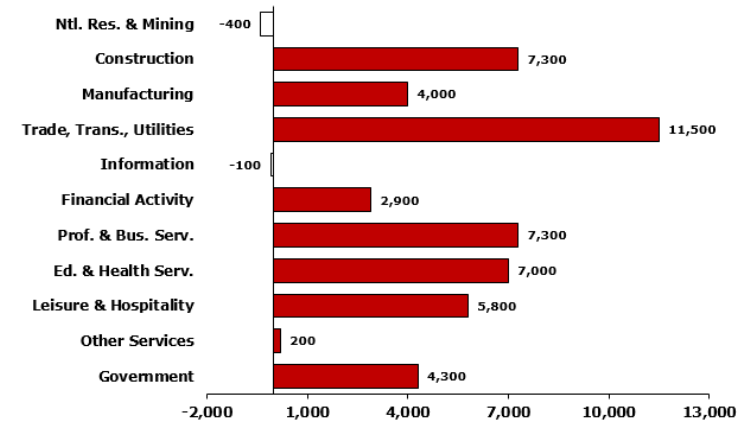
Unemployment—Utah’s unemployment rate was 3.0% in May 2018, lower than the May 2017 rate of 3.3%. The national unemployment rate was 3.8% in May 2018, lower than the May 2017 rate of 4.3%.

Percent Change in Utah Employment by Industry: May 2017 to May 2018



Source: U.S. Bureau of Labor Statistics

Numerical Change in Utah Employment by Industry: May 2017 to May 2018



Source: U.S. Bureau of Labor Statistics

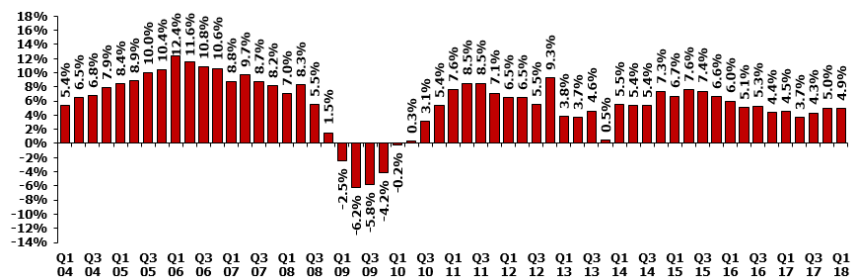
Wages and Income

Total Personal Income—Utah’s total personal income reached \$134.7 billion* in the first quarter of 2018, rising 4.9% from the first quarter of 2017. Utah ranked 3rd in the nation, personal income increased 3.6% over the same period.

Income Per Capita—Utah’s per capita personal income grew 2.5% to reach \$42,043 in 2017. Per capita personal income for the nation in 2017 was \$50,392, a year-over-year increase of 2.4%.

*seasonally adjusted at an annual rate
Source: Bureau of Economic Analysis

Utah Year-Over Growth in Quarterly Personal Income



Source: Bureau of Economic Analysis

GDP, CPI, Interest Rates, and Home Prices

Interest Rates—The 30-year fixed-rate mortgage (FRM) averaged 4.57% for the week ending June 21, 2018 according to Freddie Mac.

Home Prices—According to the Federal Housing Finance Agency (FHFA) House Price Appreciation Ranking, Utah’s house prices were up 10.74% in the fourth quarter of 2017 from fourth quarter of 2016.

Foreclosure Rates—At the end of the first quarter of 2018, Utah ranked 2nd lowest with 0.38% of all loans in foreclosure.

Indicator	Period	Value	Period	Value
GDP	Q1-18 Annual	2.82%	Since Q4-17	0.54%
CPI	May-18 Annual	2.72%	Since April-18	0.21%
CPI-core	May-18 Annual	2.21%	Since April-18	0.17%

Note: CPI-core excludes Food and Energy; National GDP and CPI
Source: Bureau of Economic Analysis; U.S. Bureau of Labor Statistics

Home Prices: First Quarter 2018 Over First Quarter 2017

	Realtors		FHFA	
	Median Sales Price	Change	HPI Change	Purchase-Only Change
Logan, UT-ID MSA	\$261,105	8.9%	8.9%	na
Ogden-Clearfield, UT MSA	\$275,728	10.2%	10.2%	na
Provo-Orem, UT MSA	\$338,728	9.7%	9.7%	na
Salt Lake City, UT MSA	\$328,409	13.1%	9.7%	9.4%
St. George	\$296,561	11.3%	11.3%	na
Utah	\$319,157	11.4%	9.8%	9.9%
U.S.	\$264,015	7.9%	6.6%	6.9%

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. NAR and FHFA data is Moody’s analytics adjusted.

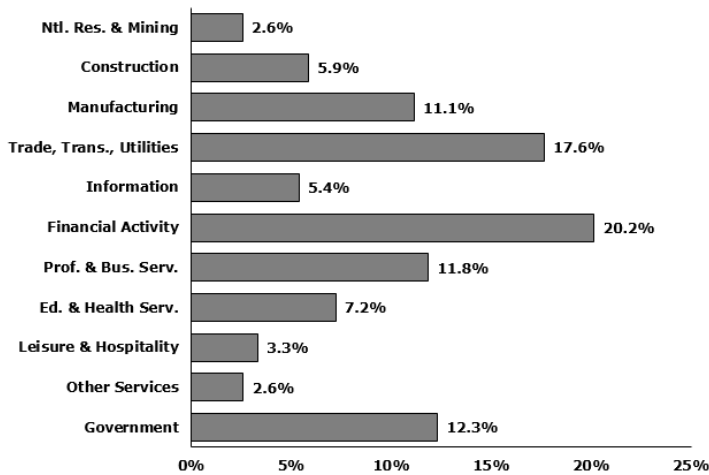
Source: National Association of Realtors; Federal Housing Finance Agency

Utah Rankings

Demographic	State Rank ₃	Value	Year	Economic	State Rank ₃	Value	Period
Population Growth Rate	1st	1.9%	2016	Employment Change ^{1,2,4}	1st	3.4%	May-18 Annual
Fertility Rate	2nd	2.24	2016	Unemployment Rate ^{1,2}	11th	3.0%	May-18
Life Expectancy	10th	80.2	2010	Median Household Income	12th	\$67,481	2016
Median Age	1st	30.8	2016	Per Capita Personal Income	42nd	\$42,043	2017
Household Size	1st	3.19	2016	Total Personal Income (% Change)	3rd	4.9%	Q1-18 Annual
Social Indicators							
Poverty Rate	7th	10.2%	2016				
Educational Attainment							
Persons 25+ w/high school degree	12th	91.7%	2016				
Persons 25+ w/bachelor's degree	18th	32.6%	2016				

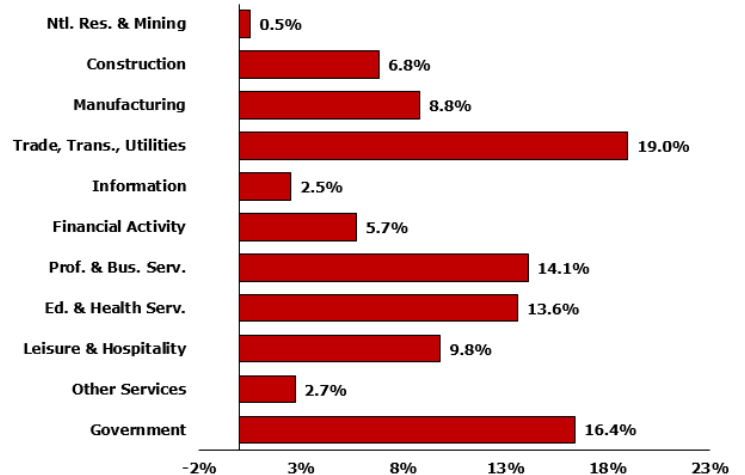
Notes: 1. Rankings are based on the most recent data available for all states; may differ from other data.
 2. Job growth and unemployment rates are based on seasonally-adjusted data from the Bureau of Labor Statistics and may differ from estimates published by other sources.
 3. Rank is most favorable to least favorable.
 4. Employment change based on nonfarm employment totals.

Percent of Total Gross Domestic Product by Industry: 2017



Source: Bureau of Economic Analysis

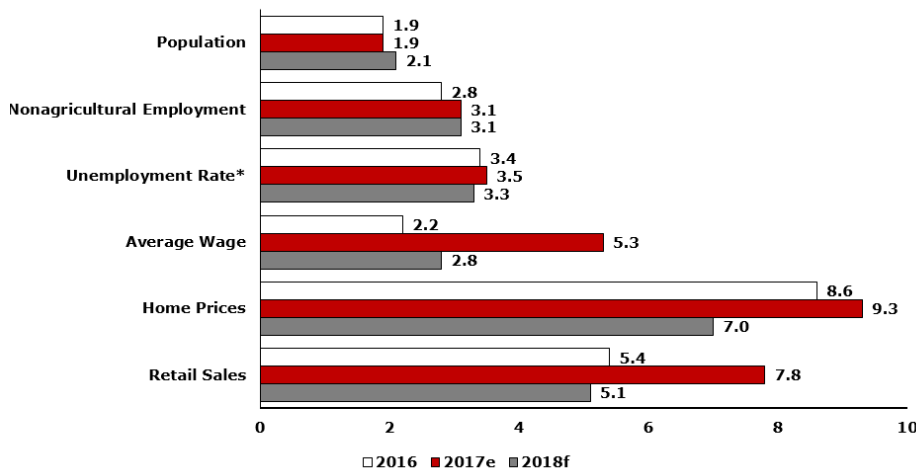
Employment by Industry as a Percent of Total Employment: May 2018



Source: U.S. Bureau of Labor Statistics

Economic Outlook

Utah Economic Indicators: 2016-2018 (% Change)



Source: Gardner; BLS; Council of Economic Advisors' Revenue Assumptions Working Group e = estimate f = forecast *=for year

Demographics

Population—Utah Population Committee estimates that Utah's population increased by 59,045 persons in July 2017 with total population rising to 3,114,039. Utah's population growth rate of 1.9% between 2016 and 2017 is the third highest in the nation. Utah also had the highest natural increase in America at 11.4 per 1,000 population for the same period. The total 2017 population count for the United States is 325,719,178. This represents a population increase of 2,313,243 people, or 0.7% from 2016.

The Population Estimate for 2018 will be available in December 2018.

Overview of the Economy—The Utah economy remains healthy. Every major industrial sector expanded in 2017, contributing a total of 43,500 new jobs over the year. An annual employment growth rate of 3.1% is on par with the state's long-term average and is among the strongest in the nation. In 2017, Utah's construction sector posted the highest job growth with 5.4%.

Outlook 2018—The consensus forecast predicts moderating—but still healthy—job and wage growth, low unemployment, and increased net migration in 2018. Internal risks to the Utah economy include the supply of workers, increasing interest rates, housing affordability, and air quality. The nation is entering a late business cycle which may also present challenges. Demographic advantages, an appealing business climate, and increasing labor force participation will continue to be an advantage for the economy. All going well, Utah will once again be one of the top performing economies in the nation in 2018.

	Utah	United States
2016 Estimate	3,054,994	323,405,935
2017 Estimate	3,114,039	325,719,178
2016-2017 Percent Change	1.9%	0.7%
2016-2017 Numeric Change	59,045	2,313,243

Source: U.S. Census Bureau; Utah Population Committee