Interest Rates—The 30-year fixed-rate mortgage (FRM) averaged 3.92% for the week ending November 22, 2017 according to Freddie Mac.

Home Prices—According to the Federal Housing Finance Agency (FHFA) House Price Appreciation Ranking, Utah’s house prices were up 9.2% in the third quarter of 2017 from third quarter of 2016. Utah ranked 2nd in the nation.

Foreclosure Rates—At the end of the third quarter of 2017, Utah ranked 3rd lowest with 0.41% of all loans in foreclosure.
Population—Utah surpassed the 3 million milestone in 2016 with a July population estimate of 3,054,806. Utah’s population growth rate of 1.9% between 2015 and 2016 was the fastest in the nation. The total 2016 population count for the United States was 323,127,513. This represents a population increase of 2,230,893 people, or 0.7% from 2015.

The Population Estimate for 2017 will be available in December 2017.

Overview of the Economy—The Utah economy remains healthy. Every major industrial sector expanded in 2016, contributing a total of 49,500 new jobs over the year. An annual employment growth rate of 3.6% was above the state’s long-term average and among the strongest in the nation. In 2016, Utah’s construction sector posted the highest job growth with 6.8%.

Outlook 2017—The consensus forecast predicts moderating — but still healthy — job and wage growth, low unemployment, and increased net migration in 2017. Internal risks to the Utah economy include the supply of workers, education warning signs, and air quality. Potential federal trade policy changes, normalization of monetary policy, and geopolitical instability could also present challenges. Demographic advantages, an appealing business climate, and increasing labor force participation will continue to be an advantage for the Utah economy. Potential expansionary federal fiscal policy including tax cuts and infrastructure spending also present an upside risk. Utah’s economy is expected to be one of the top performing economies in the nation in 2017.