

# 2018 Economic Summary

August



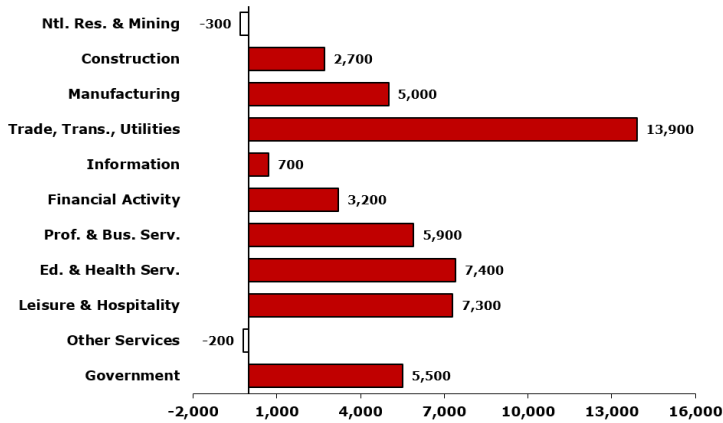
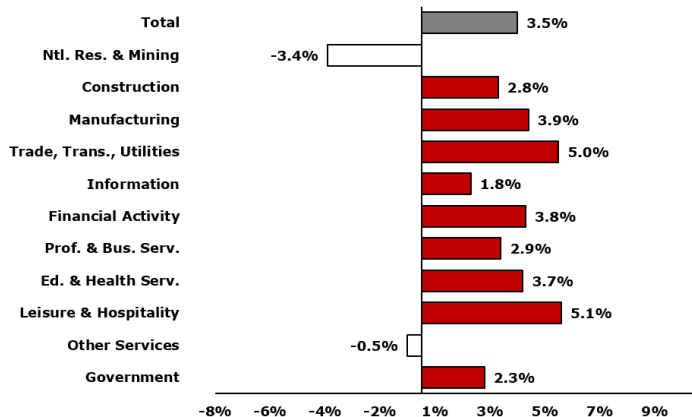
## Employment

**Employment Change**—Utah’s nonagricultural employment increased an estimated 3.5%, or 51,100 jobs, between July 2017 and July 2018. Nationally, employment increased 1.6%, or 2.4 million jobs, between July 2017 and July 2018.

**Unemployment**—Utah’s unemployment rate was 3.1% in July 2018, lower than the July 2017 rate of 3.3%. The national unemployment rate was 3.9% in July 2018, lower than the July 2017 rate of 4.3%.

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

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



Source: U.S. Bureau of Labor Statistics

Source: U.S. Bureau of Labor Statistics

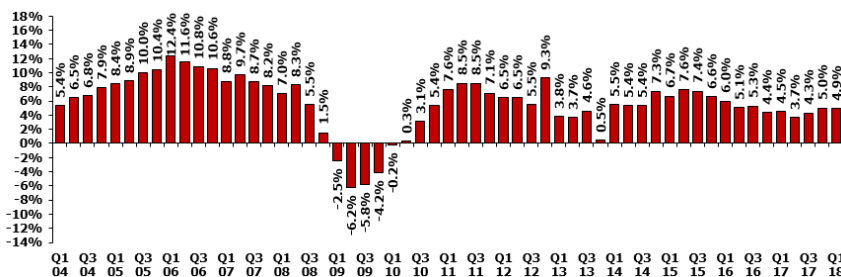
## Wages and Income

**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 4.52% for the week ending August 30, 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 11.31% in the second quarter of 2018 from second quarter of 2017.

**Foreclosure Rates**—At the end of the second quarter of 2018, Utah ranked 2nd lowest with 0.34% of all loans in foreclosure.

Home Prices: Second Quarter 2018 Over Second Quarter 2017

	Realtors		FHFA	
	Median Sales Price	Change	HPI Change	Purchase-Only Change
Logan, UT-ID MSA	\$264,428	8.9%	7.2%	na
Ogden-Clearfield, UT MSA	\$279,237	10.2%	8.7%	na
Provo-Orem, UT MSA	\$343,039	9.7%	8.1%	na
Salt Lake City, UT MSA	\$321,707	13.1%	8.5%	11.8%
St. George	\$300,336	11.3%	8.7%	na
Utah	\$318,634	11.4%	8.5%	11.3%
U.S.	\$264,043	7.9%	6.3%	6.5%

Indicator	Period	Value	Period	Value
GDP	Q2-18 Annual	2.89%	Since Q1-18	1.04%
CPI	July-18 Annual	2.90%	Since June-18	0.17%
CPI-core	July-18 Annual	2.33%	Since June-18	0.24%

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

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

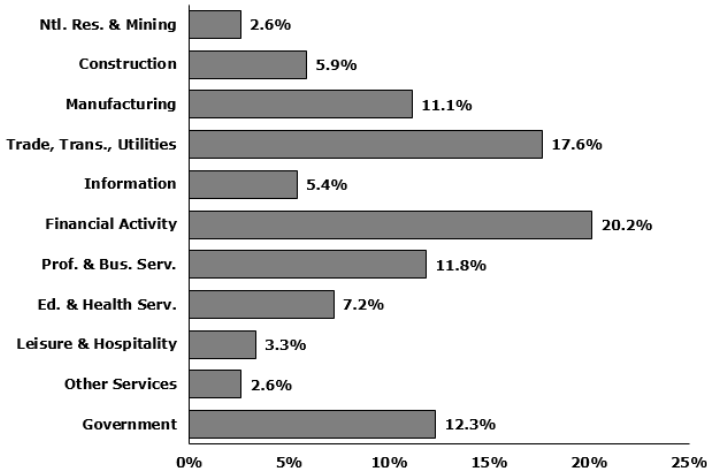
# Utah Rankings

Demographic	State Rank <sub>3</sub>	Value	Year
Population Growth Rate	3rd	1.9%	2017
Fertility Rate	2nd	2.24	2016
Life Expectancy	10th	80.2	2010
Median Age	1st	30.9	2017
Household Size	1st	3.19	2016
<b>Social Indicators</b>			
Poverty Rate	7th	10.2%	2016
<b>Educational Attainment</b>			
Persons 25+ w/high school degree	12th	91.7%	2016
Persons 25+ w/bachelor's degree	18th	32.6%	2016

Economic	State Rank <sub>3</sub>	Value	Period
Employment Change <sup>1,2,4</sup>	1st	3.5%	July-18 Annual
Unemployment Rate <sup>1,2</sup>	12th	3.1%	June-18
Median Household Income	12th	\$67,481	2016
Per Capita Personal Income	42nd	\$42,043	2017
Total Personal Income (% Change)	3rd	4.9%	Q1-18 Annual

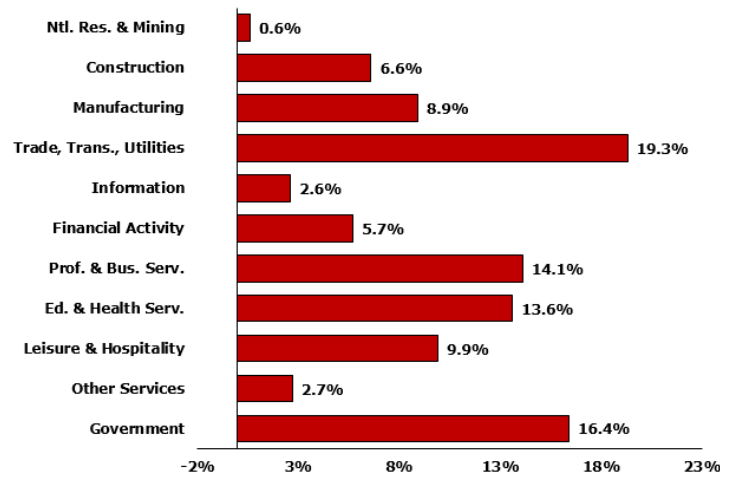
Notes: 1. Rankings are based on the most recent data available for all states; may differ from other data.  
 2. Job growth and unemployment rates are based on seasonally-adjusted data from the Bureau of Labor Statistics and may differ from estimates published by other sources.  
 3. Rank is most favorable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

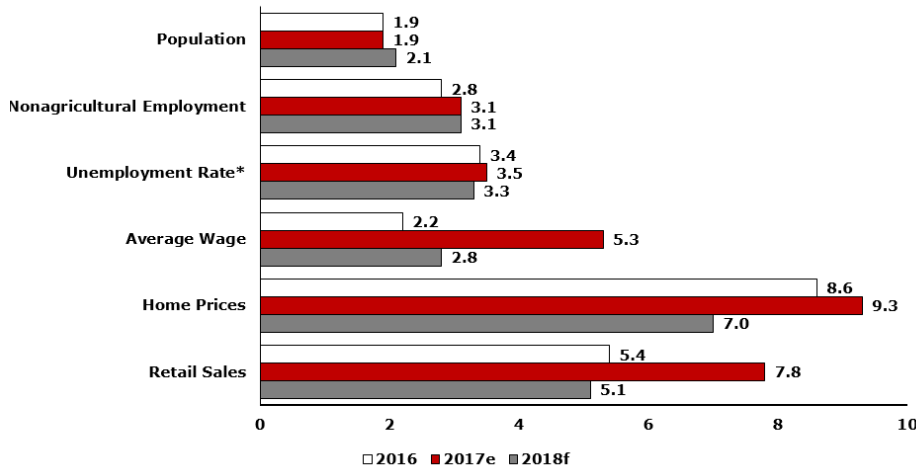
Employment by Industry as a Percent of Total Employment: July 2018



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 from July 2016 to 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