

2019 Economic Summary

August

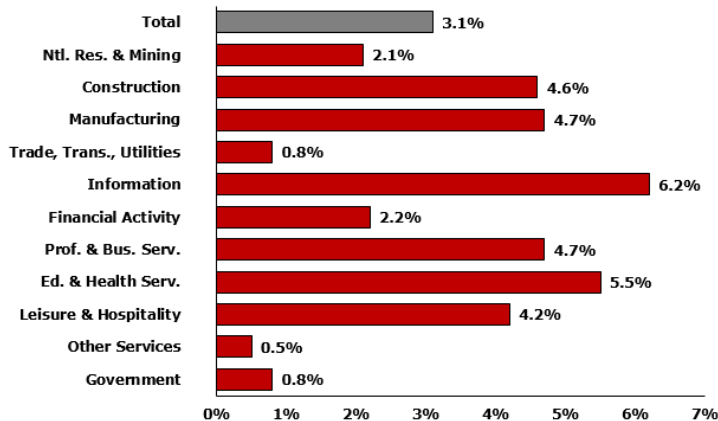


Employment

Employment Change—Utah’s nonagricultural employment increased an estimated 3.1%, or 47,400 jobs, between July 2018 and July 2019. Nationally, employment increased 1.5%, or 2.2 million jobs, between July 2018 and July 2019.

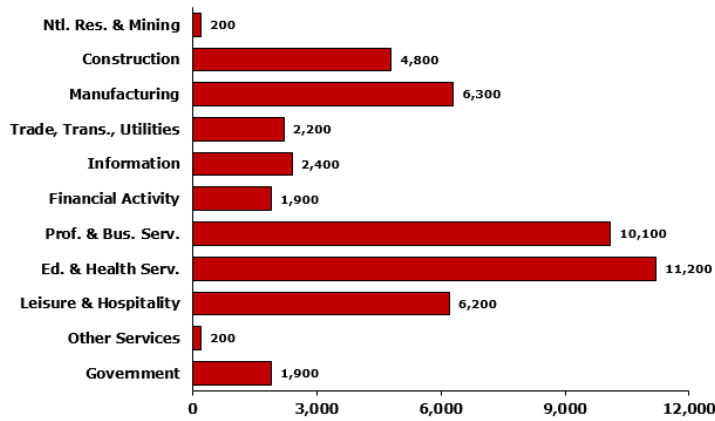
Unemployment—Utah’s unemployment rate was 2.8% in July 2019, lower than the July 2018 rate of 3.1%. The national unemployment rate was 3.7% in July 2019, lower than the July 2018 rate of 3.9%.

Percent Change in Utah Employment by Industry: July 2018 to July 2019



Source: U.S. Bureau of Labor Statistics

Numerical Change in Utah Employment by Industry: July 2018 to July 2019



Source: U.S. Bureau of Labor Statistics

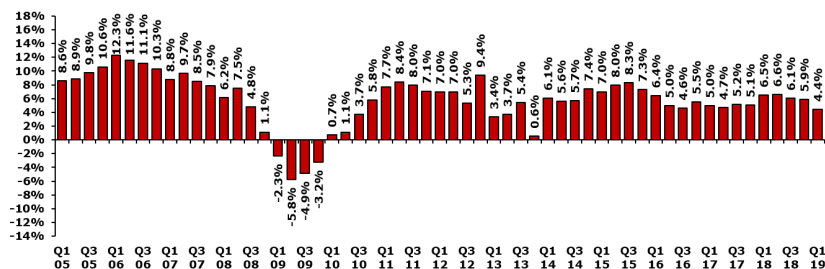
Income

Total Personal Income—Utah’s total personal income reached \$147.4 billion* in the first quarter of 2019, rising 4.4% from the first quarter of 2018. Utah’s growth ranked 15th in the nation. Nationally, personal income increased 3.8% over the same period.

Income Per Capita—Utah’s per capita personal income grew 4.4% to reach \$45,340 in 2018. Per capita personal income for the nation in 2018 was \$53,712, a year-over-year increase of 3.8%.

*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 averaged 3.6% for the week ending August 15, 2019 according to Freddie Mac. This was a 0.21 percentage point decrease from the week ending July 18, 2019.

Home Prices—According to the Federal Housing Finance Agency (FHFA) House Price Appreciation Ranking, Utah’s house prices were up 8.9% in the first quarter of 2019 from the fourth quarter of 2018.

Foreclosure Rates—At the end of the second quarter of 2019, Utah ranked 3rd lowest with 0.32% of all loans in foreclosure.

Indicator	Period	Value	Period	Value
GDP	Q2-19 Annual	2.30%	Since Q1-19	0.51%
CPI	July-19 Annual	1.81%	Since June-19	0.34%
CPI-core	July-19 Annual	2.21%	Since June-19	0.29%

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 2019 Over First Quarter 2018

	Realtors		FHFA	
	Median Sales Price	Change	HPI Change	Purchase-Only Change
Logan, UT-ID MSA	\$277,295	8.1%	8.1%	na
Ogden-Clearfield, UT MSA	\$318,335	10.3%	10.3%	na
Provo-Orem, UT MSA	\$365,739	9.9%	9.9%	na
Salt Lake City, UT MSA	\$335,035	2.8%	9.4%	7.7%
St. George	\$355,736	10.9%	10.9%	na
Utah	\$343,927	7.0%	9.8%	8.9%
U.S.	\$270,551	4.1%	5.5%	5.1%

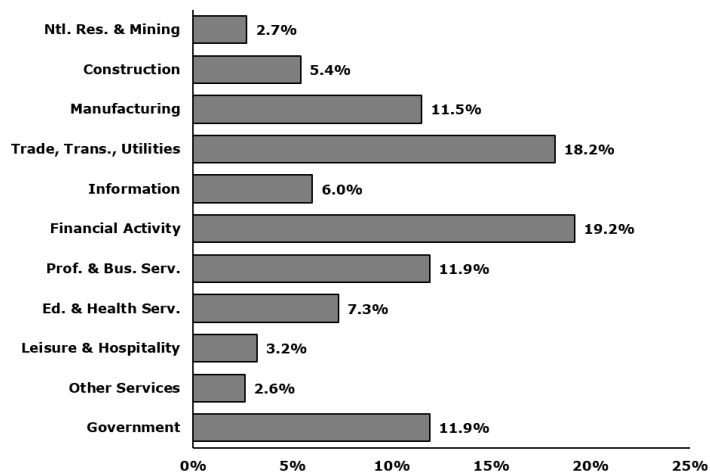
Note: The median price is for existing single family homes, seasonally adjusted, from Economy.com. Home price data from the FHFA is limited to conventional mortgages guaranteed by Fannie Mae or Freddie Mac. The House Price Index includes purchases and refinances, while the Purchase-Only Index excludes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

Source: National Association of Realtors; Federal Housing Finance Agency

Utah Rankings

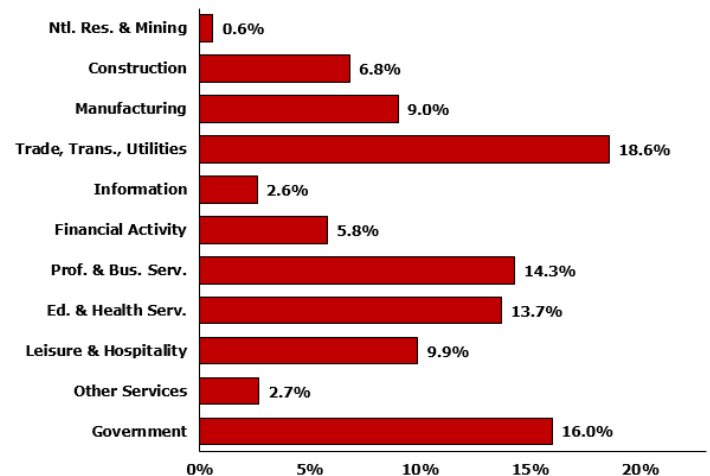
Demographic	State Rank ₃	Value	Year	Economic	State Rank ₃	Value	Period
Population Growth Rate	3rd	1.9%	2018	Employment Change _{1,2,4}	2nd	3.1%	July-19 Annual
Total Fertility Rate	2nd	2.12	2017	Unemployment Rate _{1,2}	9th	2.8%	July-19
Life Expectancy	10th	80.2	2010	Median Household Income	11th	\$71,319	2017
Median Age	1st	31.0	2018	Per Capita Personal Income	41st	\$45,340	2018
Household Size	1st	3.13	2017	Total Personal Income (% Change)	14th	4.4%	Q1-19 Annual
Social Indicators				Notes: 1. Rankings are based on the most recent data available for all states; may differ from other data.			
Poverty Rate	6th	9.7%	2017	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.			
Educational Attainment				3. Rank is most favorable to least favorable.			
Persons 25+ w/high school degree	10th	92.1%	2017	4. Employment change based on nonfarm employment totals.			
Persons 25+ w/bachelor's degree	13th	34.6%	2017				

Percent of Total Gross Domestic Product by Industry: 2018



Source: Bureau of Economic Analysis

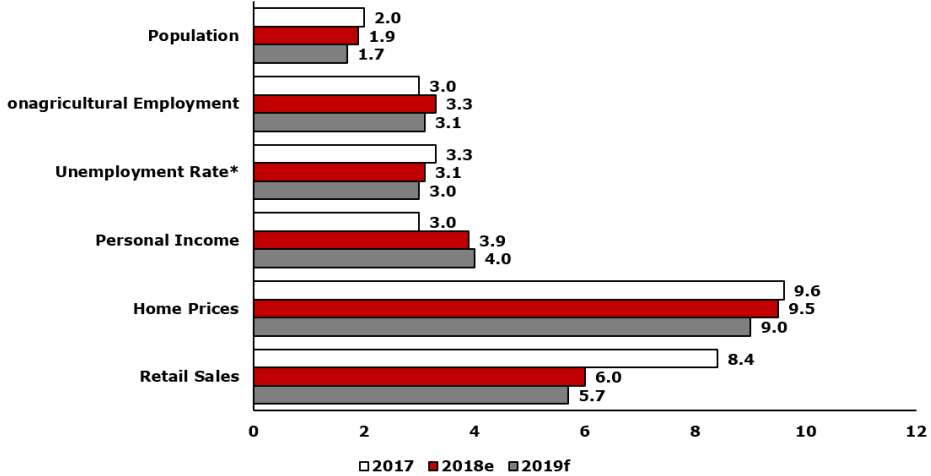
Employment by Industry as a Percent of Total Employment: July 2019



Source: U.S. Bureau of Labor Statistics

Economic Outlook

Utah Economic Indicators: 2017–2019 (% Change)



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

2018 Overview—The Utah economy exceeded expectations in 2018, adding a total of 48,500 new jobs over the year. An annual employment growth rate of 3.3% is on par with the state's long-term average and is among the strongest in the nation. A tightening labor market (3.1 percent unemployment) applied upward pressure on personal income. Annual income per capita increased to \$45,174, a 3.9 percent increase from last year.

Outlook 2019—The consensus forecast predicts moderating—but still healthy—job and wage growth, and low unemployment. 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 2019.

Demographics

Population—The Census Bureau estimates that Utah's population increased by 57,987 persons from July 2017 to July 2018, with total population rising to 3,161,105. This is a year-over-year growth rate of 1.9 percent, third highest in the nation after Nevada and Idaho. The total 2018 population count for the United States is 327,167,434. This represents a population increase of 2,020,313 individuals, or 0.6% from 2017.

	Utah	United States
2017 Estimate	3,103,118	325,147,121
2018 Estimate	3,161,105	327,167,434
2017-2018 Percent Change	1.9%	0.6%
2017-2018 Numeric Change	57,987	2,020,313

Source: U.S. Census Bureau

The Utah Population Committee estimates that Utah's population increased by 52,664 persons from July 2017 to July 2018. This is similar (0.1 percent less) to the Census Bureau estimate.