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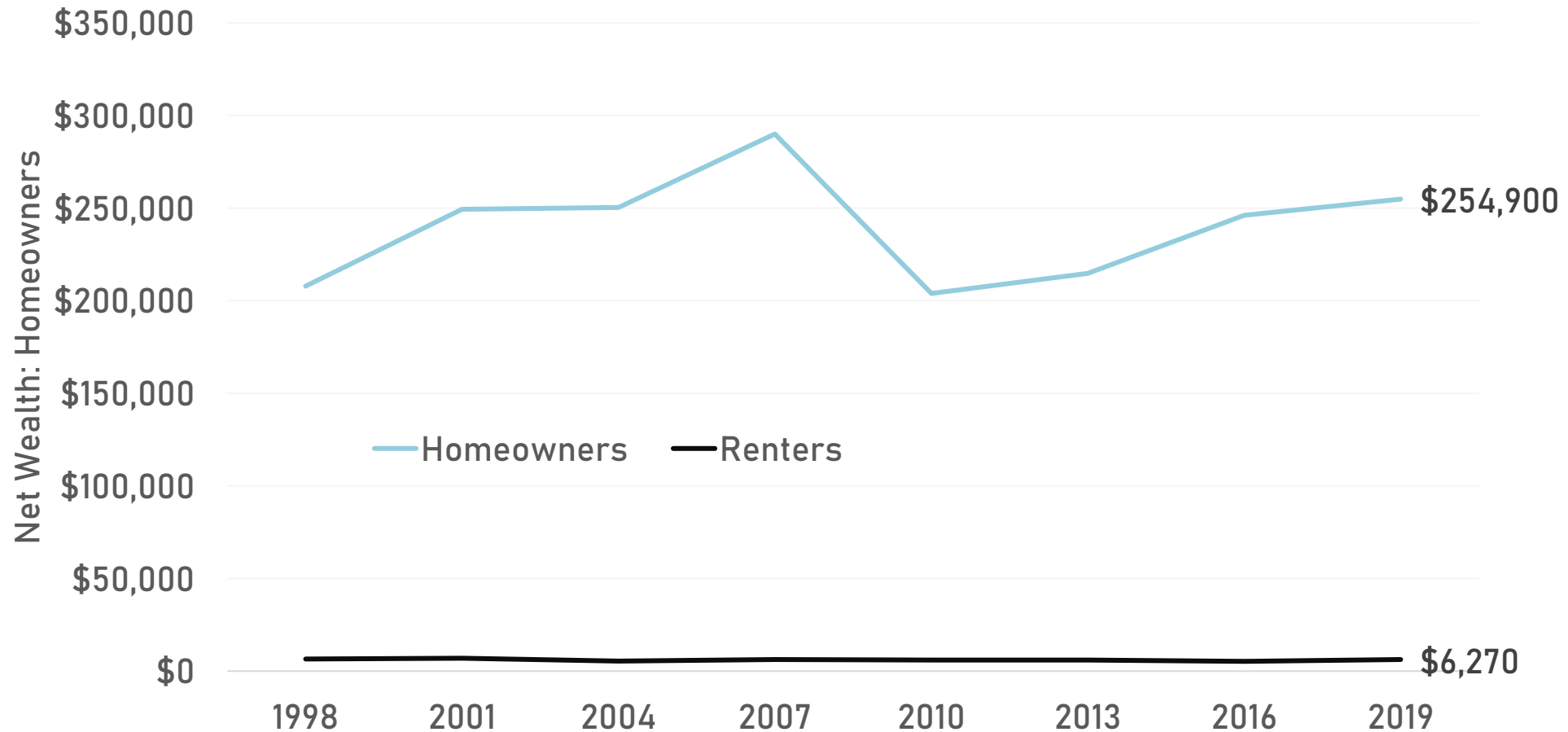
Utah's Rental Market

April 6th, 2023

INFORMED DECISIONS™

Path to Household Wealth

Median Net Wealth by Tenure, 1998 – 2019, U.S.

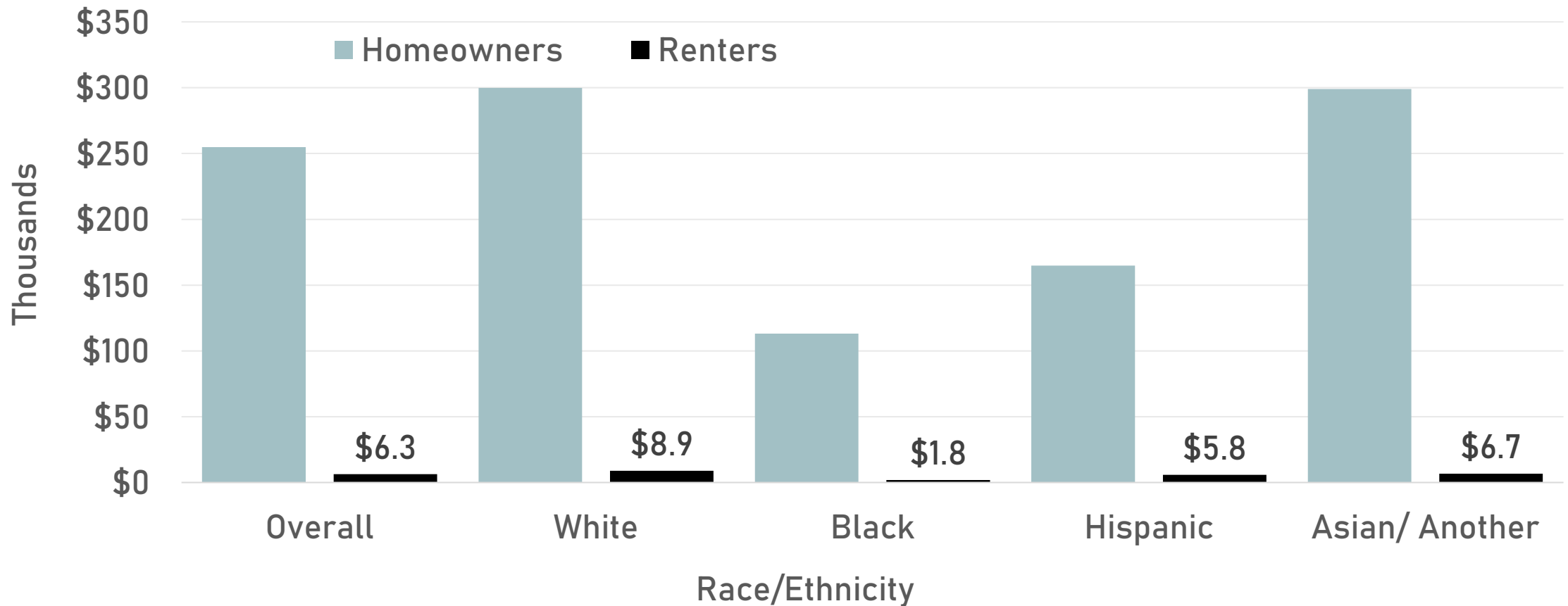


Note: Data is inflation-adjusted to 2019 dollars.

Source: JCHS tabulations of the Federal Reserve Board, Surveys of Consumer Finances.

Wealth Gaps Widen by Race/Ethnicity

Median Net Wealth by Race/Ethnicity and Tenure, U.S., 2019

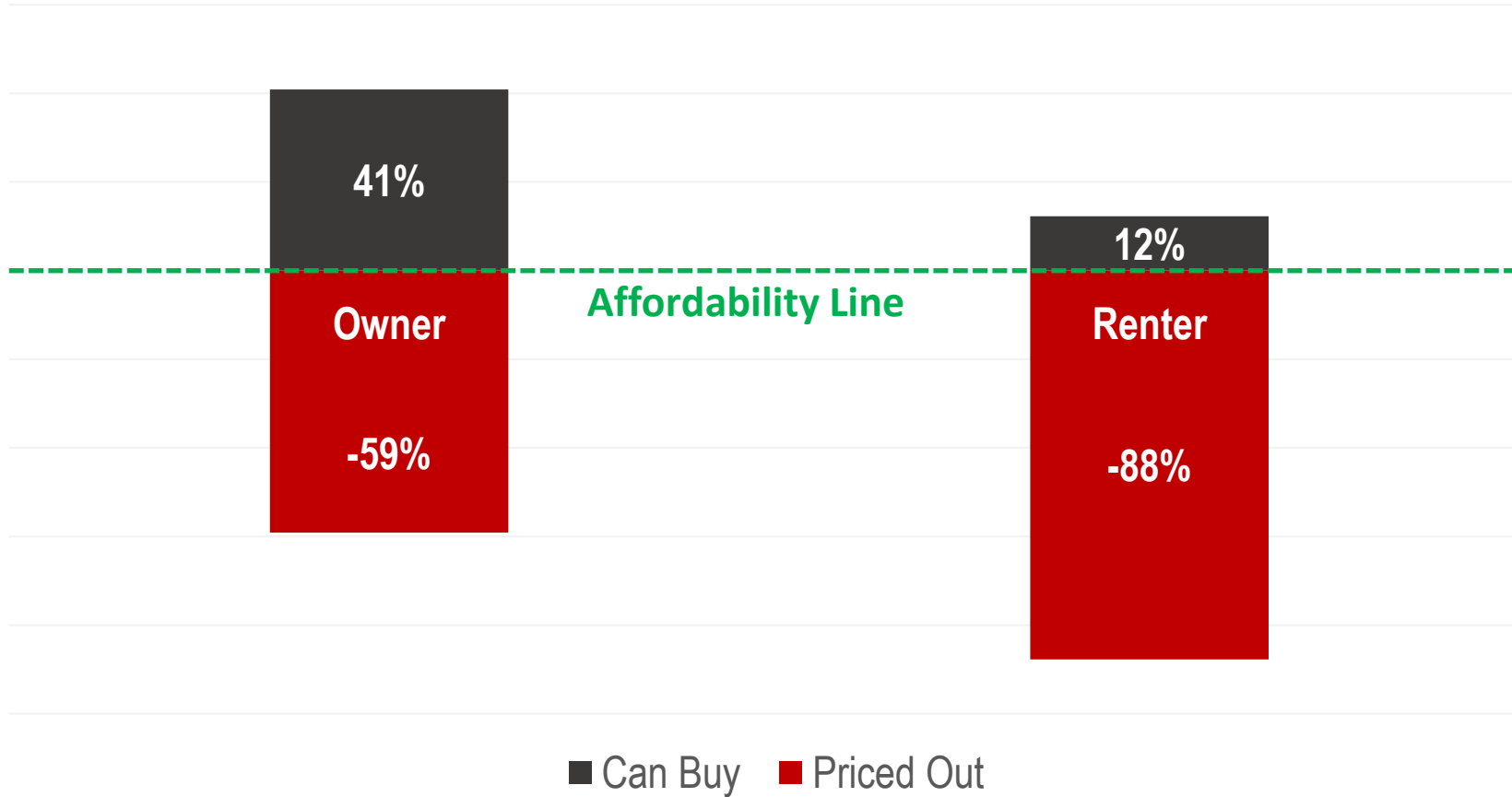


Note: Data is inflation-adjusted to 2019 dollars.

Source: JCHS tabulations of the Federal Reserve Board, Surveys of Consumer Finances.

Renters are Stuck Renting

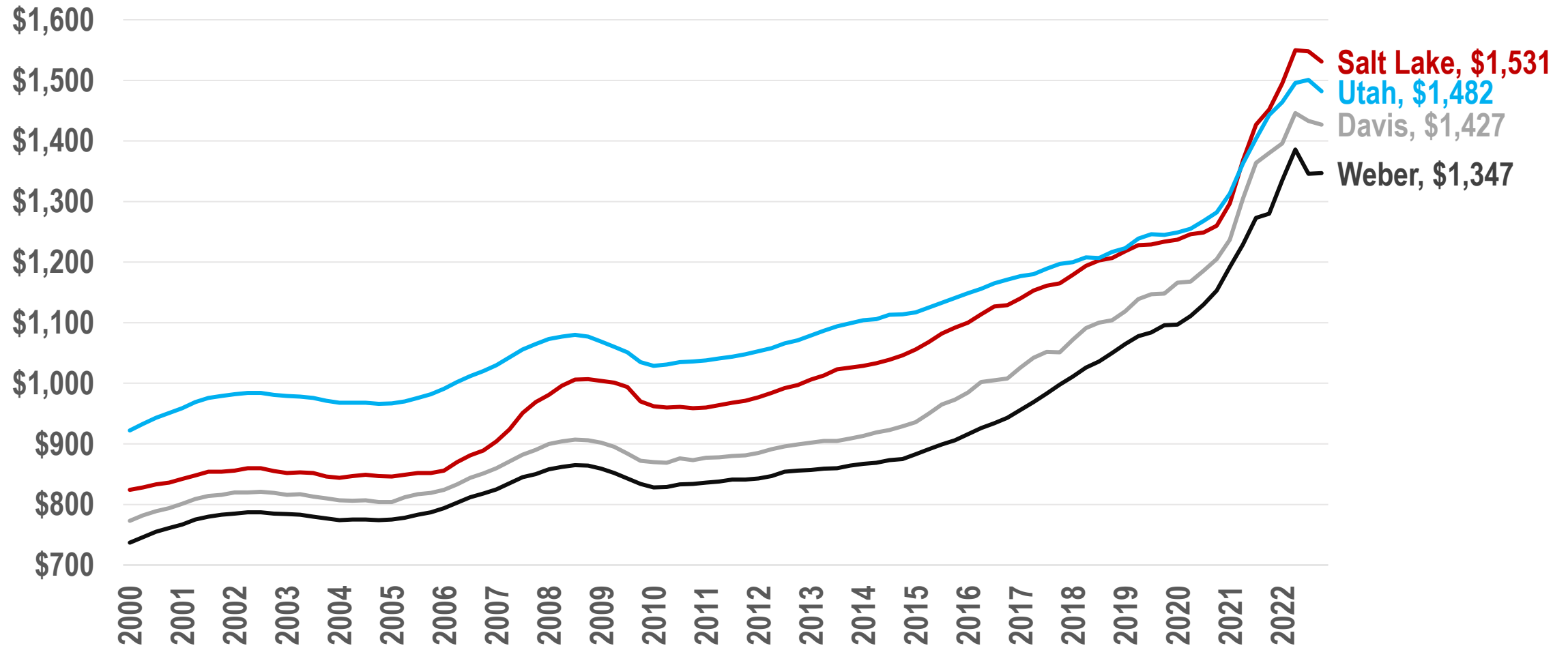
Share of Households *By Tenure* that *Can't Afford* a Median Priced Home, Utah
January, 2023



Source: Calculations based on 2021 ACS 1-Year Estimates US Census Income Data (adjusted to 2022), UtahRealEstate.com Median Sales Price data.

Rents Peaked & are Coming Down

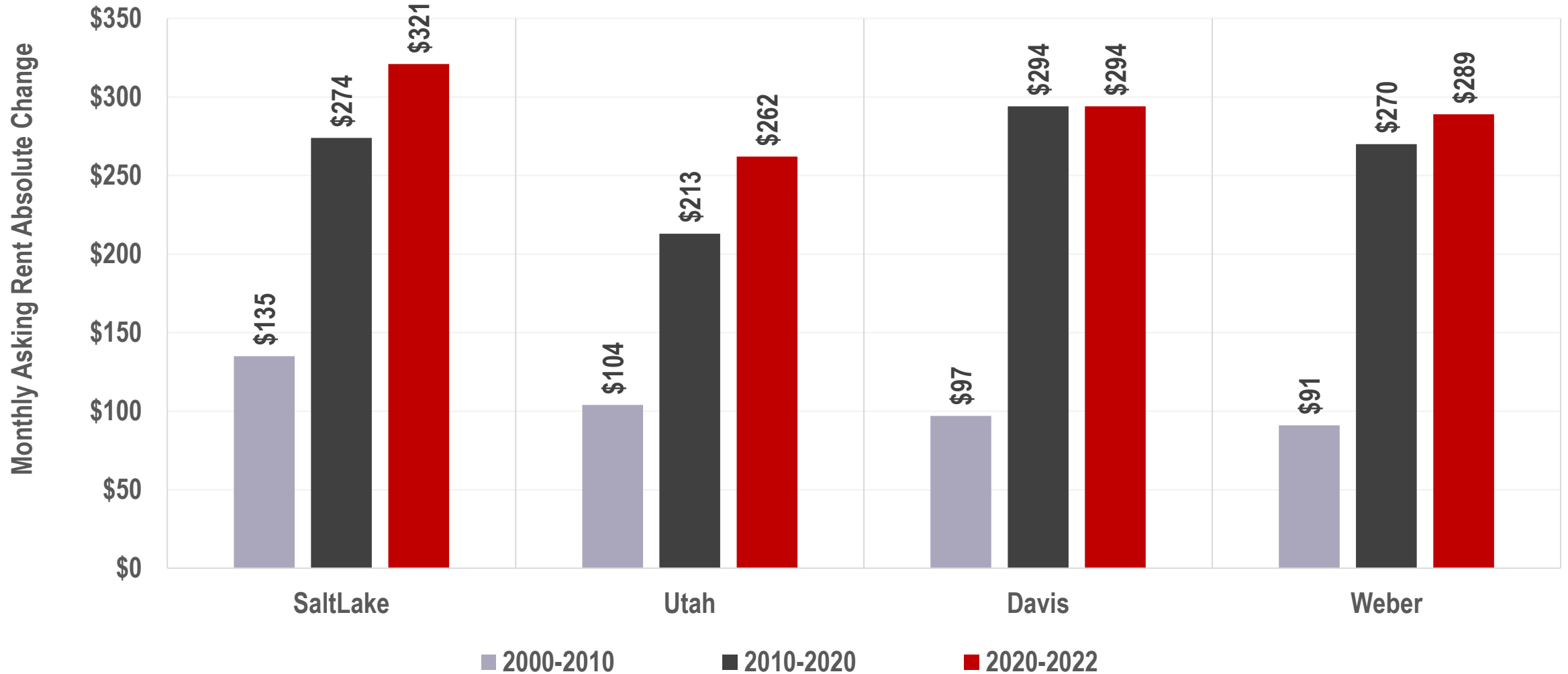
Asking Rents by County



Source: CoStar, Inc.

A Decade of Rent Increases in Two Year

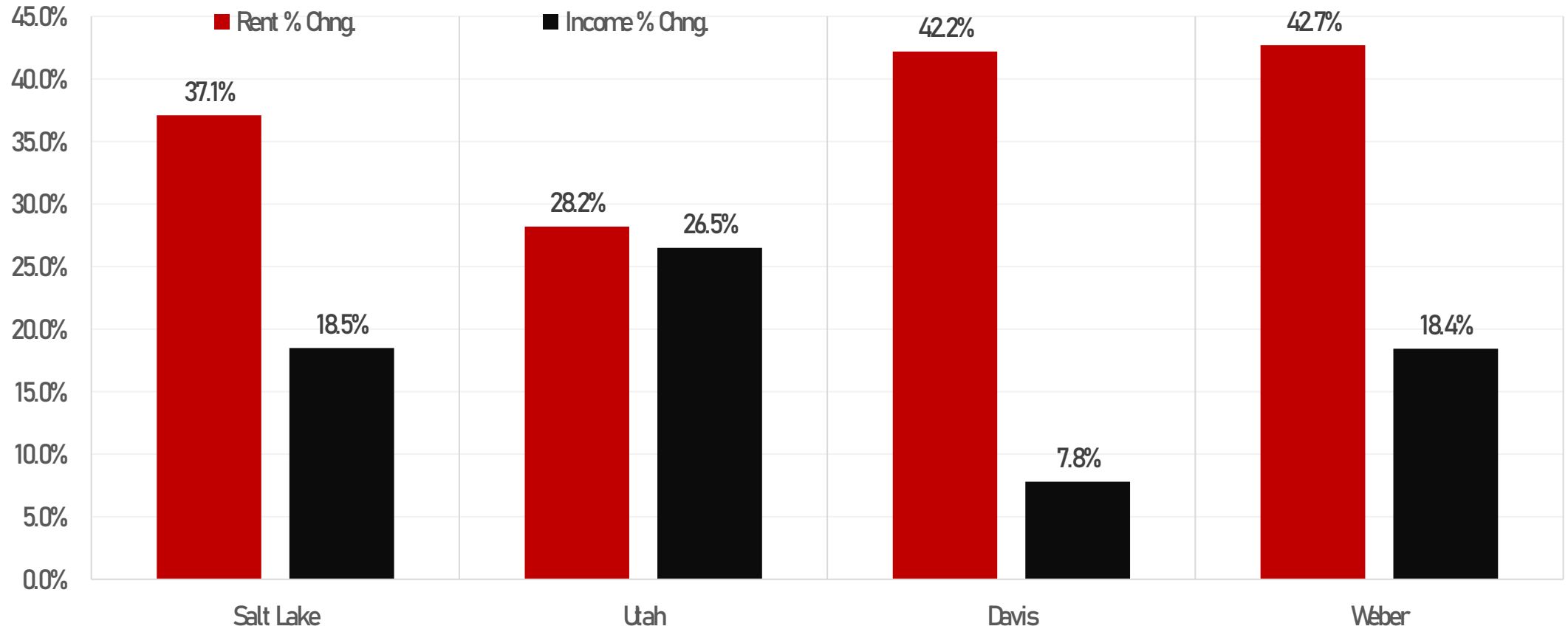
Absolute Increase in Monthly Rent by County



Source: CoStar, Inc.

Incomes Cant Keep up with Rents

Percent Change in Average Apartment Rent, and Renter Median Income, in the Wasatch Front Counties, 2016 – 2021



Source: CoStar, 2021 ACS 1-Year Estimates US Census.

Renter Burdens Continue

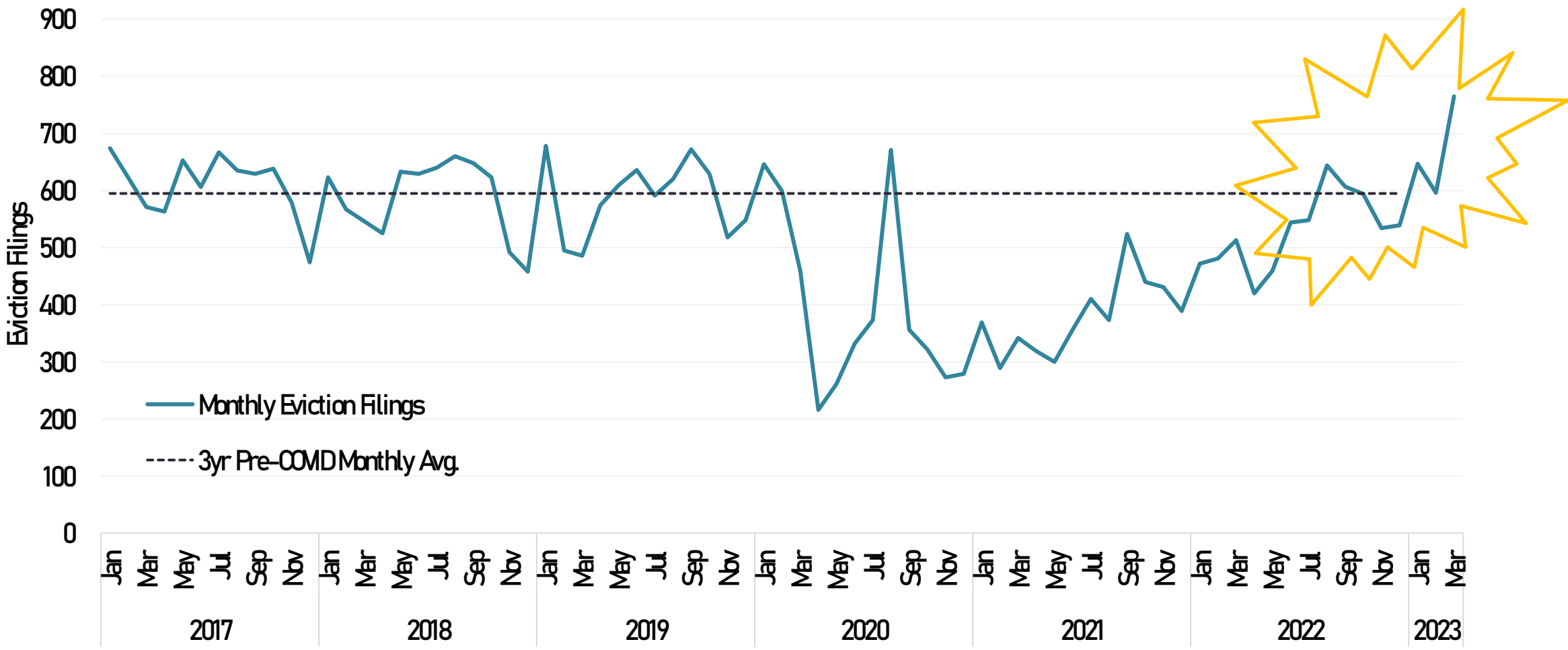
Renter Cost Burden for Six Largest Co's., 2021

County	Share of Housing Units that are renter occupied	Number of Renters that are Cost Burdened	Share of Renters that are Cost Burdened
Salt Lake County	33%	57,449	46%
Utah County	31%	25,800	48%
Davis County	23%	9,575	41%
Weber County	26%	9,464	44%
Washington County	30%	8,497	49%
Cache County	36%	6,363	45%

Source: US Census 5-yr ACS

Evictions are on the Rise Despite Financial Support

Monthly Eviction Filings



Source: State of Utah Courts.