2014 Economic Summary

November

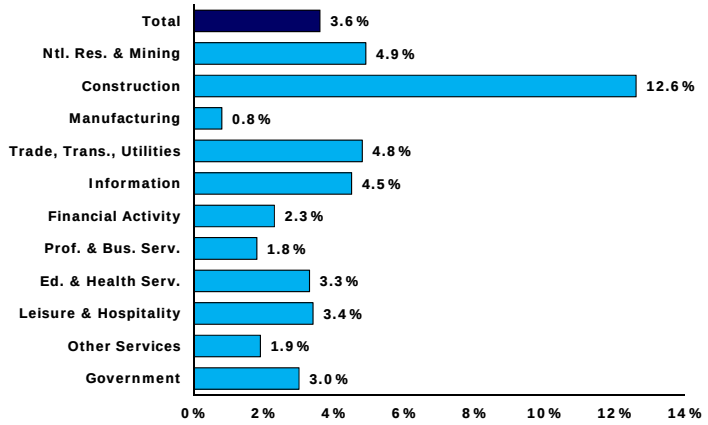
Utah State Data Center
Bureau of Economic and Business Research
University of Utah

Employment

Employment Change—Utah's nonagricultural employment increased an estimated 3.6%, or 47,400 jobs, between October 2013 and October 2014. Nationally, employment increased 2.0%, or 2.6 million jobs, from October 2013 and October 2014.

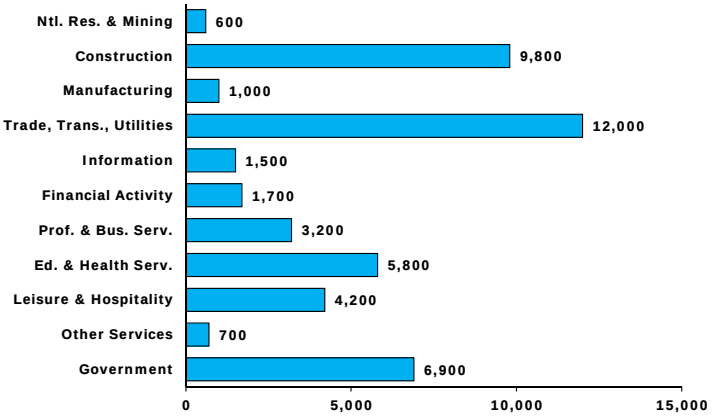
Unemployment—Utah's unemployment rate was 3.5% in September 2014, lower than the September 2013 unemployment rate of 4.3%. The national unemployment rate was 5.9% in September 2014, lower than the September 2013 rate of 7.2%.

Percent Change in Utah Employment by Industry: Oct. 2013 to Oct. 2014



Source: Department of Workforce Services

Numerical Change in Utah Employment by Industry: Oct. 2013 to Oct. 2014



Source: Department of Workforce Services

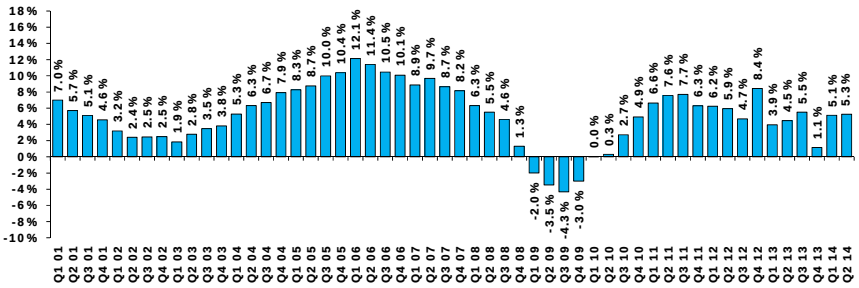
Wages and Income

Total Personal Income—Utah's total personal income reached $111.6 billion* in second quarter of 2014. The change of 5.3% from second quarter 2013 was fifth in the nation. National change in personal income over the same period was 4.1%.

Average Annual Pay—Utah's average annual pay grew 1.0% to reach $41,047 in 2013. Annual pay is forecast to increase 1.9% to $41,828 in 2014. Average annual pay for the nation in 2013 was $52,347 and is forecast to be $53,474 in 2014, an increase of 2.2%.

*seasonally adjusted at an annual rate

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 3.89% for the week ending December 4, 2014 according to Freddie Mac.

Home Prices—According to the Federal Housing Finance Agency (FHFA) House Price Appreciation Ranking, Utah's house prices were up 3.5% in the third quarter of 2014 from third quarter of 2013. This ranks Utah 26th in the nation.

Foreclosure Rates—At the end of the third quarter 2015, 1.0% of all loans were in foreclosure, ranking Utah 11th in the nation.

Indicator	Period	Value	Period	Value
GDP	Q3-14	3.9%	Q2-14	4.6%
CPI	Oct-14	1.7%	Sep-14	1.7%
CPI-core	Oct-14	1.8%	Sep-14	1.7%

Note: CPI-core excludes Food and Energy

Home Prices: Second Quarter 2014 Over Second Quarter 2013

	Moody's Analytics		FHFA	
	Median Sales Price	Change	HPI Change	Purchase-Only Change
Logan, UT-ID MSA	$160,910	7.6%	4.2%	na
Ogden-Clearfield, UT MSA	$182,190	9.8%	5.4%	na
Provo-Orem, UT MSA	$186,970	12.8%	7.7%	na
Salt Lake City, UT MSA	$231,280	12.9%	8.3%	6.4%
St. George	$169,830	15.4%	10.7%	na
Utah	$193,050	5.0%	5.3%	5.2%
U.S.	$203,930	5.5%	6.2%	5.2%

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.
Sources: Moody's Analytics; Federal Housing Finance Agency

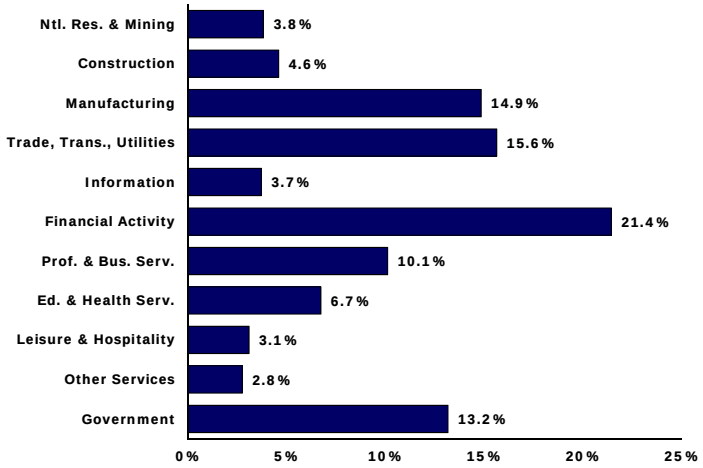
Utah Rankings

Demographic	State Rank	Value	Year
Population Growth Rate	3rd	1.6%	2013
Fertility Rate	1st	2.37	2012
Life Expectancy	10th	80.2	2010
Median Age	1st	30.2	2013
Household Size	1st	3.17	2013
Social Indicators			
Poverty Rate	3rd	10.1%	2011-2013
Educational Attainment			
Persons 25+ w/high school degree	9th	91.5%	2013
Persons 25+ w/bachelor's degree	15th	31.3%	2013

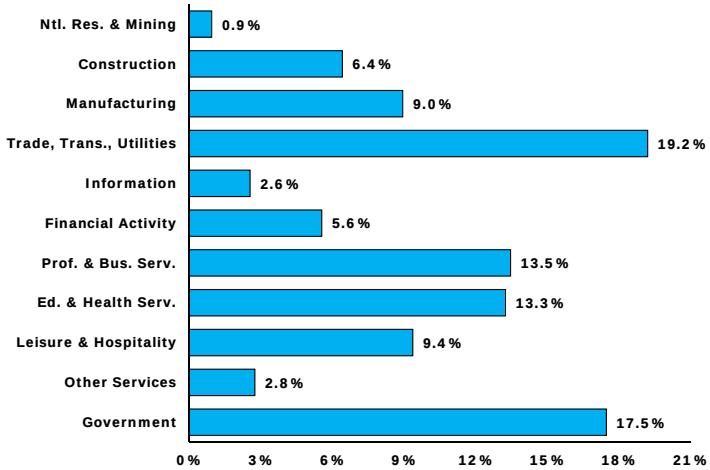
Economic	State Rank	Value	Year
Employment Change [1,2]	2nd	3.8%	Oct. 2014
Unemployment Rate [1,2]	4th	3.6%	Oct. 2014
Median Household Income	13th	$59,877	2011-2013
Average Wages and Salaries	36th	$42,693	2013
Per Capita Personal Income	44th	$36,640	2013
Total Personal Income (% Change)	5th	5.3%	Q2 13-Q2 14

Notes: 1. Rankings are based on the most recent data available for all states and may differ from other data.
2. Job Growth and Unemployment rates are seasonally adjusted and are based on national data from BLS, which can differ from state values.
3. Rank is most favorable to least favorable.

Industry Focus

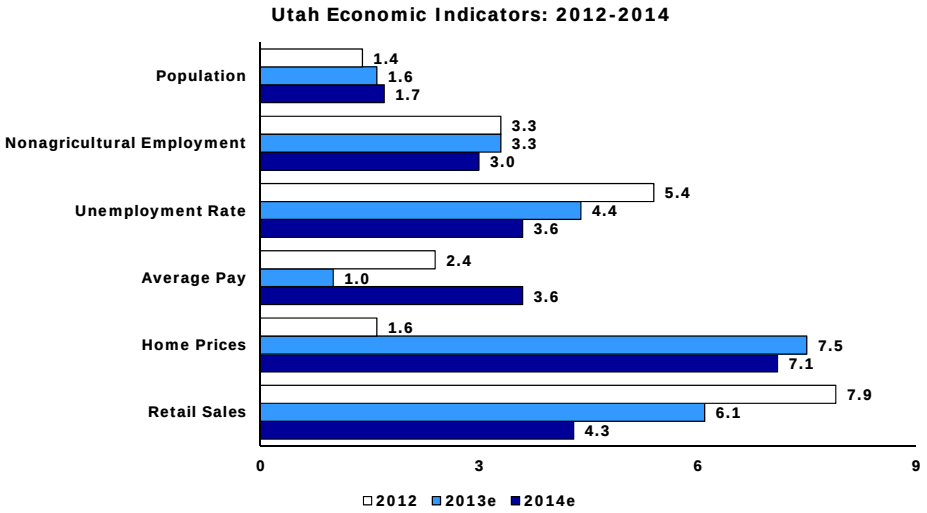


Source: Bureau of Economic Analysis



Source: Department of Workforce Services

Economic Outlook



Source: Council of Economic Advisors' Revenue Assumptions Working Group

Overview of the Economy—Utah typically grows more rapidly than the nation after recessions, and this pattern is continuing in the current recovery. For the U.S., employment grew 1.7% in 2013, compared to 3.3% for Utah. While employment increased during 2013, Utah's unemployment rate also improved to 4.4%, lower than the rate of 5.4% in 2012. Though housing stabilized, with building permits at 13,500 in 2013, home-building is not leading the economy as it does during a typical recovery.

Outlook 2014—Utah's job growth is expected to grow at 3.0% while the nation is at 1.8%. With job growth near the long-term average, the unemployment rate will decrease to 4.4%. In contrast to the early stages of the recovery, housing will provide noticeable support to the expansion. Repeating its leading role from 2013, construction employment will grow 9.4% in 2014. The continuing housing recovery accounts for most of the strong showing in construction.

Demographics

Population—Utah's 2013 total population count was 2,900,872. This represents a population increase of 46,001 people, or 1.6% from 2012, ranking Utah third among states in population growth. Utah grew more than twice as fast as the nation from 2012 to 2013. The total 2013 population count for the United States was 316,128,839. This represents a population increase of 2,255,154 people, or 0.7% from 2012.

2014 Outlook—Utah will continue to experience population growth at a rate higher than most states in 2014 on account of strong natural increase in addition to in-migration. Natural increase (births less deaths) is anticipated to add 37,200 people to Utah's population. While net in-migration has slowed during the economic recession, Utah's net migration is projected to increase to 11,700 people.

	Utah	United States
2012 Estimate	2,854,871	313,873,685
2013 Estimate	2,900,872	316,128,839
2012-2013 Percent Change	1.6%	0.7%
2012-2013 Absolute Change	46,001	2,255,154