Oregon’s job growth rate continued to exceed the national average during the first half of 2018, driven in part by strength in tech, healthcare, leisure, and construction. Per capita single family permit volumes eased as builders struggled to increase construction on par with population growth. Tight housing inventories and wage growth kept home price appreciation above the national average, but rising interest rates and growing affordability strains tamped the rate of home price gains in recent quarters.

Oregon’s banks showed improved profitability in the first half of 2018 on stronger margins and lower income taxes. Loan growth moderated overall, but the pace of increase in several commercial real estate (CRE) loan categories accelerated, causing the ratio of CRE concentrations to capital to tick higher. The average total risk-based capital ratio increased on earnings performance, but remained below the national average, as risk-weighted assets comprised a relatively high portion of total assets. The share of liquid assets edged lower and further trailed the nation.

### Key Economic Metrics

**Year-over-Year Job Growth: 2.2%**
- **Rank:** #8
- **Oregon:** 2.2%
- **Nation:** 1.6%

Establishment Survey, nonfarm payrolls, quarterly average, seasonally adjusted

**Unemployment: 4.0%**
- **Rank:** #23
- **Oregon:** 4.0%
- **Nation:** 4.0%

Household Employment Survey, end of period, seasonally adjusted

**Year-over-Year Home Price Growth: 7.9%**
- **Rank:** #14
- **Oregon:** 7.9%
- **Nation:** 7.0%

Housing Price Index, year-over-year change of average home prices

**Single Family Permits / 1,000 Residents: 2.4**
- **Rank:** #26
- **Oregon:** 2.4%
- **Nation:** 2.6%

Trailing twelve month single family permits / average twelve month population in thousands, by state

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**Banks at a Glance: Oregon**

### Key Banking Metrics (averages across banks; ranking #1 = highest in the nation)

#### Year to Date Return on Average Assets: 1.08%
- **Rank:** #21

#### Year-over-Year Net Loan Growth: 7.3%
- **Rank:** #22

#### Nonperforming Assets / Total Assets: 0.46%
- **Rank:** #38

#### Total Risk-Based Capital Ratio: 15.5%
- **Rank:** #38

#### CRE Concentration: 235%
- **Rank:** #5

#### Securities and Liquid Invest. / Total Assets: 22.6%
- **Rank:** #40

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**Source:** Call Report data for commercial banks based upon headquarters location. Averages are calculated on a “trimmed” basis by removing the highest 10% and lowest 10% of ratio values prior to averaging to prevent distortion from outliers. All charts display quarterly data, except for return on average assets which displays the same quarter in each year. Growth rates are not adjusted for mergers. Graphics and data exclude “De Novo” banks (banks less than five years old). As of the latest period, the count of banks included in these statistics were 16 for the state and 4,794 for the nation.

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