

# Banks at a Glance: Utah

## Economic and Banking Highlights

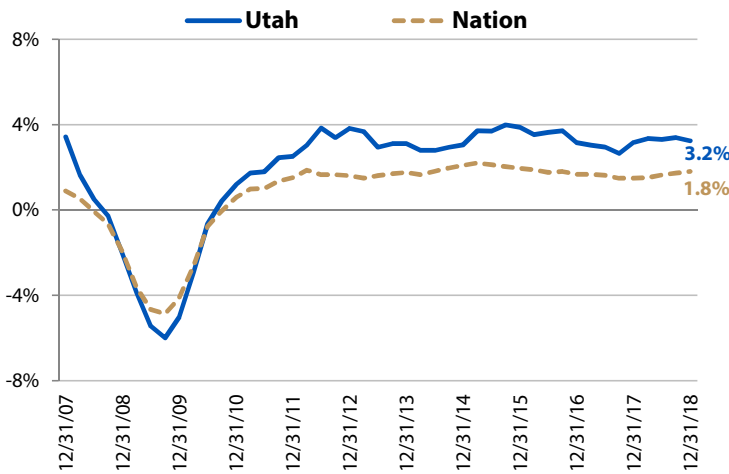
Data as of 12/31/2018

- Utah's economy showed initial signs of cooling in late 2018, but remained one of the nation's top performers. Job growth edged down slightly as the construction and professional and business services sectors, in particular, struggled to find workers. The unemployment rate increased slightly amid slower labor-force growth. Home-price appreciation and single-family permitting also started to edge downwards, but remained well above national averages.
- Although Utah banks' average loan growth slowed across most categories, it remained among the highest in the nation in the second half of 2018. Profitability also remained strong as wider net interest margins and lower tax expenses offset slightly higher noninterest expenses and provisions relative to a year ago. Net loan and risk-weighted asset growth slowed, and trailed total asset growth in the fourth quarter as banks increased their share of assets held in securities and liquid instruments. Large year-end dividend payouts kept capital ratios on a downward trend. Meanwhile, asset quality and commercial real estate concentration remained stable and in line with national averages.

## Key Economic Metrics (ranking #1 = highest in the nation)

### Year-over-Year Job Growth: 3.2%

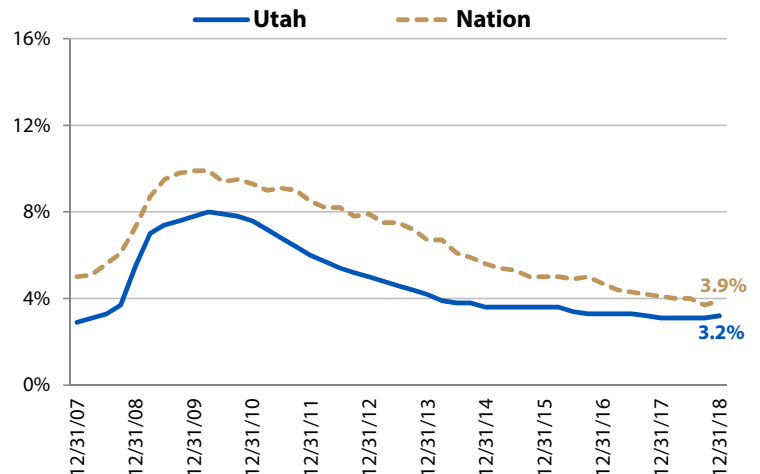
State Rank: #2



Establishment Survey, nonfarm payrolls, quarterly average, seasonally adjusted  
Source: Bureau of Labor Statistics

### Unemployment: 3.2%

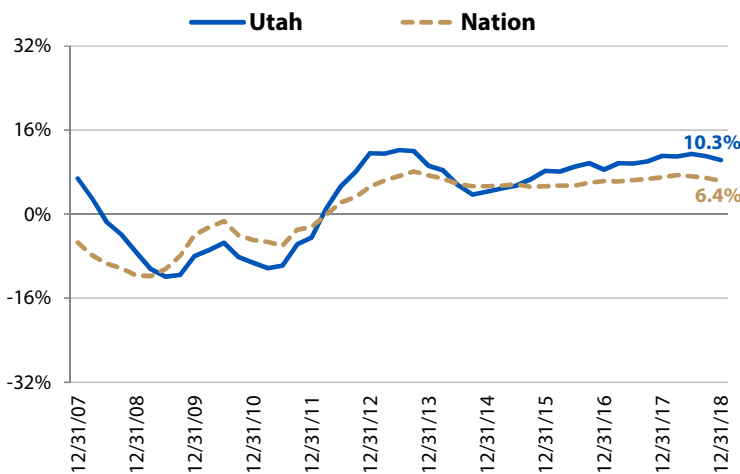
State Rank: #35



Household Employment Survey, end of period, seasonally adjusted  
Source: Bureau of Labor Statistics

### Year-over-Year Home Price Growth: 10.3%

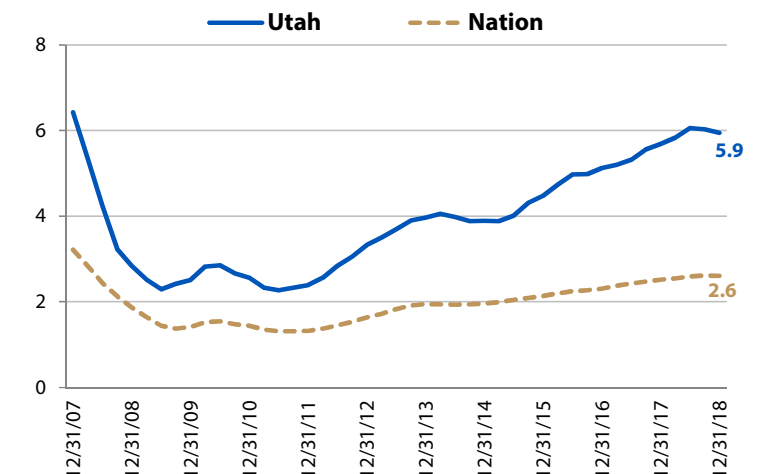
State Rank: #3



Housing Price Index, year-over-year change of average home prices  
Source: Federal Housing Finance Agency

### Single Family Permits / 1,000 Residents: 5.9

State Rank: #2

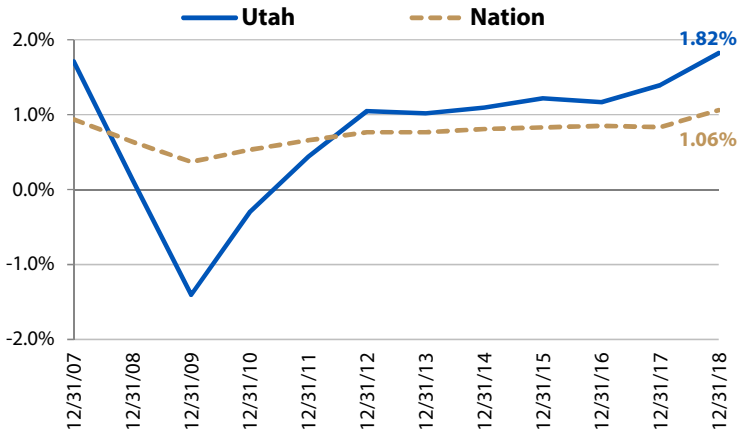


Trailing twelve month single family permits / average twelve month population in thousands, by state. Source: Census Bureau

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

### Year to Date Return on Average Assets: 1.82%

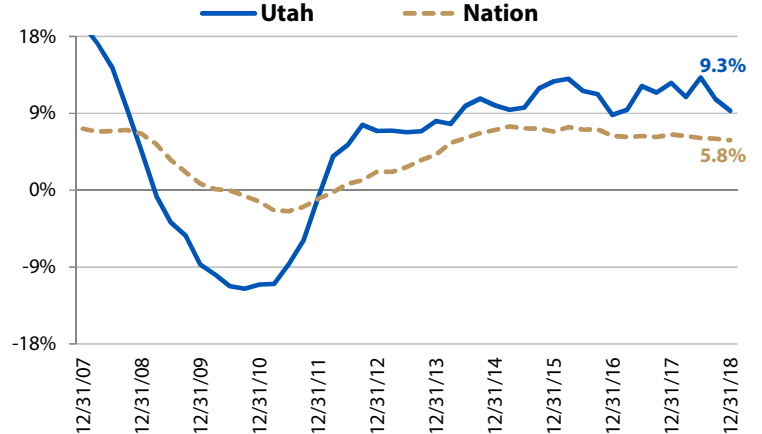
State Rank: #2



Net income / average assets, adjusted for S-Corps, annualized

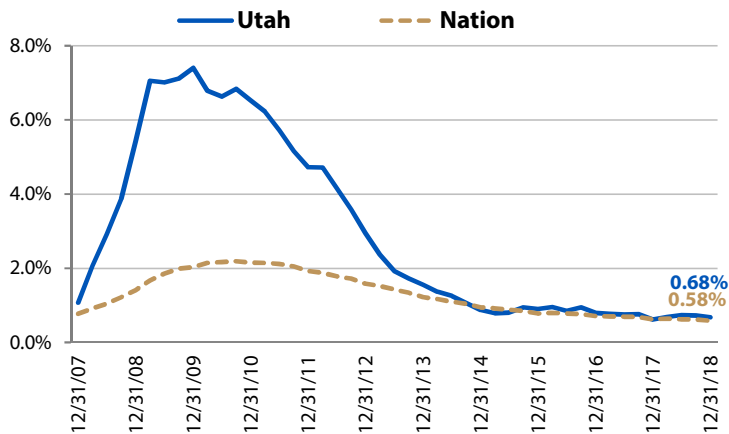
### Year-over-Year Net Loan Growth: 9.3%

State Rank: #6



### Nonperforming Assets / Total Assets: 0.68%

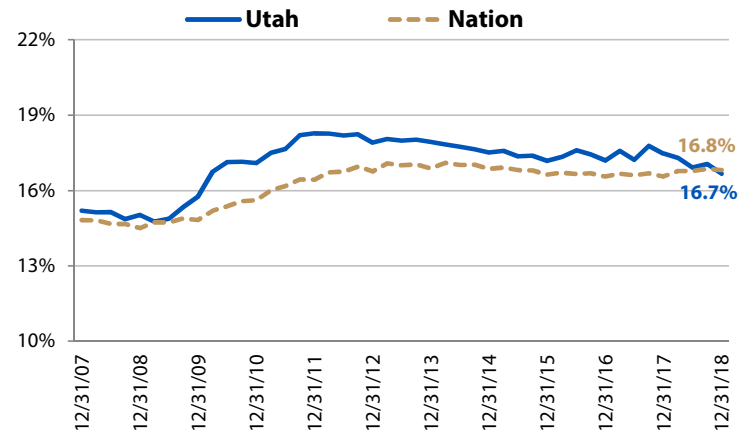
State Rank: #21



90+ days past due + nonaccruals + other real estate owned / total assets

### Total Risk-Based Capital: 16.7%

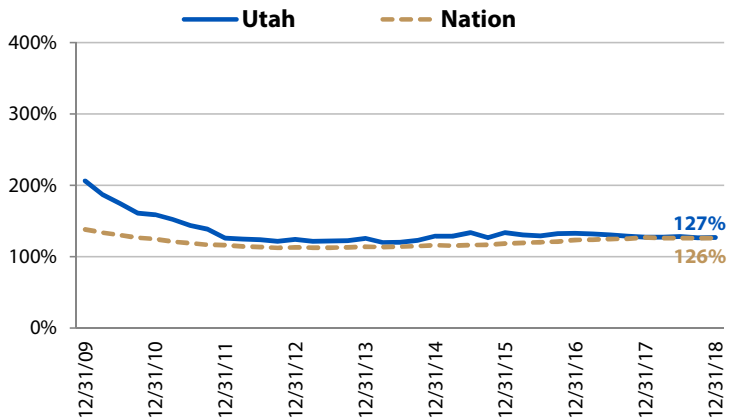
State Rank: #23



Total capital / risk-weighted assets

### CRE Concentration: 127%

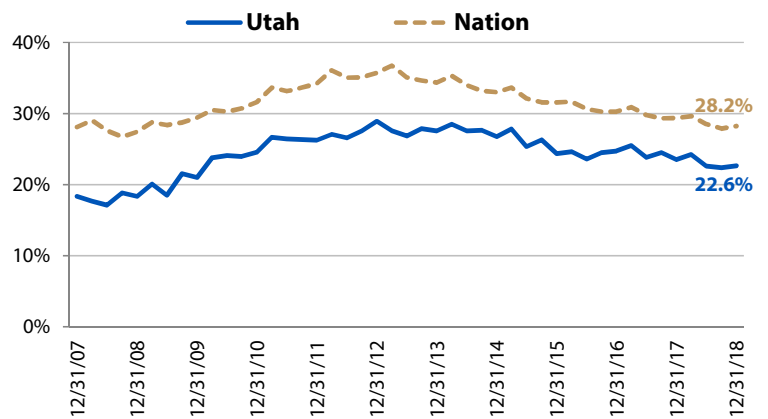
State Rank: #33



Total nonowner-occupied commercial real estate / total capital

### Securities and Liquid Invest. / Total Assets: 22.6%

State Rank: #40



Liquid investments = cash, due from balances, interest bearing bank balances, and Fed funds sold and securities purchased under agreements to resell

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 26 for the state and 4,677 for the nation. Utah banking averages reflect the specialty business models of several banks in the state (even after excluding industrial banks). These lenders often report elevated off-balance sheet activity, non-CRE loan concentrations, and high usage of noncore funding. For this and other publications, see: <http://www.frbsf.org/banking/publications>. Contact Media Relations for press inquiries: <http://www.frbsf.org/our-district/contact-us/>