

Banks at a Glance: Oregon

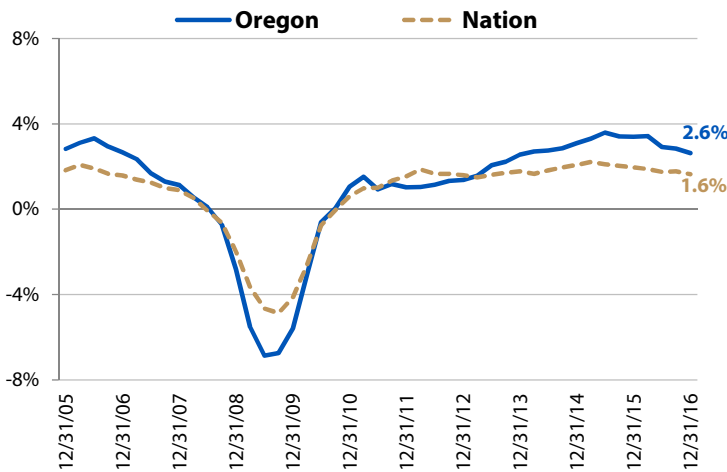
Economic and Banking Highlights

- Oregon's economy continued to expand. Job growth ranked among the top ten states in the nation, and unemployment remained in line with the nation's average. The strong labor market and high net in-migration continued to create demand for housing, pushing the home price appreciation rate to the second highest in the nation, and the home price-to-rents ratio to the third highest, per Zillow. Home affordability remained a concern, while housing permit growth for the state was moderate, and rising.
- Oregon's banks have fully recovered from the recession. Average loan growth remained strong, ranking sixth highest in the nation, while the average nonperforming assets ratio descended to less than 50 basis points. Although the average CRE concentration ratio was above the nation, it was well below pre-financial crisis levels, and the proportion made up of construction and land development loans was relatively low at 40% of capital on average, down from 183% in 2007. Still, elevated CRE concentrations weighed on risk-based capital measures. Average dependence on noncore funding was low and stable.

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

Year-over-Year Job Growth: 2.6%

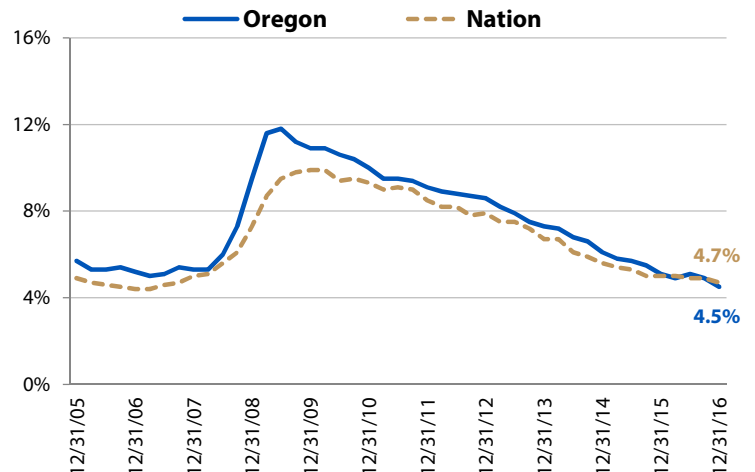
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Establishment Survey, nonfarm payrolls, quarterly average, seasonally adjusted
Source: Bureau of Labor Statistics

Unemployment: 4.5%

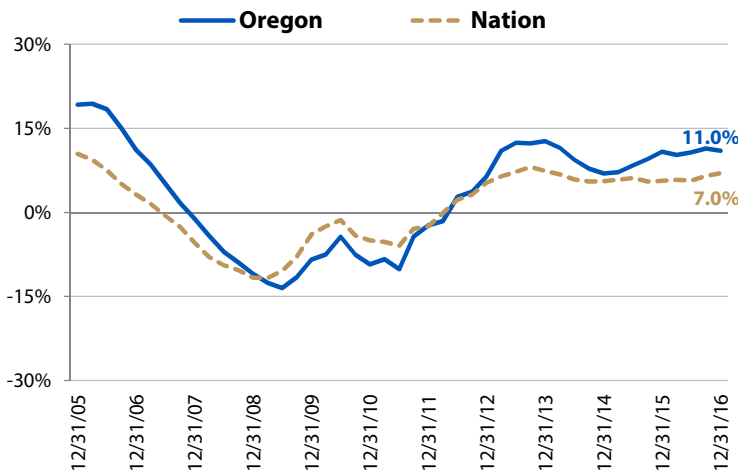
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Household Employment Survey, end of period, seasonally adjusted
Source: Bureau of Labor Statistics

Year-over-Year Home Price Growth: 11.0%

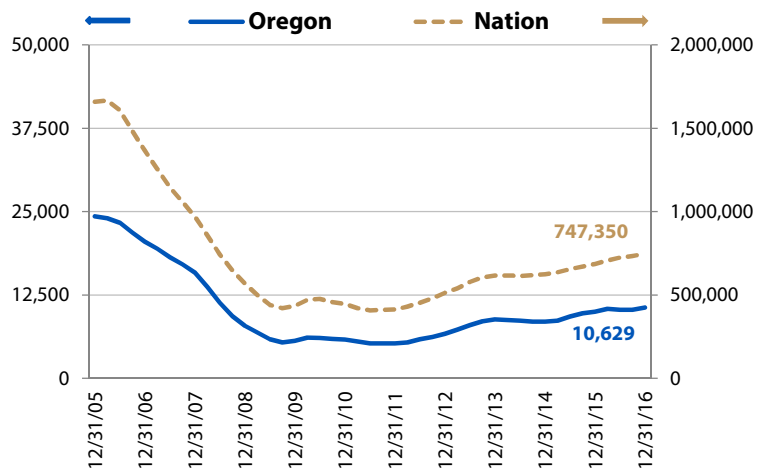
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Housing Price Index, year-over-year change of average home prices
Source: Federal Housing Finance Agency

Housing Permit Volume: 10,629

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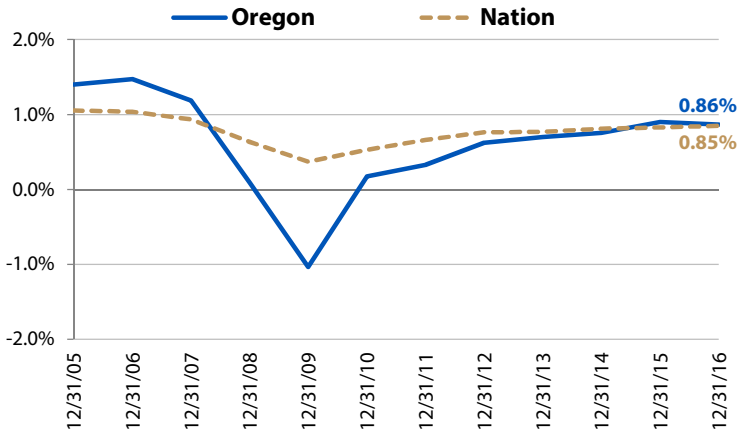


Single family permits, trailing four quarter total; ranking based on number of new permit volumes / estimated total households by state
Source: Census Bureau

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

Year-to-Date Return On Assets: 0.86%

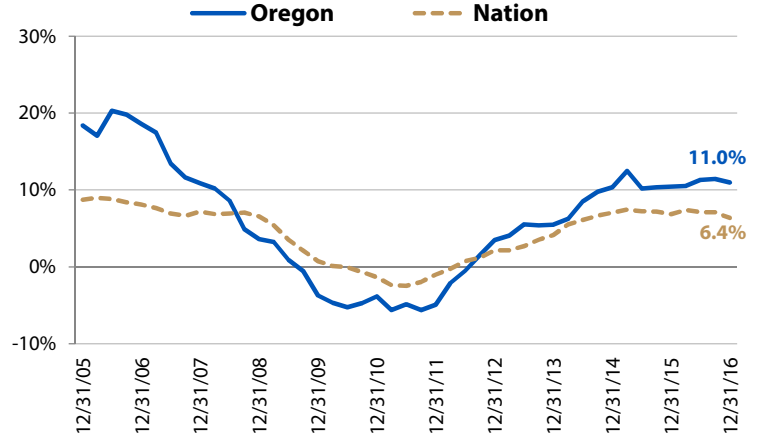
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Net income / average assets, adjusted for S-Corps, annualized

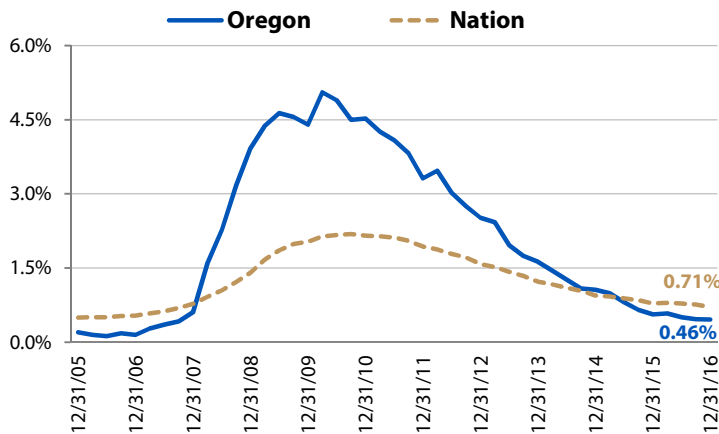
Year-over-Year Net Loan Growth: 11.0%

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Nonperforming Assets / Total Assets: 0.46%

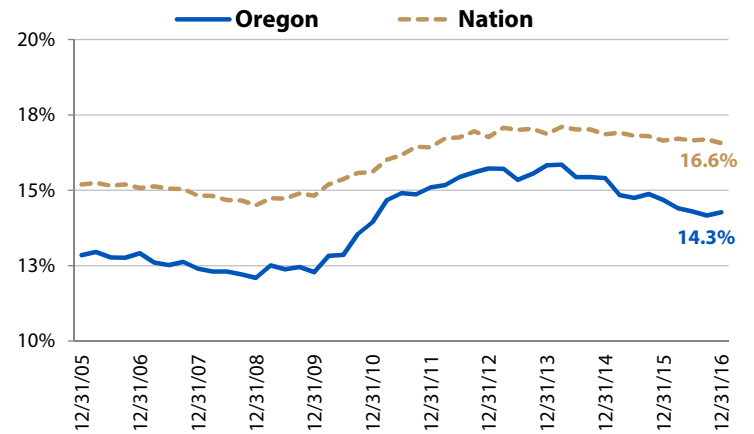
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90+ days past due + nonaccruals + other real estate owned / total assets

Total Risk-Based Capital: 14.3%

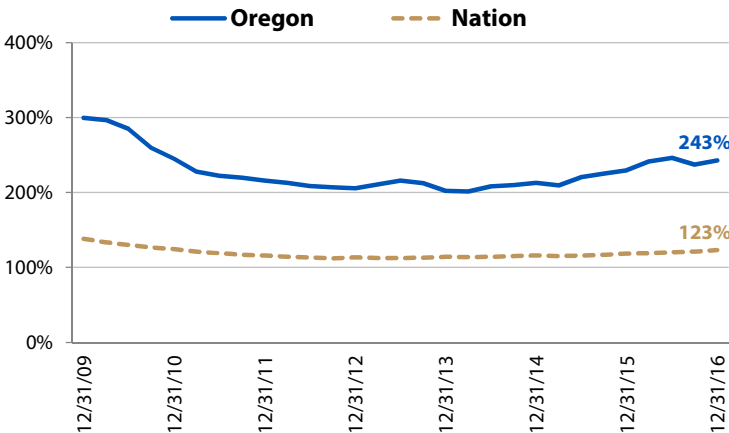
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Total capital / risk-weighted assets

CRE Concentration: 243%

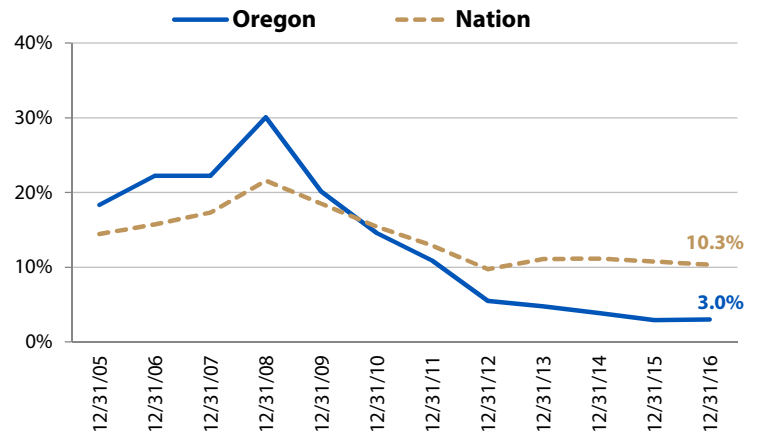
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Total nonowner-occupied commercial real estate / total capital (data first available in 2009)

Net Noncore Funding Dependence: 3.0%

Rank: #43



Noncore liabilities (using 100k threshold) less short term investments / long term assets

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 and net noncore funding dependence which display 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 21 for the state and 5,082 for the nation.