

Banks at a Glance: Oregon

Economic and Banking Highlights

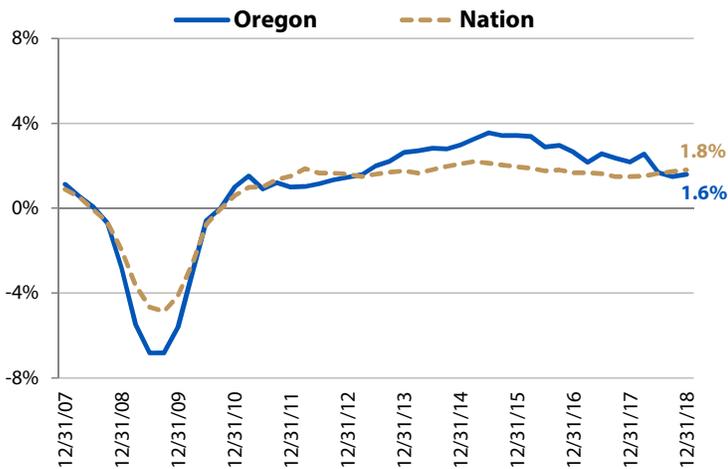
Data as of 12/31/2018

- Oregon's economy cooled further in late 2018 following years of above-average expansion in employment and home-prices. Job growth fell below the national rate as construction and leisure/hospitality hiring slowed while government job losses continued. The unemployment rate also ticked up, partly due to accelerating labor force growth, but remained at historical lows. Rising interest rates and affordability constraints pressured home-price growth, while single-family permitting grew slowly and multifamily permitting declined in 2018.
- Oregon banks' profitability improved from a year ago, primarily due to lower tax expenses; slightly wider net interest margins also helped offset higher noninterest expenses and provisions. This allowed total capital to continue to grow robustly since the second quarter of 2018, outpacing increases in loans and risk-weighted assets as single-family and commercial real estate lending flattened. Securities holdings increased in the second half of 2018, leading to higher liquidity measures. The average nonperforming asset ratio ticked higher in the fourth quarter, led by increases in noncurrent commercial and industrial and nonfarm-nonresidential loans.

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

Year-over-Year Job Growth: 1.6%

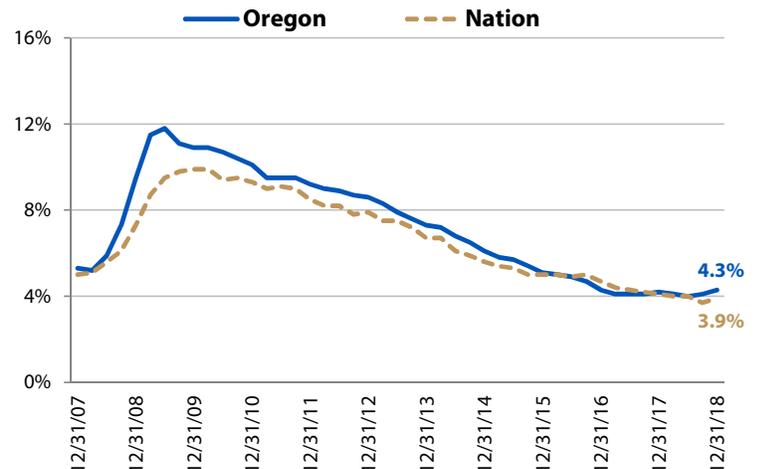
State Rank: #16



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

Unemployment: 4.3%

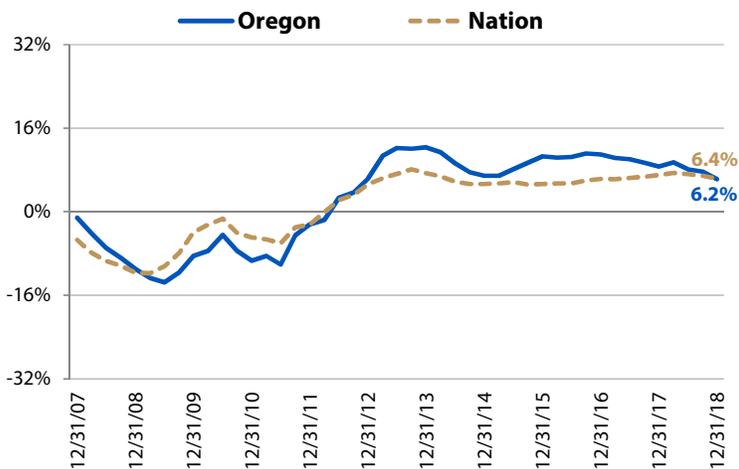
State Rank: #10



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

Year-over-Year Home Price Growth: 6.2%

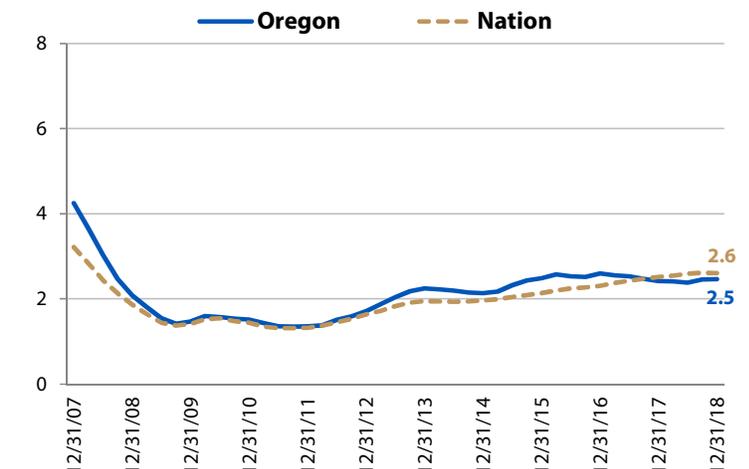
State Rank: #27



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

Single Family Permits / 1,000 Residents: 2.5

State Rank: #25

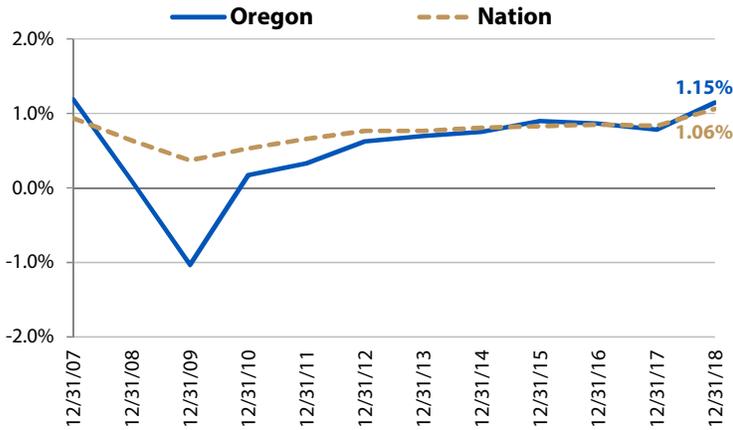


Trailing twelve month single family permits / average twelve month population in thousands, by state. Source: Census Bureau

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

Year to Date Return on Average Assets: 1.15%

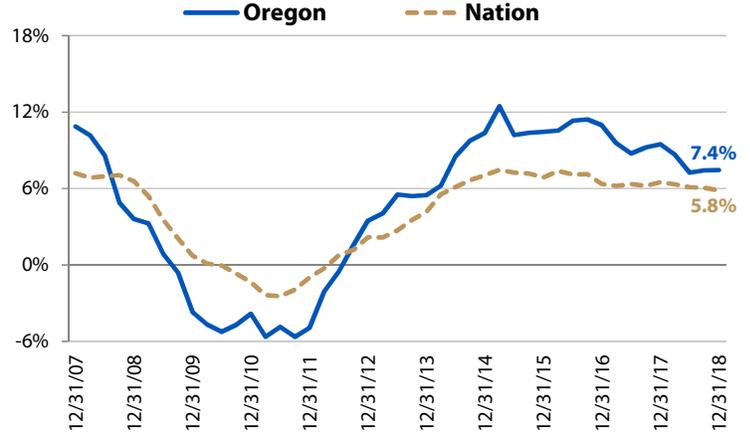
State Rank: #14



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

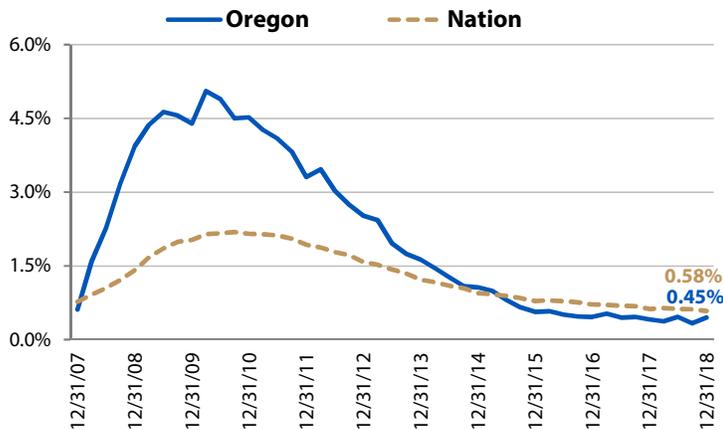
Year-over-Year Net Loan Growth: 7.4%

State Rank: #14



Nonperforming Assets / Total Assets: 0.45%

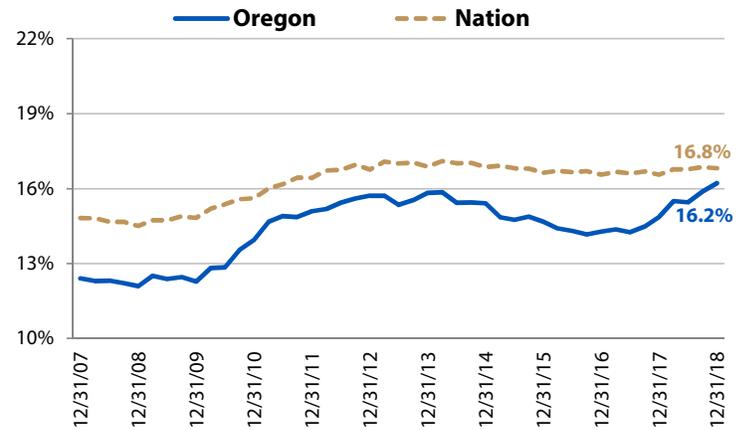
State Rank: #36



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

Total Risk-Based Capital: 16.2%

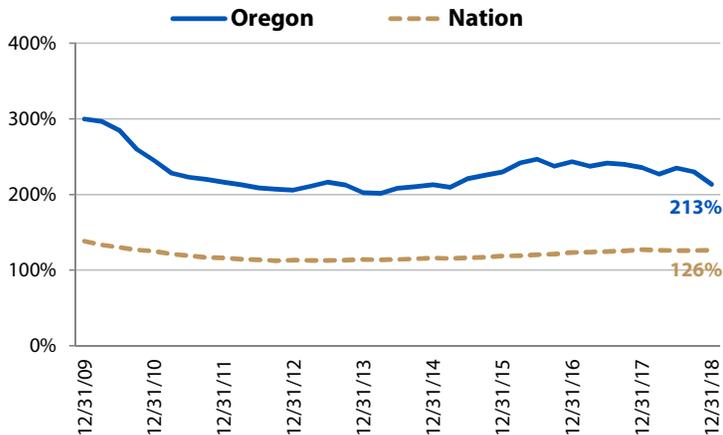
State Rank: #27



Total capital / risk-weighted assets

CRE Concentration: 213%

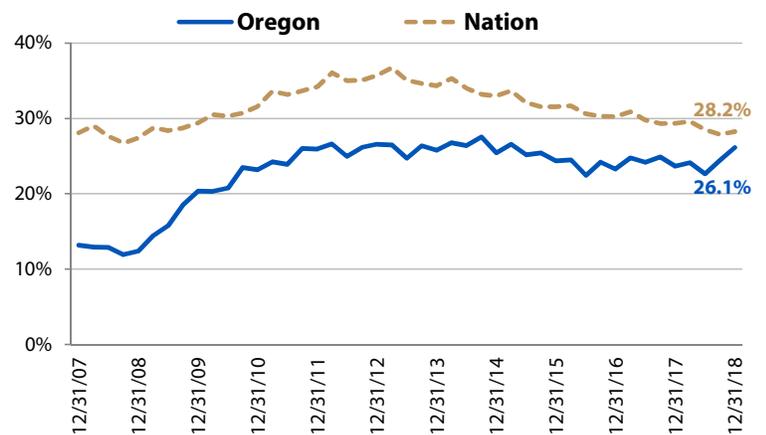
State Rank: #6



Total nonowner-occupied commercial real estate / total capital

Securities and Liquid Invest. / Total Assets: 26.1%

State Rank: #29



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 15 for the state and 4,677 for the nation. For this and other publications, see: <http://www.frbsf.org/banking/publications>