



THE UNIVERSITY OF UTAH

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POLICY INSTITUTE

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January 2021

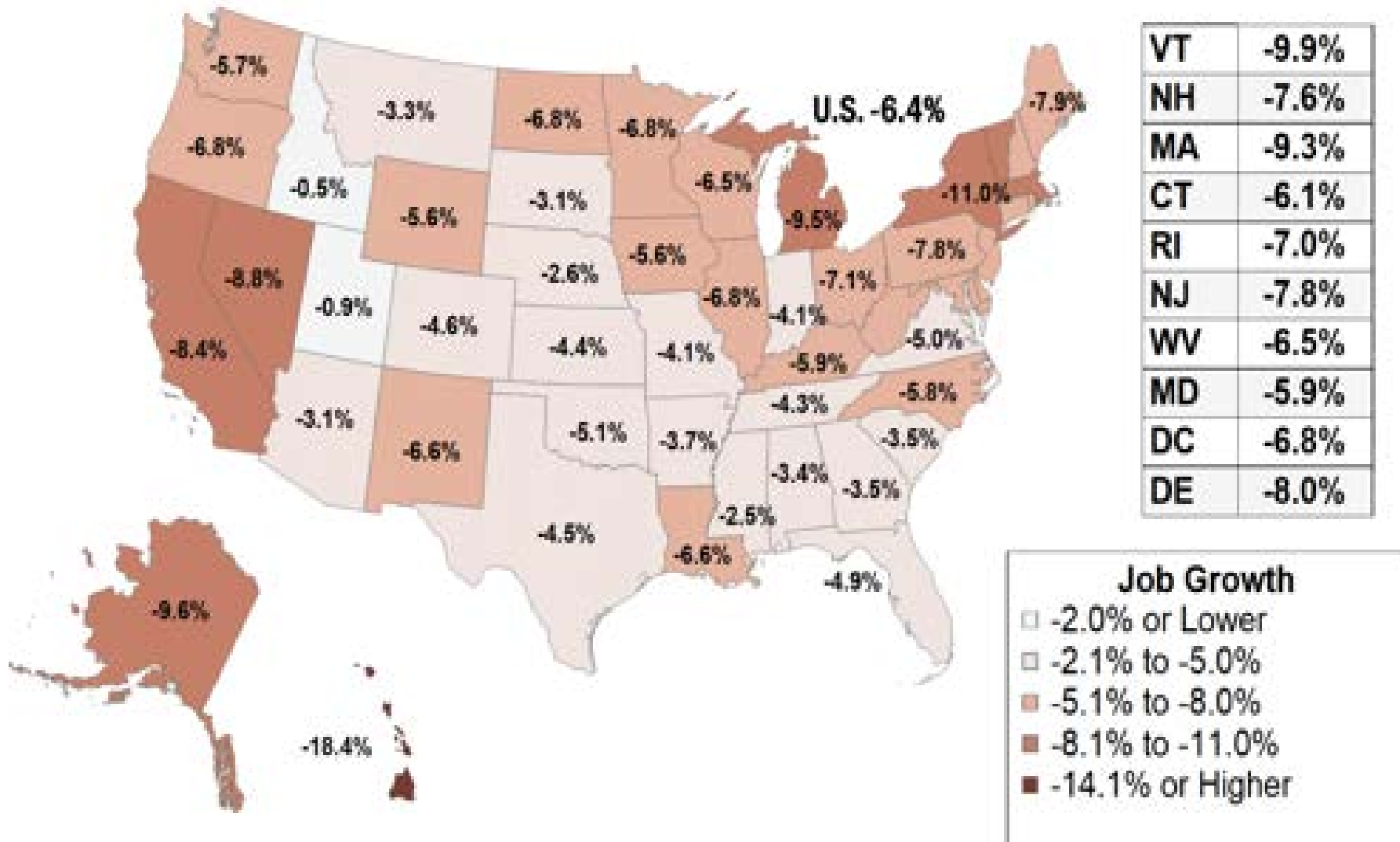
INFORMED DECISIONS™

Top Ten States Ranked by Job Increase, 2010-2020 (3rd qtr)

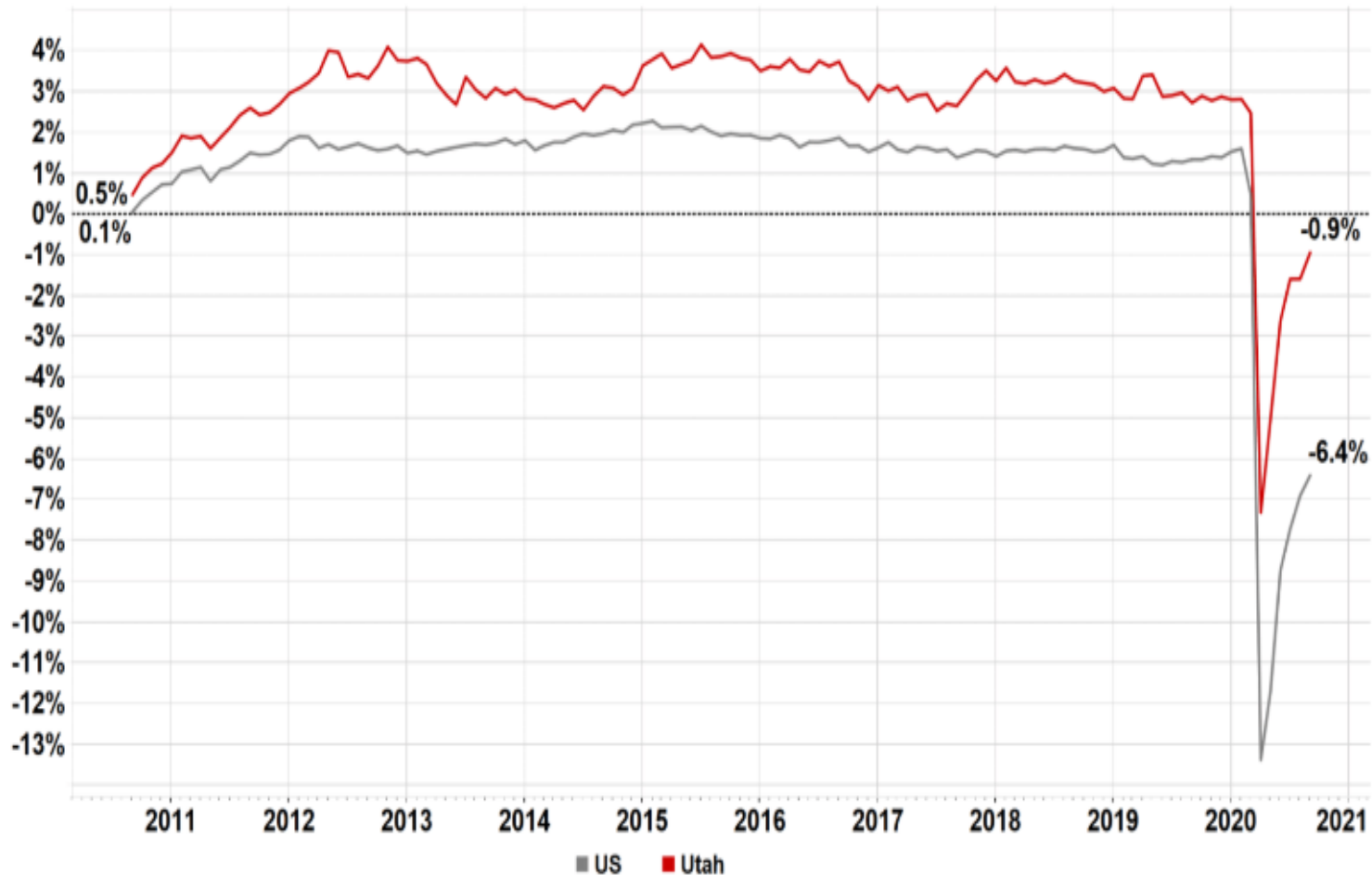
State	% Chg.
1. Utah	29.4%
2. Idaho	25.2%
3. Arizona	19.0%
4. Florida	18.2%
5. Colorado	17.5%
6. Texas	16.7%
7. Nevada	14.6%
8. South Carolina	14.0%
9. Georgia	13.9%
10. Washington	13.9%

Job Change by State

(September 2019 to September 2020)



Monthly Percent Change in Employment in Utah and U.S. (Utah loses 120,000 in one month.)



Source: U.S. Bureau of Labor:

Unprecedented Federal Stimulus in Utah

Approximately 22% of Utah GDP in Second Quarter

Source	Amount
Paycheck Protection Program (PPP)	\$5.3 Billion
Unemployment (Traditional and Enhanced)	\$1.6 Billion
Coronavirus Relief Fund	\$1.3 Billion
IRS Economic Impact Payment to Households	\$2.6 Billion
Federal Medicaid Spending Match Increase	\$141 Million
Economic Injury Disaster Loans	\$1.4 Billion
Provider Relief Funds	\$361 Million
TOTAL	\$12.7 Billion (22% of GDP in 2Q)

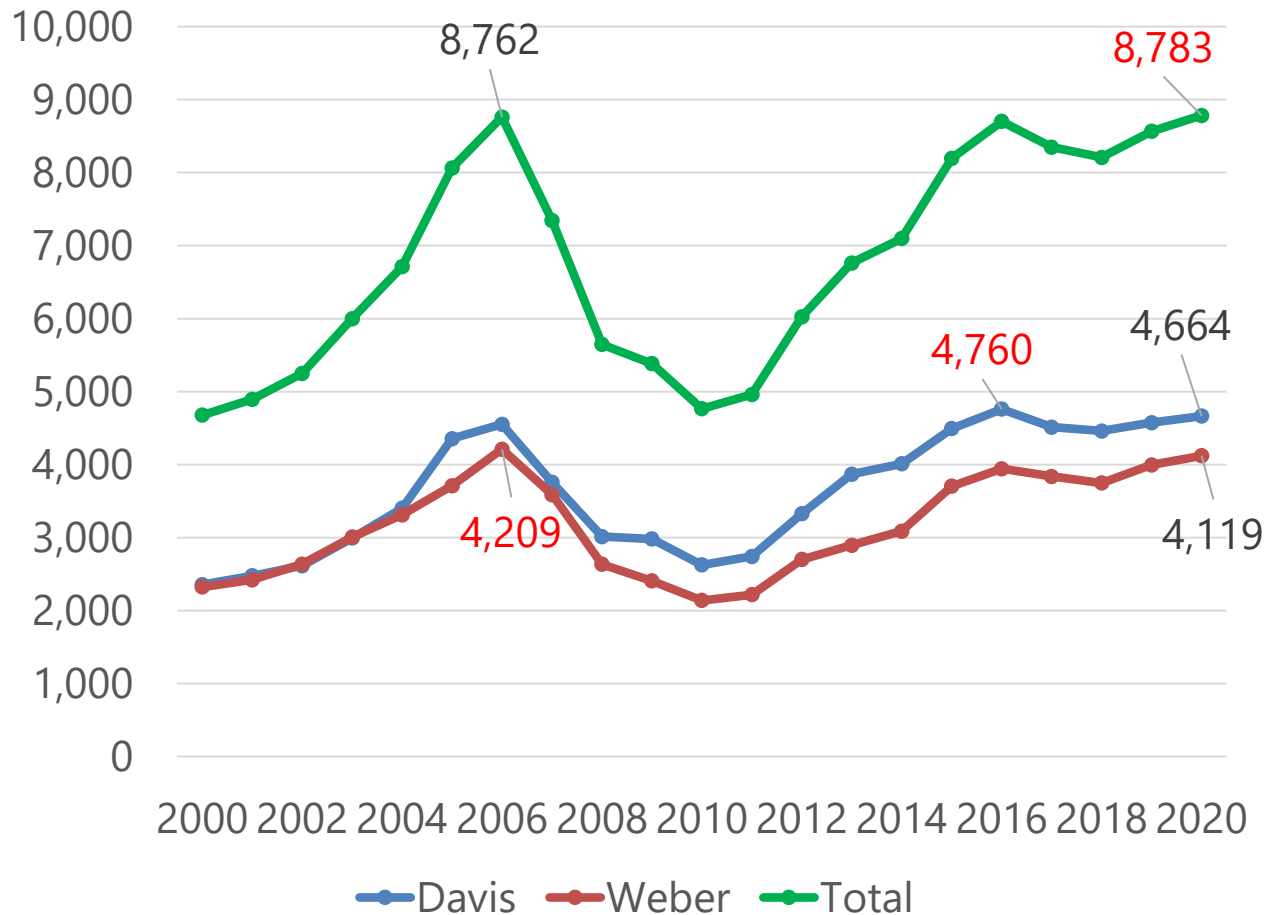
Source: Utah Governor's Office of Management and Budget

Utah Economic Forecast, 2020-2021

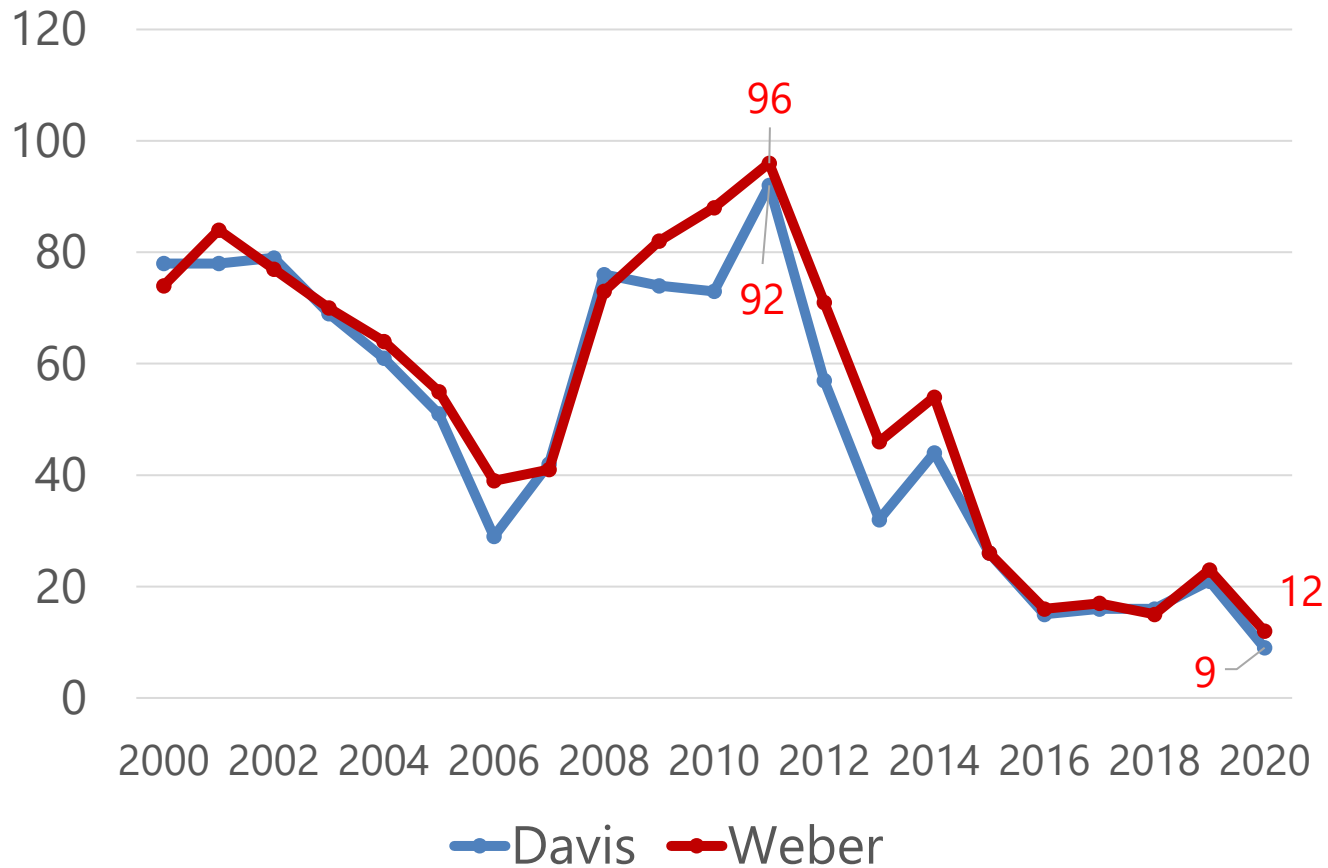
(Source: Utah Revenue Assumptions Working Group)

Category	2020	% Chg.	2021	%Chg.
Employment (000)	1,538	-1.40%	1,596	3.80%
Unemployment Rate	4.9%	---	4.0%	---
Taxable Retail Sales (billion)	\$41.60	13.3%	\$43.70	4.9%
Residential Construction (units)	30,745	11.4%	30,000	-2.4%
Nonresidential Cnst (billion)	\$2.33	-10.1%	\$2.00	-14.3%
Home Prices	\$350,615	9.4%	\$375,158	7.0%

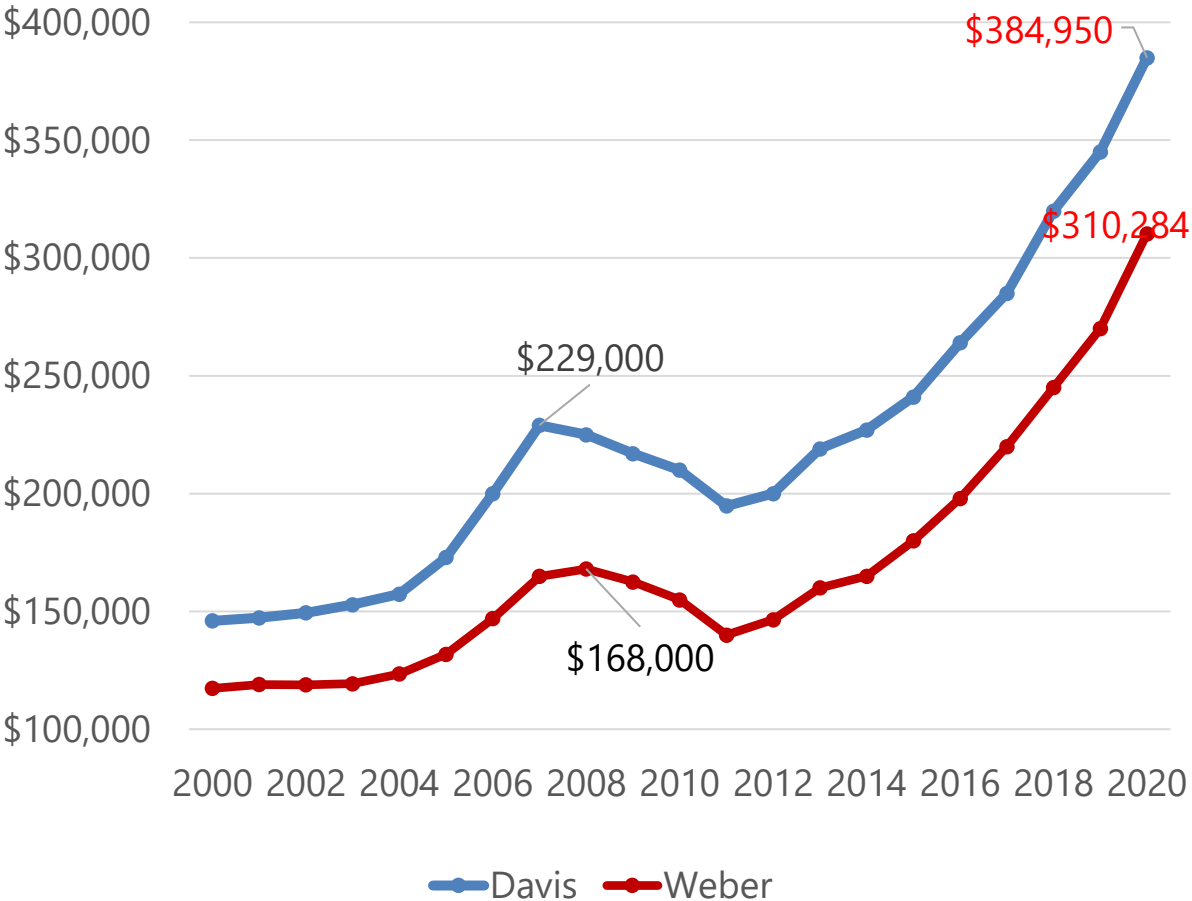
Sales of Single-Family Homes in Davis and Weber Counties



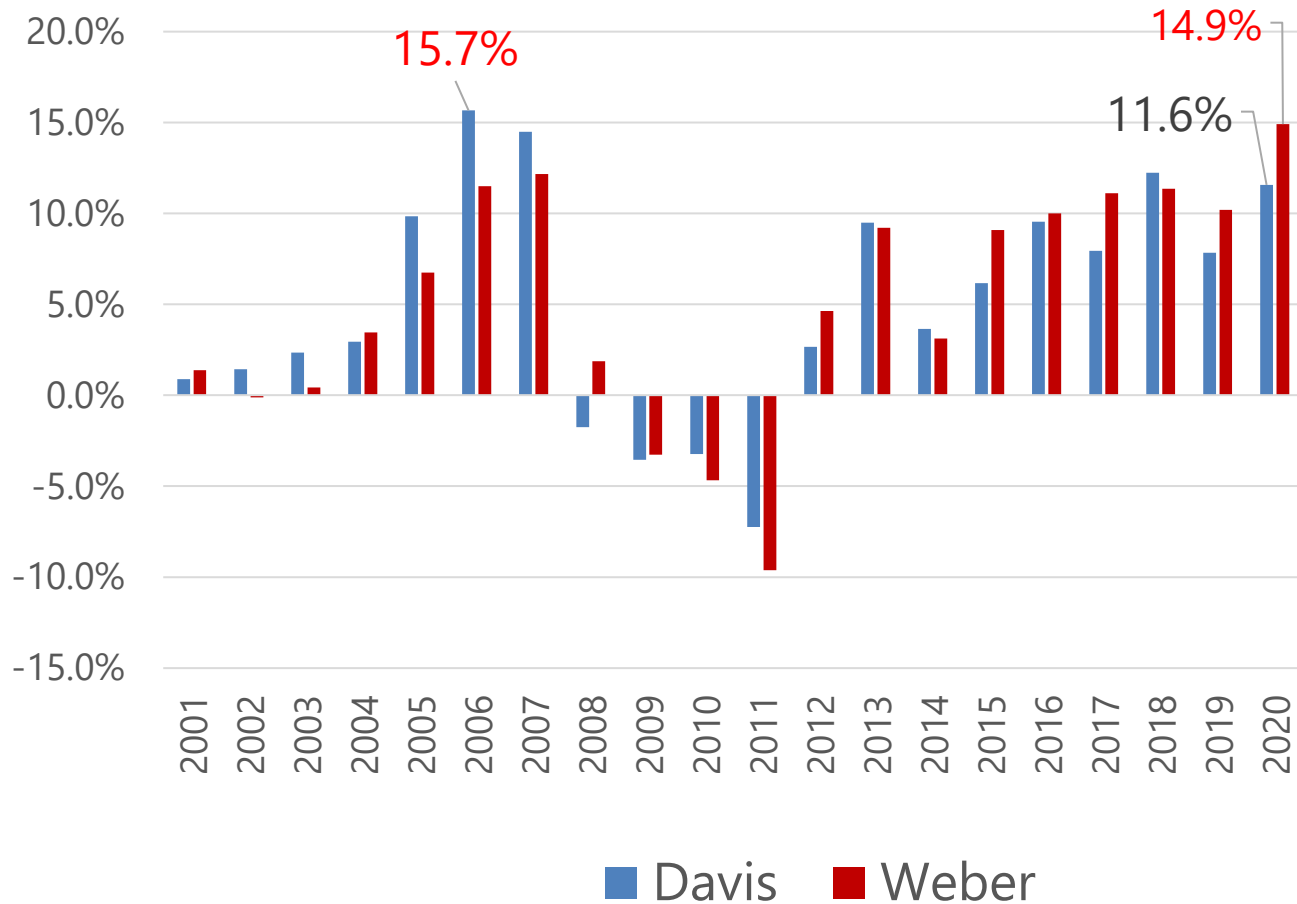
Cumulative Median Days on Market for Single-Family Homes



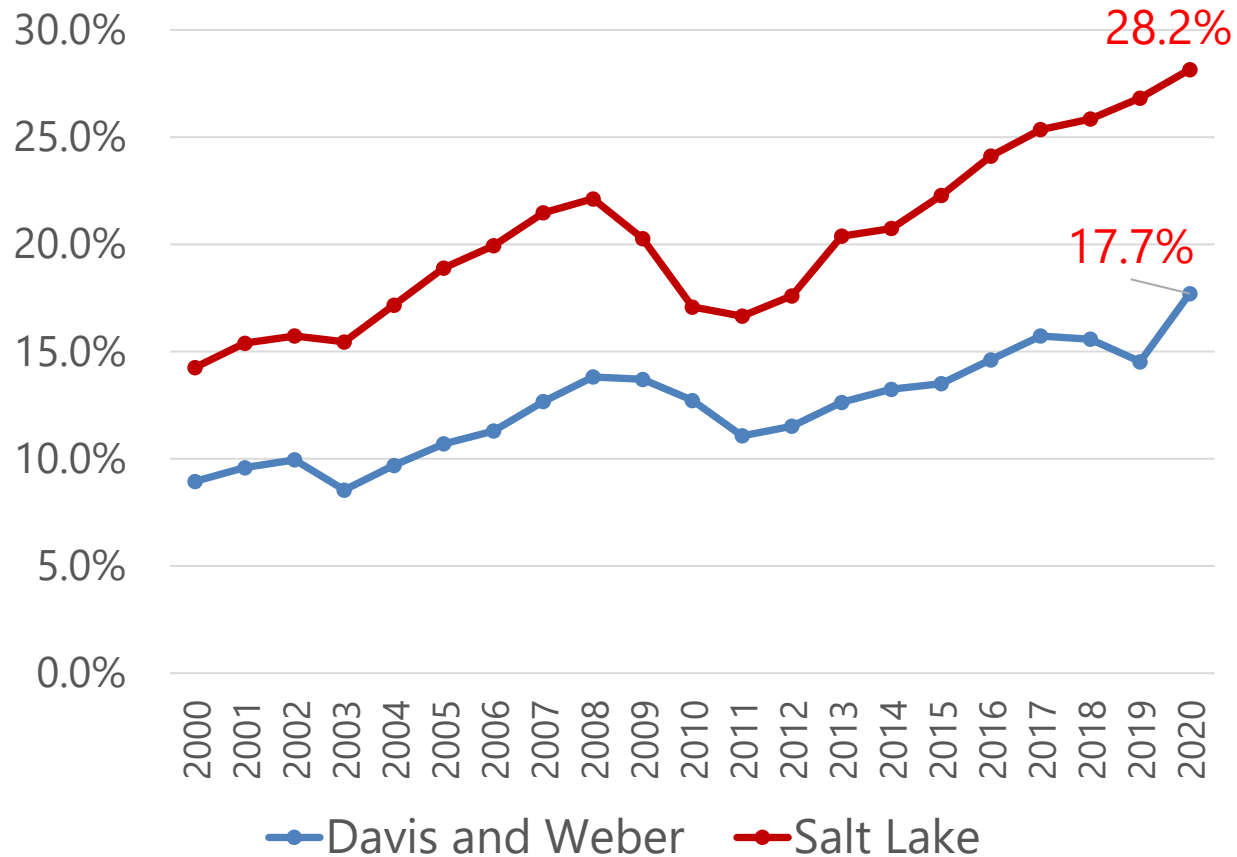
Median Sales Price of Single-Family Homes in Davis and Weber Counties



Annual Percent Increase in Median Sales Price of Single-Family Homes

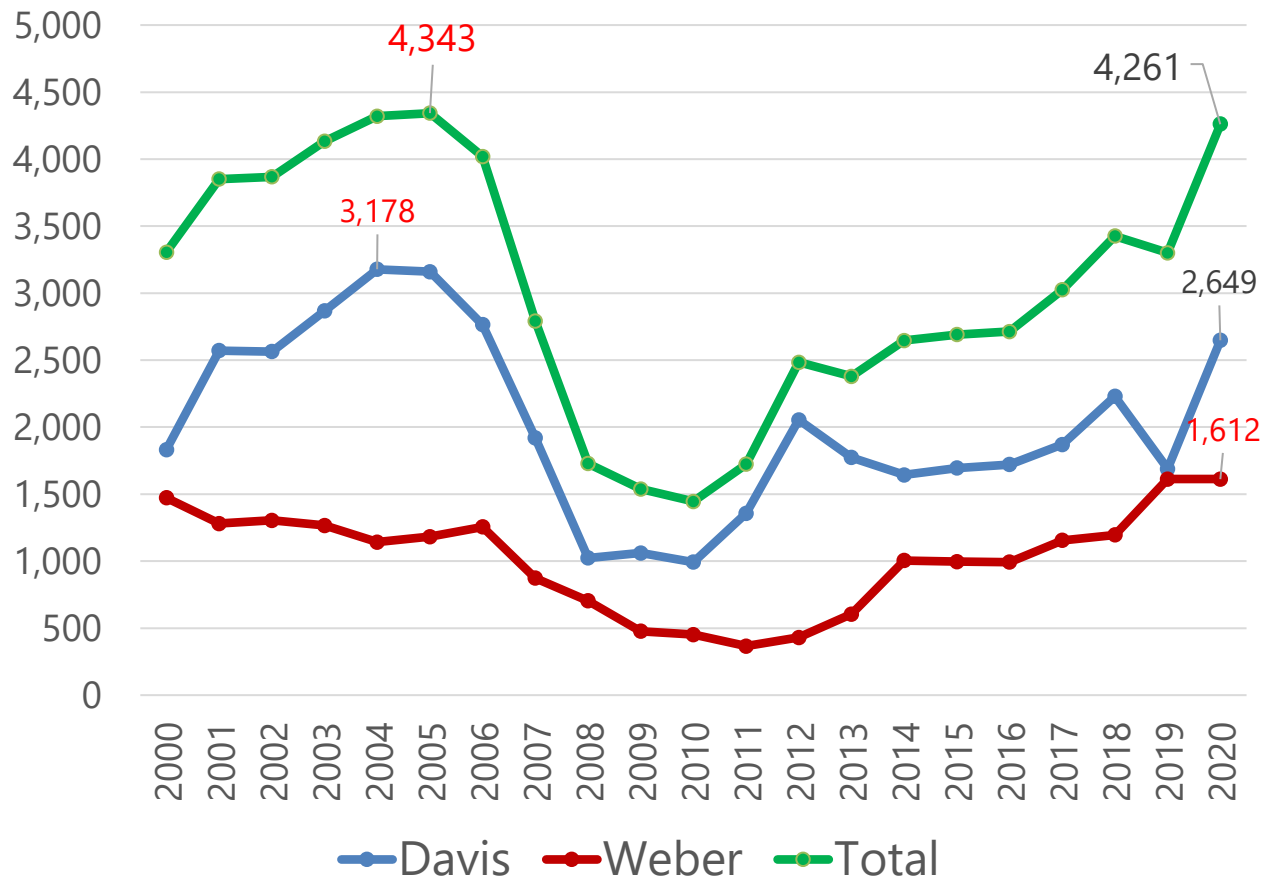


Condominium and Townhome Sales as Percent of Total Residential Sales

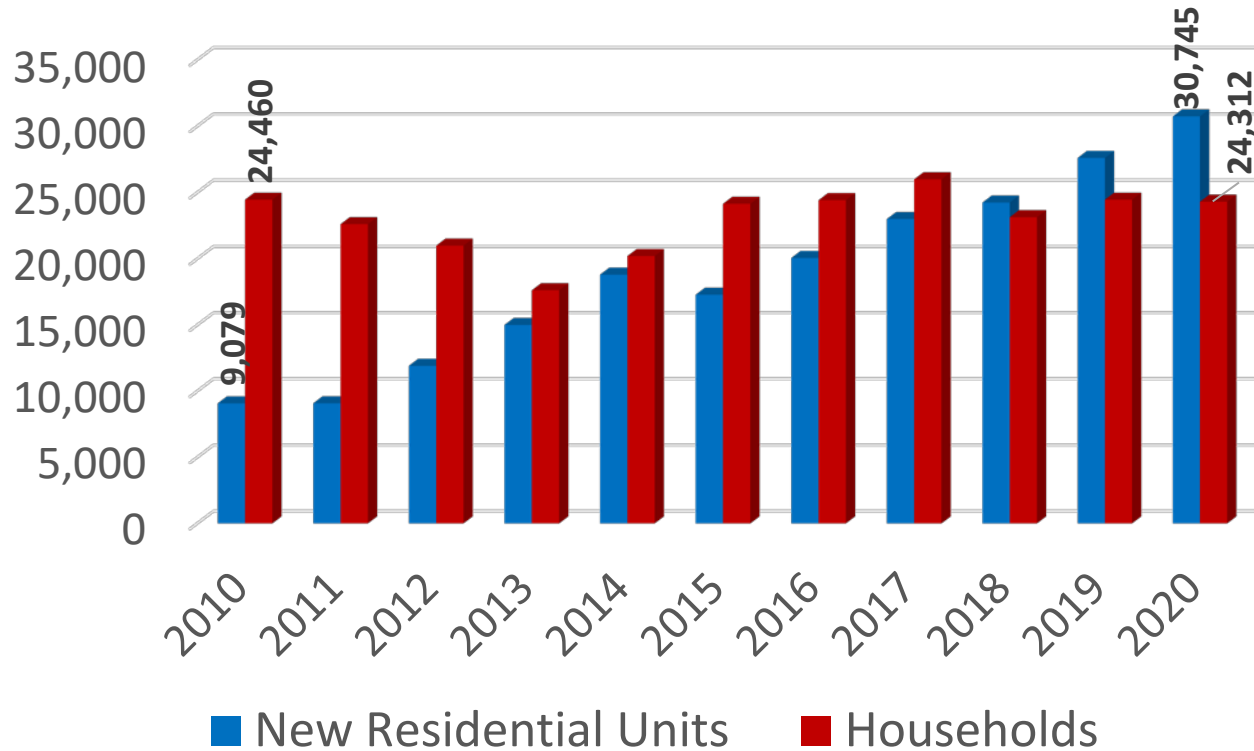


Permits Issued in Davis and Weber Counties for Residential Units

(include condos and townhomes)



Housing Shortage Eases, 2018-2020



Increase in Households by County, 2019-2025

County	2019	2025	Numeric Increase	Average Annual Rate of Growth
Davis	115,635	130,087	14,452	1.98%
Salt Lake	409,615	454,464	44,849	1.75%
Utah	186,904	226,119	39,215	3.23%
Weber	92,066	104,136	12,070	2.07%
Washington	65,684	83,184	17,500	4.02%

Household Growth in Utah by Age Group, 2019-2025

Age Group	% Change	Numeric Change	Implications
25-34	3.5%	7,569	Starter home market and rental market
35-44	11.2%	26,129	Move-up market
45-54	24.3%	43,096	
55-64	2.2%	3,934	Little change
65-74	24.0%	34,685	Diverse and vulnerable group
≥75	39.0%	40,428	Growing Demand for Assisted Living

Changing Living Arrangements Will Effect Housing Demand

- Number of individuals 25-34 living with parent has increased from 10.4% to 13.4% in ten years, 63,700 individuals in 2017.
- Relatives doubling-up, 200,000 individuals living with relative; 20% increase in ten years.
- Nonrelated individuals doubling-up, 46,000 non-related individuals living in family households; 50% increase in 10 years.
- Multigenerational households – Utah 10% compared to 8% nationally, 105,000 households in Utah; 60,000 grandparent/grandchild households.
- Greater longevity and affordability – households with head 65 years or older growing at double the rate of overall household growth. Increases by 30% in five years; 75,000 HH in five years.

Mortgage Interest Rate Forecast for 2021

Mortgage Bankers Association	3.3%
National Association of Realtors	3.0%
Realtor.com	3.4%
Freddie Mac	3.0%
National Association of Home Builders	2.9%
Fannie Mae	2.7%
Wells Fargo	3.0%
Average of seven forecasts	3.04%

Davis and Weber Forecast for 2021

1. Interest rates to remain low, around 3%.
2. Davis SF sales up 5% to 4,800; Weber SF at up 7% to 4,400.
3. Median SF sales price: Davis up 10% to \$423,000; Weber County up 12% to \$347,500.
4. Residential real estate commissions for Davis and Weber will jump from \$235 million in 2020 to \$275 million in 2021.

Thanks!!

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