

Multifamily West Lender's Conference

Economic and Housing Market Conditions

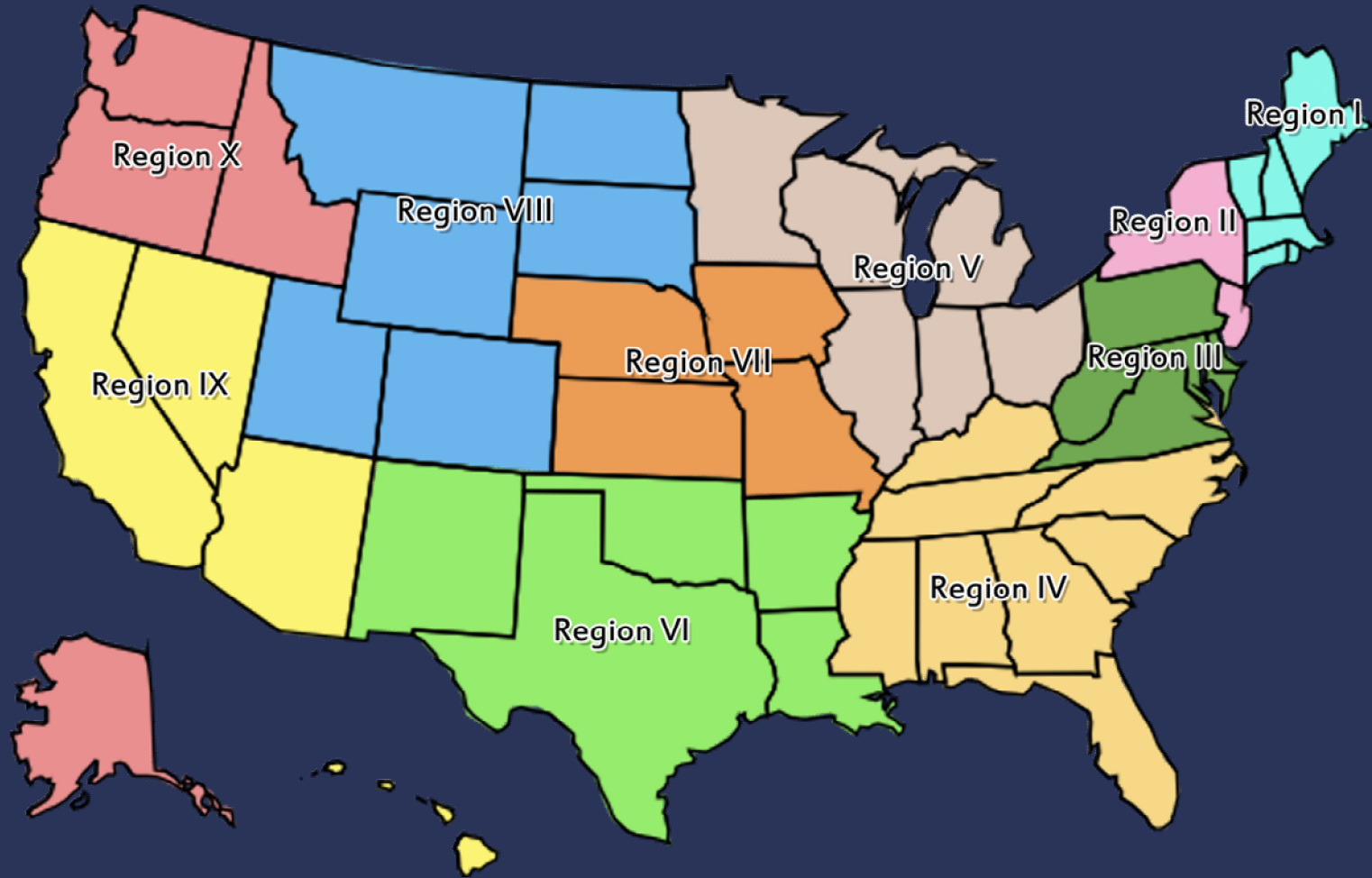
May 30, 2019

Economic and Market Analysis Division (EMAD)

James Conner
EMAD Field Director



Economic & Market Analysis Division Regions



PD&R

Economy

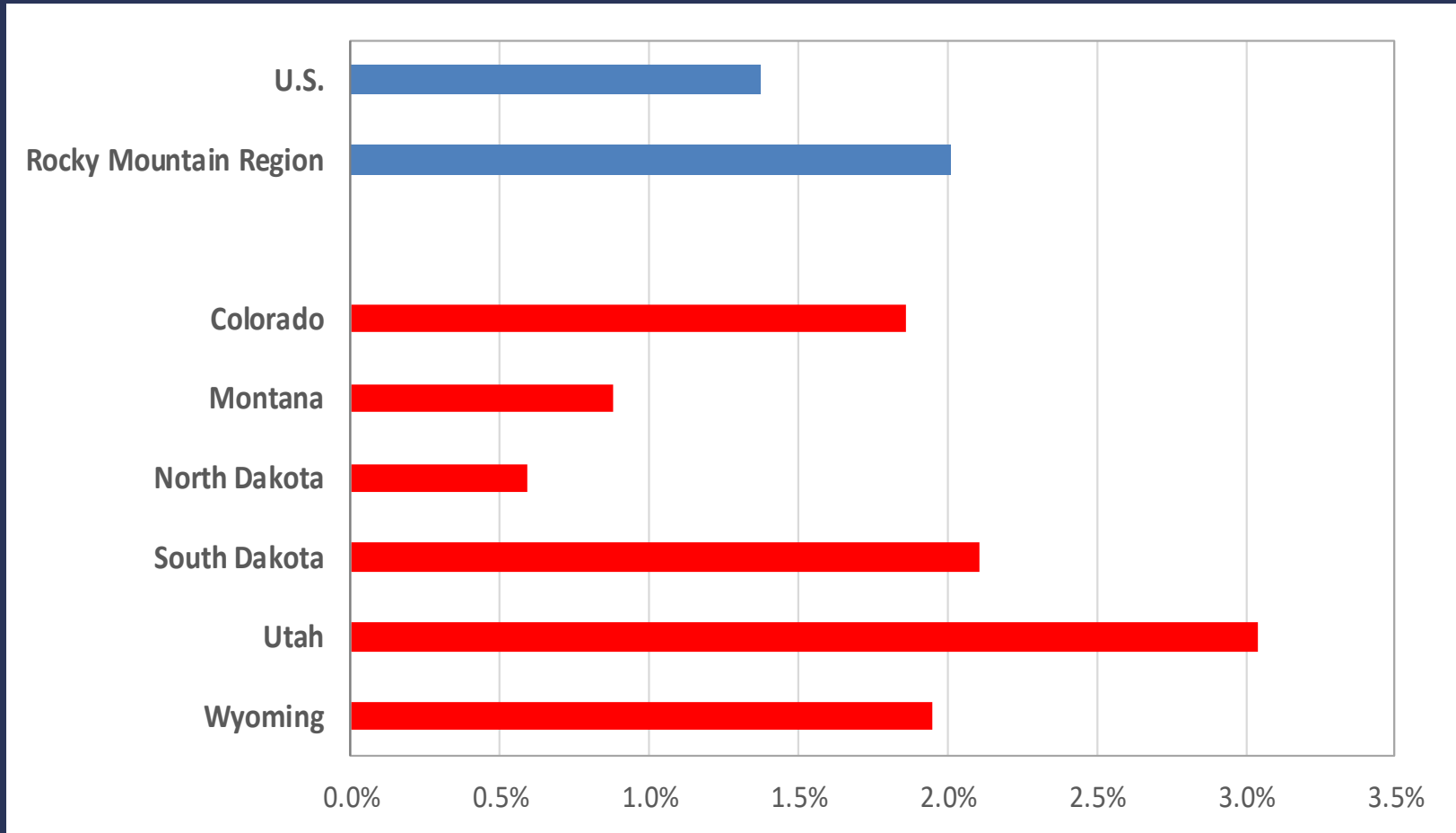
- In 1st quarter 2019, nonfarm payrolls in the region were up by 116,200 jobs, or 2.0%, from a year ago.
- This was below the 2.3% gain a year earlier, but job growth in the region outpaced the 1.8% U.S. rate.
- Growth was strong in the business services, tourism, and health care industries.
- Payroll employee earnings were up 4.9% from a year earlier in the 1st quarter of 2019, the fastest rate of growth in the current expansion.



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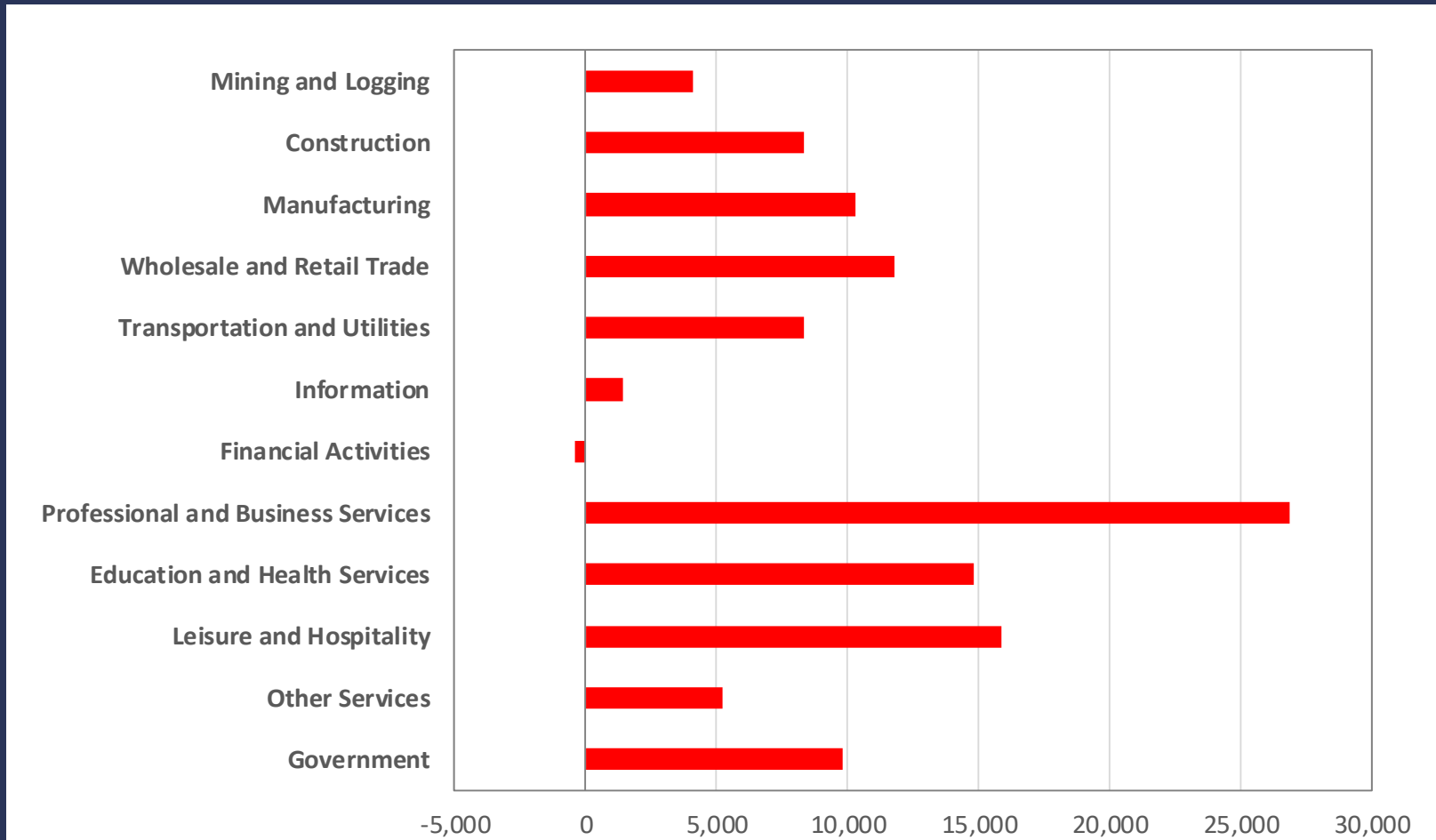
Nonfarm Payroll Growth

1st quarter 2019, change from a year ago

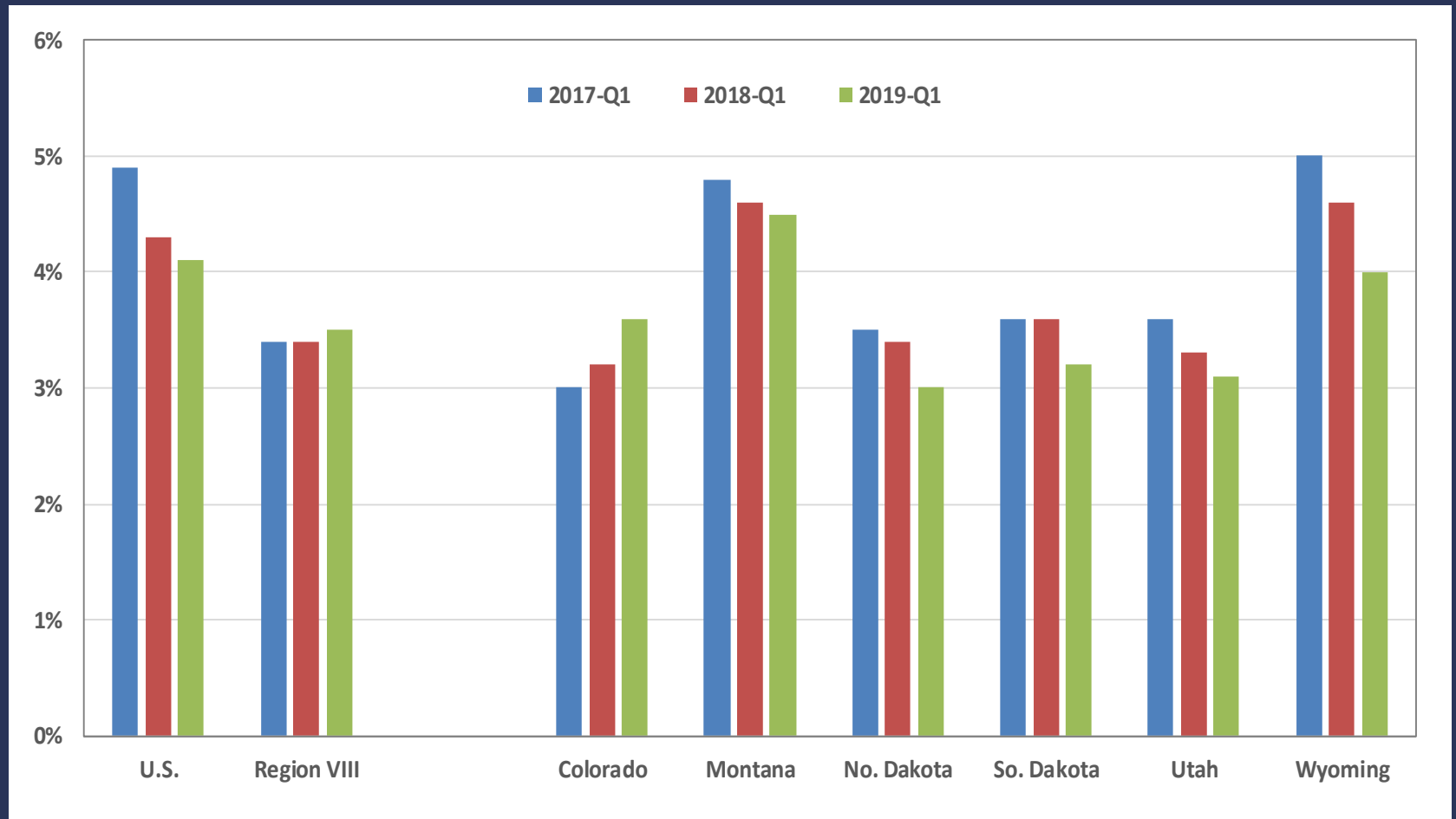


Job Growth by Sector

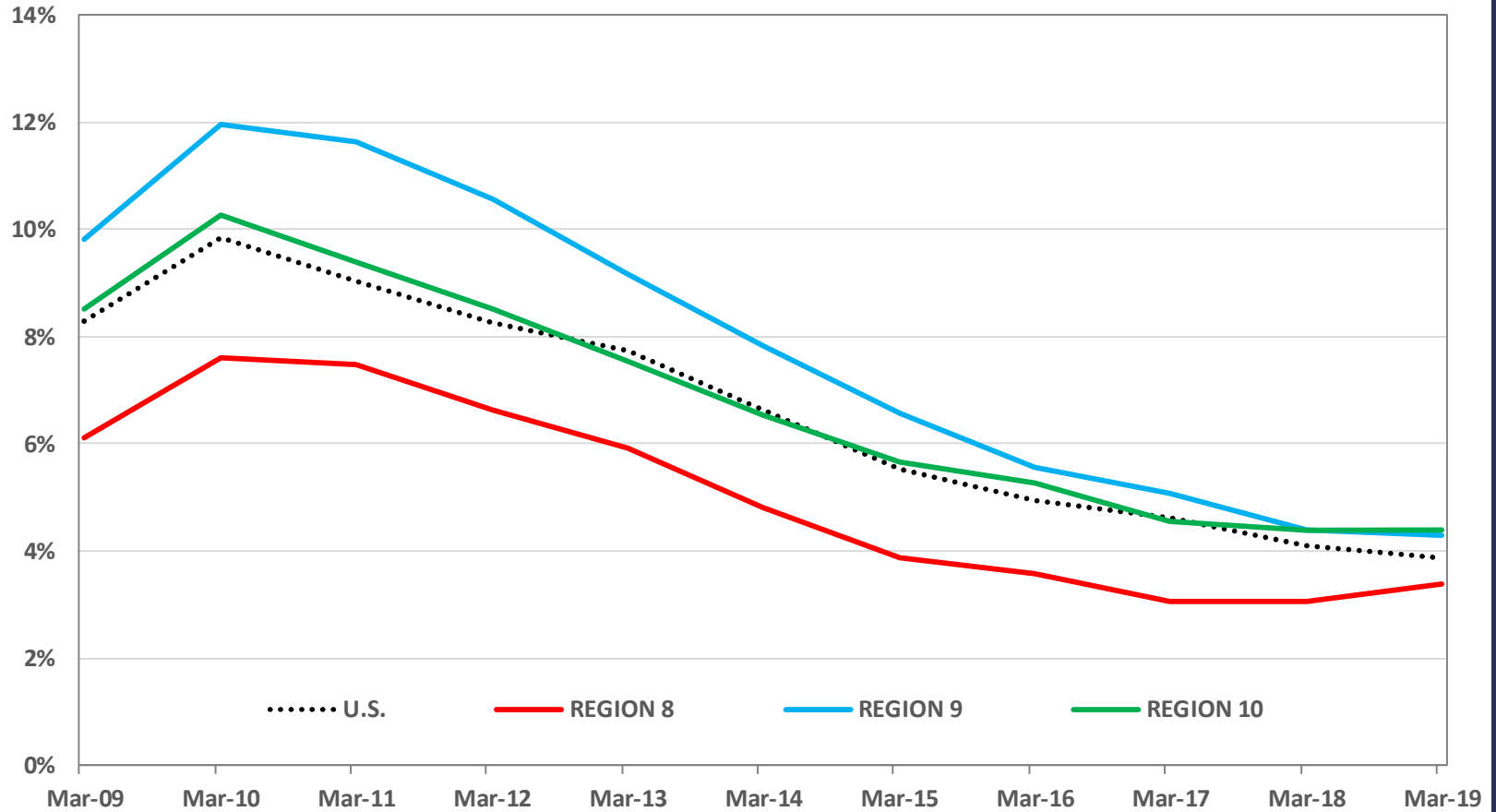
Rocky Mountain Region



Region VIII Unemployment



Unemployment Trends



Population

- The population in the Rocky Mountain region grew 1.3% in 2018, well above the 0.6% national rate, and unchanged from the rate a year earlier.
- A decline in birth rates was offset by increased net in-migration, especially migration to Colorado.
- Utah's birth rate remains highest in the U.S., but net in-migration and net natural increase both declined.
- Growth was slower in Montana, North Dakota and South Dakota, and population declined in Wyoming.



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Population Trends

	Population Estimate (as of July 1)			Change		Percentage Change	
	2016	2017	2018	2016-17	2017-18	2016-17	2017-18
United States	323,071,342	325,147,121	327,167,434	2,075,779	2,020,313	0.6%	0.6%
Region 8 - Rocky Mountain	11,825,930	11,979,506	12,139,023	153,576	159,517	1.3%	1.3%
Colorado	5,540,921	5,615,902	5,695,564	74,981	79,662	1.4%	1.4%
Montana	1,040,863	1,053,090	1,062,305	12,227	9,215	1.2%	0.9%
North Dakota	754,353	755,176	760,077	823	4,901	0.1%	0.6%
South Dakota	862,890	873,286	882,235	10,396	8,949	1.2%	1.0%
Utah	3,042,613	3,103,118	3,161,105	60,505	57,987	2.0%	1.9%
Wyoming	584,290	578,934	577,737	-5,356	-1,197	-0.9%	-0.2%
Region 9 - Pacific	50,502,456	50,844,833	51,183,574	342,377	338,741	0.7%	0.7%
Region 10 - Northwest	13,810,518	14,030,714	14,217,950	220,196	187,236	1.6%	1.3%



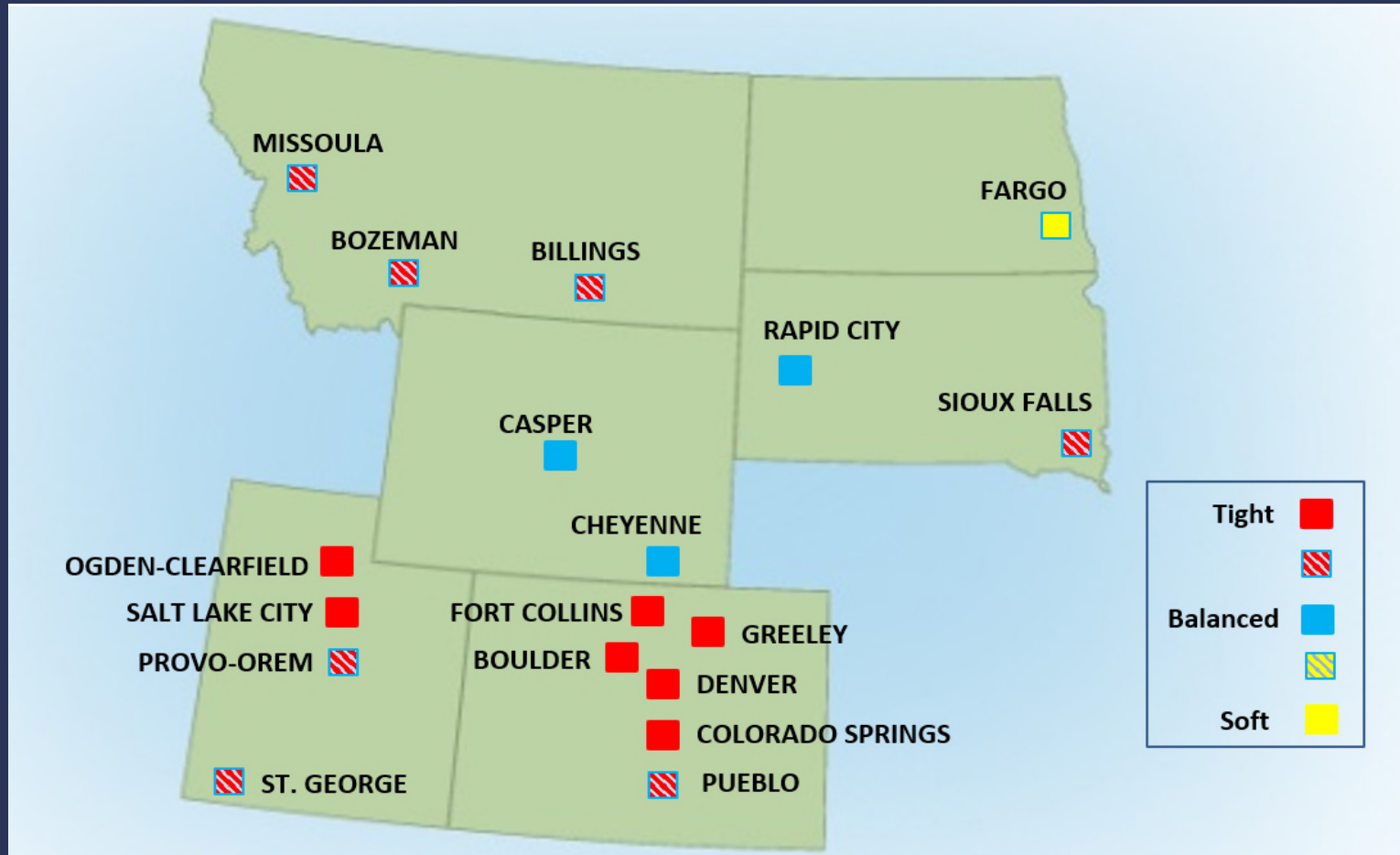
Home Sales Markets

- Home sales demand remains strong in the region, supported by net in-migration and income growth.
- Market conditions are tight or slightly tight in much of the region—especially in lower price ranges.
- The number of for-sale home listings is low, with less than a 3-month supply in most metro areas.
- 1st quarter 2019 year-over-year price gains ranged from 5% to 10% in most metro areas in the region.



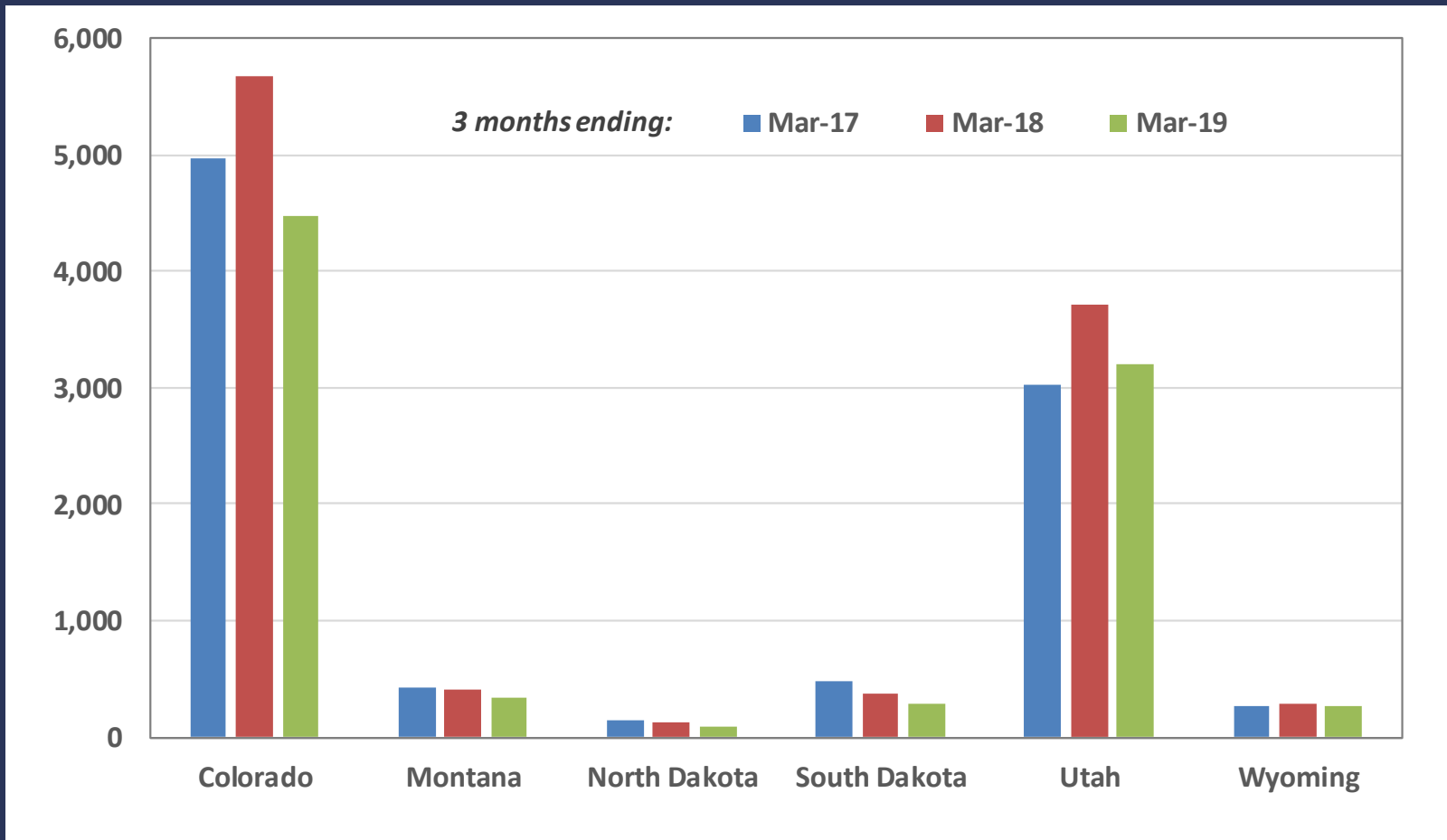
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Home Sales Market Conditions



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Single-Family Permitting

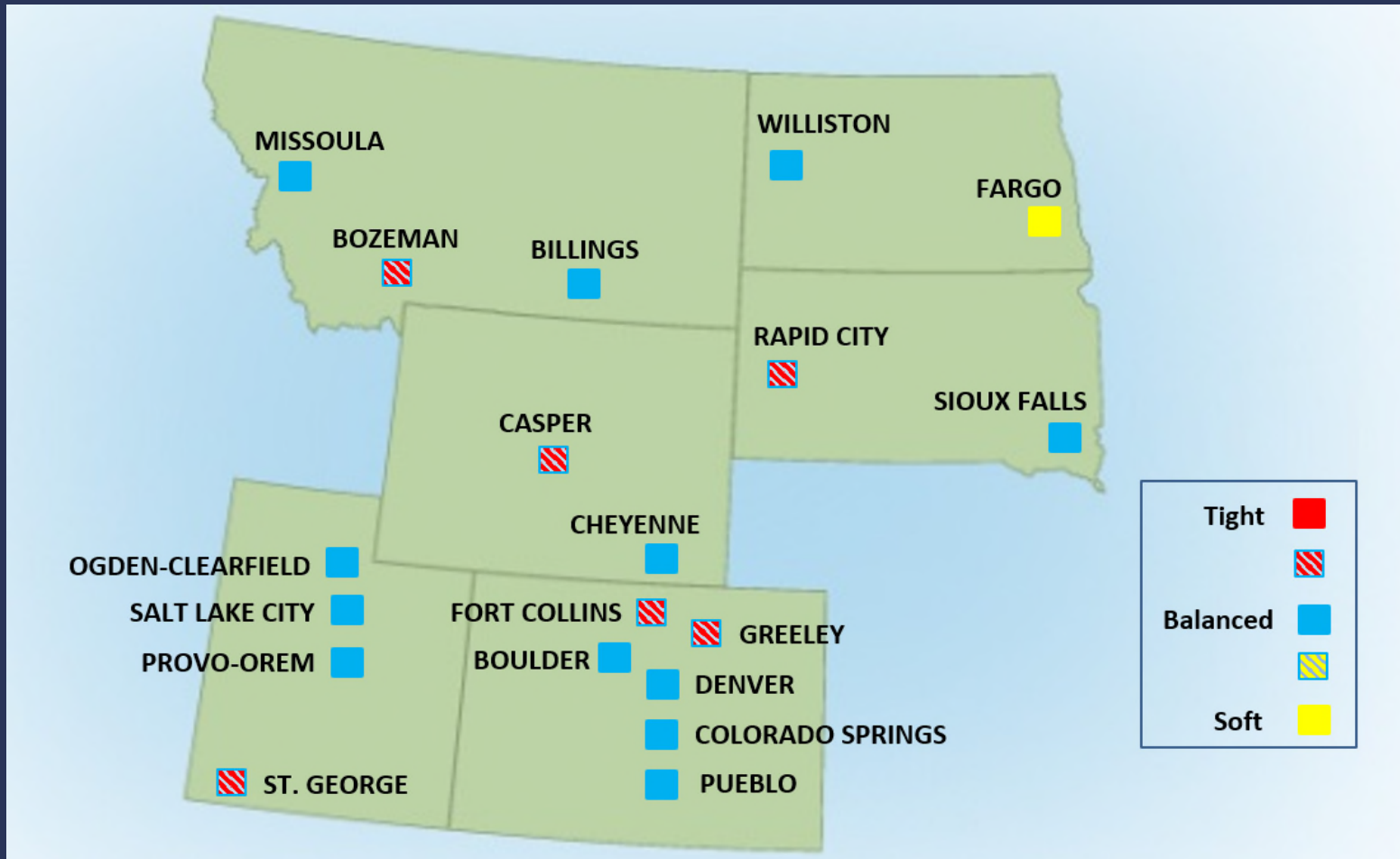


Apartment Markets

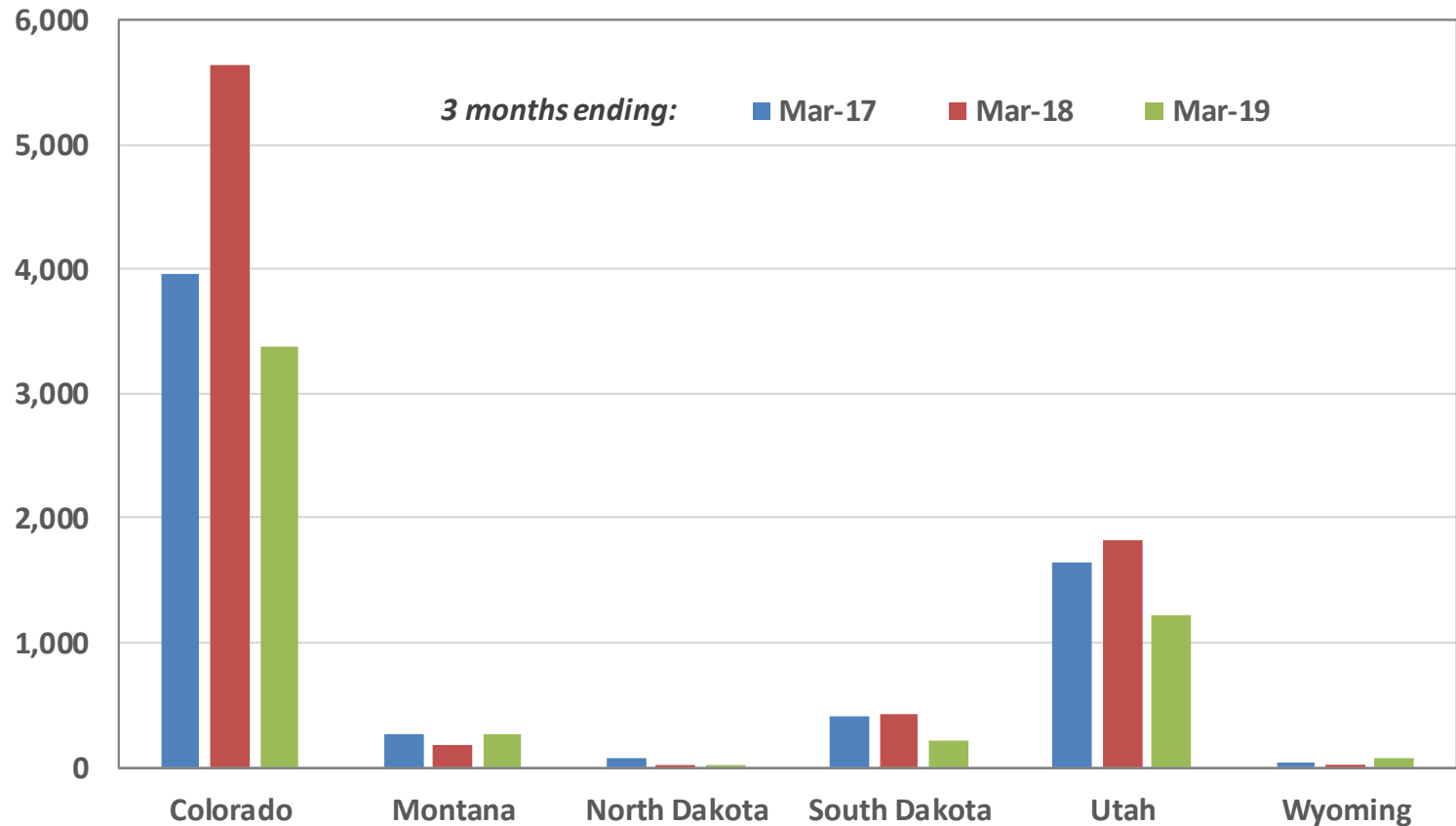
- **Net in-migration and household formation continue to support demand—new units are being absorbed.**
- **Apartment deliveries have kept pace with demand growth. Markets remain balanced in most areas.**
- **Multifamily construction was strong in the past few years, but permitting fell in the 1st quarter of 2019.**
- **Supply in the development pipeline remains elevated, however, particularly Colorado and Utah markets.**



Apartment Market Conditions



Multifamily Units Permitted



EMAD data and resources at HUD User

<https://www.huduser.gov/>

U.S. Housing Market Conditions—Quarterly Regional Reports

Current housing market conditions in each of the 10 HUD regions

https://www.huduser.gov/portal/ushmc/home.html#regional_map

U.S. Housing Market Conditions—Housing Market Profiles

Recent trends and current conditions (metropolitan areas)

https://www.huduser.gov/portal/ushmc/profile_archive.html

Comprehensive Housing Market Analysis Reports

More detailed metropolitan area reports, with historic trends and forecasts

https://www.huduser.gov/portal/ushmc/chma_archive.html

Market At A Glance (MAAG) Reports

Regional, state, county, and MSA data on economy, population, and housing

<https://www.huduser.gov/portal/ushmc/mag.html>

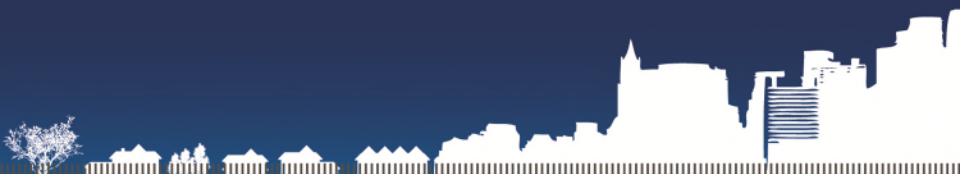


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