



From Boom to Balance: Utah's Return to Normal Post-Federal-Intervention

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November 2023

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Introduction

- Since the American Rescue Plan Act of 2021 and the Coronavirus Aid, Relief, and Economic Security Act of 2020, Utah has had faster than average growth due to the influx of Federal Aid. However, with much of the funding being used up, Utah is starting to slow back down to its stable growth.
- Based on the data that we will be presenting, we should expect:
 - Decreasing inflation rates
 - Slowing wage growth
 - Slowing growth in nonfarm employment
 - Increasing debt levels
 - And increased caution from banks around extending credit and loans



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Inflation Update

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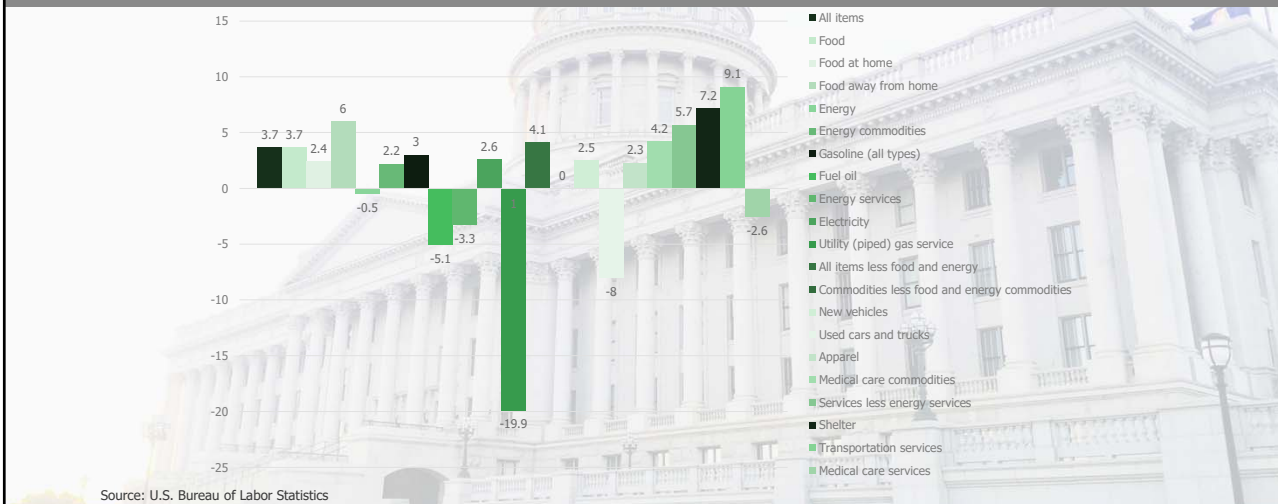
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Consumer Inflation Expectations



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Wages Growth vs Inflation Rates



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Labor Market Update

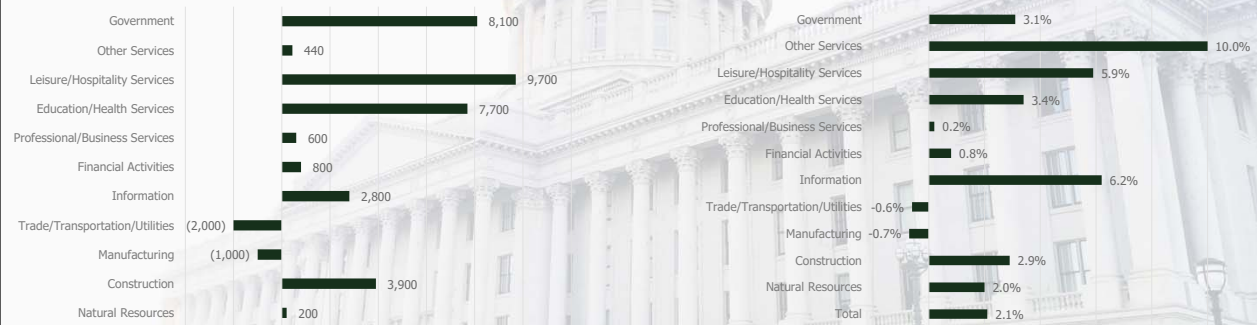


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Non Farm Employment by Sector September 2022-2023



Source: U.S. Bureau of Labor Statistics



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Nonfarm Employment Growth



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Consumer Update



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Personal Savings Rate

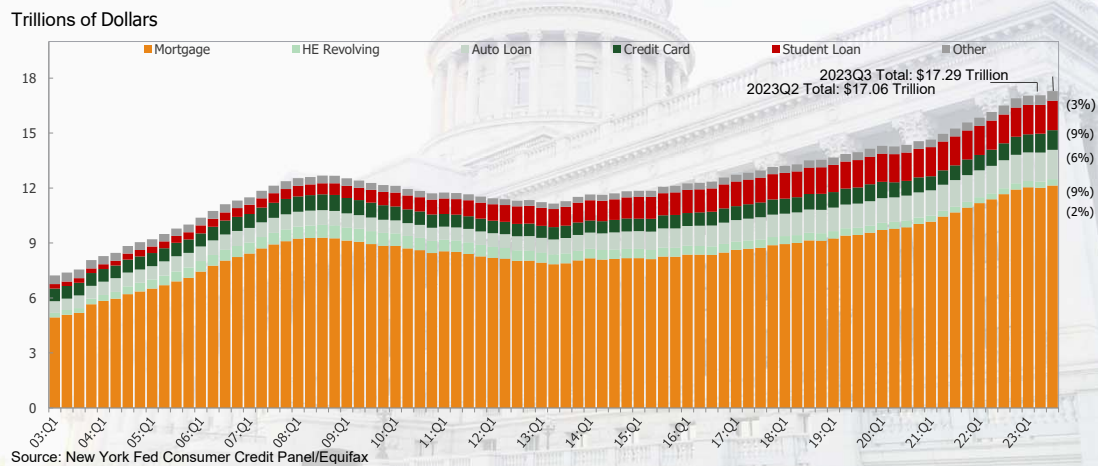


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Total U.S. Debt Balance and Its Composition

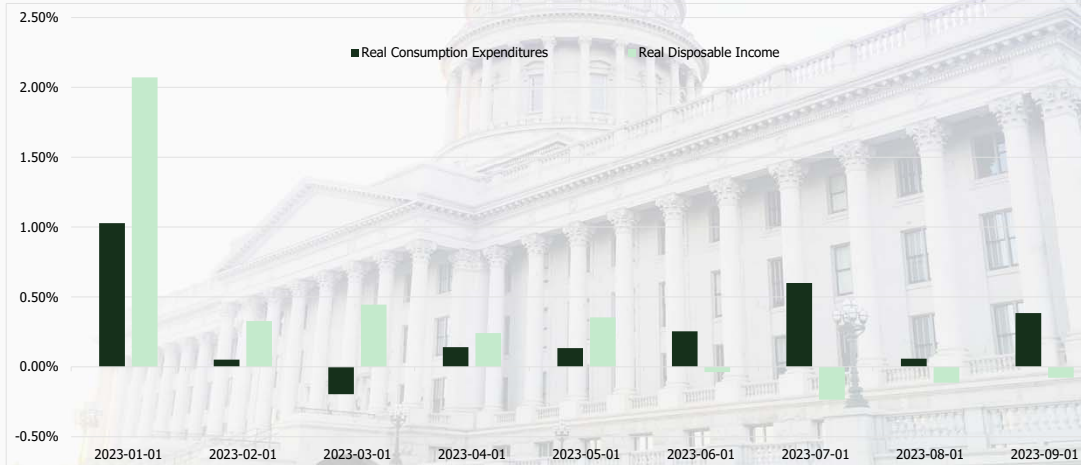


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Recent Surge in Consumption Has Not Been Supported by Income Growth



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Consumer Debt Service Payments as a Percent of Disposable Personal Income



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Taxable Sales

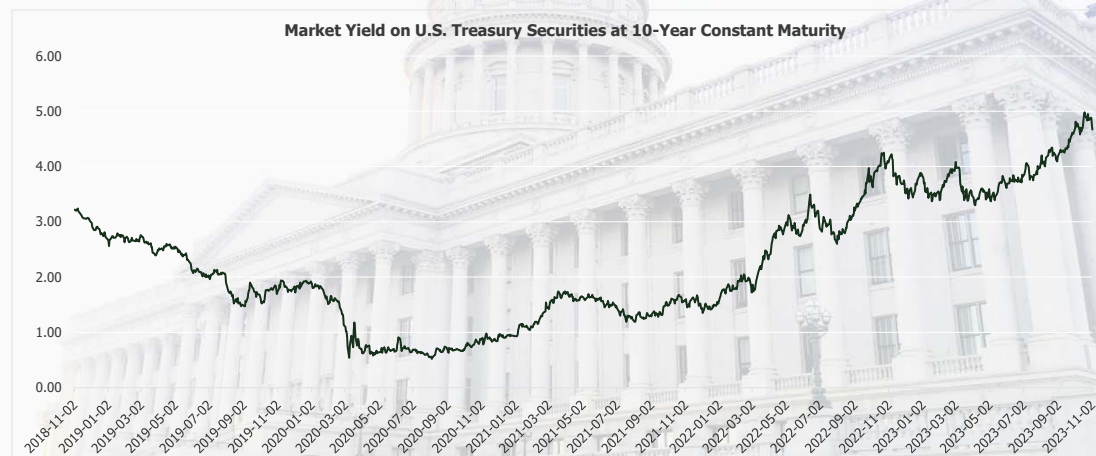


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Market Yield on U.S. Treasury Securities



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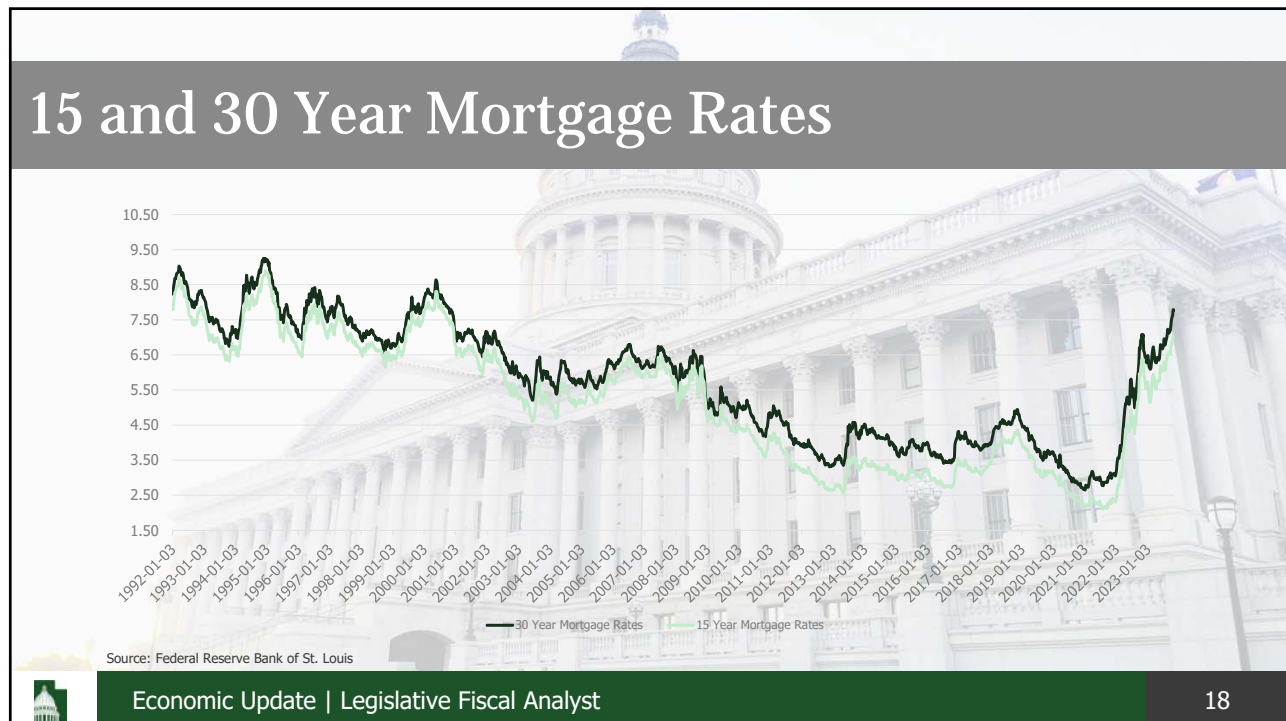
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Housing Market Update

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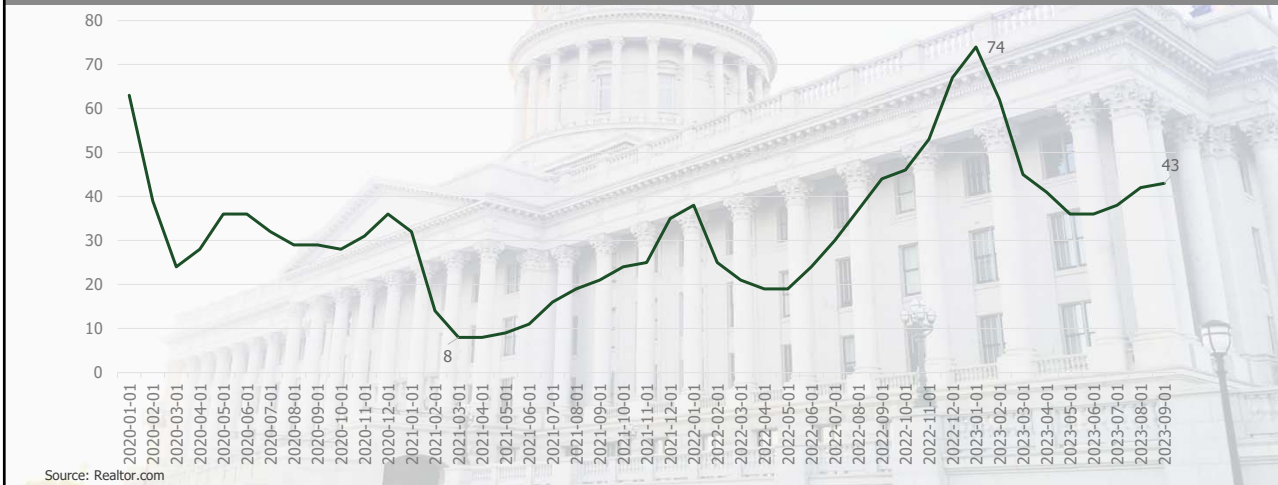
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Median Days on Market in SLC, UT



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Cumulative Housing Shortage



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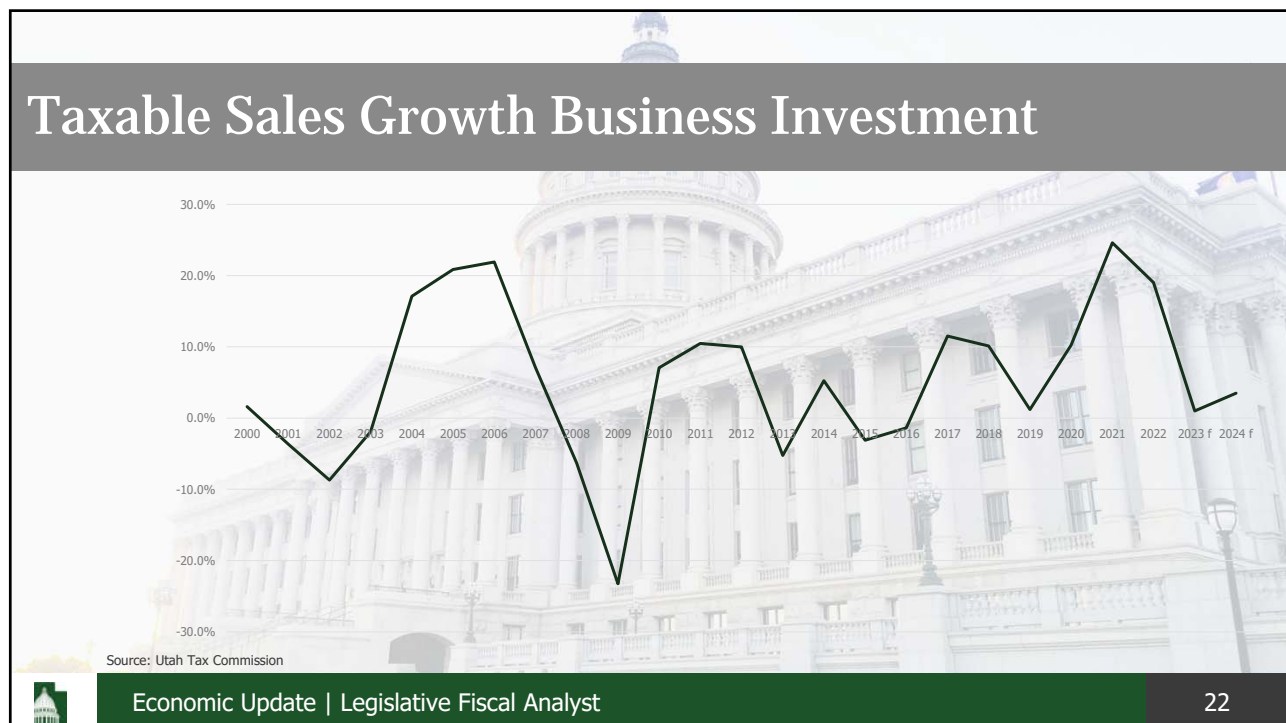
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Business Update

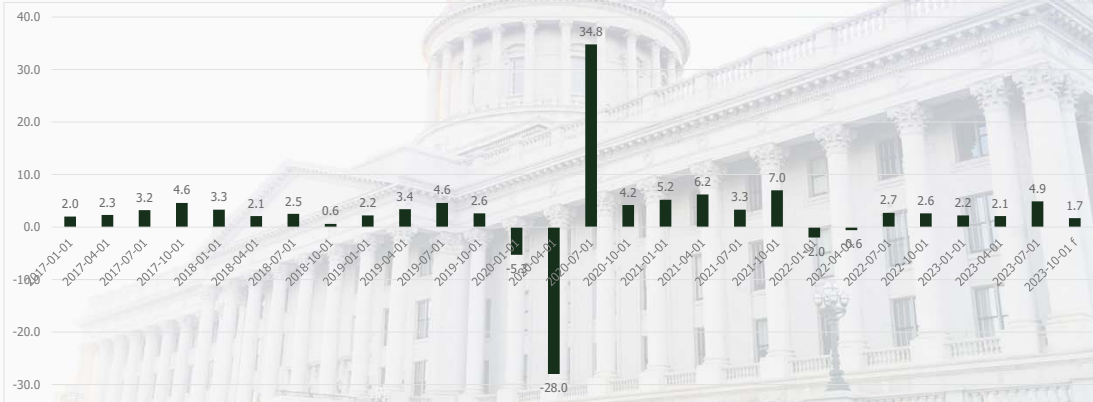
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Real GDP Growth



Source: U.S. Bureau of Economic Analysis

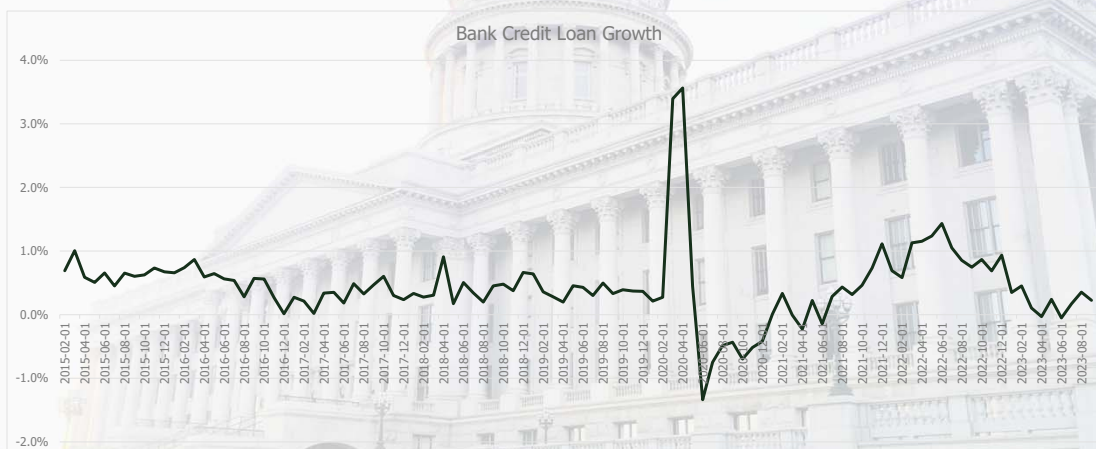


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Bank Loan Credit Growth



Source: Federal Reserve Bank of St. Louis



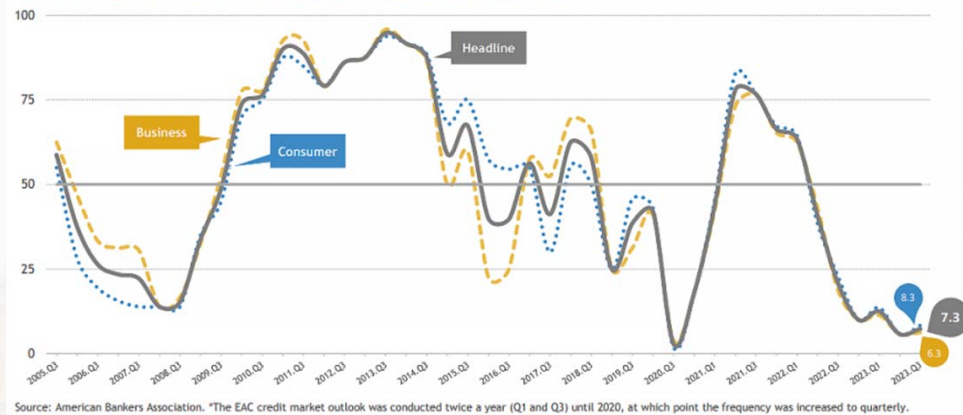
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Credit Conditions Index

CREDIT CONDITIONS INDEX: HISTORICAL SERIES*



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Conclusions

- Inflation is improving but elevated in many areas
- Consumer tailwinds are fading but balance sheets remain solid.
- Consumers have started spending faster than disposable income is growing
- Taxable sales will moderate for both consumers and businesses
- Housing remains a drag on the economy



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Thank you for listening!

- Any further discussion or questions?



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