

ZIONS BANK

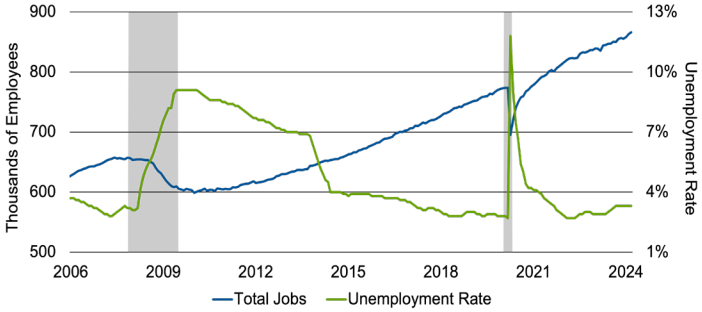
ECONOMIC SNAPSHOT

IDAHO

The Gem State's unemployment rate has remained steady at 3.3% for the last six months, and its jobs grew by 30,800, or 3.7%, during the last 12 months. Industry sectors leading the job growth were education and health services (+8,600); government (+5,800); and construction (+5,400). By contrast, the industry sectors with negative job growth were other services (-500); and information (-100).

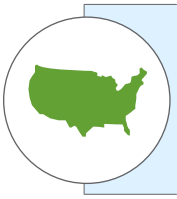
IDAHO EMPLOYMENT GAINS MOMENTUM

TOTAL JOBS:	**866,300**
12-MO JOBS CHANGE:	**3.7%**
UNEMPLOYMENT RATE:	**3.3%**



Source: U.S. Bureau of Labor Statistics and Idaho Department of Labor
Note: Shaded areas represent recessions

UNITED STATES EMPLOYMENT



JOBS GAINED:	**175,000**
12-MO JOBS CHANGE:	**1.8%**
UNEMPLOYMENT RATE:	**3.9%**

Source: U.S. Bureau of Labor Statistics

U.S. GDP GROWTH

Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024
2.2%	2.1%	4.9%	3.4%	1.6%

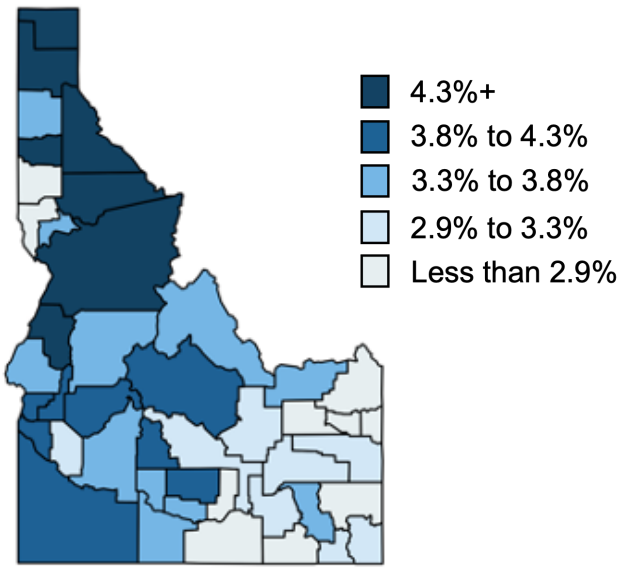
Source: U.S. Bureau of Economic Analysis

INDUSTRY OVERVIEW

SUPERSECTORS	12-Month Net Change	12-Month % Change
Mining & Logging	300	7.3%
Construction	5,400	8.1%
Manufacturing	4,400	5.9%
Trade, Trans., & Utilities	2,500	1.6%
Information	-100	-1.1%
Financial Activities	300	0.7%
Professional & Business Services	1,300	1.2%
Education & Health Services	8,600	7.1%
Leisure & Hospitality	2,800	3.0%
Other Services	-500	-1.8%
Government	5,800	4.5%
TOTAL	+30,800	

Source: Idaho Department of Labor

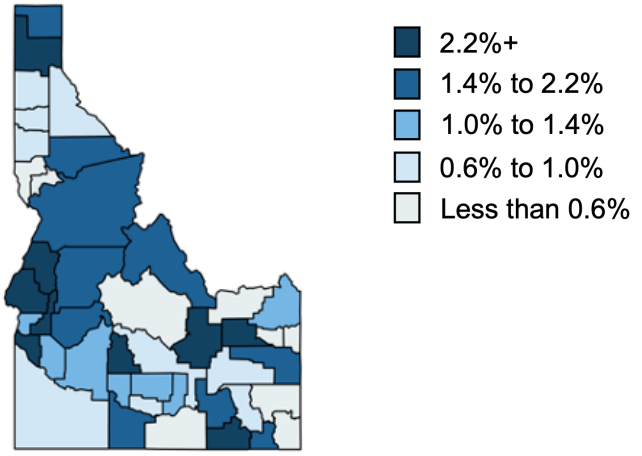
UNEMPLOYMENT BY COUNTY



Source: Idaho Department of Labor

IDAHO POPULATION GROWTH

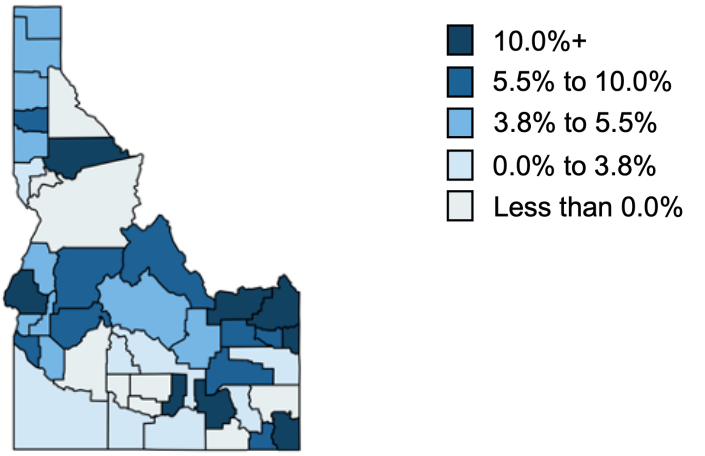
Annual Growth Rate by County, 2022-2023 Idaho: 1.3%



Source: U.S. Census Bureau

IDAHO GROSS DOMESTIC PRODUCT GROWTH

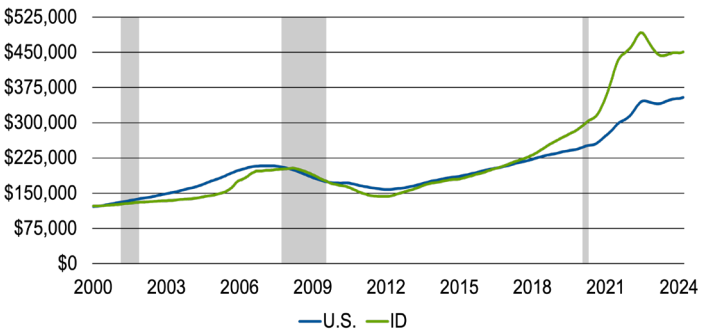
Annual Growth Rate by County, 2021 - 2022 Idaho: 4.2% U.S.: 1.9%



Source: U.S. Bureau of Economic Analysis

TYPICAL IDAHO HOME VALUE INCREASING

Idaho: $451,298; U.S.: $354,179



Source: Zions Bank Analysis of Zillow Home Value Index

INTEREST RATES

8.50% - WSJ Prime Rate (May 6, 2024)

7.55% - 30-Year Mortgage, Fixed (May 6, 2024)

Sources: Wall Street Journal



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NATIONAL AND IDAHO HOUSING

Home Prices and Foreclosures

Idaho		United States
$451,298[1]	**MEDIAN HOME VALUE**	$354,179[1]
1.5%[1]	**% CHANGE IN HOME VALUE**	4.1%[1]
0.02%[2]	**FORECLOSURE RATE**	0.02%[3]

Sources: [1]Zions Bank Analysis of Zillow Home Value Index, [2]SoFi, [3]ATTOM

STATE FACTS (VALUE & RANK)

- Total Population: **1,811,617** (2021) **38th**
- Population Growth Rate: **1.8%** (2021-2022) **2nd**
- Total Fertility Rate: **1.85** (2017-2021) **8th**
- Median Age: **37.3** (2021) **8th**
- Household Size: **2.71** (2021) **6th**
- Median Household Income: **$76,918** (2021) **18th**
- Per Capita Personal Income: **$54,537** (2022) **44th**
- Personal Income (% Change): **9.6%** (2020-2021) **1st**

Sources: U.S. Census Bureau, National Center for Health Statistics, and U.S. Bureau of Economic Analysis

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As of May 6, 2024