

Utah Data Guide

A Newsletter for Data Users

Utah State Data Center
Governor's Office of Planning & Budget
Demographic & Economic Analysis

CITY POPULATION ESTIMATES from the U.S. BUREAU OF THE CENSUS

The U.S. Bureau of the Census recently released population estimates at the sub-county level for more than 19,000 places across the U.S. for the years 1990 to 1998. These sub-county estimates include 229 cities and towns in Utah. Although the estimates come with a few caveats on the methodology used to produce them, they are the best statewide sub-county population estimates available. In addition to allowing comparisons within the state, the estimates offer a context for relating the population size and growth rates of Utah communities to those of others in the United States.

Largest Cities

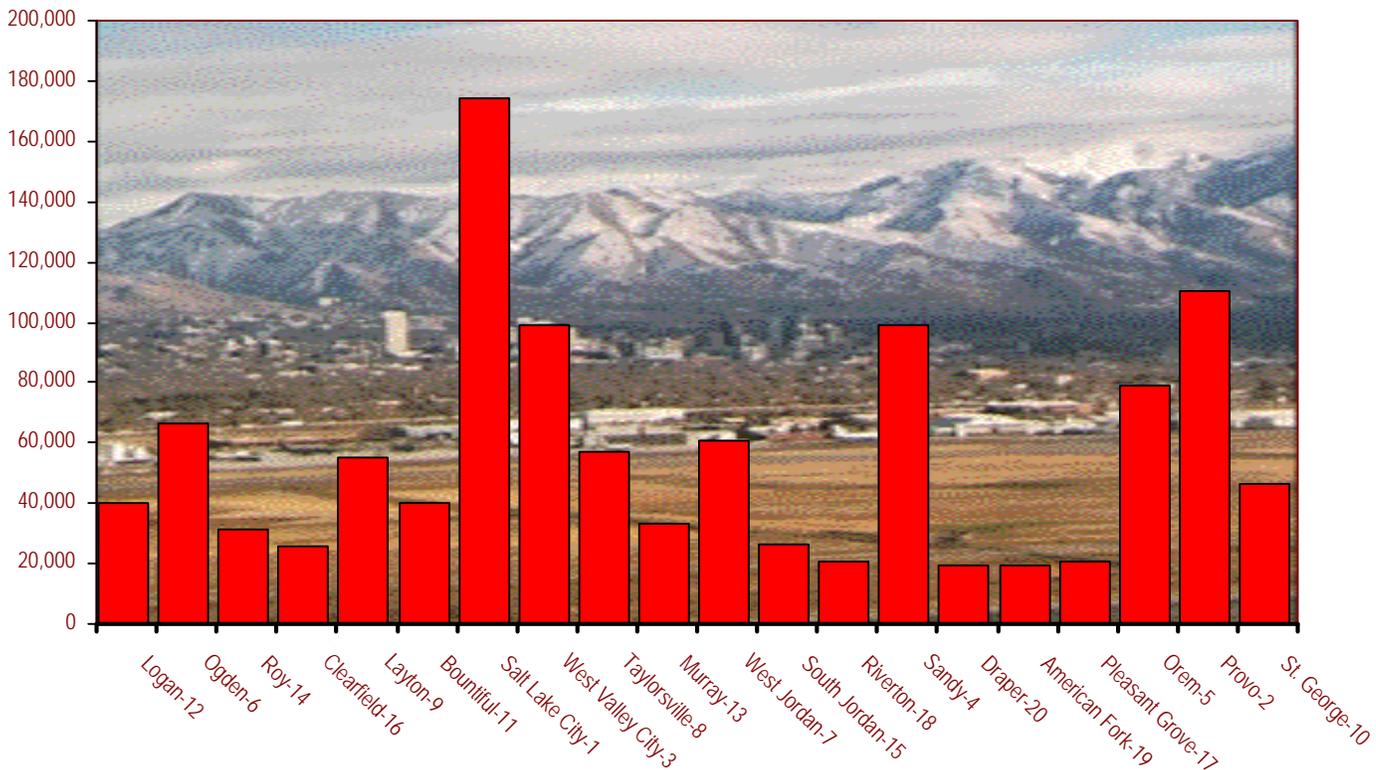
Slightly more than 80% of Utah's 2.1 million people live in the 229 places for which the Census Bureau produced 1998 estimates. The remaining 20% live in unincorporated areas, or in areas that have recently been

annexed or have become incorporated. Most of the largest cities are located in Utah's largest county, Salt Lake (population 850,667). Utah County has the second largest population (335,635), followed by Davis County (233,013), and Weber County (184,065). All of these counties are located along the Wasatch Front.

Utah's largest city is Salt Lake City with a July 1, 1998 population of 174,348, followed by Provo, which has a population of 110,419. The third and fourth largest cities are West Valley City and Sandy City, with 1998 estimates of 99,372 and 99,186, respectively. However, the populations of West Valley City and Sandy City have now surpassed the 100,000 mark, which means that Utah now has four cities of the First Class. Cities are classified in State Statute based on population size.

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Most of Utah's Largest Communities Are in Salt Lake County. Among the Twenty Largest, Only St. George (Ranked Tenth Largest) and Logan (Twelfth Largest) Are Not Located in the Northern Metropolitan Areas.



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Bureau of the Census Sub-County Population Estimates: 1990 and 1998

	1990	1998	AARC 90-98
Beaver County	4,765	5,896	2.7
Beaver	1,998	2,447	2.6
Milford	1,107	1,305	2.1
Minersville	608	715	2.0
Balance of Beaver Cnty	1,052	1,429	3.9
Box Elder County	36,485	41,949	1.8
Bear River City	700	826	2.1
Brigham City	15,644	16,960	1.0
Corinne	639	685	0.9
Deweyville	318	343	1.0
Elwood	575	684	2.2
Fielding	422	468	1.3
Garland	1,639	1,897	1.8
Honeyville	1,112	1,294	1.9
Howell	237	268	1.5
Mantua	665	708	0.8
Perry	1,211	2,023	6.6
Plymouth	267	291	1.1
Portage	218	215	-0.2
Snowville	251	273	1.1
Tremonton	4,262	5,116	2.3
Willard	1,298	1,535	2.1
Balance of Box Elder Cnty	7,027	8,363	2.2
Cache County	70,183	86,949	2.7
Amalga	366	503	4.1
Clarkston	645	641	-0.1
Cornish	205	196	-0.6
Hyde Park	2,190	2,953	3.8
Hyrum	4,829	5,452	1.5
Lewiston	1,532	1,571	0.3
Logan	32,771	40,272	2.6
Mendon	684	810	2.1
Millville	1,202	1,319	1.2
Newton	659	703	0.8
Nibley	1,236	1,634	3.6
North Logan	3,775	6,051	6.1
Paradise	561	754	3.8
Providence	3,344	4,331	3.3
Richmond	1,955	1,938	-0.1
River Heights	1,274	1,281	0.1
Smithfield	5,566	7,123	3.1
Trenton	464	454	-0.3
Wellsville	2,206	2,979	3.8
Balance of Cache Cnty	4,719	5,984	3.0
Carbon County	20,228	20,966	0.4
East Carbon	1,270	1,257	-0.1
Helper	2,148	2,094	-0.3
Price	8,712	8,834	0.2
Scofield	43	44	0.3
Sunnyside	339	353	0.5
Wellington	1,632	1,709	0.6
Balance of Carbon Cnty	6,084	6,675	1.2
Daggett County	690	737	0.8
Manila	207	227	1.2
Balance of Daggett Cnty	483	510	0.7

	1990	1998	AARC 90-98
Davis County	187,941	233,013	2.7
Bountiful	37,544	40,427	0.9
Centerville	11,500	14,811	3.2
Clearfield	21,435	25,877	2.4
Clinton	7,945	11,514	4.7
Farmington	9,049	11,175	2.7
Fruit Heights	3,903	4,888	2.9
Kaysville	13,961	19,118	4.0
Layton	41,784	55,112	3.5
North Salt Lake	6,464	8,469	3.4
South Weber	2,863	3,958	4.1
Sunset	5,128	5,060	-0.2
Syracuse	4,658	7,540	6.2
West Bountiful	4,477	5,053	1.5
West Point	4,258	6,195	4.8
Woods Cross	5,384	5,887	1.1
Balance of Davis Cnty	7,588	7,929	0.6
Duchesne County	12,645	14,481	1.7
Altamont	167	196	2.0
Duchesne	1,308	1,493	1.7
Myton	468	524	1.4
Roosevelt	3,915	4,314	1.2
Tabiona	120	138	1.8
Balance of Duchesne Cnty	6,667	7,816	2.0
Emery County	10,332	10,989	0.8
Castle Dale	1,704	1,788	0.6
Clawson	151	167	1.3
Cleveland	498	531	0.8
Elmo	267	336	2.9
Emery	300	305	0.2
Ferron	1,606	1,703	0.7
Green River (pt.)	744	765	0.3
Huntington	1,875	2,055	1.2
Orangeville	1,459	1,513	0.5
Balance of Emery Cnty	1,728	1,826	0.7
Garfield County	3,980	4,272	0.9
Antimony	83	94	1.6
Boulder	126	141	1.4
Cannonville	131	153	2.0
Escalante	818	947	1.8
Hatch	103	101	-0.2
Henrieville	163	164	0.1
Panguitch	1,444	1,416	-0.2
Tropic	374	430	1.8
Balance of Garfield Cnty	738	826	1.4
Grand County	6,620	8,068	2.5
Castle Valley	211	273	3.3
Green River (pt.)	122	146	2.3
Moab	3,971	4,485	1.5
Balance of Grand Cnty	2,316	3,164	4.0
Iron County	20,789	28,659	4.1
Brian Head	109	96	-1.6
Cedar City	13,443	18,953	4.4
Enoch	1,947	3,260	6.7
Kanarraville	228	252	1.3
Paragonah	307	467	5.4
Parowan	1,873	2,053	1.2
Balance of Iron Cnty	2,882	3,578	2.7

	1990	1998	AARC 90-98
Juab County (1)	5,817	7,572	3.4
Eureka	562	661	2.0
Levan	416	556	3.7
Mona	584	898	5.5
Nephi	3,515	4,519	3.2
Balance of Juab Cnty (1)	740	938	3.0
Kane County	5,169	6,200	2.3
Alton	93	114	2.6
Big Water	326	406	2.8
Glendale	282	360	3.1
Kanab	3,289	3,895	2.1
Orderville	422	454	0.9
Balance of Kane Cnty	757	971	3.2
Millard County	11,333	12,249	1.0
Delta	2,998	3,123	0.5
Fillmore	1,956	2,006	0.3
Hinckley	658	695	0.7
Holden	402	449	1.4
Kanosh	386	433	1.4
Leamington	253	259	0.3
Lynndyl	120	124	0.4
Meadow	250	279	1.4
Oak City	587	597	0.2
Scipio	291	289	-0.1
Balance of Millard Cnty	3,432	3,995	1.9
Morgan County	5,528	7,022	3.0
Morgan	2,023	2,478	2.6
Balance of Morgan Cnty	3,505	4,544	3.3
Piute County	1,277	1,402	1.2
Circleville	417	431	0.4
Junction	132	138	0.6
Kingston	134	165	2.6
Marysvale	364	380	0.5
Balance of Piute Cnty	230	288	2.9
Rich County	1,725	1,834	0.8
Garden City	193	241	2.8
Laketown	261	263	0.1
Randolph	488	508	0.5
Woodruff	135	143	0.7
Balance of Rich Cnty	648	679	0.
Salt Lake County (1)	725,956	850,667	2.0
Alta	397	411	0.4
Bluffdale	2,152	3,934	7.8
Draper (pt.)	7,143	19,147	13.1
Midvale (1)	11,886	11,628	-0.3
Murray	31,274	33,167	0.7
Riverton	11,261	20,410	7.7
Salt Lake City	159,928	174,348	1.1
Sandy	75,240	99,186	3.5
South Jordan	12,215	26,414	10.1
South Salt Lake (1)	10,129	9,957	-0.2
Taylorsville	51,550	56,753	1.2
West Jordan	42,915	60,804	4.5
West Valley City	86,969	99,372	1.7
Balance of Salt Lake Cnty(1)	222,897	235,136	0.7

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Bureau of the Census Sub-County Population Estimates: 1990 and 1998 (continued)

	1990	1998	AARC 90-98
San Juan County	12,621	13,711	1.0
Blanding	3,162	3,516	1.3
Monticello	1,806	1,904	0.7
Balance of San Juan Cnty	7,653	8,291	1.0
Sanpete County	16,259	21,452	3.5
Centerfield	766	888	1.9
Ephraim	3,363	4,486	3.7
Fairview	960	1,065	1.3
Fayette	183	296	6.2
Fountain Green	602	916	5.4
Gunnison	1,298	2,101	6.2
Manti	2,268	2,643	1.9
Mayfield	438	482	1.2
Moroni	1,115	1,813	6.3
Mount Pleasant	2,092	2,401	1.7
Spring City	715	806	1.5
Sterling	191	314	6.4
Wales	189	304	6.1
Balance of Sanpete Cnty	2,079	2,937	4.4
Sevier County	15,431	18,452	2.3
Annabella	487	530	1.1
Aurora	911	998	1.1
Elsinore	608	663	1.1
Glenwood	437	471	0.9
Joseph	198	227	1.7
Koosharem	266	433	6.3
Monroe	1,472	1,670	1.6
Redmond	648	704	1.0
Richfield	5,593	6,880	2.6
Salina	1,943	2,119	1.1
Sigurd	385	560	4.8
Balance of Sevier Cnty	2,483	3,197	3.2
Summit County	15,518	26,746	7.0
Coalville	1,065	1,282	2.3
Francis	381	794	9.6
Henefer	554	687	2.7
Kamas	1,061	1,559	4.9
Oakley	522	897	7.0
Park City (pt.)	4,468	6,482	4.8
Balance of Summit Cnty	7,467	15,045	9.2
Tooele County	26,601	33,351	2.9
Grantsville	4,500	5,528	2.6
Ophir	25	34	3.9
Rush Valley	339	375	1.3
Stockton	426	497	1.9
Tooele	13,887	16,748	2.4
Vernon	181	202	1.4
Wendover	1,127	1,258	1.4
Balance of Tooele Cnty	6,116	8,709	4.5
Uintah County	22,211	25,660	1.8
Ballard	644	784	2.5
Naples	1,334	1,517	1.6
Vernal	6,640	7,366	1.3
Balance of Uintah Cnty	13,593	15,993	2.1

	1990	1998	AARC 90-98
Utah County (1)	263,590	335,635	3.1
Alpine	3,492	5,418	5.6
American Fork	15,722	19,215	2.5
Cedar Fort	284	254	-1.4
Cedar Hills	769	2,486	15.8
Draper (pt.)	0	0	--
Elk Ridge	771	1,721	10.6
Genola	803	868	1.0
Goshen	578	533	-1.0
Highland	5,007	6,315	2.9
Lehi	8,475	15,297	7.7
Lindon	3,818	6,380	6.6
Mapleton	3,572	4,804	3.8
Orem	67,561	78,937	2.0
Payson	9,510	10,951	1.8
Pleasant Grove	13,476	20,491	5.4
Provo	86,835	110,419	3.0
Salem	2,284	3,275	4.6
Santaquin	2,386	2,855	2.3
Spanish Fork	11,272	15,555	4.1
Springville	13,950	15,944	1.7
Vineyard	151	146	-0.4
Woodland Hills	301	1,307	20.1
Balance of Utah Cnty (1)	12,573	12,464	-0.1
Wasatch County	10,089	13,267	3.5
Charleston	336	450	3.7
Heber	4,782	5,872	2.6
Midway	1,554	2,376	5.5
Park City (pt.)	0	22	--
Wallsburg	252	338	3.7
Balance of Wasatch Cnty	3,165	4,209	3.6
Washington County	48,560	82,115	6.8
Enterprise	936	1,635	7.2
Hildale	1,325	2,245	6.8
Hurricane	3,915	7,193	7.9
Ivins	1,630	4,319	13.0
La Verkin	1,771	3,388	8.4
Leeds	254	263	0.4
New Harmony	101	167	6.5
Rockville	182	227	2.8
St. George	28,572	46,186	6.2
Santa Clara	2,322	4,407	8.3
Springdale	275	333	2.4
Toquerville	488	761	5.7
Virgin	229	279	2.5
Washington	4,198	6,906	6.4
Balance of Washington Cnty	2,362	3,806	6.1
Wayne County (1)	2,177	2,379	1.1
Bicknell	327	317	-0.4
Loa	444	487	1.2
Lyman	198	217	1.2
Torrey	122	135	1.3
Balance of Wayne Cnty (1)	1,086	1,223	1.5

	1990	1998	AARC 90-98
Weber County (1)	158,330	184,065	1.9
Farr West	2,178	2,714	2.8
Harrisville	3,019	3,728	2.7
Huntsville	561	636	1.6
North Ogden	11,593	14,811	3.1
Ogden	63,943	66,507	0.5
Plain City	2,722	3,424	2.9
Pleasant View	3,597	5,076	4.4
Riverdale	6,419	7,520	2.0
Roy	24,560	31,441	3.1
South Ogden	12,105	14,671	2.4
Uintah	760	1,114	4.9
Washington Terrace	8,189	8,821	0.9
West Haven	2,172	2,906	3.7
Balance of Weber Cnty(1)	16,512	20,696	2.9

Notes:

(1) The Utah Population Estimates Committee estimated the 1998 population for the following municipalities: Rocky Ridge, 293; Herriman, 950; Midvale, 27,893; South Salt Lake, 18,792; Eagle Mountain, 490; Saratoga Springs, 217; Hanksville, 309; and Marriott-Slaterville, 1,508. Population totals for these cities will affect the Balance of the County estimates in their respective counties.

(pt.) indicates that the city crosses county boundaries, only part of the population is found within the specified county

AARC is the average annual rate of change.

Estimates are for April 1, 1990 and July 1, 1998

Source: U.S. Bureau of the Census, Population Estimates Program

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Fastest Growing Cities

The change in population size from 1990 to 1998 can be analyzed in numerous ways, including: the absolute change, the change in percentage terms, and the average annual rate of change. The Census Bureau estimates that Utah grew from 1,722,850 in 1990 to 2,099,758 in 1998. In absolute terms that is an increase of 376,908 people. It is a percentage increase of 22%, the average annual rate of change is 2.5%.

Very few cities in Utah have experienced population decline; a comparison of 1990 population estimates to 1998 estimates shows fewer than 20 cities in Utah with declining numbers. Each of the ten fastest growing cities in absolute terms increased in size by more than 10,000 people from 1990 to 1998.

Utah Cities with Largest Absolute Increases in Population 1990 to 1998

Cities	1990	1998	Absolute Increase	Percent Change	AARC
Sandy	75,240	99,186	23,946	31.8	3.5
Provo	86,835	110,419	23,584	27.2	3.0
West Jordan	42,915	60,804	17,889	41.7	4.5
St. George	28,572	46,186	17,614	61.6	6.2
Salt Lake City	159,928	174,348	14,420	9.0	1.1
South Jordan	12,215	26,414	14,199	116.2	10.1
Layton	41,784	55,112	13,328	31.9	3.5
West Valley City	86,969	99,372	12,403	14.3	1.7
Draper	7,143	19,147	12,004	168.1	13.1
Orem	67,561	78,937	11,376	16.8	2.0

AARC=Average Annual Rate of Change

Of the 229 cities included in the Census Bureau's estimates, 170 had populations of fewer than 5,000. About 10% of the state's population resides in these small cities, more than 70% lives in cities with population greater than 5,000. The fastest growing cities, among those with populations in 1998 of greater than 5,000, all experienced average annual rates of change that were higher than 6%.

Utah Cities of 5,000 or more with Largest Average Annual Rates of Change (AARC) 1990 to 1998

Cities	1990	1998	Absolute Increase	Percent Change	AARC
Draper	7,143	19,147	12,004	168.1	13.1
South Jordan	12,215	26,414	14,199	116.2	10.1
Hurricane	3,915	7,193	3,278	83.7	7.9
Riverton	11,261	20,410	9,149	81.2	7.7
Lehi	8,475	15,297	6,822	80.5	7.7
Lindon	3,818	6,380	2,562	67.1	6.6
Washington	4,198	6,906	2,708	64.5	6.4
Syracuse	4,658	7,540	2,882	61.9	6.2
St. George	28,572	46,186	17,614	61.6	6.2
North Logan	3,775	6,051	2,276	60.3	6.1

Utah's Newest Communities

There are six newly incorporated communities and two cities that annexed a large population prior to the deadline for inclusion in the Census Bureau's estimates. The Utah Population Estimates Committee is relied on to produce estimates for these areas. The new municipalities and their 1998 population estimates are: Rocky Ridge, 293; Herriman, 950; Eagle Mountain, 490; Saratoga Springs, 217; Hanksville, 309; and Marriott-Slaterville, 1,508. The cities that have completed major annexations and their 1998 population estimates are: Midvale, 27,893; and South Salt Lake, 18,792. Population totals for these municipalities affect the Balance of the County estimates in their respective counties.

Largest States in America

In 1998 there were just over 270 million people in the United States. Almost half (45%) of the U.S. population resides in seven states that have populations greater than 10 million, these states are:

California	32.7 million
Texas	19.8 million
New York	18.2 million
Florida	14.9 million
Illinois	12.0 million
Pennsylvania	12.0 million
Ohio	11.2 million

Utah is the 35th largest state with an estimated population of 2.1 million, which is 0.8% of the total U.S. population.

Largest Cities in America

There are nine cities in the U.S. with populations greater than 1 million, 8% (21.7 million people) of the U.S. population lives in these cities. Two of these megalopolises, Phoenix and San Antonio, have experienced astonishingly high rates of growth during the 1990s—Phoenix grew by 21.3% between 1990 and 1998, and San Antonio grew 14.1%.

America's Largest Cities

	1998 Population	Growth Rate 1990-1998
New York, NY	7,420,166	1.3
Los Angeles, CA	3,597,556	3.2
Chicago, IL	2,802,079	0.7
Houston, TX	1,786,691	8.0
Philadelphia, PA	1,436,287	-9.4
San Diego, CA	1,220,666	9.9
Phoenix, AZ	1,198,064	21.3
San Antonio, TX	1,114,130	14.1
Dallas, TX	1,075,894	6.8
Detroit, MI	970,196	-5.6

In 1998 there were 218 cities in the United States with populations of more than 100,000 including Salt Lake City and Provo, Utah. Salt Lake City with a population of 174,348 is ranked 112th largest in the country, and ranked 83rd (of the 218) for its growth rate of 9% from 1990 to 1998. Provo (population 110,419) was ranked as the 210th largest city in the nation, but had the 15th highest growth rate from 1990 to 1999 of cities larger than 100,000. The population of Provo grew by 27.2% from 1990 to 1998.

Census Bureau Methods

The Bureau of the Census uses group quarters data, medicare data, IRS tax data, vital statistics and data on housing units as indicators of population change. During preparation of the estimates, the Census Bureau provided housing unit data to the Governor's Office and Planning and Budget to coordinate local review and comment from mayors and/or contacts for 232 incorporated places. The Bureau of the Census later provided a comment period on preliminary estimates. The Governor's Office of Planning and Budget solicited comments from each of the Associations of Governments. These comments were important to improving the accuracy of the estimates. The accuracy of the Census Bureau's sub-county population estimates is especially important in Utah because they are used in the distribution formula of some local road funds and sales taxes. It is important to note that these distributions are based on proportional relations rather than the absolute numbers.

More Information

Sub-county estimates for Utah for every year from 1990 to 1998 are available on DEA's website at: www.governor.state.ut.ut/dea
For sub-county estimates for other states or for more information from the Census Bureau on methods see their website: www.census.gov ■

COUNTDOWN to CENSUS DAY!

April 1, 2000 is just eight months away. Each issue of the *Utah Data Guide* will include articles relating to Census 2000, and a calendar outlining activities that will take place prior to and following Census 2000.

1999

August-September

- Remaining local census offices open in Utah

October

- 1999 National State Data Center Meeting in Washington, D.C.

2000

January-March

- Recruiting
- Special population counts

March

- Questionnaires delivered (by mail or door-to-door)
- Enumeration in rural or remote areas
- Special place enumeration

**APRIL 1, 2000
CENSUS DAY!**

April-May 30

- Be counted campaign
- Non-response follow-up
- Quality check survey conducted

December 31, 2000

- Count of U.S. by states delivered to the President with reapportionment counts

2001

April 1, 2001

- All states receive redistricting counts

CENSUS 2000: A Top Priority in Utah

On May 26, 1999, Governor Leavitt signed a proclamation declaring Census 2000 a top priority in Utah and encouraging all Utahns to support the U.S. Census Bureau in this effort. Accompanying the Governor in the signing were: Kenneth Prewitt, Director of the Census Bureau; Susan Lavin, Regional Director of the Denver Census Office; local Census Bureau representatives; the directors of the Utah Ethnic Offices; and State Data Center staff.

Recognizing that Census 2000 data will not only be the basis for billions of dollars in federal funds that will be distributed to Utah each year, but that it will also provide the base data for planning efforts to preserve and enhance Utah's enviable quality of life, Governor Leavitt urged all Utahns to return the census questionnaires promptly and accurately so that Census 2000 will be the most accurate census in our state's history.

Governor Leavitt also indicated that the state is committed to a full and accurate count, with special emphasis on members of population groups traditionally undercounted in Utah. The Governor's Office of Planning and Budget is coordinating the formation of several complete count committees to plan and implement locally-based promotion to publicize the importance of Census 2000. Utah's complete count committees will target populations that have been undercounted in previous censuses.

In addition to the formation of state complete count committees, the Governor's Office will conduct an outreach campaign, with the goal of increasing public awareness of the value of the census and increasing the response rate to mail surveys. Promotional materials (such as fliers, handouts, and web pages) and a speaker's bureau will be used to convey this message.

For more information on the Governor's proclamation or Census 2000 activities in Utah, contact Lisa Hillman, the Governor's Liaison for Census 2000, in the Governor's Office of Planning and Budget at 537-9013, or visit our web site at www.governor.state.ut.us/dea ■

DEMOGRAPHICS for DATA USERS WORKSHOP SCHEDULED in AUGUST: LEARN MORE ABOUT THE ECONOMIC CENSUS and CENSUS 2000!

Representatives from the U.S. Census Bureau will be in Salt Lake City to conduct a user's conference on the 1997 Economic Census and to give an update on Census 2000 plans and activities. The conference will prepare participants to utilize new products from the Bureau of the Census.



Morning Session: 1997 Economic Census

- Economic Trends and Data Uses
- North American Industry Classification System
- Products from the 1997 Economic Census
- Accessing and Working with Census Bureau Economic Data

Afternoon Session: Census 2000

- Data Products and Dissemination Plans
- Demonstration of the American Fact Finder Internet Access
- Geography and Geographic Products
- Census 2000 and the State of Utah



Registrants may attend either or both sessions for a fee of \$5. The workshop will be held on Friday, August 20th in the State Office Building Auditorium (450 North 100 East, directly north of the State Capitol). Demographics for Data Users is a series of demographic data and analysis workshops that are sponsored by the Population Research Laboratory at Utah State University and the Utah State Data Center in the Governor's Office of Planning and Budget. For more information on the workshop or to register, contact Lisa Hillman in the Governor's Office of Planning and Budget at (801) 537-9013 or via email at lhillman@gov.state.ut.us ■

CURRENT ECONOMIC CONDITIONS and OUTLOOK

Employment Growth

Job growth in Utah has slowed during the last 17 quarters. The rolling-year (four-quarter, moving average) job growth rate peaked at 6.2% in the 3rd quarter of 1994, and has declined each quarter thereafter to 3.0% in the 4th quarter of 1998. This non-farm employment data is provided by employers who are required to file quarterly unemployment insurance tax forms with the Utah Department of Workforce Services. More recent, and different, federal Bureau of Labor Statistics survey data shows that Utah placed 10th in the nation in total nonagricultural employment growth, at 2.9%; and, 14th in the U.S. in manufacturing employment, at -0.2%, for April 1999 over April 1998. Total employment growth in Utah is expected to average about 2.8% in 1999, and then decline to 2.7% in 2000.

Income and Wages

Average-annual pay in Utah is expected to remain below the national average in the near-term. Recently released (June 23, 1999) Bureau of Labor Statistics data shows that Utah ranked 34th in the U.S. at \$25,689 in average annual pay for 1997. This was 84.7% of the national average pay of \$30,336. Lower pay in Utah is usually attributed to more part-time workers and a younger workforce than in the rest of the nation.

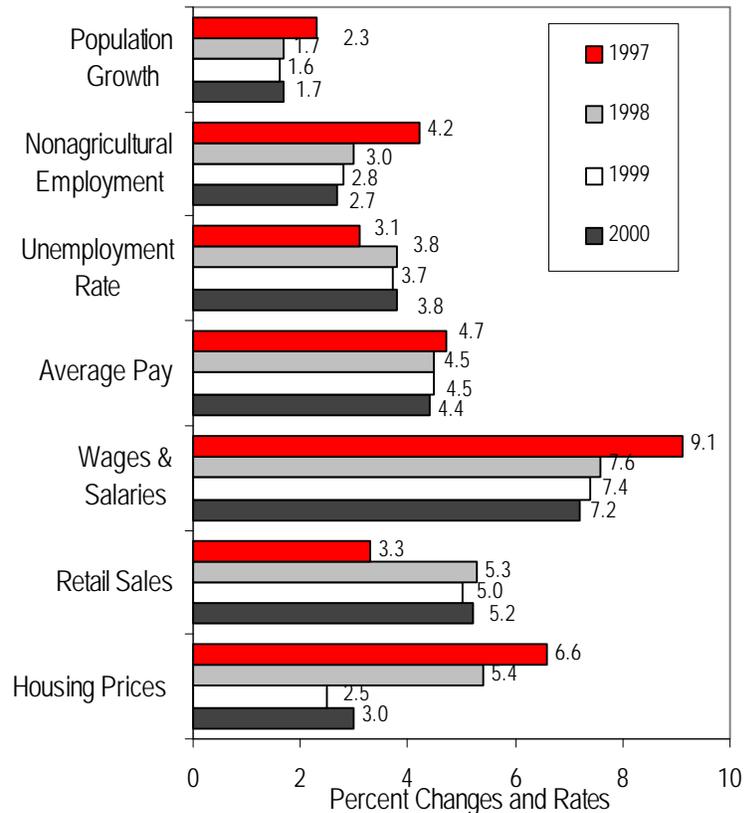
Lower pay, relative to the nation, would be a much more serious issue for most Utahns were it not for more wage earners per household in Utah than in the nation. Median household income in Utah ranked 9th highest in the nation at \$42,775 (\$5,770 higher than the national average of \$37,005) in 1997. Higher median household income, despite lower average-annual pay, is due to more wage earners per household in Utah than in the nation. According to the 1990 Census, 64.8% of Utah households are comprised of married-couple families (which ranks Utah 1st in the nation). Utah also has the lowest ranking in the nation for the percent of families with children headed by a single parent.

Housing

The growth rate in housing prices as measured by the Office of Federal Housing Enterprise Oversight's repeat sales house price index has also softened over the last 19 quarters. Housing prices increased 18.9% in the 2nd quarter of 1994 compared to 2nd quarter 1993, and have since declined to 3.8% growth in the 1st quarter of 1999 compared to the same quarter in 1998. Utah continues to lead the nation in existing housing price appreciation over the last 5 years at 49.0%, compared to 20.7% for the national 5 year average. But, Utah's year-over growth ranking has declined from 2nd in the nation for the period ended September 30, 1997, to 30th in the nation for the period ended March 31, 1999.

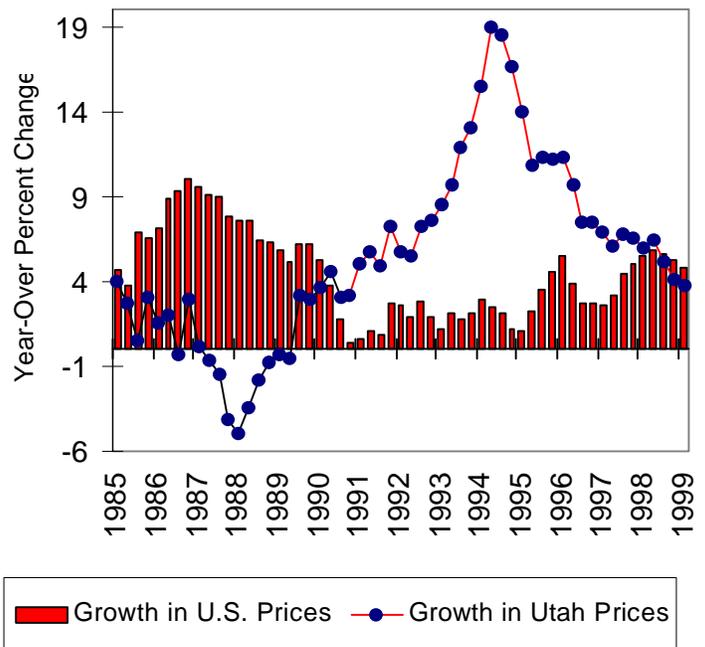
The median sales price of an existing single-family home in Utah was \$135,500 in the 1st quarter of 1999 according to the National Association of Realtors. This compares to a median sales price of \$132,200 nationally. The growth rate in housing prices is expected to continue to soften into 1999 and 2000. The softening of housing prices is due in part to the high home-ownership rate in Utah (72.5% in Utah versus 65.7% nationwide in 1997, 11th highest in the nation), lower net in-migration, and the 49.0% run up in housing prices over the last five years. These factors also contributed to no growth in sales of existing homes for 1st quarter 1999 compared to 1st quarter 1998, as reported by the National Association of Realtors. Housing price growth in Utah has lagged behind growth in housing prices in the U.S. for the last 3 quarters for which data is available. This is expected to continue through 2000. ■

Utah Economic Indicators: 1997 - 2000



Source: Council of Economic Advisors' Revenue Assumptions Committee

Median Housing Prices for Repeat-Sales of Existing Homes Utah and the Nation: 1st Quarter 1985 to 1st Quarter 1999

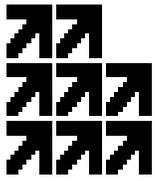


Source: Office of Federal Housing Enterprise Oversight

Utah & U.S. Actual and Estimated Economic Indicators: July 1999

ECONOMIC INDICATORS	Units	1996	1997	1998	1999	2000	% chg	% chg	% chg	% chg
		Actual	Actual	Estimate	Forecast	Forecast	1996-97	97-98	98-99	99-00
PRODUCTION AND SPENDING										
U.S. Real Gross Domestic Product	Billion Chained \$92	6,995	7,270	7,554	7,863	8,020	3.9	3.9	4.1	2.0
U.S. Real Personal Consumption	Billion Chained \$92	4,752.4	4,913.5	5,154.3	5,396.5	5,531.4	3.4	4.9	4.7	2.5
U.S. Real Fixed Investment	Billion Chained \$92	1,050.6	1,138.0	1,267.7	1,364.1	1,399.5	8.3	11.4	7.6	2.6
U.S. Real Defense Spending	Billion Chained \$92	319.1	308.9	300.6	303.9	308.4	-3.2	-2.7	1.1	1.5
U.S. Real Exports	Billion Chained \$92	860.0	970.0	984.6	1,003.3	1,043.4	12.8	1.5	1.9	4.0
Utah Coal Production	Million Tons	27.1	26.4	26.9	27.9	28.5	-2.4	1.7	4.0	2.0
Utah Oil Production Sales	Million Barrels	19.4	19.6	19.2	19.0	18.8	0.8	-2.0	-1.0	-1.0
Utah Natural Gas Production Sales	Billion Cubic Feet	179.9	183.4	204.0	224.4	246.9	1.9	11.2	10.0	10.0
Utah Copper Mined Production	Million Pounds	656.3	672.6	657.4	700.2	705.5	2.5	-2.3	6.5	0.8
SALES AND CONSTRUCTION										
U.S. New Auto and Truck Sales	Millions	15.0	15.0	15.5	15.6	15.0	-0.3	3.9	0.2	-3.5
U.S. Housing Starts	Millions	1.47	1.48	1.62	1.68	1.43	0.7	9.5	3.7	-14.9
U.S. Residential Construction	Billion Dollars	311.9	327.9	369.5	414.3	431.2	5.1	12.7	12.1	4.1
U.S. Nonresidential Structures	Billion Dollars	217.0	240.2	246.9	252.4	256.1	10.7	2.8	2.2	1.5
U.S. Repeat-Sales House Price Index	1980Q1=100	197.8	205.3	216.6	224.4	234.5	3.8	5.5	3.6	4.5
U.S. Existing S.F. Home Prices (NAR)	Thousand Dollars	118.2	124.1	130.1	134.8	140.8	5.0	4.8	3.6	4.5
U.S. Retail Sales	Billion Dollars	2,455.2	2,568.8	2,697.2	2,856.4	2,956.4	4.6	5.0	5.9	3.5
Utah New Auto and Truck Sales	Thousands	82.6	82.4	84.1	84.2	83.4	-0.2	2.1	0.2	-1.0
Utah Dwelling Unit Permits	Thousands	23.7	20.7	21.7	20.0	17.0	-12.8	4.8	-7.8	-15.0
Utah Residential Permit Value	Million Dollars	2,104.5	1,943.5	2,188.7	2,100.0	1,900.0	-7.7	12.6	-4.1	-9.5
Utah Nonresidential Permit Value	Million Dollars	951.8	1,371.0	1,148.4	1,200.0	1,000.0	44.0	-16.2	4.5	-16.7
Utah Repeat-Sales House Price Index	1980Q1=100	211.7	225.6	237.7	243.6	251.0	6.6	5.4	2.5	3.0
Utah Existing S.F. Home Prices (NAR)	Thousand Dollars	122.7	128.6	133.5	136.2	139.6	4.8	3.8	2.0	2.5
Utah Taxable Retail Sales	Million Dollars	14,404	14,873	15,657	16,440	17,296	3.3	5.3	5.0	5.2
DEMOGRAPHICS AND SENTIMENT										
U.S. Fiscal Year Population (CENSUS)	Millions	265.2	267.7	270.3	272.7	274.9	1.0	1.0	0.9	0.8
U.S. Consumer Sentiment of U.S.	1966=100	93.6	103.2	104.6	97.1	87.6	10.3	1.4	-7.2	-9.8
Utah F.Y. Population (UPEC)	Thousands	2,002.4	2,048.8	2,083.2	2,116.1	2,151.3	2.3	1.7	1.6	1.7
Utah F.Y. Net Migration (UPEC)	Thousands	13.6	15.1	2.0	0.4	2.7	na	na	na	na
Utah F.Y. Population (CENSUS)	Thousands	2,022.2	2,065.0	2,099.8	2,132.6	2,167.8	2.1	1.7	1.6	1.6
Utah Consumer Sentiment of Utah	1966=100	105.3	106.6	107.0	106.8	103.8	1.2	0.4	-0.2	-2.8
PROFITS AND RESOURCE PRICES										
U.S. Corporate Profits Before Tax	Billion Dollars	679.0	741.3	732.4	732.4	700.2	9.2	-1.2	0.0	-4.4
U.S. Domestic Profits Less Fed. Reserve	Billion Dollars	560.8	618.9	612.2	604.0	567.5	10.4	-1.1	-1.3	-6.0
U.S. Oil Refinery Acquisition Cost	\$ Per Barrel	20.7	19.1	12.6	14.4	15.5	-7.6	-34.2	14.1	7.9
U.S. Coal Price Index	1982=100	94.5	96.3	93.2	93.2	94.0	1.9	-3.2	0.0	0.8
Utah Coal Prices	\$ Per Short Ton	18.5	18.3	18.5	18.8	19.1	-0.9	0.9	1.5	1.5
Utah Oil Prices	\$ Per Barrel	21.1	18.6	12.5	15.0	16.5	-12.0	-32.5	20.0	10.0
Utah Natural Gas Prices	\$ Per MCF	1.39	1.85	1.73	1.83	2.02	33.1	-6.5	5.8	10.4
Utah Copper Prices	\$ Per Pound	0.98	0.78	0.67	0.69	0.74	-20.4	-14.1	3.0	7.2
INFLATION AND INTEREST RATES										
U.S. CPI Urban Consumers (BLS, NSA)	1982-84=100	156.9	160.5	163.1	165.8	168.8	2.3	1.6	1.7	1.8
U.S. GDP Chained Price Indexes	1992=100	109.5	111.6	112.7	114.3	115.8	1.9	1.0	1.4	1.3
U.S. Federal Funds Rate	Percent	5.30	5.46	5.35	4.75	4.52	na	na	na	na
U.S. 3-Month Treasury Bills	Percent	5.01	5.06	4.78	4.40	4.43	na	na	na	na
U.S. T-Bond Rate, 30-Year	Percent	6.70	6.61	5.58	5.44	5.31	na	na	na	na
U.S. Mortgage Rates, Fixed FHLMC	Percent	7.8	7.6	6.9	6.6	6.6	na	na	na	na
EMPLOYMENT AND WAGES										
U.S. Establishment Employment (BLS)	Millions	119.6	122.7	125.8	128.1	128.6	2.6	2.6	1.8	0.4
U.S. Average Annual Pay (BLS)	Dollars	28,945	30,219	31,439	32,918	34,443	4.4	4.0	4.7	4.6
U.S. Total Wages & Salaries (BLS)	Billion Dollars	3,462	3,707	3,956	4,217	4,428	7.1	6.7	6.6	5.0
Utah Nonagricultural Employment (WS)	Thousands	954.2	994.0	1,024.0	1,052.7	1,081.1	4.2	3.0	2.8	2.7
Utah Average Annual Pay (WS)	Dollars	24,198	25,343	26,473	27,665	28,882	4.7	4.5	4.5	4.4
Utah Total Nonagriculture Wages (WS)	Million Dollars	23,089	25,191	27,109	29,122	31,224	9.1	7.6	7.4	7.2
INCOME AND UNEMPLOYMENT										
U.S. Personal Income (BEA)	Billion Dollars	6,408	6,771	7,139	7,546	7,938	5.7	5.4	5.7	5.2
U.S. Unemployment Rate (BLS)	Percent	5.4	4.9	4.5	4.2	5.1	na	na	na	na
Utah Personal Income (BEA)	Million Dollars	38,856	41,682	44,134.3	46,871	49,777	7.3	5.9	6.2	6.2
Utah Adjusted Gross Income (UTC)	Million Dollars	29,389	32,136	34,363	36,748	39,271	9.3	6.9	6.9	6.9
Utah Unemployment Rate (WS)	Percent	3.5	3.1	3.8	3.7	3.8	na	na	na	na

Source: Council of Economic Advisors' Revenue Assumptions Committee (5/99)



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The Demographic and Economic Analysis (DEA) section supports the mission of the Governor's Office of Planning and Budget to improve decision-making by providing economic and demographic data and analysis to the governor and to individuals from state agencies, other government entities, businesses, academia, and the public. As part of this mission, DEA functions as the lead agency in Utah for the Bureau of the Census' State Data and Business and Industry Data Center (SDC/BIDC) programs. While the 36 SDC and BIDC affiliates listed in this newsletter have specific areas of expertise, they can also provide assistance to data users in accessing Census and other data sources.

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If you would like a free subscription to this quarterly newsletter, and for assistance accessing other demographic and economic data, call the State Data Center. This newsletter and other data is available via the Internet at DEA's website.

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