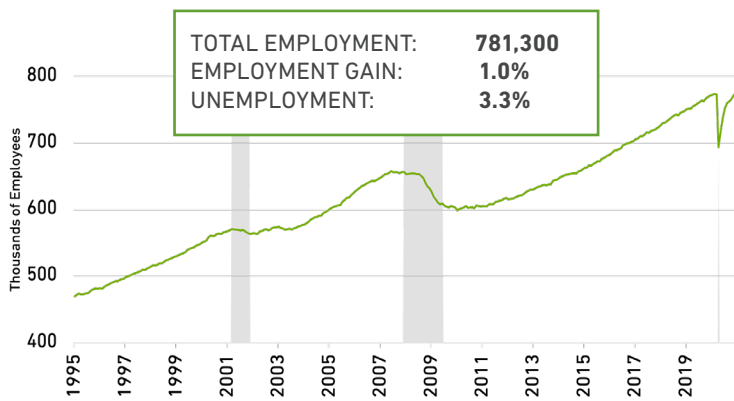


Idaho's economic recovery once again led the nation in February. For the second consecutive month, Idaho was the only state to experience at least one percent growth. Gem State unemployment continues to improve as well, dropping from 3.4% in January to 3.3% in February. Unfortunately, the labor force participation rate continued to decline to 62.9% in February – the lowest point since May 2020. Idaho gained 7,000 jobs over the past year, with the trade, transportation and utilities (+7,400); construction (+4,000); and financial activities (+2,500) sectors gaining the most jobs. Leisure and hospitality (-2,300); government (-1,800); and other services (-1,500) lost the most jobs year over year. In February, Idaho's annual housing price growth led the nation once again, hitting another all-time high of 20.8%.

IDAHO EMPLOYMENT EXCEEDS PRE-CRISIS LEVELS

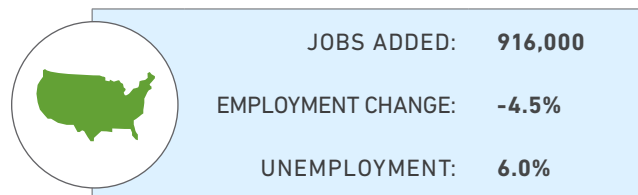
February 2021



Source: U.S. Bureau of Labor Statistics
Note: Shaded area represents recession

UNITED STATES EMPLOYMENT FACTS

February 2021



Sources: U.S. Bureau of Labor Statistics

ECONOMIC GROWTH RETURNS TO LOWER LEVEL

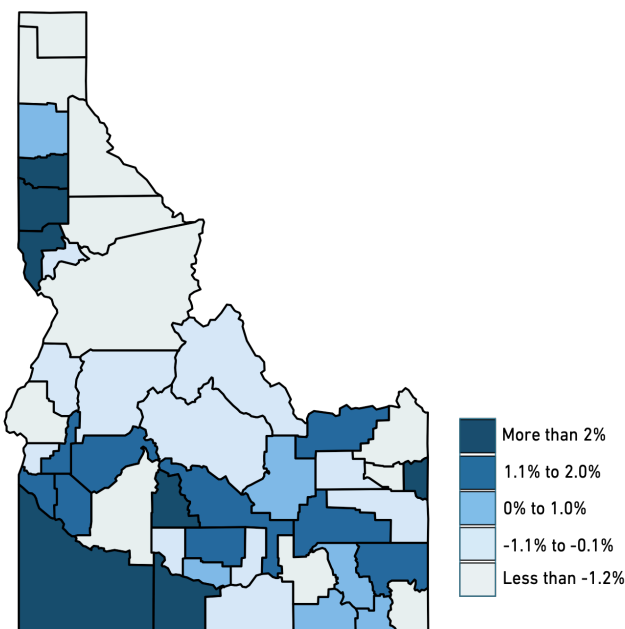
Change in U.S. Gross Domestic Product

Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
2.1%	-5.0%	-31.4%	33.4%	4.3%

Source: Bureau of Economic Analysis

RURAL COUNTIES STRUGGLING TO REGAIN JOBS

February 2020 - February 2021



Source: Utah Department of Workforce Services; Not Seasonally Adjusted

MOST INDUSTRIES HAVE LOST JOBS IN LAST YEAR

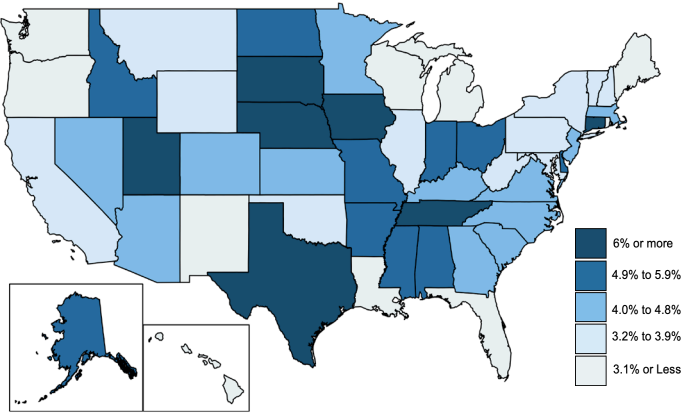
February 2020 - February 2021

INDUSTRY	12-Month Total Change	12-Month % Change
Natural Resources & Mining	-100	-2.8%
Construction	4,000	7.7%
Manufacturing	-300	-0.4%
Trade, Transportation & Utilities	7,400	5.1%
Information	-1,100	-13.8%
Financial Activities	2,500	6.8%
Professional & Business Services	1,200	1.2%
Education & Health Services	-1,000	-0.9%
Leisure & Hospitality	-2,300	-2.8%
Other Services	-1,500	-5.7%
Government	-1,800	-1.8%
TOTAL	7,000	

Source: Bureau of Labor Statistics, Seasonally Adjusted, Total Nonfarm

IDAHO GDP GROWING FASTER THAN NATION

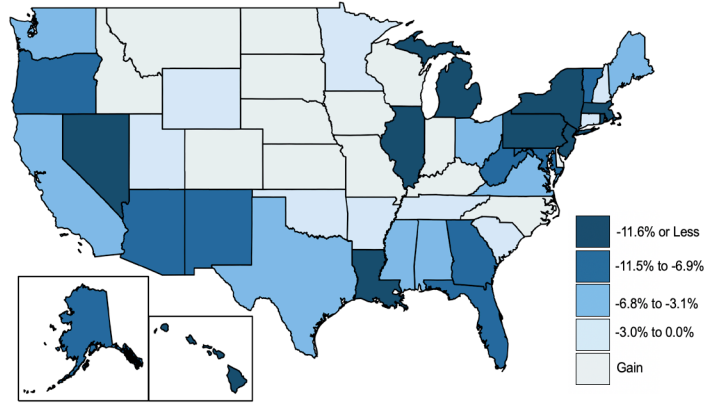
GDP by State, Q4 2020 Idaho: 5.4% US: 4.3%



Source: U.S. Bureau of Economic Analysis.

IDAHO INCOME GROWS AS NATION DECLINES

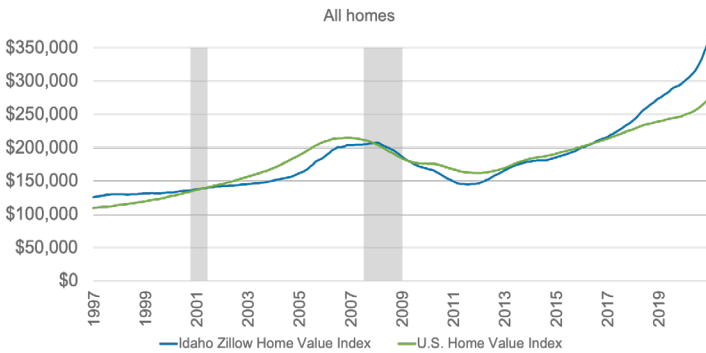
Personal Income Growth by State, Q4 2020 Idaho: 5.7% US: -6.8%



Source: U.S. Bureau of Economic Analysis.

IDAHO HOME VALUES HIGHER THAN NATION

February 2021 Idaho: \$359,546 U.S.: \$272,462



Source: Zillow Research, Zillow Home Value Index

IDAHO HOUSING PRICE GROWTH AT ALL-TIME HIGH

Home Prices and Foreclosures

Idaho		United States
\$359,546 ¹	MEDIAN HOME VALUE (February 2021)	\$272,462 ¹
20.8% ¹	% CHANGE IN HOME VALUE (February 2020 - February 2021)	9.9% ¹
0.01% ²	FORECLOSURE RATE (February 2021)	0.01% ²

Sources: ¹Zillow Research and ²RealtyTrac

INTEREST RATES

3.25% - Prime Interest Rate (Current)
3.26% - 30-Year Fixed Rate Mortgage
 (As of March 31, 2021)

Sources: Wall Street Journal

STATE FACTS (VALUE & RANK)

- Median Household Income: **\$58,723** (2018) **36th**
- Annual Mean Wages & Salaries: **\$44,890** (2019) **44th**
- Per Capita Personal Income: **\$45,968** (2019) **44th**
- Personal Income (% Change): **2.8%** (2018-2019) **10th**
- Population Growth Rate: **2.1%** (2020: 1,826,923) **1st**
- Total Fertility Rate: **1.90** (2018) **7th**
- Median Age: **36.9** (2019) **6th**
- Household Size: **2.68** (2019) **7th**

Sources: Census Bureau, Bureau of Economic Analysis, Bureau of Labor Statistics, National Center for Health Statistics, statista.com



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As of March 31, 2021