



Date: March 11, 2022

Proposed Location:

This location, **Salt Lake City** (City, 2010), is located in **Salt Lake County**, in the state of **Utah**.

It is located within or touches the following 2010 census tract(s): **49035113906, 49035110103, 49035114500, 49035980000, 49035114800, 49035100200, 49035114700, 49035101400, 49035104200, 49035102802, 49035100100, 49035102900, 49035110200, 49035114000, 49035100600, 49035102801, 49035102600, 49035114100, 49035110300, 49035111400, 49035104700, 49035104800, 49035104400, 49035100500, 49035102500, 49035100306, 49035101200, 49035102702, 49035100307, 49035102701, 49035104000, 49035101000, 49035100308, 49035103500, 49035103000, 49035103400, 49035103100, 49035103900, 49035103300, 49035104900, 49035103200, 49035111802, 49035100700, 49035104300, 49035104100, 49035103600, 49035101600, 49035103700, 49035101800, 49035102000, 49035103800, 49035101500, 49035102300, 49035100800, 49035101700, 49035101900, 49035101102, 49035101101, 49035102100.**

Similarly, it is located within or touches the following zip code(s): **84116, 84108, 84044, 84103, 84104, 84010, 84119, 84054, 84109, 84115, 84106, 84105, 84101, 84102, 84111, 84112, 84113, 84150, 84148, 84199, 84138, 84143.**

Data presented in this report summarize the geographies specified in the citation information in each section.

This Area is Served by (or touches):

School District(s): Salt Lake City School District

Congressional District(s): Utah's 2nd District, Utah's 4th District

Senators: Mitt Romney (R-UT), Mike Lee (R-UT)

State Senate District(s): State Senate District 1, State Senate District 2, State Senate District 3, State Senate District 4, State Senate District 12, State Senate District 23

State House District(s): State House District 19, State House District 20, State House District 23, State House District 24, State House District 25, State House District 26, State House District 28, State House District 35, State House District 36, State House District 40

All Originations:

In 2019, **5,403** home loans were originated in this area.

All Originations	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	5,610	4,457	6,279	5,026	3,710	6,176	4,607	3,345	4,580	5,088	4,199	3,885	5,403
Median Loan Amount	\$172,000	\$185,000	\$193,000	\$188,500	\$179,000	\$188,000	\$185,000	\$200,000	\$211,000	\$225,000	\$238,000	\$245,000	\$285,000
State (Utah)													
Number of Loans	106,386	85,551	117,206	90,304	66,926	110,000	83,397	63,702	89,782	107,522	89,103	88,123	128,669
Median Loan Amount	\$178,000	\$187,000	\$183,000	\$177,000	\$167,000	\$178,000	\$181,000	\$190,000	\$203,000	\$216,000	\$227,000	\$245,000	\$265,000
National													
Number of Loans	7,742,076	5,611,779	7,757,819	6,743,289	5,917,574	8,238,430	7,058,554	4,748,163	6,029,619	6,897,295	5,878,448	5,714,446	7,288,638
Median Loan Amount	\$168,000	\$170,000	\$176,000	\$175,000	\$168,000	\$179,000	\$174,000	\$181,000	\$198,000	\$209,000	\$207,000	\$205,000	\$235,000

Source: [PolicyMap and FFIEC](#)
Data aggregated by:
2007 - 2019 Data Contains: 1 City

Number of Loans	4,217,202	3,049,768	5,344,270	4,561,438	3,879,718	5,931,851	4,409,997	1,976,160	2,864,840	3,389,661	2,229,581	2,015,587	3,437,283
Median Loan Amount	\$160,000	\$165,000	\$183,000	\$179,000	\$170,000	\$181,000	\$166,000	\$167,000	\$195,000	\$210,000	\$191,000	\$175,000	\$235,000
Percent of All Loans	54.47%	54.35%	68.89%	67.64%	65.56%	72%	62.48%	41.62%	47.51%	49.14%	37.93%	35.27%	47.16%

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2007 - 2019 Data Contains: 1 City

In this area, 14.45% of home purchase loans originated were government-insured.

Government-Insured Purchase	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	240	588	908	843	601	749	572	521	701	639	514	367	338
Median Loan Amount	\$159,000	\$182,000	\$177,000	\$175,000	\$158,000	\$161,000	\$175,000	\$178,000	\$193,000	\$212,000	\$233,000	\$255,000	\$285,000
Percent of All Loans	9.42%	34.41%	54.34%	55.42%	44.39%	40.95%	30.11%	25.16%	27.52%	24.99%	20.21%	15.36%	14.45%
State (Utah)													
Number of Loans	6,128	13,494	18,290	16,935	14,197	16,502	14,047	14,971	20,400	21,511	19,252	15,711	16,145
Median Loan Amount	\$166,000	\$183,000	\$180,000	\$174,000	\$161,000	\$167,000	\$185,000	\$187,000	\$201,000	\$215,000	\$231,000	\$255,000	\$275,000
Percent of All Loans	13.46%	45.18%	63.85%	64.61%	57.38%	50.47%	40.63%	38.19%	42.4%	38.99%	34.75%	28.55%	28.68%
National													
Number of Loans	393,892	944,990	1,299,854	1,149,391	1,011,164	1,029,647	993,674	1,001,607	1,230,898	1,340,552	1,304,666	1,187,255	1,250,420
Median Loan Amount	\$142,000	\$155,000	\$153,000	\$156,000	\$151,000	\$156,000	\$163,000	\$166,000	\$177,000	\$186,000	\$193,000	\$205,000	\$215,000
Percent of All Loans	11.17%	36.88%	53.86%	52.68%	49.62%	44.64%	37.52%	36.13%	38.89%	38.22%	35.76%	32.1%	32.47%

FHA Purchase Loans	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	224	552	847	793	559	705	499	419	604	536	413	288	255
Median Loan Amount	\$157,000	\$182,000	\$177,000	\$174,000	\$152,000	\$159,000	\$172,000	\$168,000	\$186,000	\$206,500	\$225,000	\$245,000	\$275,000
Percent of All Loans	8.79%	32.3%	50.69%	52.14%	41.29%	38.55%	26.26%	20.23%	23.71%	20.96%	16.24%	12.05%	10.9%
State (Utah)													
Number of Loans	5,075	11,744	15,079	14,049	10,821	12,502	9,848	9,686	14,750	15,601	13,506	10,554	10,717
Median Loan Amount	\$161,000	\$183,000	\$180,000	\$173,000	\$157,000	\$164,000	\$179,000	\$181,000	\$196,000	\$210,000	\$226,000	\$245,000	\$265,000
Percent of All Loans	11.15%	39.32%	52.64%	53.6%	43.74%	38.24%	28.48%	24.71%	30.66%	28.28%	24.38%	19.18%	19.03%
National													
Number of Loans	258,750	744,966	1,001,937	889,802	717,049	700,939	623,515	584,315	794,990	866,731	811,482	715,060	755,092
Median Loan Amount	\$134,000	\$154,000	\$152,000	\$153,000	\$147,000	\$151,000	\$157,000	\$157,000	\$170,000	\$178,000	\$186,000	\$195,000	\$205,000
Percent of All Loans	7.34%	29.08%	41.51%	40.78%	35.19%	30.39%	23.54%	21.08%	25.12%	24.71%	22.24%	19.33%	19.61%

Source: [PolicyMap and FHIEC](#)
 Data aggregated by:
 2007 - 2019 Data Contains: 1 City

Number of Loans	1,346,263	1,062,357	1,393,420	1,173,311	1,015,589	1,368,277	1,200,429	871,133	1,063,612	1,131,985	1,108,133	1,145,976	1,350,276
Median Loan Amount	\$121,000	\$125,000	\$131,000	\$128,000	\$124,000	\$130,000	\$127,000	\$128,000	\$137,000	\$143,000	\$148,000	\$155,000	\$165,000
Percent of All Loans	17.39%	18.93%	17.96%	17.4%	17.16%	16.61%	17.01%	18.35%	17.64%	16.41%	18.85%	20.05%	18.53%

Borrowers 80%-120% of MSA Median Income	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	1,525	1,193	1,432	1,073	762	1,304	1,077	810	1,093	1,297	1,058	991	1,424
Median Loan Amount	\$169,000	\$193,000	\$190,000	\$183,000	\$185,000	\$188,000	\$190,000	\$206,500	\$213,000	\$225,000	\$236,000	\$255,000	\$275,000
Percent of All Loans	27.18%	26.77%	22.81%	21.35%	20.54%	21.11%	23.38%	24.22%	23.86%	25.49%	25.2%	25.51%	26.36%
State (Utah)													
Number of Loans	31,470	26,300	31,472	22,786	16,769	27,095	21,952	18,163	24,595	30,474	26,635	26,880	37,772
Median Loan Amount	\$173,000	\$187,000	\$182,000	\$177,000	\$173,000	\$180,000	\$186,000	\$198,000	\$211,000	\$220,000	\$235,000	\$255,000	\$275,000
Percent of All Loans	29.58%	30.74%	26.85%	25.23%	25.06%	24.63%	26.32%	28.51%	27.39%	28.34%	29.89%	30.5%	29.36%
National													
Number of Loans	1,943,123	1,456,865	1,834,661	1,579,628	1,338,537	1,873,030	1,623,314	1,145,180	1,425,265	1,614,494	1,495,122	1,470,430	1,796,355
Median Loan Amount	\$155,000	\$162,000	\$167,000	\$163,000	\$157,000	\$165,000	\$161,000	\$167,000	\$180,000	\$188,000	\$193,000	\$195,000	\$215,000
Percent of All Loans	25.1%	25.96%	23.65%	23.43%	22.62%	22.74%	23%	24.12%	23.64%	23.41%	25.43%	25.73%	24.65%

Borrowers > 120% of MSA Median Income	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	2,301	1,583	2,293	1,900	1,406	2,252	1,667	1,276	1,686	2,013	1,576	1,489	2,284
Median Loan Amount	\$250,000	\$265,000	\$264,000	\$258,500	\$258,000	\$275,000	\$279,000	\$302,000	\$317,500	\$319,000	\$350,000	\$365,000	\$385,000
Percent of All Loans	41.02%	35.52%	36.52%	37.8%	37.9%	36.46%	36.18%	38.15%	36.81%	39.56%	37.53%	38.33%	42.27%
State (Utah)													
Number of Loans	47,414	32,136	38,448	29,991	22,184	35,956	28,609	21,488	28,934	37,248	29,863	30,008	44,084
Median Loan Amount	\$228,000	\$243,000	\$232,000	\$228,000	\$228,000	\$237,000	\$246,000	\$268,000	\$279,000	\$289,000	\$306,000	\$315,000	\$345,000
Percent of All Loans	44.57%	37.56%	32.8%	33.21%	33.15%	32.69%	34.3%	33.73%	32.23%	34.64%	33.52%	34.05%	34.26%
National													
Number of Loans	3,707,026	2,491,686	3,287,414	3,078,751	2,657,645	3,753,172	3,236,426	2,183,572	2,712,397	3,241,375	2,661,440	2,503,147	3,182,415
Median Loan Amount	\$233,000	\$232,000	\$237,000	\$235,000	\$232,000	\$239,000	\$238,000	\$257,000	\$273,000	\$280,000	\$284,000	\$285,000	\$315,000
Percent of All Loans	47.88%	44.4%	42.38%	45.66%	44.91%	45.56%	45.85%	45.99%	44.98%	46.99%	45.27%	43.8%	43.66%

Source: [PolicyMap](#) and [FFIEC](#)

Data aggregated by:

2007 - 2019 Data Contains: 1 City

Lending by Tract Income

7.4% of loans in this area were in Census Tract(s) with median income(s) of less than 50% of the Metropolitan Statistical Area's (MSA) Median Family Income in 2019 (<\$41,350 for a family of four), and 27.47% were in tract(s) with income(s) between 50% and 80% of MSA income (\$41,350 - \$66,160). 33.46% of loans were in tracts with income(s) between 80% and 120% of area income (\$66,160 - \$99,240), and 31.67% went to residents in tracts with incomes greater than 120% of area income (\$99,240 or greater). MSA Median Family Income was \$82,700 in 2019 in this area.

Tracts with <50% of MSA Median Income	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	65	80	95	49	75	441	412	292	398	421	320	294	400
Median Loan Amount	\$192,000	\$227,500	\$190,000	\$168,000	\$163,000	\$140,000	\$146,000	\$144,500	\$155,500	\$177,000	\$180,000	\$195,000	\$225,000
Percent of All Loans	1.16%	1.79%	1.51%	0.97%	2.02%	7.14%	8.94%	8.73%	8.69%	8.27%	7.62%	7.57%	7.4%
State (Utah)													
Number of Loans	620	392	453	295	237	1,061	1,006	722	1,008	1,155	1,067	1,508	2,739
Median Loan Amount	\$156,000	\$167,000	\$150,000	\$143,000	\$137,000	\$131,000	\$132,000	\$141,000	\$154,000	\$164,000	\$168,000	\$205,000	\$245,000

Percent of All Loans	0.58%	0.46%	0.39%	0.33%	0.35%	0.96%	1.21%	1.13%	1.12%	1.07%	1.2%	1.71%	2.13%
National													
Number of Loans	121,345	65,110	59,220	49,455	41,991	93,962	95,727	70,299	87,365	102,628	118,850	138,134	158,051
Median Loan Amount	\$158,000	\$151,000	\$160,000	\$160,000	\$158,000	\$137,000	\$134,000	\$143,000	\$163,000	\$176,000	\$165,000	\$175,000	\$195,000
Percent of All Loans	1.57%	1.16%	0.76%	0.73%	0.71%	1.14%	1.36%	1.48%	1.45%	1.49%	2.02%	2.42%	2.17%

Tracts with 50%-80% of MSA Median Income	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	2,978	2,164	2,616	2,012	1,426	1,786	1,526	1,161	1,630	1,804	1,279	1,213	1,484
Median Loan Amount	\$148,000	\$156,000	\$152,000	\$147,000	\$132,000	\$143,000	\$149,000	\$155,000	\$164,000	\$183,000	\$187,000	\$205,000	\$225,000
Percent of All Loans	53.08%	48.55%	41.66%	40.03%	38.44%	28.92%	33.12%	34.71%	35.59%	35.46%	30.46%	31.22%	27.47%
State (Utah)													
Number of Loans	12,460	9,879	11,404	8,499	6,099	10,919	9,042	6,760	9,505	11,113	12,873	12,321	16,182
Median Loan Amount	\$140,000	\$148,000	\$144,000	\$138,000	\$123,000	\$129,000	\$132,000	\$137,000	\$148,000	\$159,000	\$174,000	\$190,000	\$215,000
Percent of All Loans	11.71%	11.55%	9.73%	9.41%	9.11%	9.93%	10.84%	10.61%	10.59%	10.34%	14.45%	13.98%	12.58%
National													
Number of Loans	1,027,956	625,849	657,447	540,859	467,570	800,892	772,444	557,484	691,045	800,939	819,189	788,376	951,550
Median Loan Amount	\$141,000	\$135,000	\$138,000	\$135,000	\$129,000	\$132,000	\$130,000	\$134,000	\$148,000	\$160,000	\$160,000	\$165,000	\$185,000
Percent of All Loans	13.28%	11.15%	8.47%	8.02%	7.9%	9.72%	10.94%	11.74%	11.46%	11.61%	13.94%	13.8%	13.06%

Tracts with 80%-120% of MSA Median Income	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	1,719	1,473	2,188	1,805	1,297	2,048	1,472	1,096	1,471	1,652	1,412	1,239	1,808
Median Loan Amount	\$212,000	\$219,000	\$213,500	\$207,000	\$198,000	\$196,000	\$200,000	\$224,000	\$235,000	\$242,000	\$250,000	\$265,000	\$295,000
Percent of All Loans	30.64%	33.05%	34.85%	35.91%	34.96%	33.16%	31.95%	32.77%	32.12%	32.47%	33.63%	31.89%	33.46%
State (Utah)													
Number of Loans	64,335	51,592	69,069	52,337	38,690	62,741	48,471	37,779	53,385	64,002	48,990	48,401	70,061
Median Loan Amount	\$173,000	\$182,000	\$176,000	\$169,000	\$157,000	\$169,000	\$172,000	\$180,000	\$193,000	\$205,000	\$220,000	\$235,000	\$260,000
Percent of All Loans	60.47%	60.31%	58.93%	57.96%	57.81%	57.04%	58.12%	59.31%	59.46%	59.52%	54.98%	54.92%	54.45%
National													
Number of Loans	3,943,334	2,860,741	3,755,576	3,188,528	2,796,896	3,493,352	3,086,745	2,129,487	2,687,030	3,078,174	2,608,256	2,529,172	3,169,184
Median Loan Amount	\$152,000	\$152,000	\$155,000	\$152,000	\$145,000	\$153,000	\$150,000	\$157,000	\$171,000	\$182,000	\$183,000	\$185,000	\$205,000
Percent of All Loans	50.93%	50.98%	48.41%	47.28%	47.26%	42.4%	43.73%	44.85%	44.56%	44.63%	44.37%	44.26%	43.48%

Tracts with > 120% of MSA Median Income	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
City (Salt Lake City)													
Number of Loans	848	740	1,380	1,160	912	1,900	1,196	795	1,080	1,210	1,188	1,139	1,711
Median Loan Amount	\$300,000	\$300,000	\$301,000	\$293,000	\$294,500	\$283,000	\$299,000	\$328,000	\$356,000	\$359,000	\$365,000	\$375,000	\$405,000
Percent of All Loans	15.12%	16.6%	21.98%	23.08%	24.58%	30.76%	25.96%	23.77%	23.58%	23.78%	28.29%	29.32%	31.67%
State (Utah)													
Number of Loans	27,572	22,236	35,472	29,077	21,881	35,126	24,832	18,408	25,835	31,197	26,138	25,893	39,687
Median Loan Amount	\$227,000	\$234,000	\$221,000	\$215,000	\$209,000	\$227,000	\$237,000	\$254,000	\$262,000	\$276,000	\$293,000	\$295,000	\$325,000
Percent of All Loans	25.92%	25.99%	30.26%	32.2%	32.69%	31.93%	29.78%	28.9%	28.78%	29.01%	29.33%	29.38%	30.84%

National													
Number of Loans	2,586,516	1,996,605	3,186,804	2,915,477	2,573,088	3,811,142	3,077,586	1,974,811	2,548,643	2,901,163	2,323,050	2,258,764	3,009,853
Median Loan Amount	\$214,000	\$216,000	\$219,000	\$217,000	\$212,000	\$224,000	\$223,000	\$236,000	\$250,000	\$261,000	\$264,000	\$255,000	\$285,000
Percent of All Loans	33.41%	35.58%	41.08%	43.24%	43.48%	46.26%	43.6%	41.59%	42.27%	42.06%	39.52%	39.53%	41.3%

Source: [PolicyMap and FFIEC](#)
Data aggregated by:
2007 - 2019 Data Contains: 1 City

High-Cost Originations:

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Originations for Purchase:

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Loans to Hispanics													
Number of Loans	2	3	1	2	1	1	1	5	2	2	5	1	5
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$51,000	N/A	N/A	\$156,000	N/A	\$95,000
Percent of Loans to Hispanics	0.29%	0.67%	0.24%	0.67%	0.44%	0.25%	0.26%	1.55%	0.43%	0.41%	1.02%	0.22%	0.97%
Percent of Manufactured Loans	18.18%	33.33%	25%	28.57%	25%	14.29%	9.09%	33.33%	16.67%	22.22%	38.46%	4.76%	29.41%
Loans to Nonhispanics													
Number of Loans	7	6	3	5	3	5	8	10	10	7	8	17	10
Median Loan Amount	\$103,000	\$115,000	N/A	\$81,000	N/A	\$96,000	\$99,000	\$97,500	\$110,000	\$150,000	\$105,000	\$195,000	\$200,000
Percent of Loans to Nonhispanics	0.15%	0.16%	0.06%	0.12%	0.09%	0.1%	0.21%	0.36%	0.27%	0.17%	0.24%	0.55%	0.24%
Percent of Manufactured Loans	63.64%	66.67%	75%	71.43%	75%	71.43%	72.73%	66.67%	83.33%	77.78%	61.54%	80.95%	58.82%

Source: [PolicyMap and FFIEC](#)
Data aggregated by:
2007 - 2019 Data Contains: 1 City

Endnotes:

PolicyMap derived all data provided in this report from a public database of lending activity, collected by the FFIEC and mandated by the Home Mortgage Disclosure Act (HMDA) of 1975. HMDA requires most mortgage lenders located in metropolitan areas to collect data about their housing-related lending activity, report the data annually to the government, and make the data publicly available.

Data in this report include originated loans made for the purchase and refinance of owner-occupied, one-to-four family dwellings, or, where specified, for the purchase or refinance of manufactured housing. When performing aggregations and calculations on the HMDA data, medians were not calculated and percents were not computed where the count of loan events of that type or the denominator of the calculation was less than five. These places are identified on the map as having Insufficient Data. If a cell in a table contains N/A, the data are not available or have been suppressed according to these rules.

Depending on the size of the area selected for this report, the above values capture data for the census tracts, counties, etc, in which at least 50% of their areas are contained. For custom areas, such as radii, custom regions, school districts, and political districts, the HMDA data in this report was calculated by summing the following component Cities in 2000 for years 2007-2011: **Salt Lake City**; Cities in 2010 for 2012 - 2019: **Salt Lake City**. For more information on HMDA data in PolicyMap, see the related entries for HMDA (Home Mortgage Disclosure Act) in our [Data Dictionary](#).

Two changes implemented in the processing of the 2009 HMDA data include: 1. Separation of 2009Q1-2009Q3 from 2009Q4 lending data concerning rate spread reporting (high-cost and prime loans), and 2. Suppression of median home loan amounts for manufactured home loans. The separation of data for the first three quarters of 2009 from the last quarter for loans with or specifically without rate spreads is due to the fact that HMDA changed its rules for reporting rate spreads in the fourth quarter of 2009 in an effort to more accurately capture the current high-cost lending activity. The suppression of median home loan amounts for manufactured homes is due to the high incidence of error notations in the manufactured home loan data in 2009. In the 2010-2019 data, all information regarding loans with or specifically without rate spreads is reported according to the 2009Q4 reporting rules. Because of the relative lack of error notations in the manufactured home loan data in 2010 and 2011, median manufactured home loans were only suppressed in cases where the count of loan events of that type or the denominator of the calculation was less than five.

Further description of the source of the data and the terms used in the report can be found in the [Data Dictionary](#), or from HMDA at <http://www.ffiec.gov/hmda/>. For more information on Home Mortgage data from the FFIEC, go to <https://www.consumerfinance.gov/about-us/newsroom/ffiec-announces-availability-2018-data-mortgage-lending/>.

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