### Summary Table of Bank Structure and Conditions

**Fourth Quarter 2020**

<table>
<thead>
<tr>
<th></th>
<th>Small Banks</th>
<th></th>
<th>Large Banks</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>U.S.</td>
<td>Tristate</td>
<td>U.S.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Assets</td>
<td>Total Loans</td>
<td>Total Assets</td>
<td>Total Loans</td>
</tr>
<tr>
<td></td>
<td>$ Billion</td>
<td>% Change From</td>
<td>$ Billion</td>
<td>% Change From</td>
</tr>
<tr>
<td></td>
<td>20Q4</td>
<td>20Q3 19Q4</td>
<td>20Q4</td>
<td>20Q3 19Q4</td>
</tr>
<tr>
<td>Total Assets</td>
<td>2,844.9</td>
<td>9.40 19.16</td>
<td>198.9</td>
<td>-2.08 21.09</td>
</tr>
<tr>
<td>Total Loans</td>
<td>1,898.0</td>
<td>-5.79 12.84</td>
<td>148.9</td>
<td>-4.80 19.51</td>
</tr>
<tr>
<td>C&amp;I</td>
<td>393.0</td>
<td>-32.33 52.80</td>
<td>38.1</td>
<td>-24.33 110.56</td>
</tr>
<tr>
<td>Real Estate</td>
<td>1,315.9</td>
<td>4.77 5.66</td>
<td>93.9</td>
<td>4.24 2.23</td>
</tr>
<tr>
<td>Consumer</td>
<td>69.8</td>
<td>-1.26 1.93</td>
<td>8.4</td>
<td>-0.21 12.58</td>
</tr>
<tr>
<td>Total Deposits</td>
<td>2,375.8</td>
<td>14.61 20.62</td>
<td>157.9</td>
<td>6.86 17.74</td>
</tr>
<tr>
<td>Ratios (in %)</td>
<td>20Q4</td>
<td>20Q3 19Q4</td>
<td>20Q4</td>
<td>20Q3 19Q4</td>
</tr>
<tr>
<td>Net Income/Avg. Assets (ROA)</td>
<td>1.13</td>
<td>1.12 1.26</td>
<td>0.87</td>
<td>0.80 1.11</td>
</tr>
<tr>
<td>Net Interest Inc./Avg. Assets (NIM)</td>
<td>3.20</td>
<td>3.27 3.48</td>
<td>2.92</td>
<td>2.91 3.16</td>
</tr>
<tr>
<td>Noninterest Inc./Avg. Assets</td>
<td>1.11</td>
<td>1.07 0.98</td>
<td>1.05</td>
<td>1.04 1.08</td>
</tr>
<tr>
<td>Noninterest Exp./Avg. Assets</td>
<td>2.66</td>
<td>2.69 2.83</td>
<td>2.50</td>
<td>2.53 2.74</td>
</tr>
<tr>
<td>Loans/Deposits</td>
<td>79.89</td>
<td>83.90 85.40</td>
<td>94.35</td>
<td>97.12 92.95</td>
</tr>
<tr>
<td>Equity/Assets</td>
<td>10.85</td>
<td>10.83 11.78</td>
<td>9.83</td>
<td>9.52 11.10</td>
</tr>
<tr>
<td>Nonperforming Loans/Total Loans</td>
<td>0.75</td>
<td>0.75 0.71</td>
<td>0.71</td>
<td>0.63 0.63</td>
</tr>
</tbody>
</table>

**Source:** Unless otherwise noted, all data are from Federal Financial Institutions Examination Council (FFIEC) Call Reports.

**Notes:** The data are adjusted for mergers. Quarterly percentage changes are compound annualized rates except where noted. Ratios are aggregates; that is, the numerators and denominators are summed across all banks in the group, then divided. *Large U.S. banks* are defined as banking organizations such as bank holding companies that are ranked in the top 100 in banking assets as of December 31, 2019, including assets of only their commercial bank subsidiaries. Large banks typically operate in multiple regions. The number of large banks may exceed 100 if during the calendar year some banking organizations' assets grow larger than those of the 100th largest bank at the beginning of the year. A *banking organization* is an independent bank or all the banks within a highest-level bank holding company; however, banks less than five years old and special-purpose banks, such as credit card banks, are excluded. *Small tristate banks* are defined as those based in the tristate area that were not in the top 100 in assets as of December 31, 2019. The *tristate area* consists of Pennsylvania, New Jersey, and Delaware. *Small U.S. banks* are defined as those based outside the tristate area that were not in the top 100 in assets as of December 31, 2019, including assets of only their commercial bank subsidiaries. *U.S. excludes* tristate banks. The sample includes 113 small tristate banks, 3,867 small U.S. banks, and 100 large U.S. banks. *Data for Large Banks were adjusted due to an internal merger at one institution during the second quarter of 2019 in which credit card loans previously held at a nonbanking subsidiary were brought onto the bank's balance sheet, thus making assets, loans, and consumer loans appear to grow at an extremely and artificially high rate.*
Part 1: Earnings Ratios
Part 2: Annual Growth Rates
CHART 3
Annual Growth of Quarterly Net Income
Percent

-100 -80 -60 -40 -20 0 20 40 60
2019Q4 2020Q1 2020Q2 2020Q3 2020Q4

Small Banks — U.S.
Small Banks — Tristate
Large Banks
*Data for Large Banks were adjusted due to an internal merger at one institution during the second quarter of 2019 in which credit card loans previously held at a nonbanking subsidiary were brought onto the bank’s balance sheet, thus making assets, loans, and consumer loans appear to grow at an extremely and artificially high rate.
*Data for Large Banks were adjusted due to an internal merger at one institution during the second quarter of 2019 in which credit card loans previously held at a nonbanking subsidiary were brought onto the bank’s balance sheet, thus making assets, loans, and consumer loans appear to grow at an extremely and artificially high rate.
CHART 5a

**Annual Growth of RRE Loans**
Percent

- **Small Banks — U.S.**
- **Large Banks**
- **Small Banks — Tristate**
CHART 5b

Annual Growth of CRE Loans

Percent

Small Banks — U.S.

Small Banks — Tristate

Large Banks
CHART 5c

Annual Growth of Construction Loans

Percent

- Small Banks — Tristate
- Small Banks — U.S.
- Large Banks

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
CHART 5d

Annual Growth of Loans Secured by Multifamily Properties
Percent

-8
-4
0
4
8
12
16
20
24

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4

Small Banks — U.S.
Large Banks
Small Banks — Tristate
CHART 5e

Annual Growth of Commercial Mortgages
Percent

- Small Banks — U.S.
- Small Banks — Tristate
- Large Banks

Percent growth over quarters from 2019Q4 to 2020Q4.
CHART 5f

Annual Growth of Commercial and Industrial Loans

Percent

- Small Banks — Tristate
- Small Banks — U.S.
- Large Banks

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
Annual Growth of Consumer Loans*

*Data for Large Banks were adjusted due to an internal merger at one institution during the second quarter of 2019 in which credit card loans previously held at a nonbanking subsidiary were brought onto the bank’s balance sheet, thus making assets, loans, and consumer loans appear to grow at an extremely and artificially high rate.
Annual Growth of Total Deposits*

Percent

*Data for Large Banks were adjusted due to an internal merger at one institution during the second quarter of 2019 in which credit card loans previously held at a nonbanking subsidiary were brought onto the bank's balance sheet, thus making assets, loans, and consumer loans appear to grow at an extremely and artificially high rate.
Part 3: Asset Quality Ratios
CHART 7

Nonperforming Assets as a Share of Total Assets
Percent

<table>
<thead>
<tr>
<th>Year</th>
<th>Small Banks — U.S.</th>
<th>Small Banks — Tristate</th>
<th>Large Banks</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019Q4</td>
<td>0.65</td>
<td>0.55</td>
<td>0.45</td>
</tr>
<tr>
<td>2020Q1</td>
<td>0.60</td>
<td>0.60</td>
<td>0.50</td>
</tr>
<tr>
<td>2020Q2</td>
<td>0.60</td>
<td>0.55</td>
<td>0.45</td>
</tr>
<tr>
<td>2020Q3</td>
<td>0.60</td>
<td>0.55</td>
<td>0.45</td>
</tr>
<tr>
<td>2020Q4</td>
<td>0.60</td>
<td>0.55</td>
<td>0.45</td>
</tr>
</tbody>
</table>
CHART 8
Nonperforming Loans as a Share of Total Loans
Percent

Large Banks
Small Banks — U.S.
Small Banks — Tristate
CHART 9

Residential Real Estate Nonperforming Loan Ratio
Percent

Large Banks
Small Banks — U.S.
Small Banks — Tristate

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
CHART 10

Commercial Real Estate Nonperforming Loan Ratio
Percent

- Small Banks — Tristate
- Small Banks — U.S.
- Large Banks

X-axis: 2019Q4 to 2020Q4
Y-axis: Percentage

Notes:
- The chart shows the trend of commercial real estate nonperforming loan ratios for small and large banks in the Tristate region and the U.S. over the quarter 2019Q4 to 2020Q4.
- There is a notable increase in the nonperforming loan ratio for each category across the timeline.
CHART 11

Commercial and Industrial Nonperforming Loan Ratio
Percent

- **Small Banks — U.S.**
- **Large Banks**
- **Small Banks — Tristate**

Graph shows the commercial and industrial nonperforming loan ratio for small banks in the U.S. and Tristate region, along with large banks, from 2019Q4 to 2020Q4.
CHART 12

Consumer Nonperforming Loan Ratio

Percent

Large Banks

Small Banks — U.S.

Small Banks — Tristate

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
Part 4: Loan Loss Provisioning and Reserves
CHART 13

Loan Loss Reserves as a Share of Total Assets
Percent

Large Banks
Small Banks — U.S.
Small Banks — Tristate

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
Net Charge-Offs as a Share of Loan Loss Provisions

Percent

![Chart showing net charge-offs as a share of loan loss provisions for different categories of banks over time.](chart14.png)
CHART 15

Loan Loss Provisions as a Share of Operating Income

Percent

Small Banks — U.S.
Small Banks — Tristate
Large Banks
CHART 16

Loan Loss Coverage Ratio
Percent

Large Banks
Small Banks — U.S.
Small Banks — Tristate

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
Part 5: Capital Ratios
CHART 17

Total Equity as a Share of Total Assets
Percent

- Small Banks — U.S.
- Large Banks
- Small Banks — Tristate

The chart shows the total equity as a share of total assets for small banks in the U.S. and Tristate region, along with large banks, from 2019Q4 to 2020Q4.
CHART 18

Tier One Leverage Ratio

Percent

Small Banks — U.S.
Small Banks — Tristate
Large Banks

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
Risk-Based Capital Ratio
Percent

CHART 19

Small Banks — U.S.
Large Banks
Small Banks — Tristate
Part 6: Liquidity Ratios
CHART 21
Core Deposits as a Share of Total Deposits
Percent

![Graph showing core deposits as a share of total deposits for small banks in Tristate and U.S., and large banks from 2019Q4 to 2020Q4.](chart21)
CHART 22

Liquid Assets as a Share of Total Assets

Percent

Large Banks

Small Banks — U.S.

Small Banks — Tristate

2019Q4 2020Q1 2020Q2 2020Q3 2020Q4
Part 7: Market Conditions
Chart 23
New and Existing Home Sales
Percent

Existing Home Sales
New Home Sales

Dec-18 Apr-19 Aug-19 Dec-19 Apr-20 Aug-20 Dec-20
Questions and comments may be directed to James V. DiSalvo at 215-574-3820 or jim.disalvo@phil.frb.org.

For methodology documentation and back issues, visit

To receive e-mail notifications on the latest Banking Brief, please go to www.philadelphiafed.org/notifications/.