National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—November 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions November 2012
Neighborhood stabilization: concerns over investor purchases of distressed properties


Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions November 2012
Financing for home purchases

Financing for Homebuyers — November 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions November 2012
Arizona Trends
Arizona’s unemployment rate keeping pace with US; down to 7.8 percent

Source: Bureau of Labor Statistics
Arizona house prices beginning to rebound

Source: Federal Housing Finance Agency (formerly OFHEO)

FHFA (formerly OFHEO) House Price Index
(2000=100, quarterly)

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices stable in most metros; Phoenix-Mesa area prices are on the rise

Source: Federal Housing Finance Agency (formerly OFHEO)
Number of delinquent mortgages and properties in foreclosure process continues to fall

Source: Mortgage Bankers Association, National Delinquency Survey
Consumer debt delinquency down from 2010 peak

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Asking rent has increased as vacancy rate falls in Phoenix

Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.
Tucson rents up; vacancy rate stable

Asking Rent and Vacancy Rate in Tucson
Quarterly

Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.
Arizona Data Maps
Areas Affected by Concentrated Foreclosures
November 2012

Legend
Share of Loans in Foreclosure or REO (as a share of total loans)
- Less than 1.5 percent
- 1.5 - 3 percent
- 3 - 4.5 percent
- 4.5 - 6 percent
- More than 6 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas At Risk Of Additional Foreclosures
November 2012

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Phoenix Data Maps

Areas Affected by Concentrated Foreclosures

November 2012

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures

November 2012

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Tucson Area Data Maps

Areas Affected by Concentrated Foreclosures

November 2012

Legend
Share of Foreclosures & REOs (as a percent of total loans)
- Less than 1.5 percent
- 1.5 - 3 percent
- 3 - 4.5 percent
- 4.5 - 6 percent
- More than 6 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Tucson Area Data Maps

Areas at Risk of Additional Foreclosures

November 2012

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Conclusions
For More Information:
FRBSF Community Development Website

- Links to other resources and research on foreclosure trends and mitigation strategies
- All publications, presentations available on our website
- Conference materials also posted shortly after events

http://www.frbsf.org/community/