

HOUSING AND LABOR MARKET TRENDS: OREGON

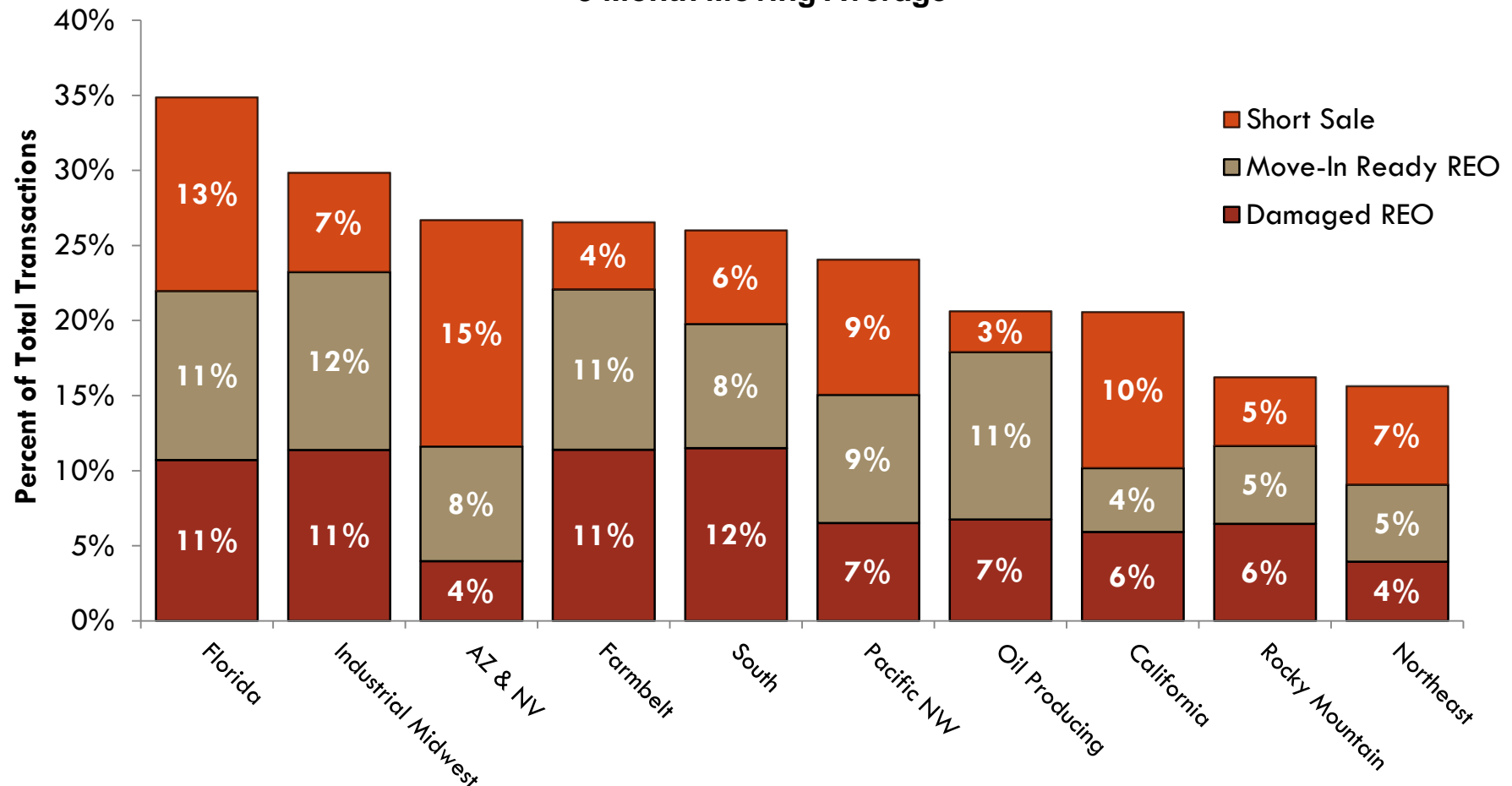
January 2014

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

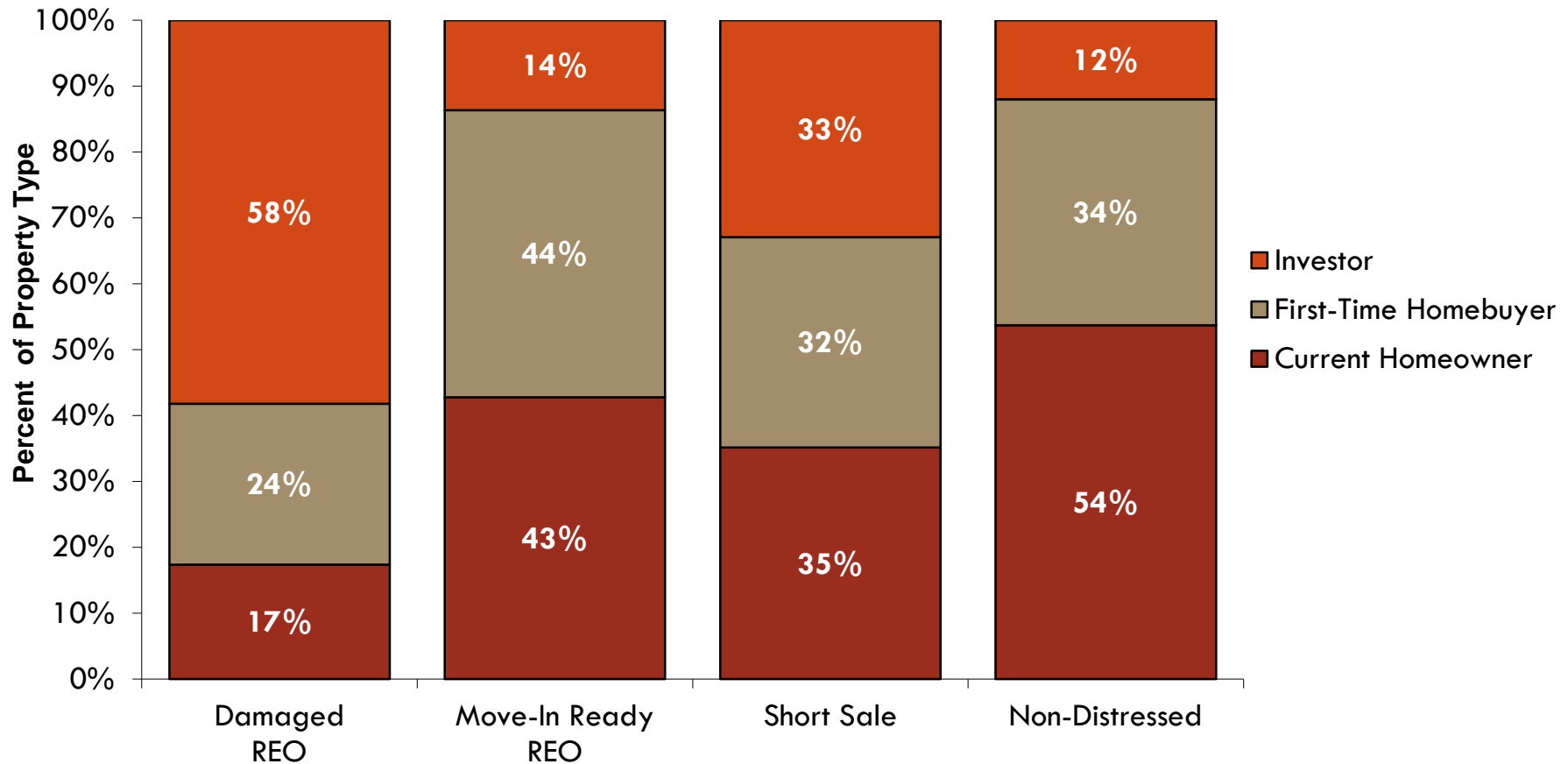
Composition of distressed sales by geography

**Proportion of Distressed Property Transactions—October 2013
3 Month Moving Average**



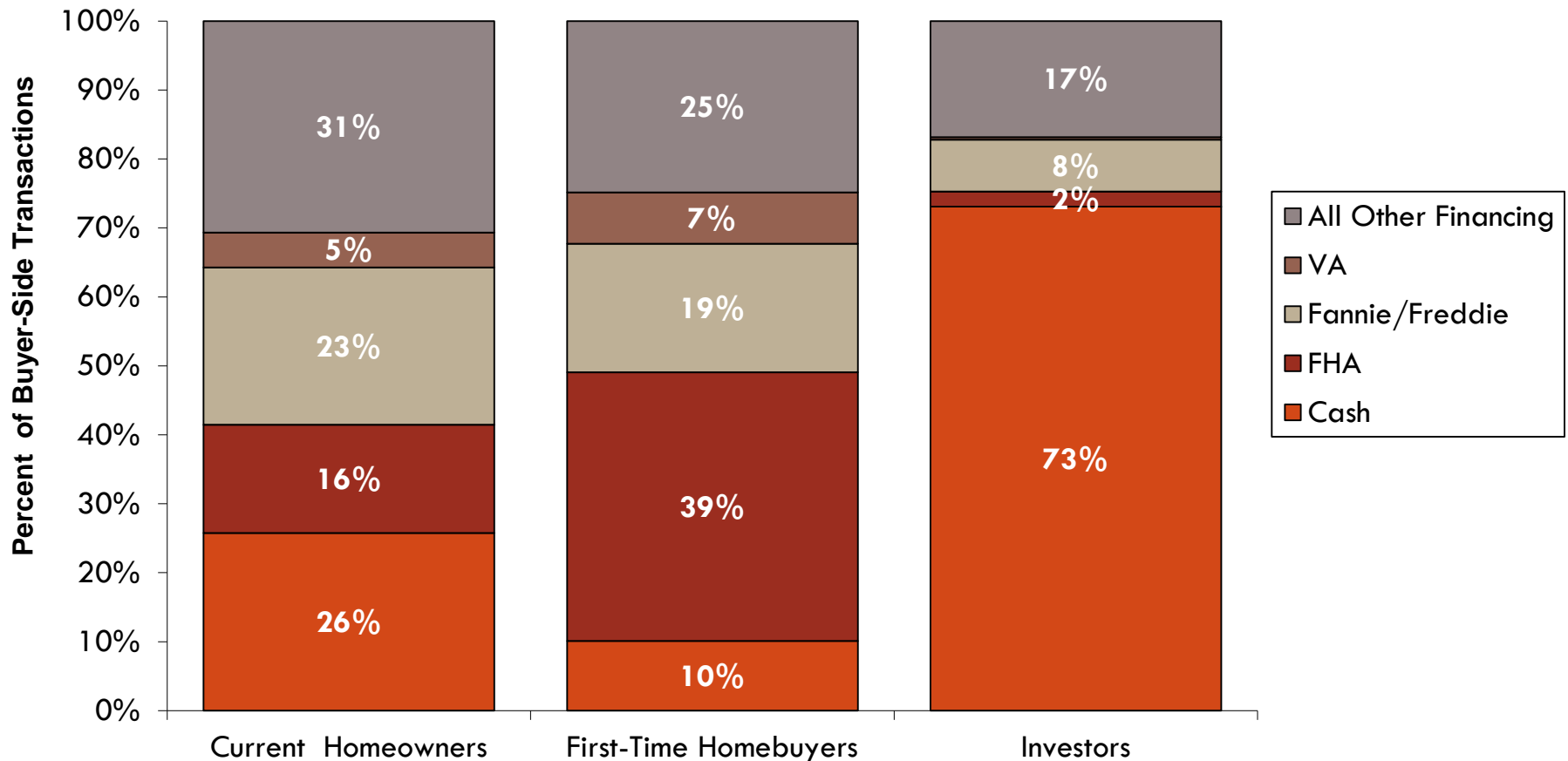
Neighborhood stabilization: concerns over investor purchases of distressed properties

**Who Is Buying Properties?—October 2013
U.S. 3 Month Moving Average**



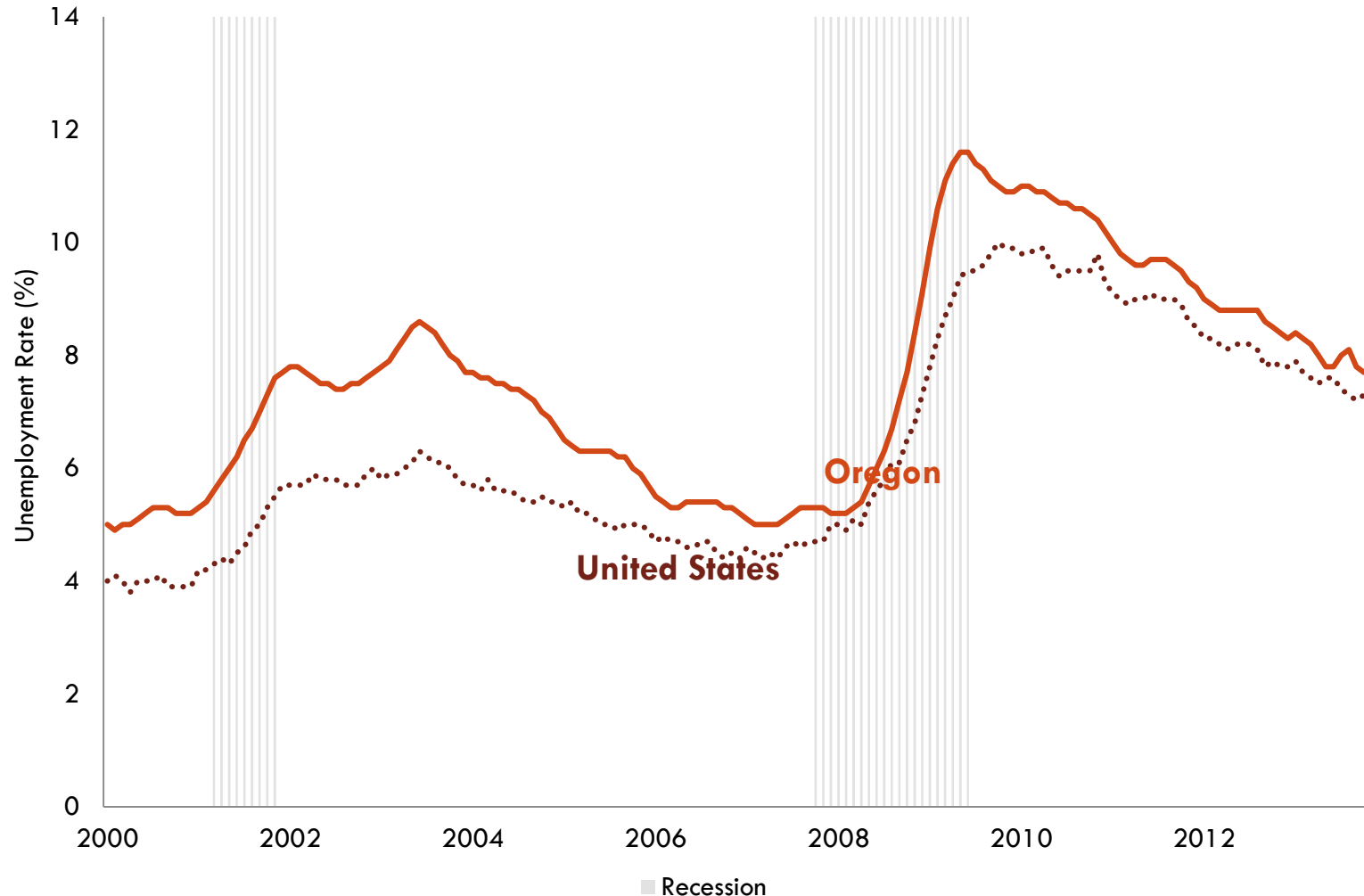
Financing for home purchases

Financing for Homebuyers—October 2013
U.S. 3 Month Moving Average

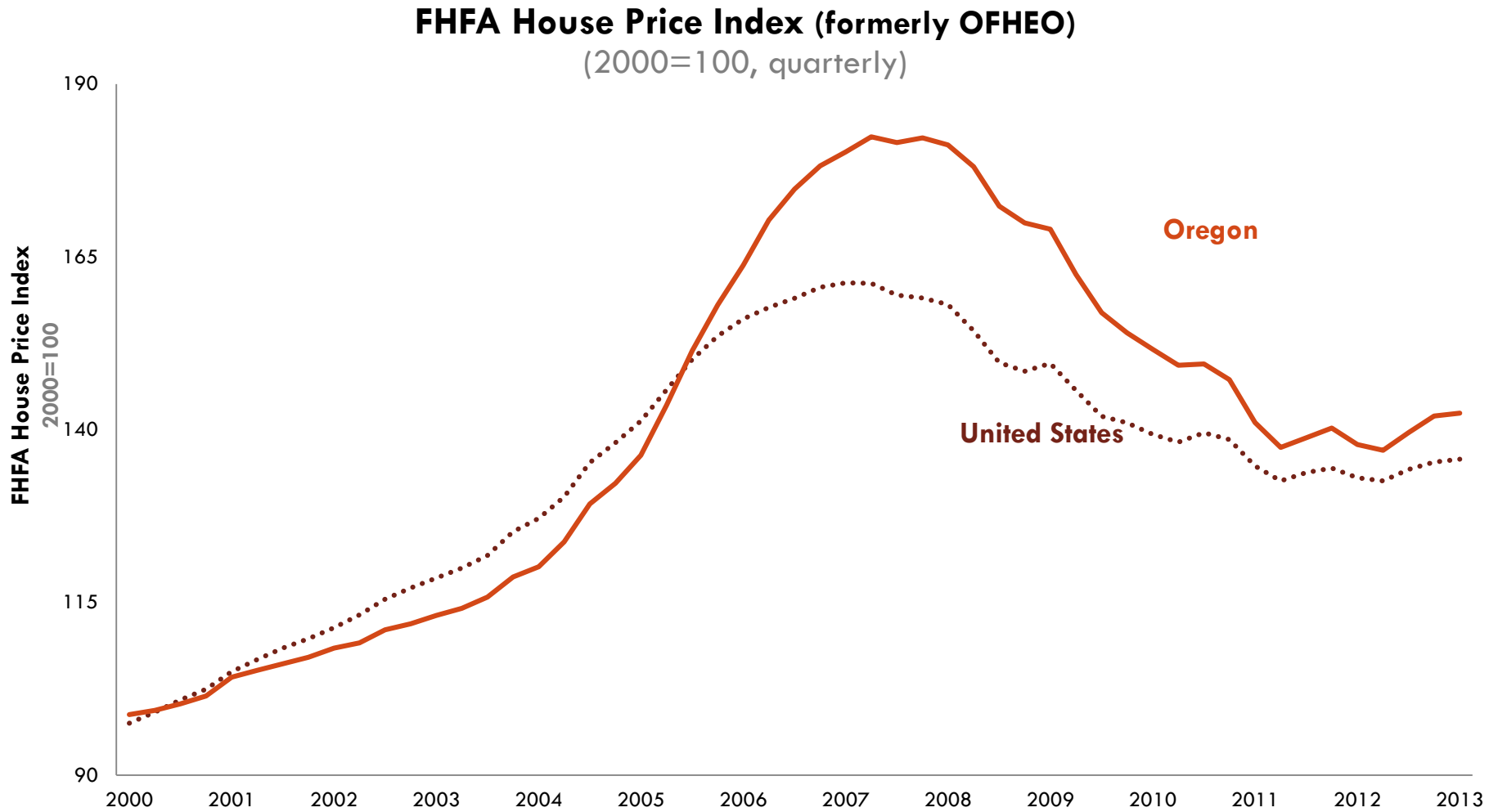


Oregon Trends

Unemployment rate in Oregon just higher than US average

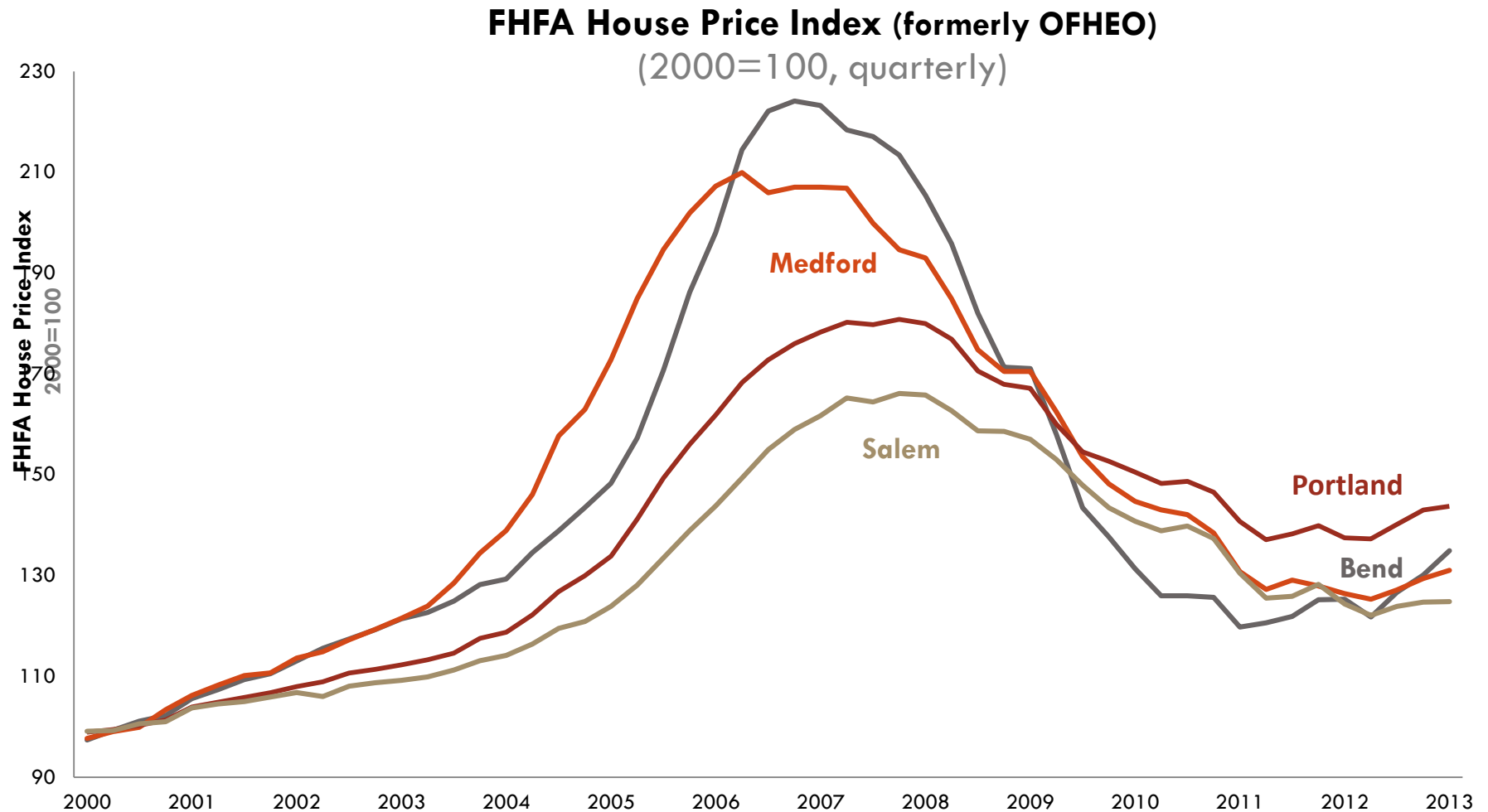


Oregon house price trends just outpacing US trends



Source: Federal Housing Finance Agency (formerly OFHEO)

Bend seeing steeper price uptick than other metros



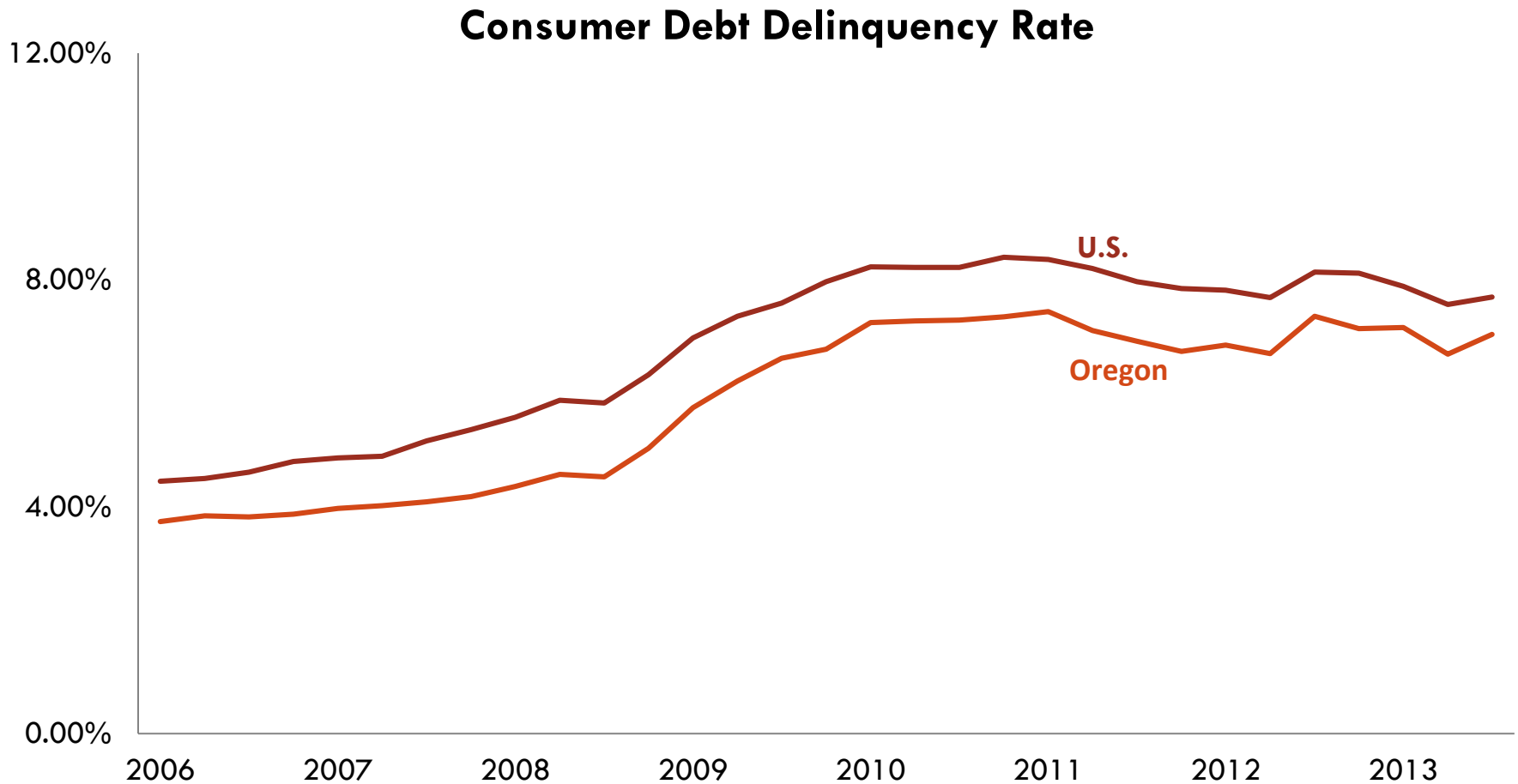
Source: Federal Housing Finance Agency (formerly OFHEO)

Number of delinquent mortgages and loans in foreclosure falling slightly



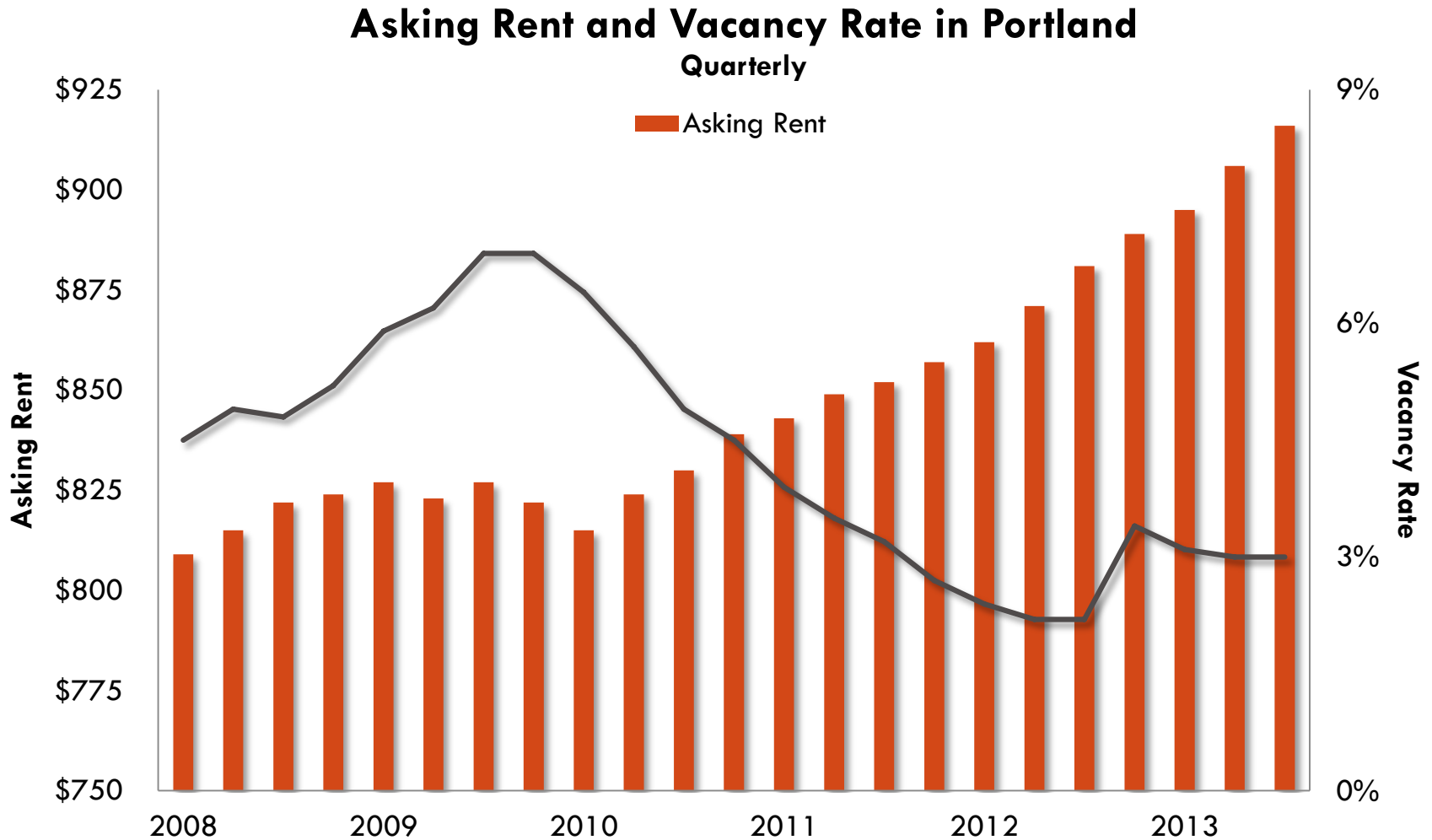
Source: Mortgage Bankers Association, National Delinquency Survey

Oregon's consumer debt delinquency rate shows uptick from early 2012



Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel

Portland rents continue to rise

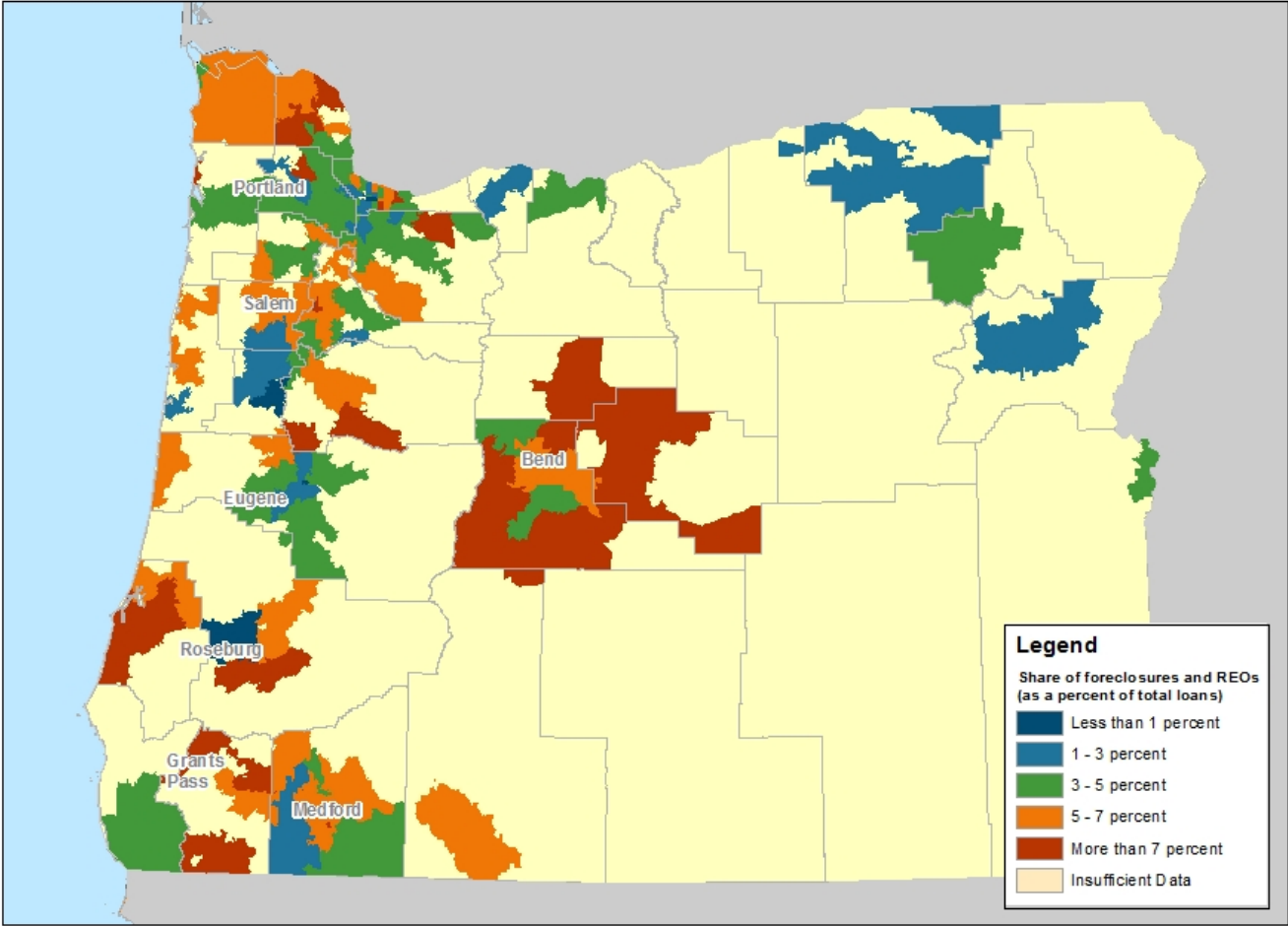


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Maps

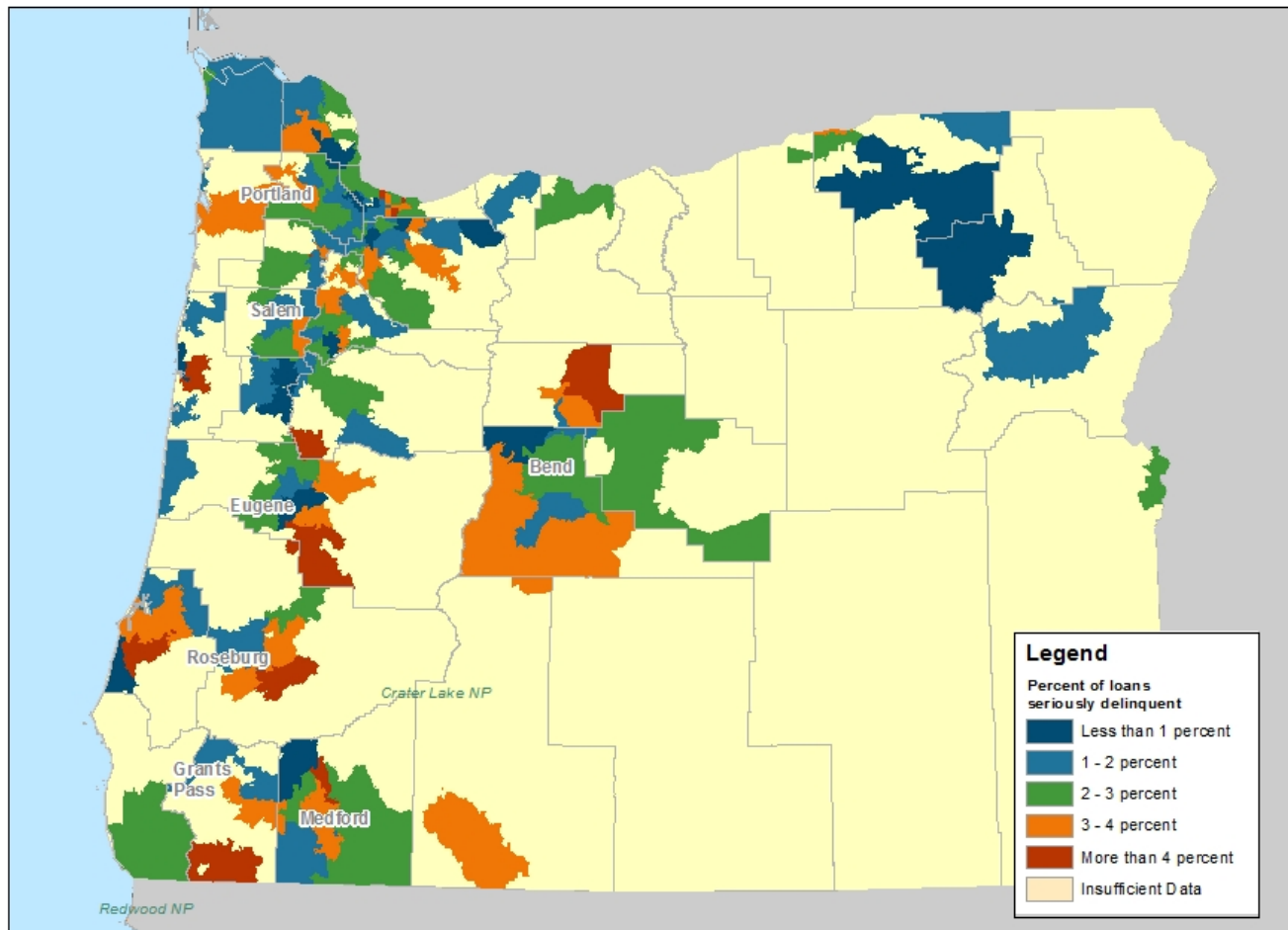
Areas Affected by Concentrated Foreclosures

October 2013



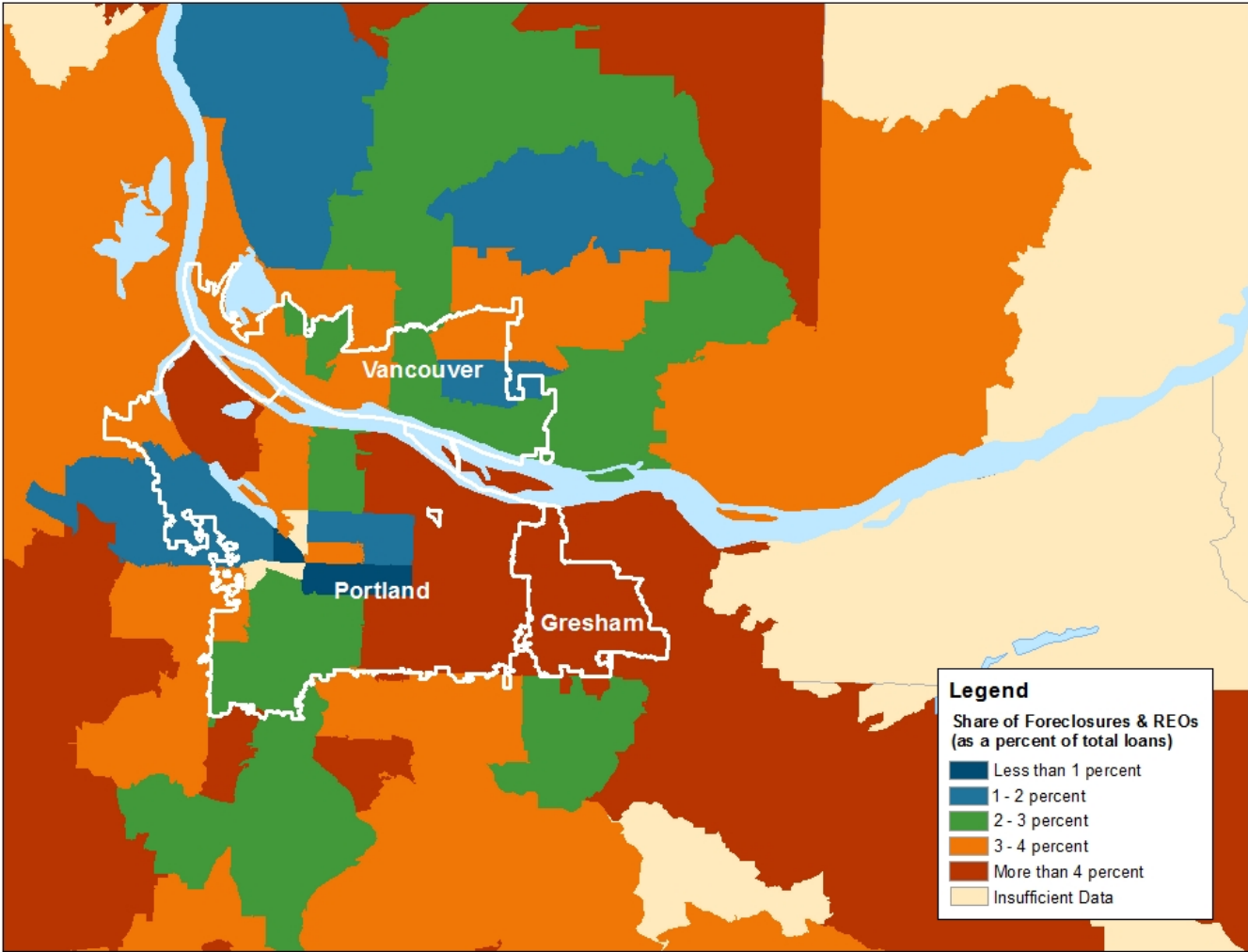
Areas at Risk of Additional Foreclosures

October 2013



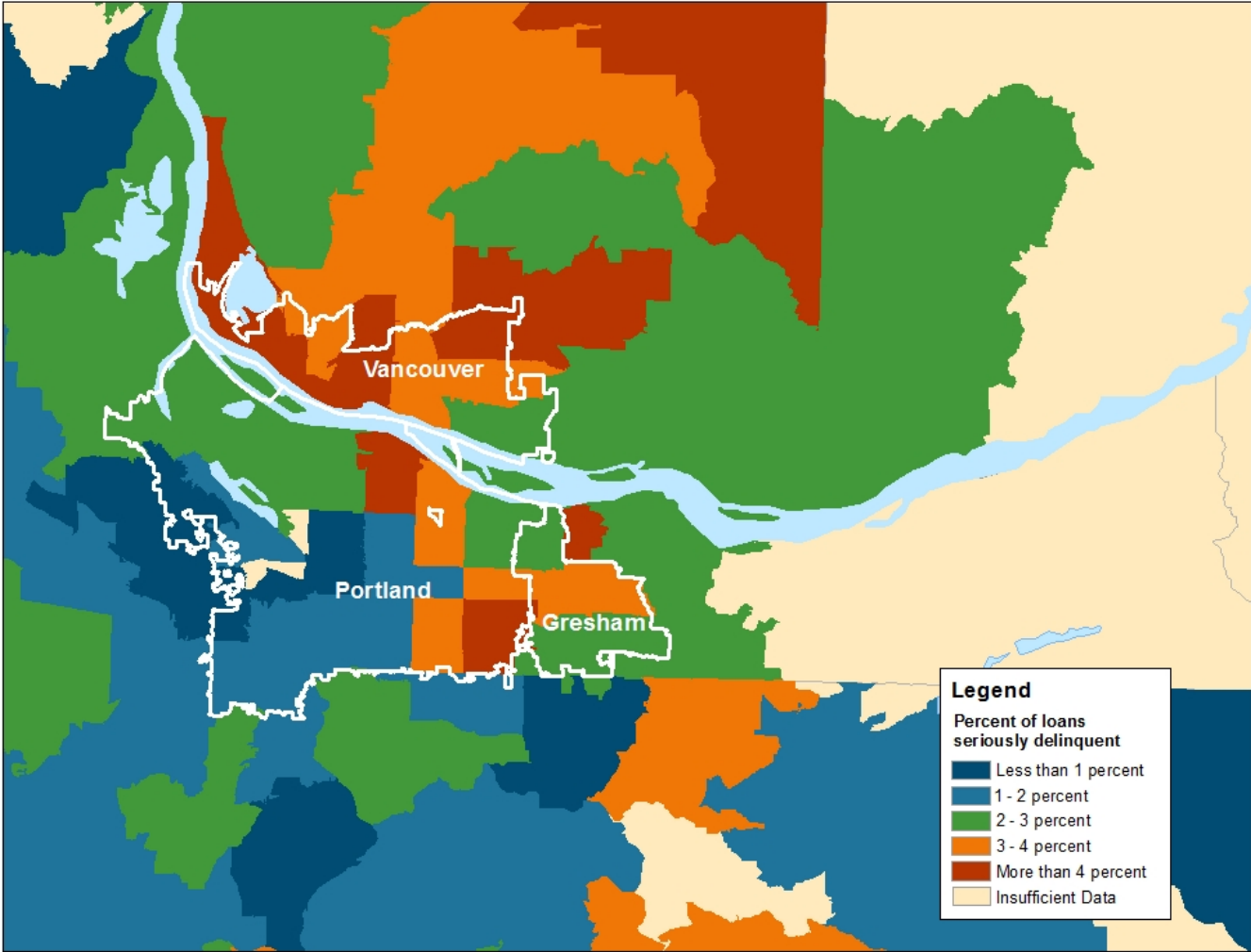
Areas Affected by Concentrated Foreclosures

October 2013



Areas at Risk of Additional Foreclosures

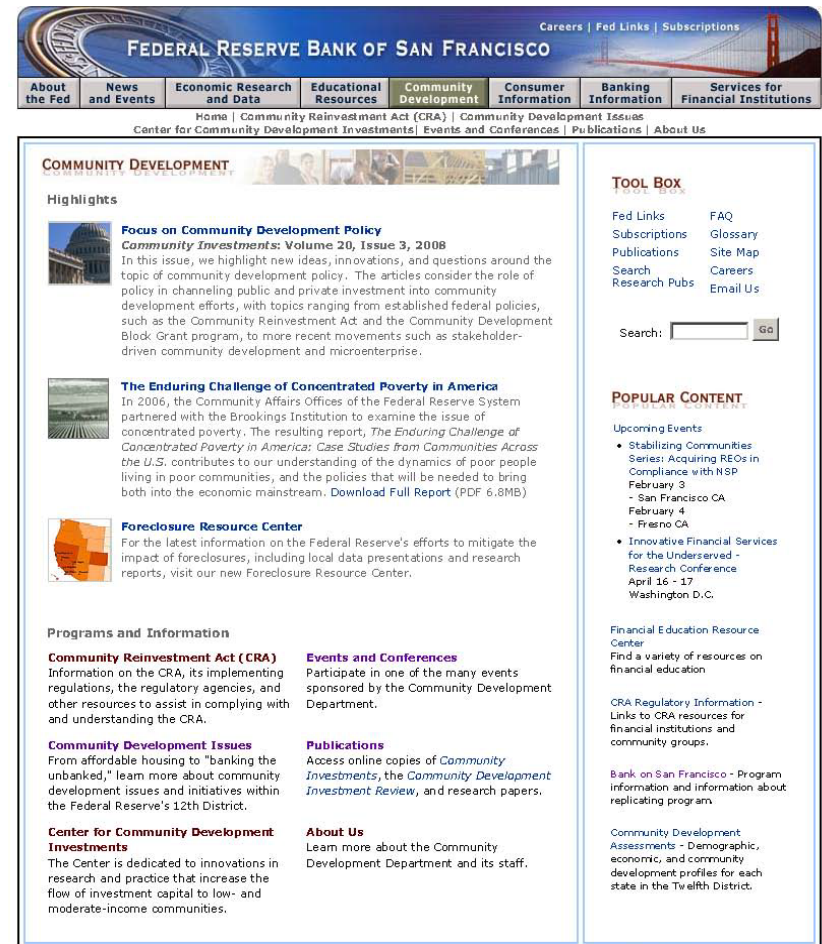
October 2013



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/>