

ARIZONA: HOUSING AND LABOR MARKET TRENDS

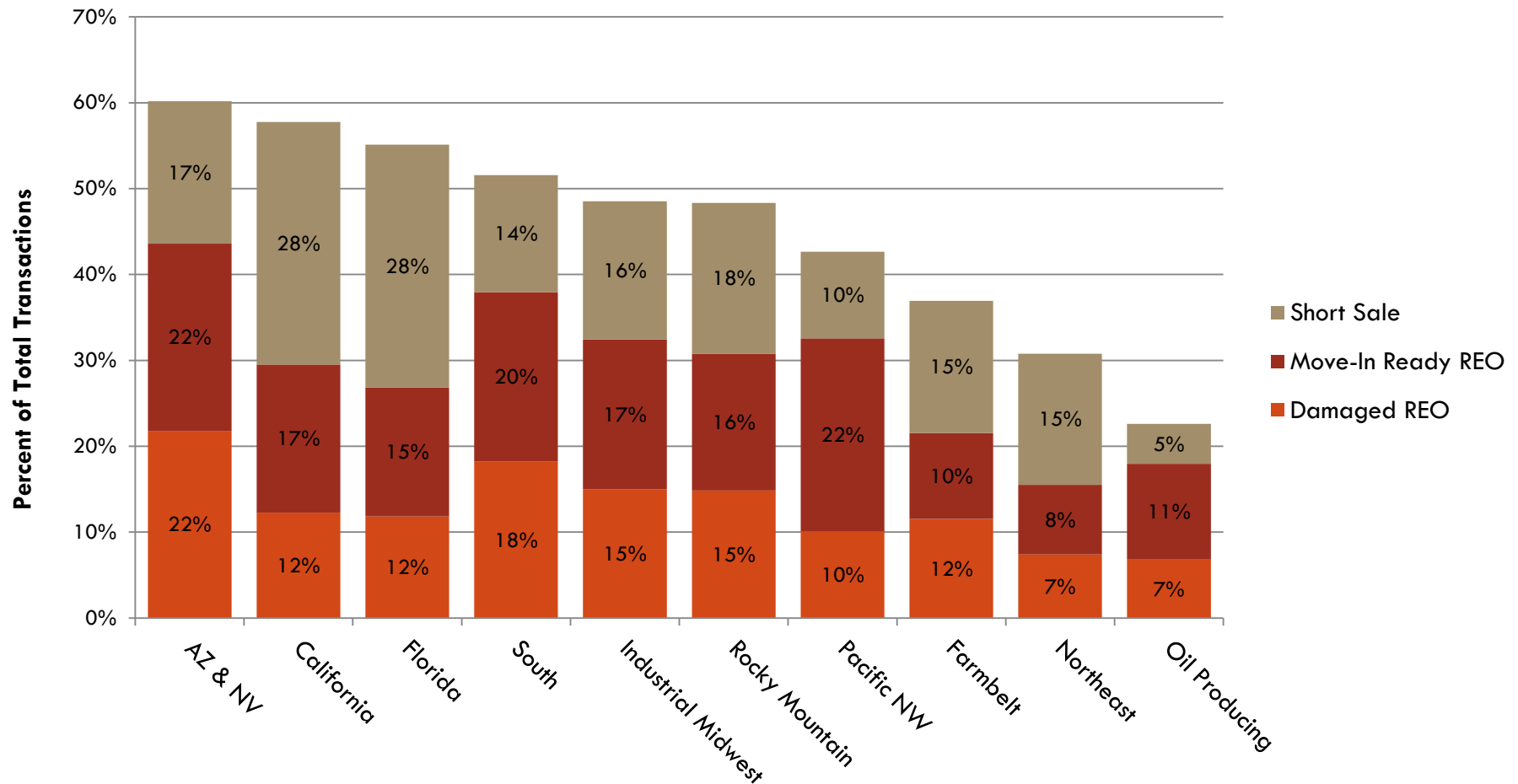
January 2012

Community Development Research
Federal Reserve Bank of San Francisco

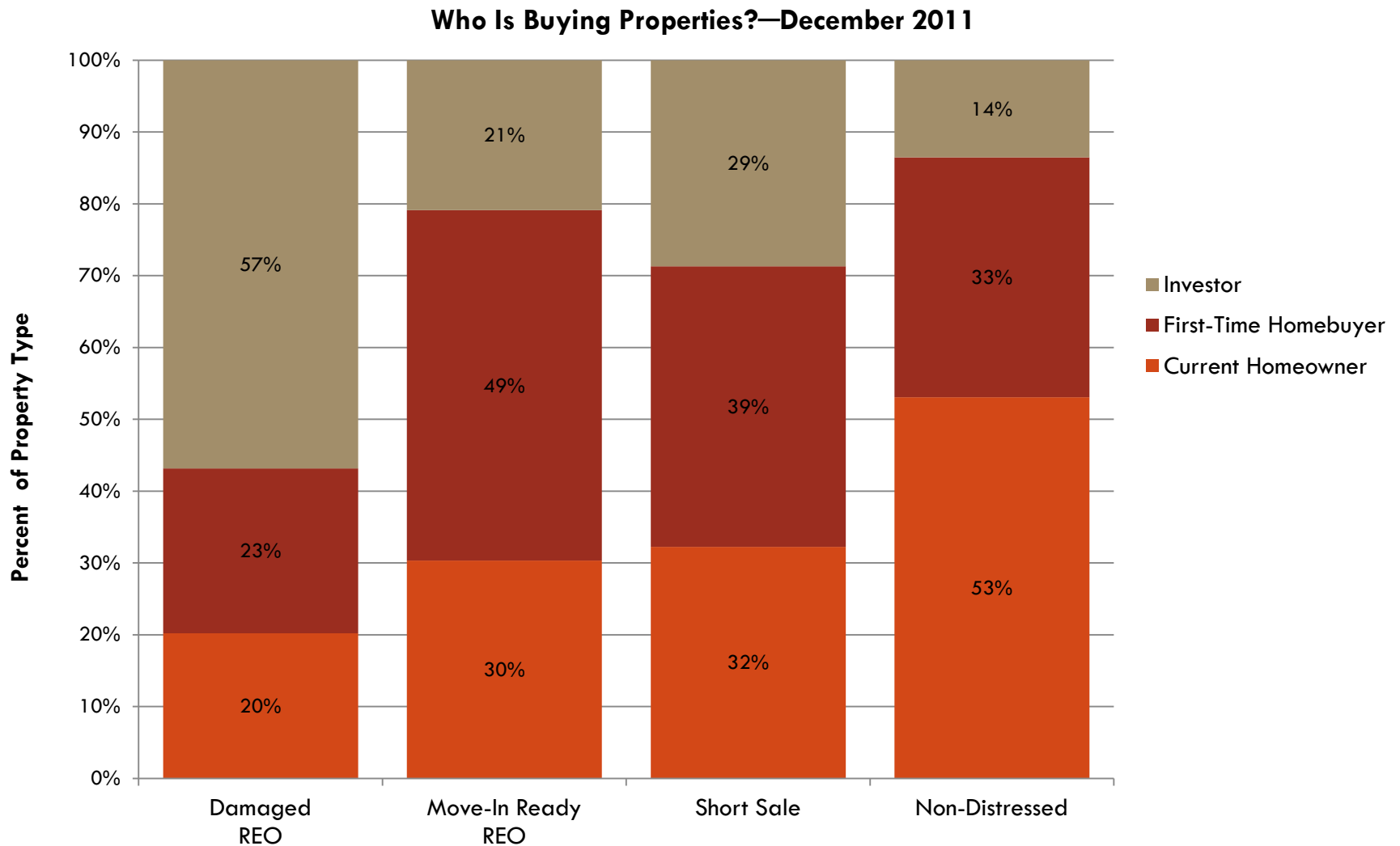
National Trends

Composition of distressed sales by geography

Proportion of Distressed Property Transactions – December 2011



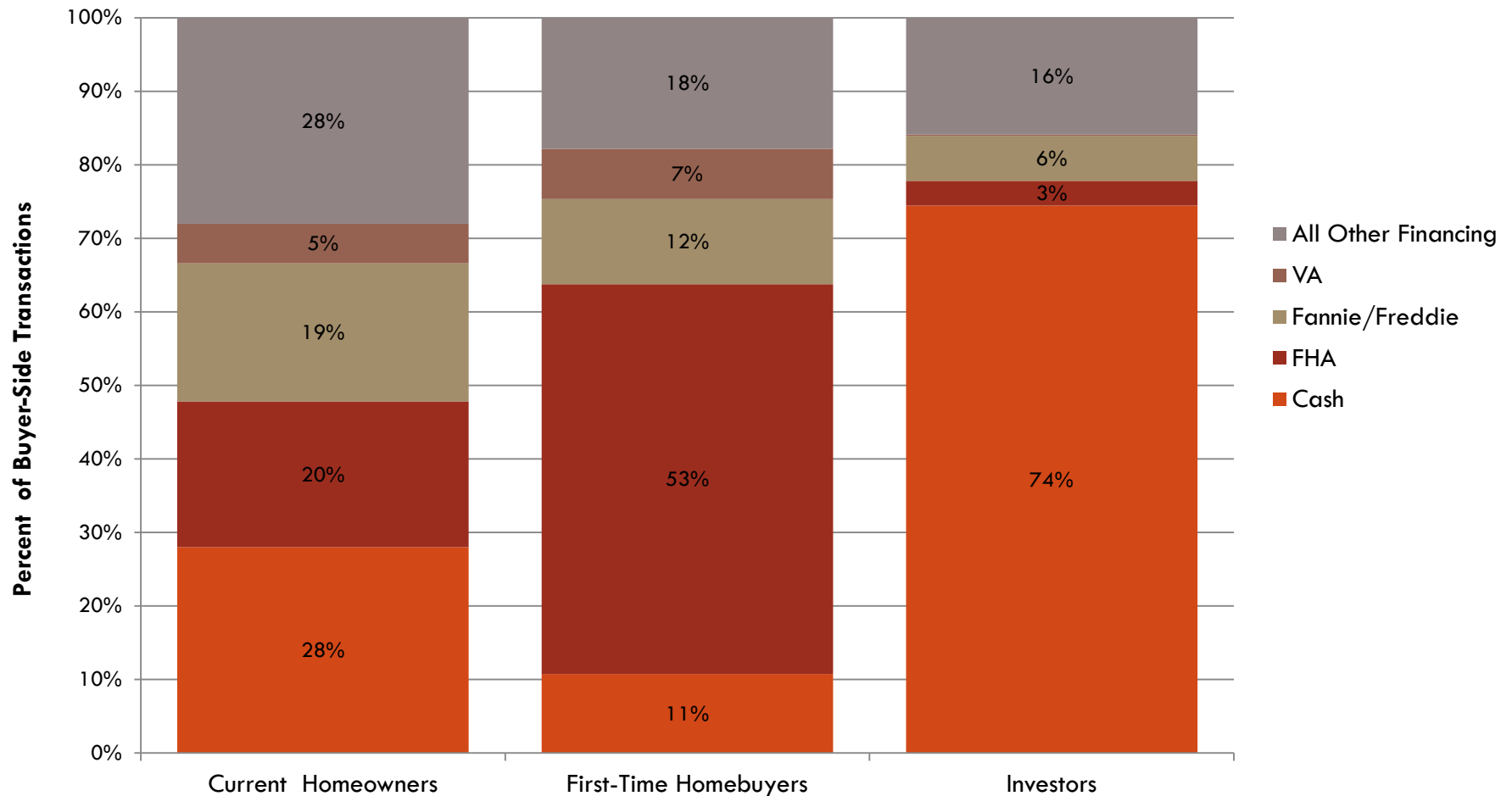
Neighborhood stabilization: concerns over investor purchases of distressed properties



Source: Campbell/Inside Mortgage Finance *HousingPulse* Monthly Survey of Real Estate Market Conditions December 2011

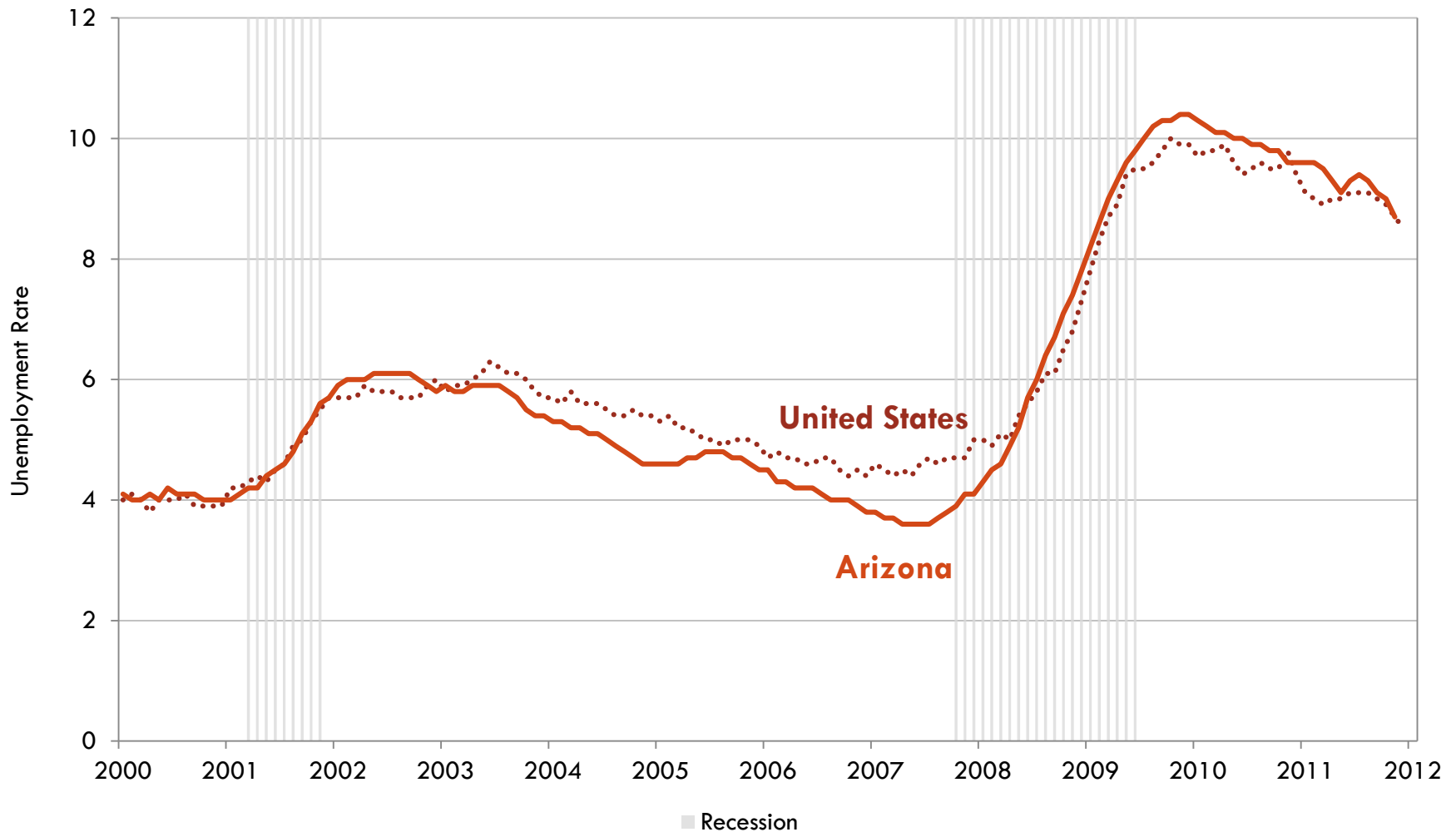
Financing for home purchases

Financing for Homebuyers—December 2011



Arizona Trends

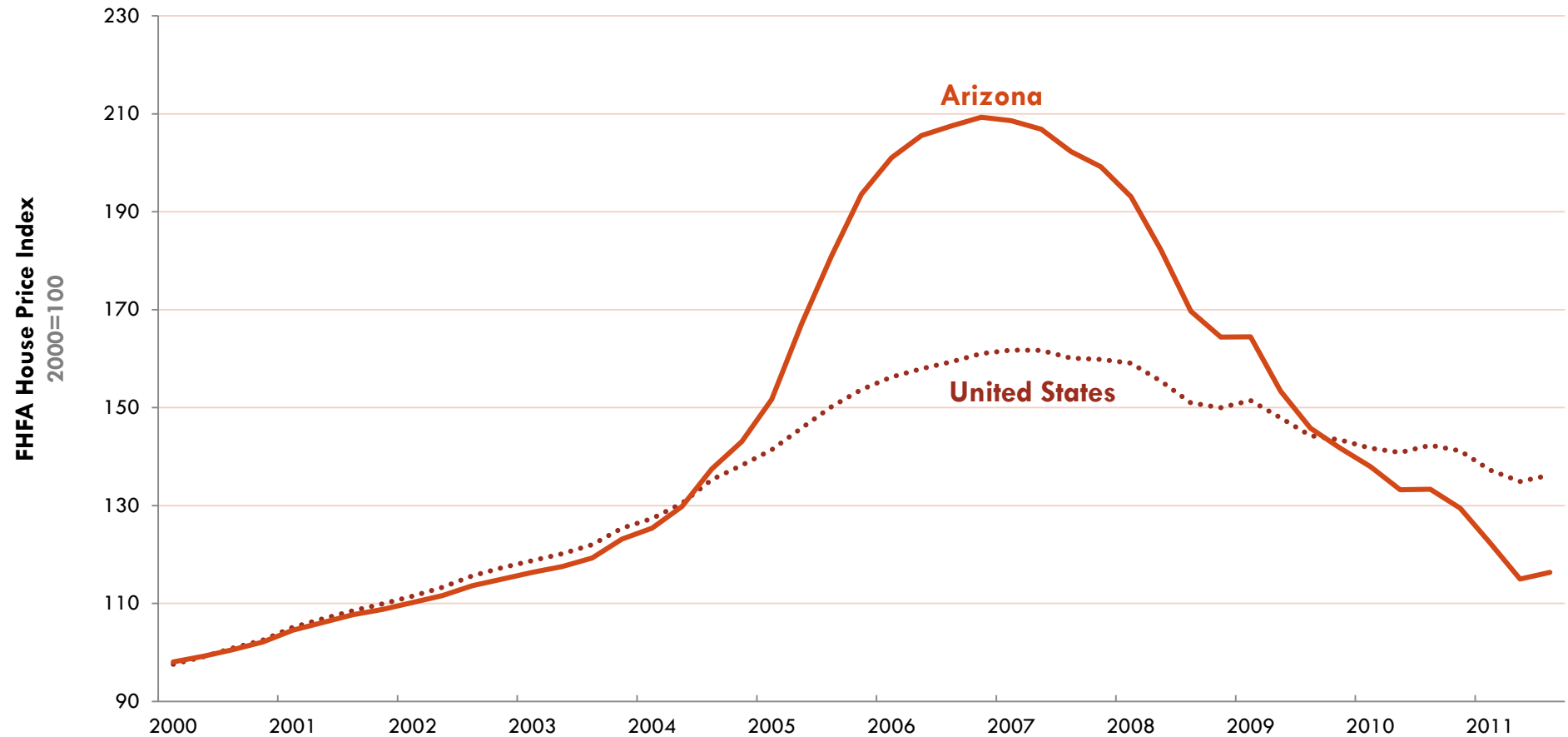
Arizona's unemployment rate keeping pace with US; down to 8.7 percent



Source: Bureau of Labor Statistics

Arizona house prices show slight uptick in late 2011

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

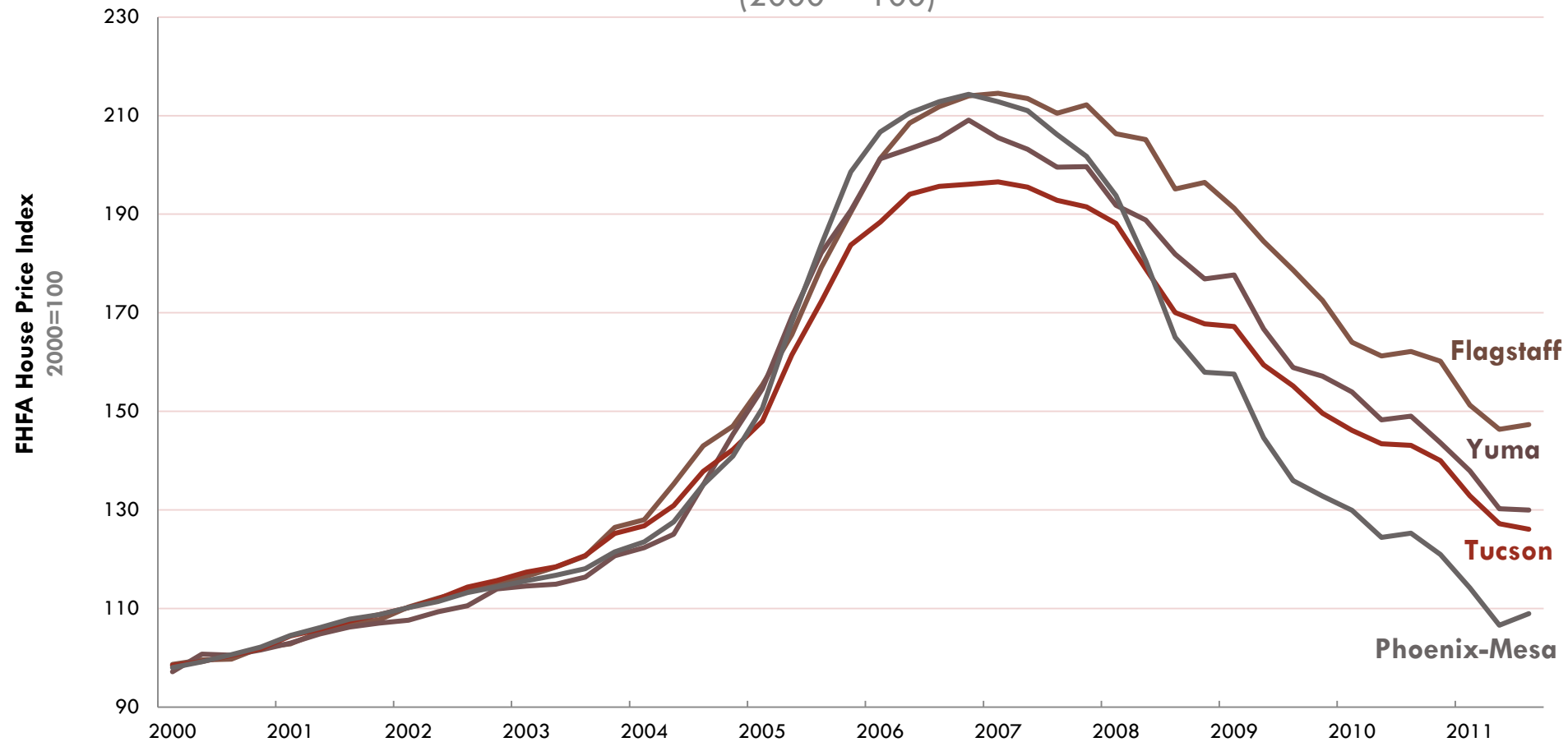


Source: Federal Housing Finance Agency (formerly OFHEO)

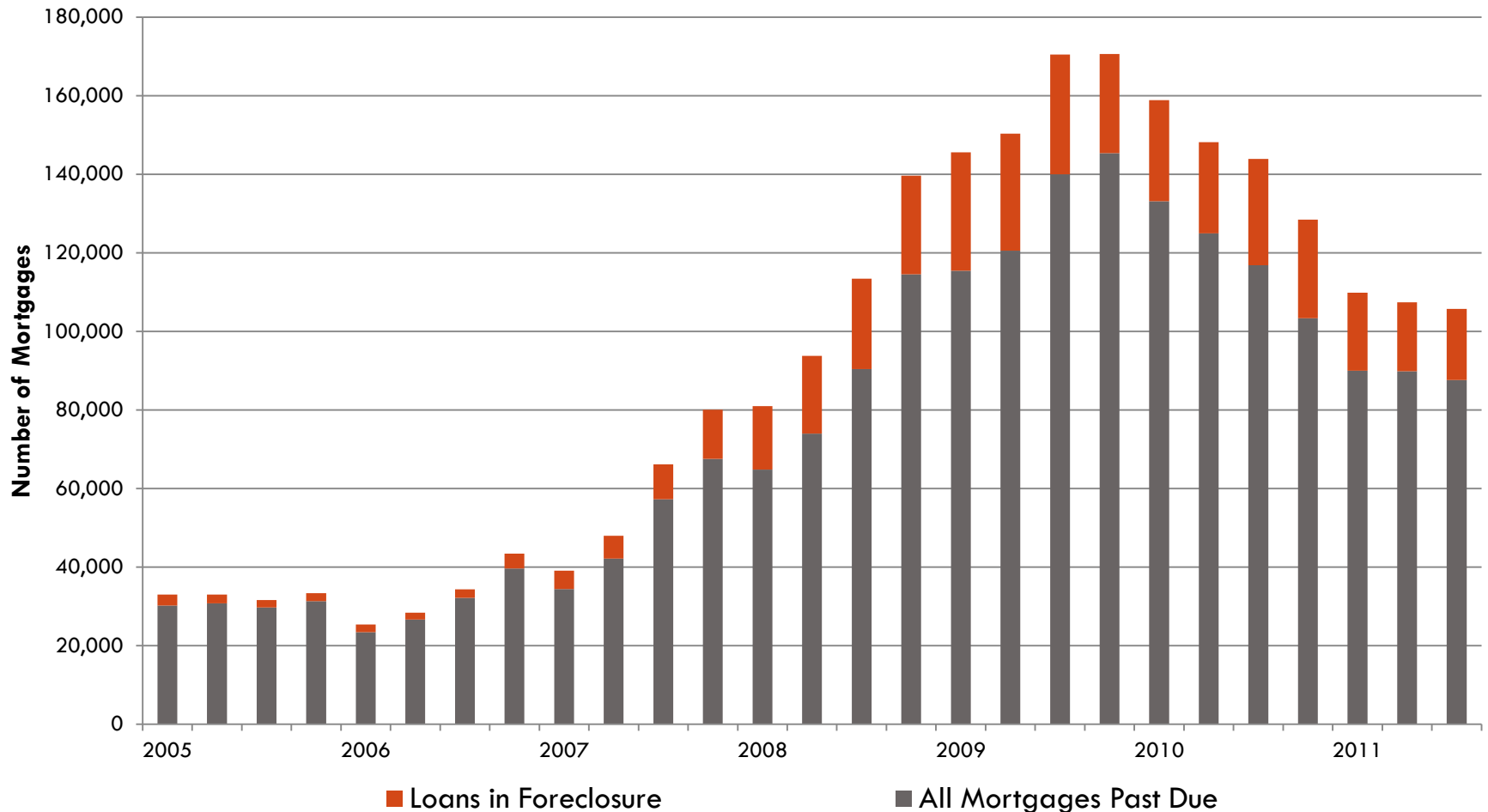
House prices continued downward trend in metropolitan areas; some upticks in late 2011

FHFA (formerly OFHEO) House Price Index

(2000 = 100)



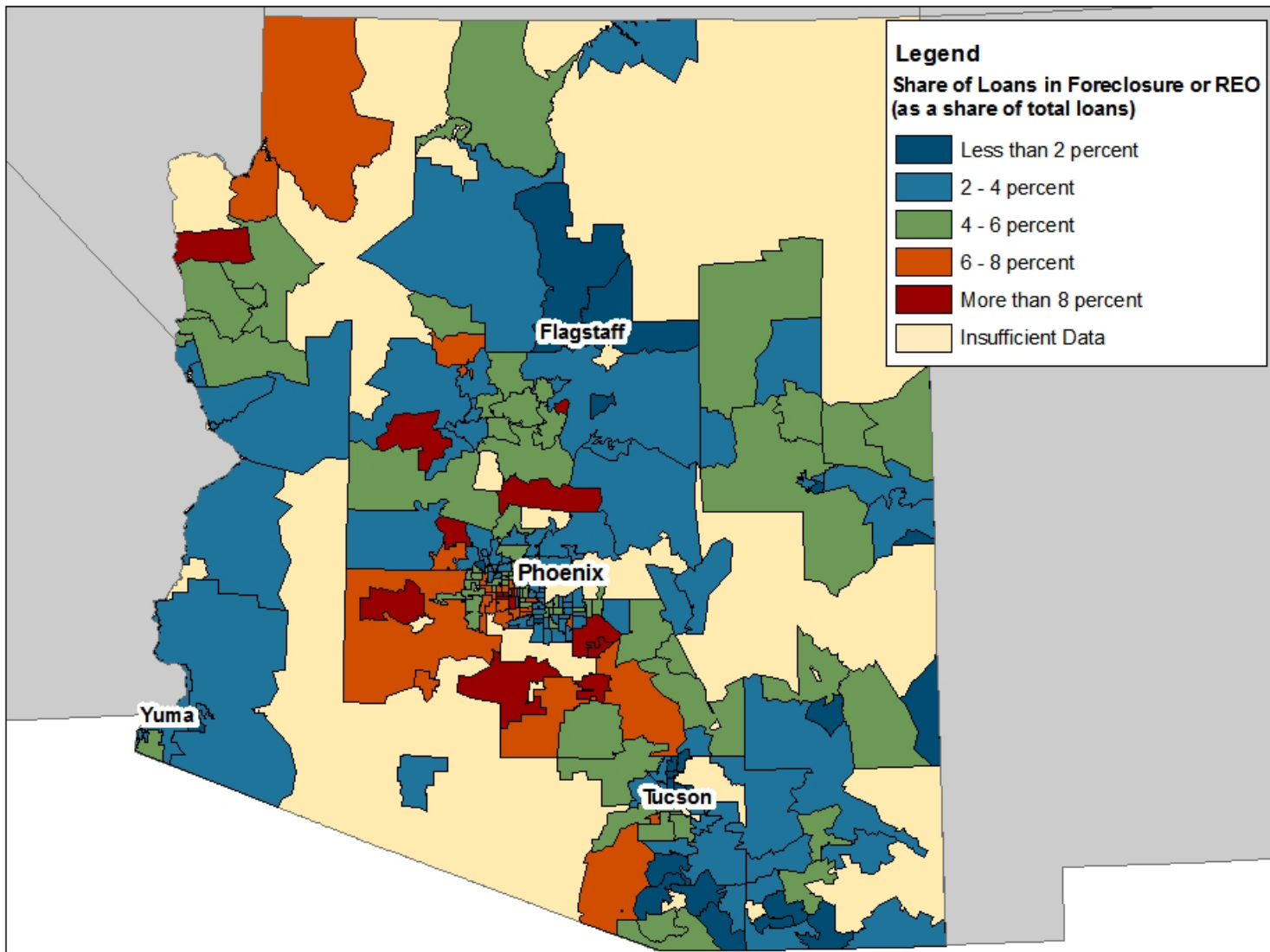
Decline in number of delinquent mortgages and properties in foreclosure process slowed in 2011



Arizona Data Maps

Areas Affected by Concentrated Foreclosures

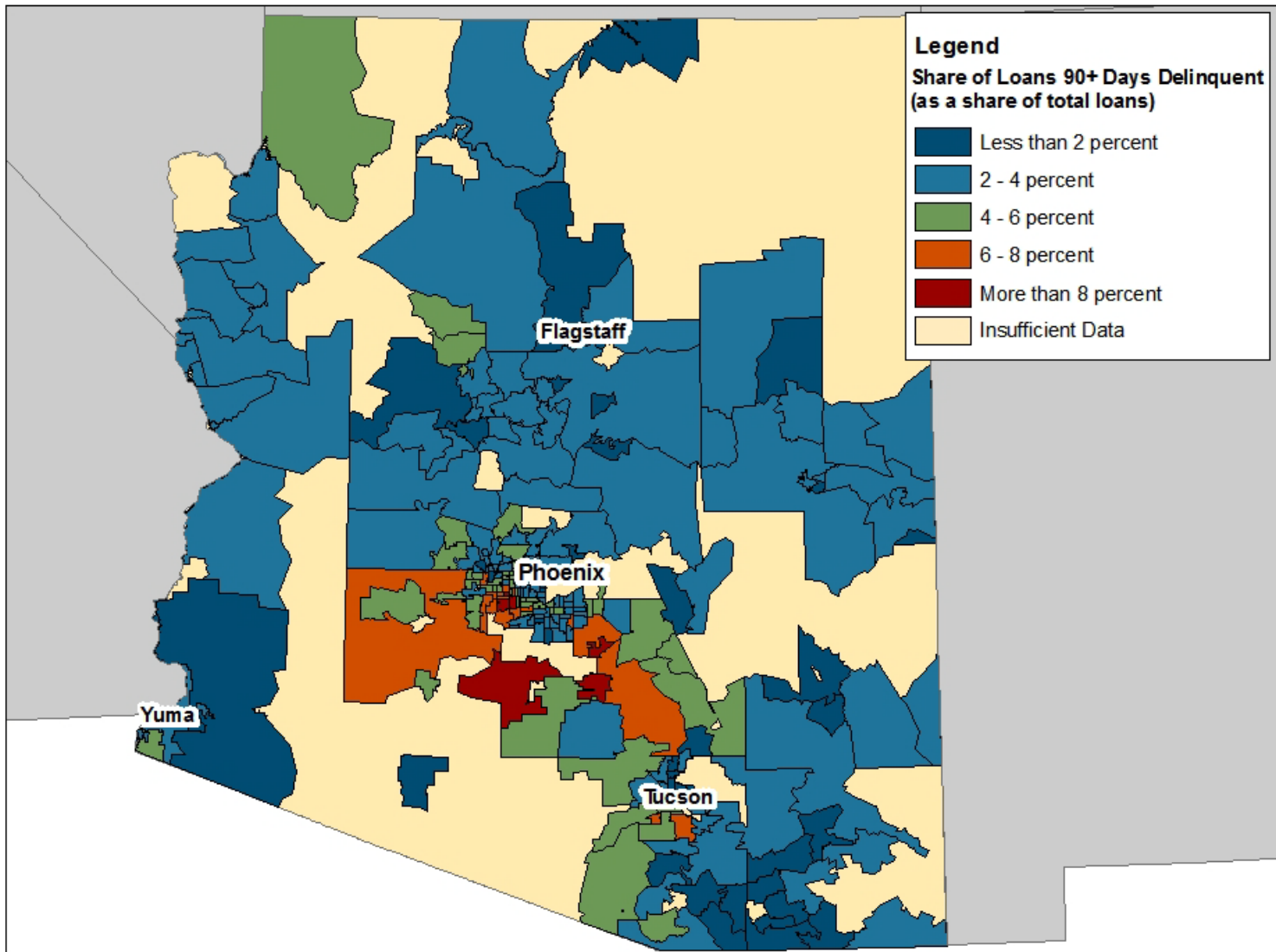
November 2011



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

Areas At Risk Of Additional Foreclosures

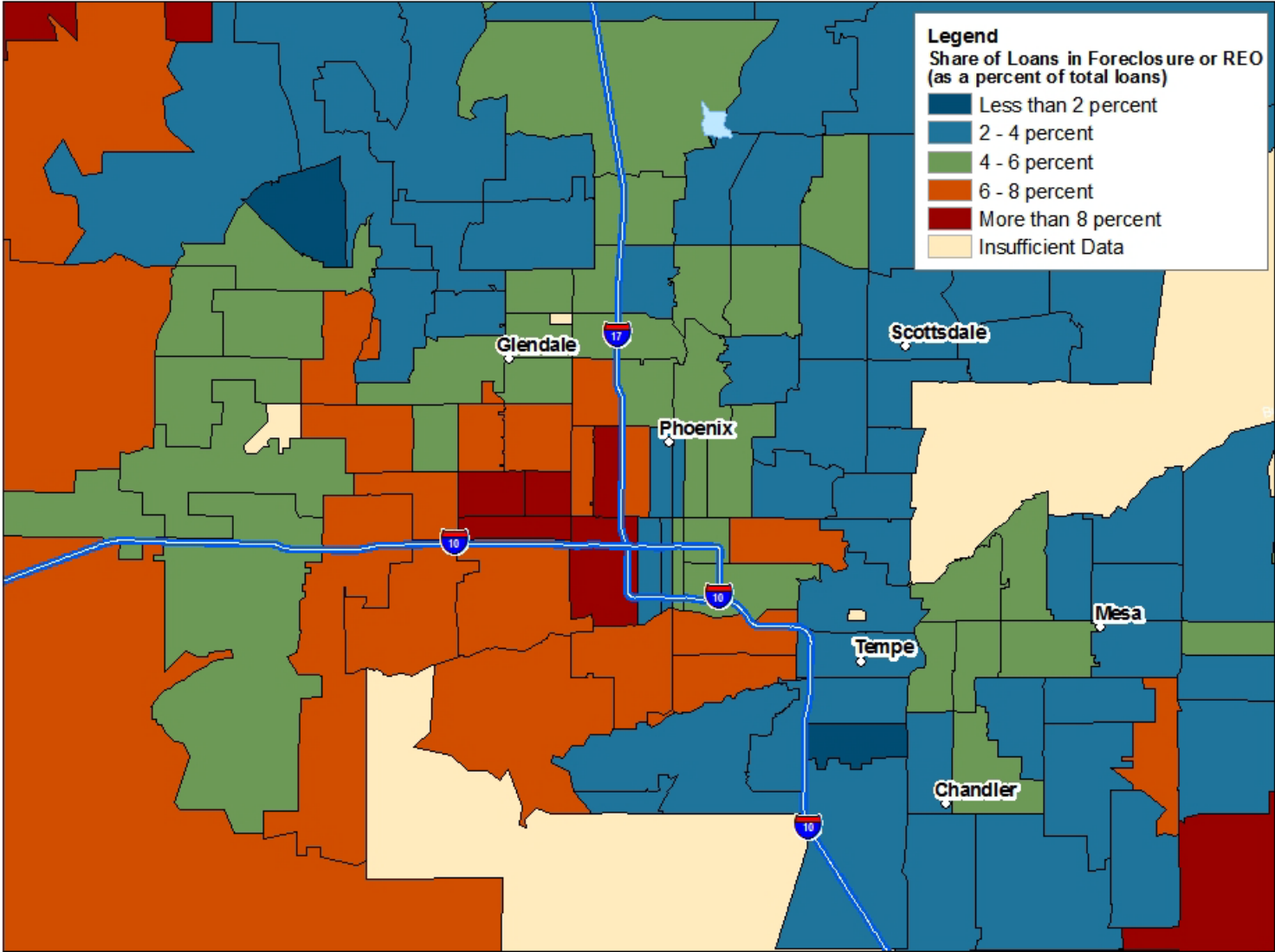
November 2011



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

Areas Affected by Concentrated Foreclosures

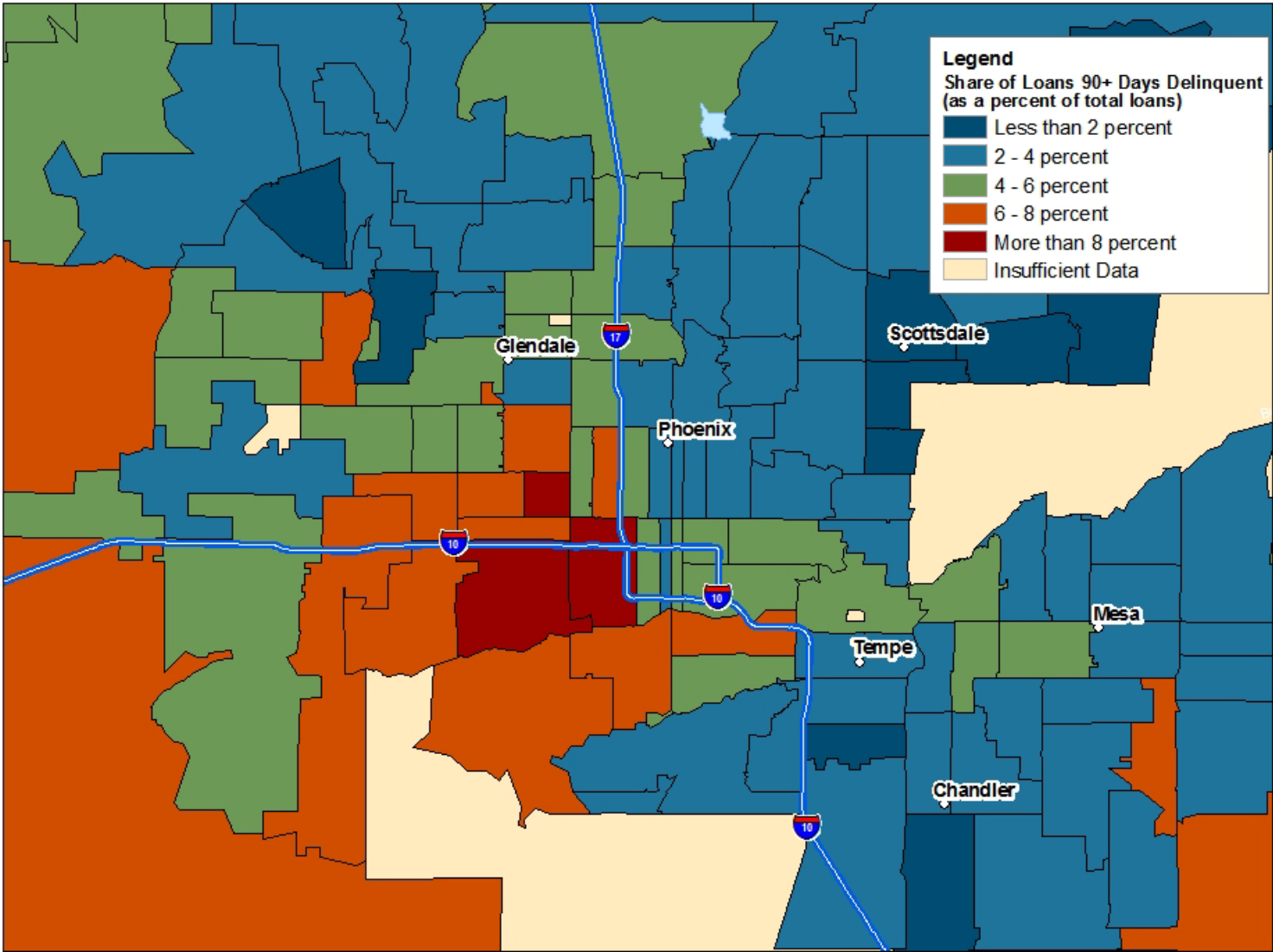
November 2011



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

Areas at Risk of Additional Foreclosures

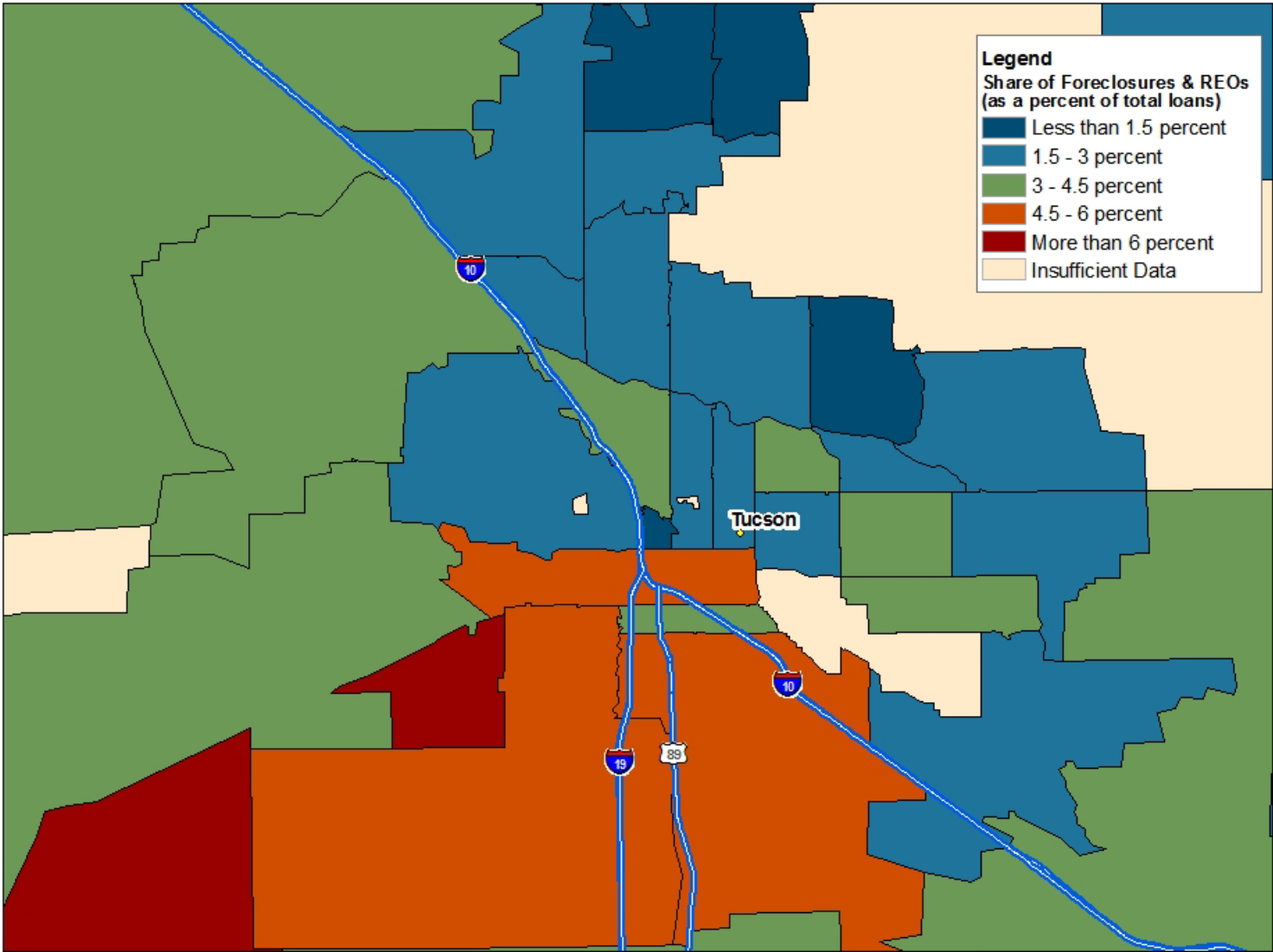
November 2011



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

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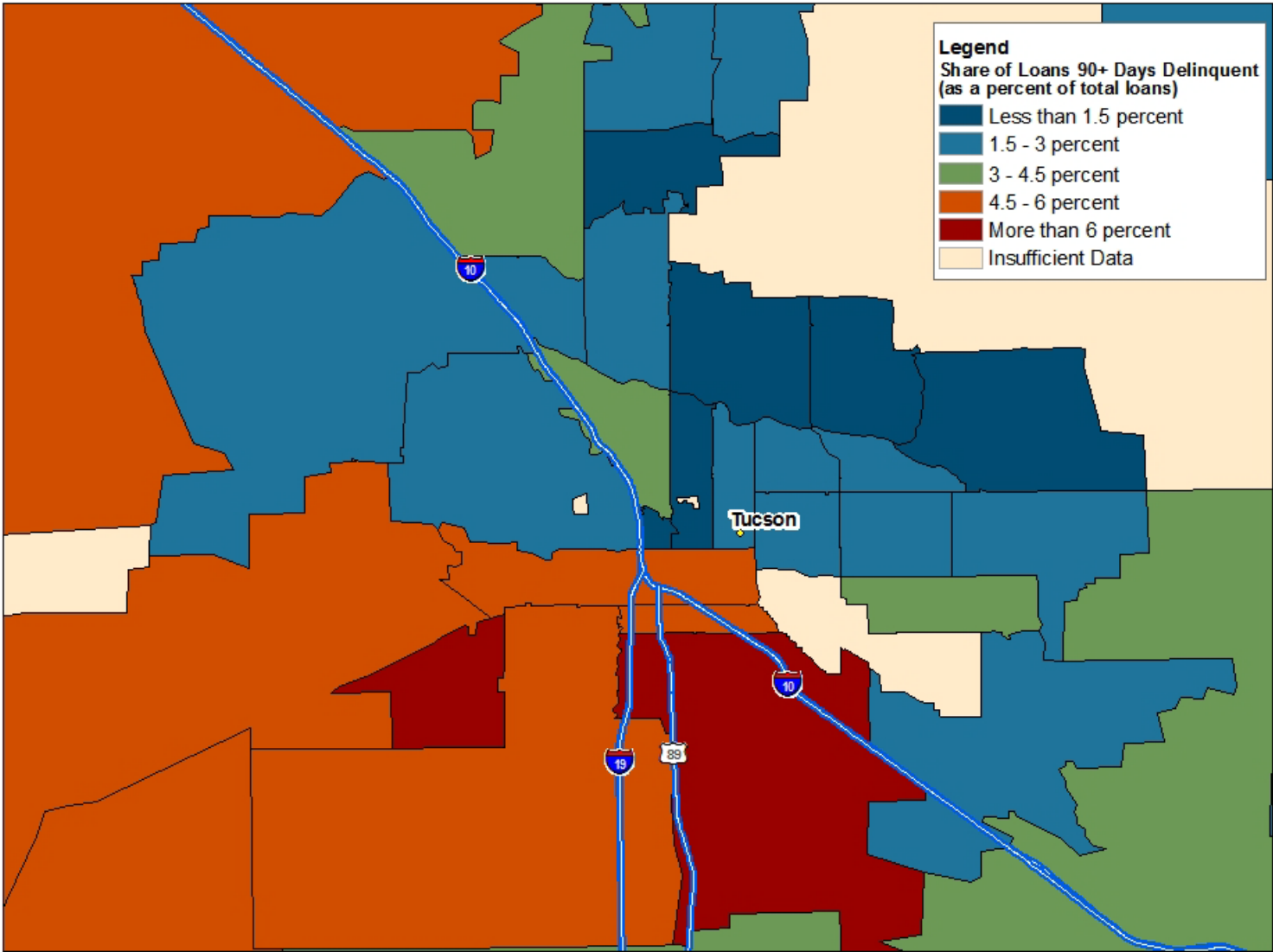
November 2011



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

Areas at Risk of Additional Foreclosures

November 2011

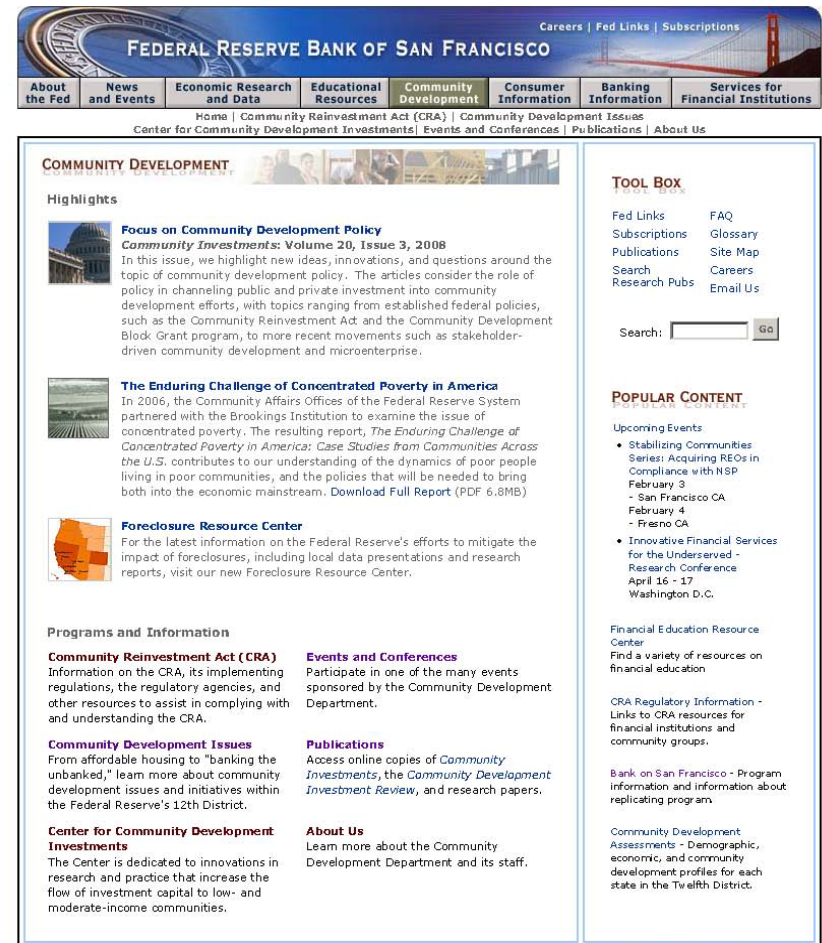


Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

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/>