

HOUSING AND LABOR MARKET TRENDS: NORTHERN CALIFORNIA

May 2011

National Trends

Unemployment dips below 9%

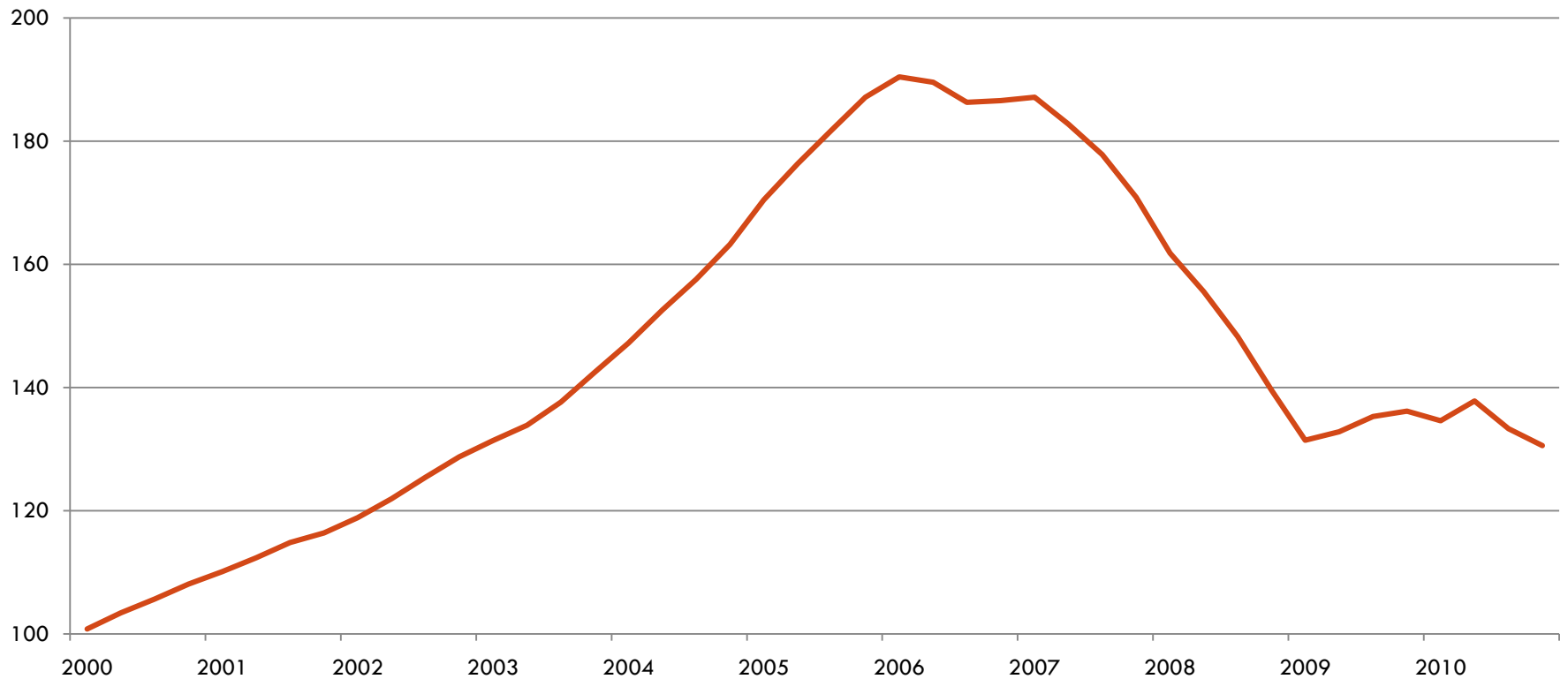


Recovery, particularly in labor market, remains elusive

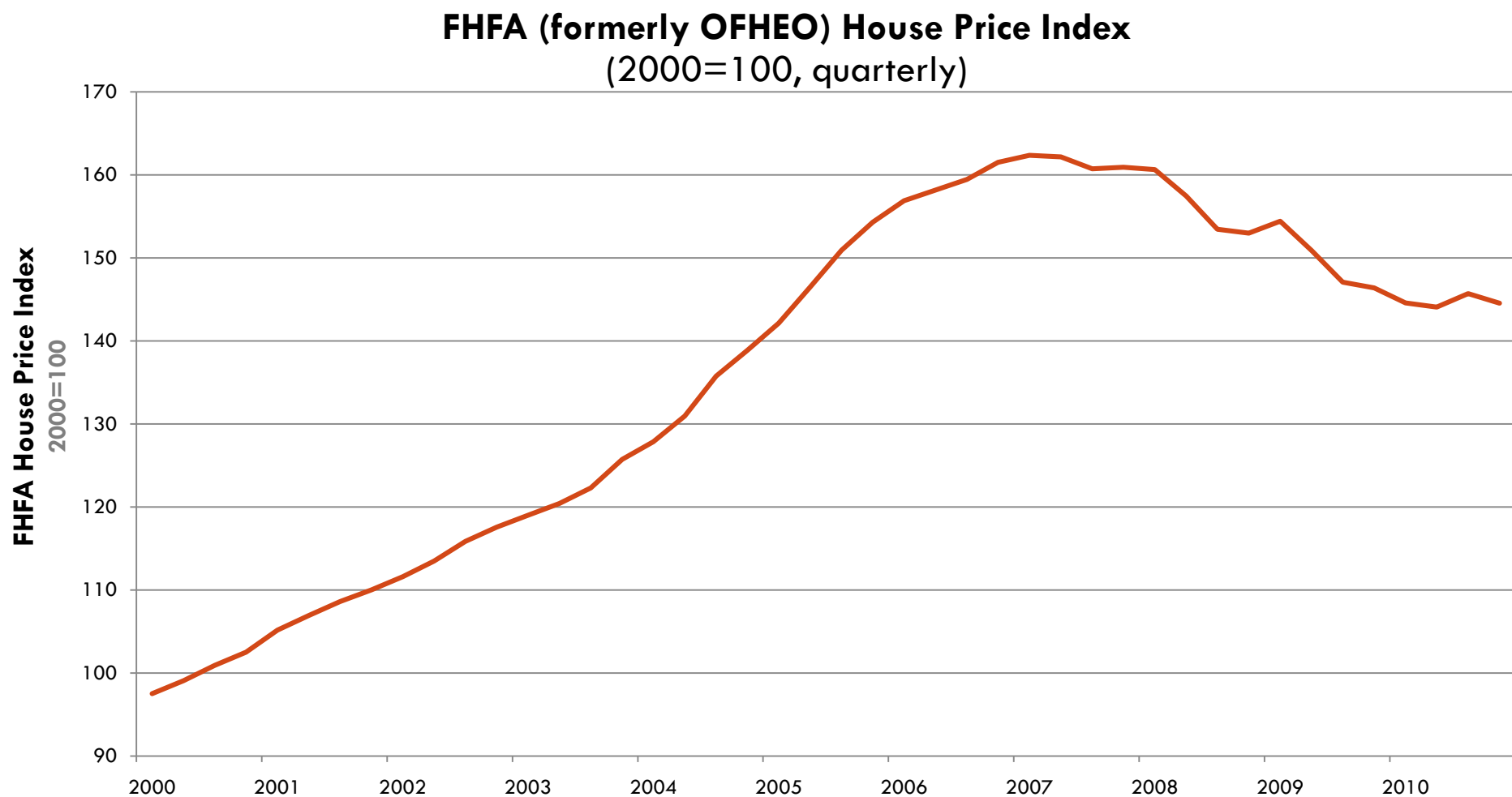


Case-Shiller Index shows continued softness in housing market

Case-Shiller National House Price Index
(2000 = 100, Quarterly)

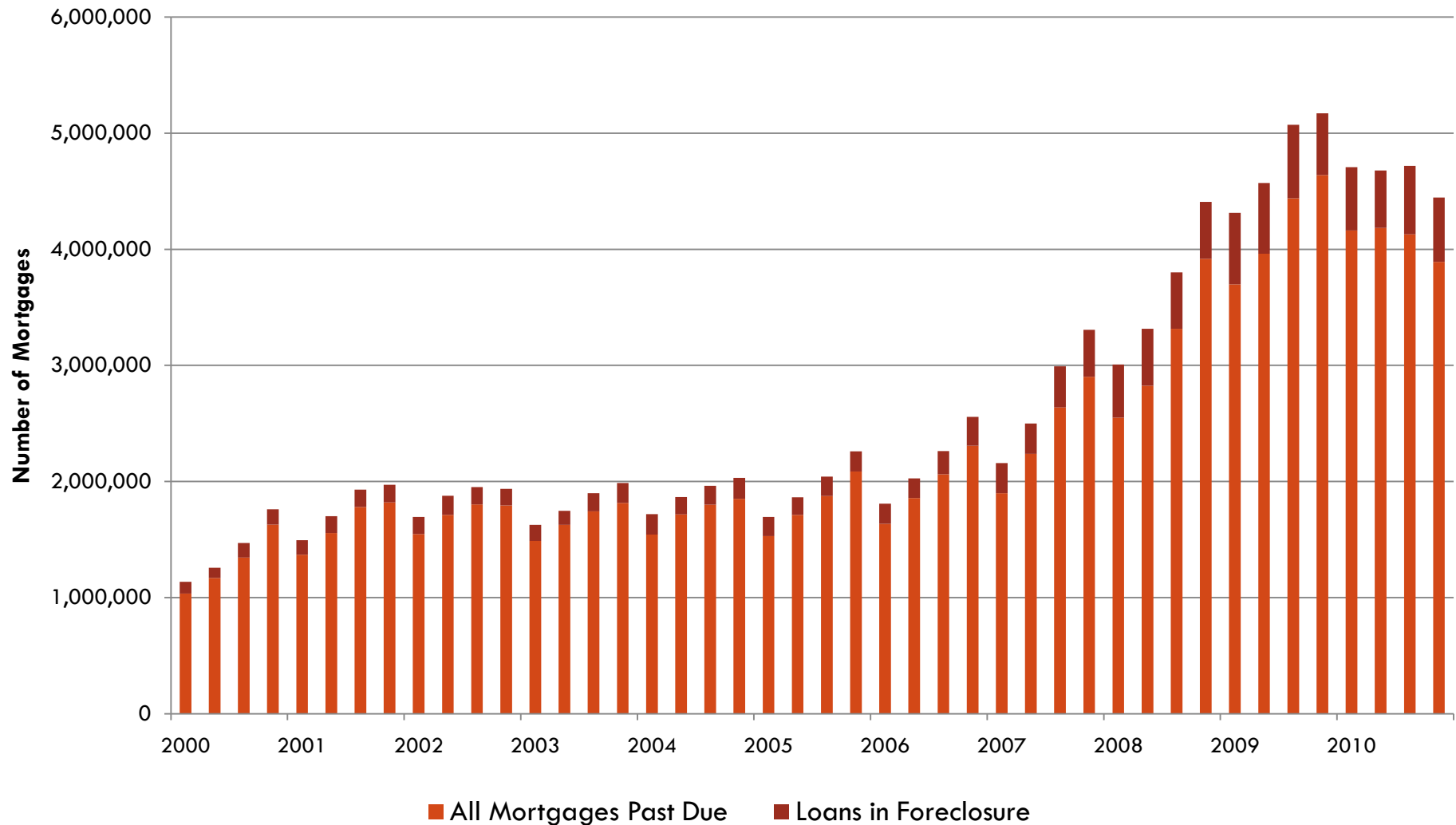


FHFA House Price Index Dips Again at End of 2010



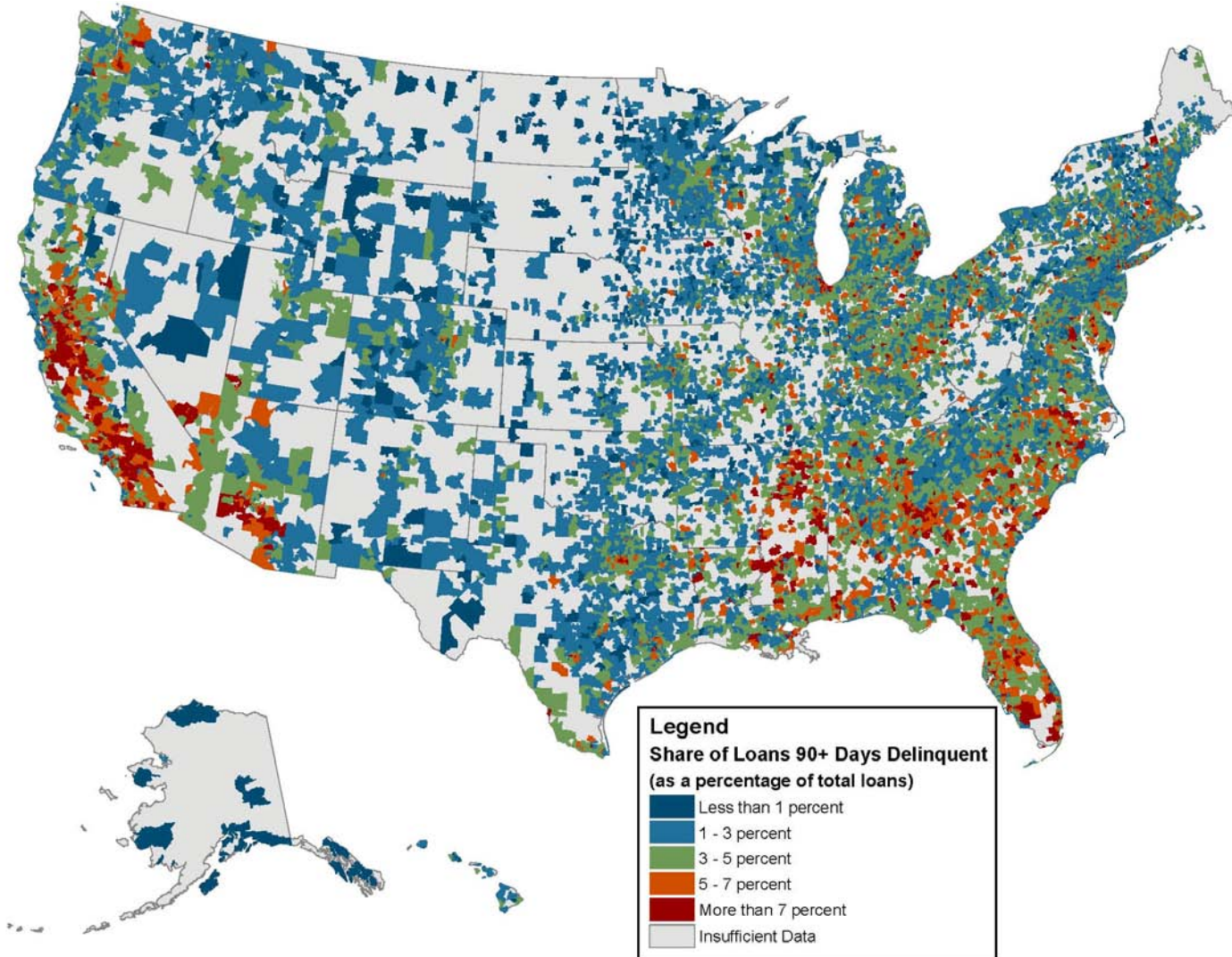
Source: Federal Housing Finance Agency (formerly OFHEO), includes refinancing and is not seasonally adjusted

Nationally, delinquencies drop in 2010, but still more than 4.5 million homes in distress

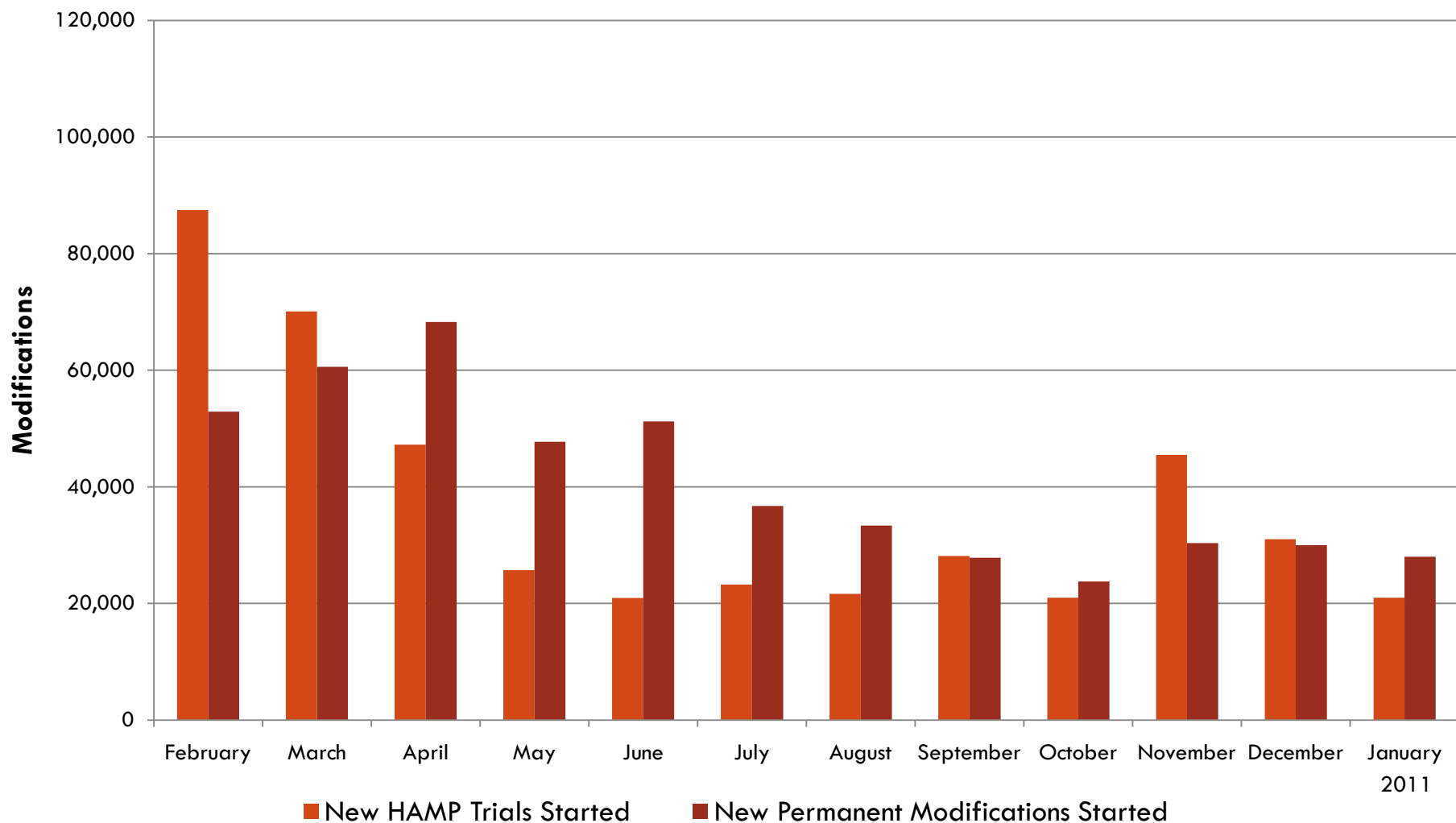


■ All Mortgages Past Due ■ Loans in Foreclosure

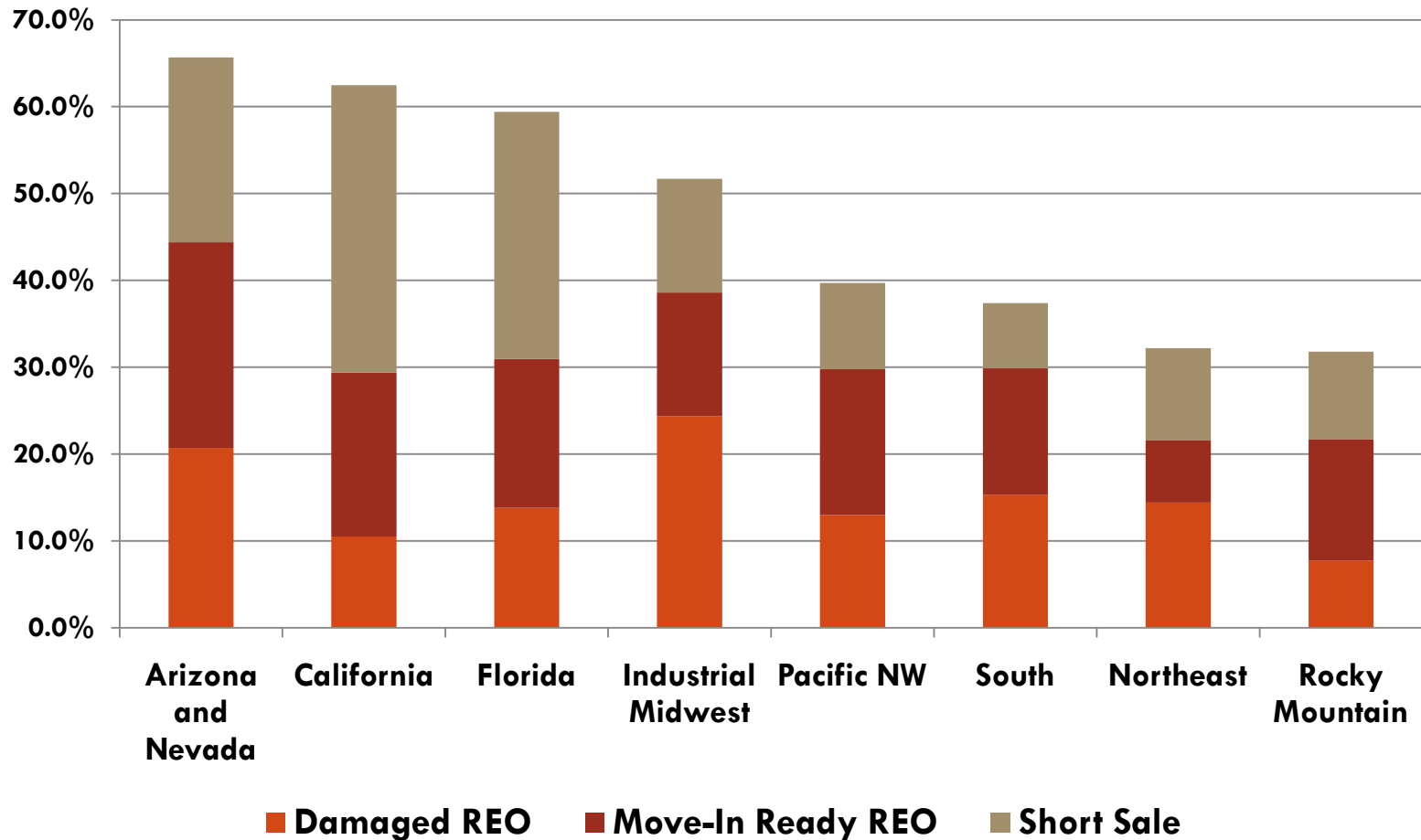
Despite improvement, high rates of delinquency remain concentrated in western and southern states



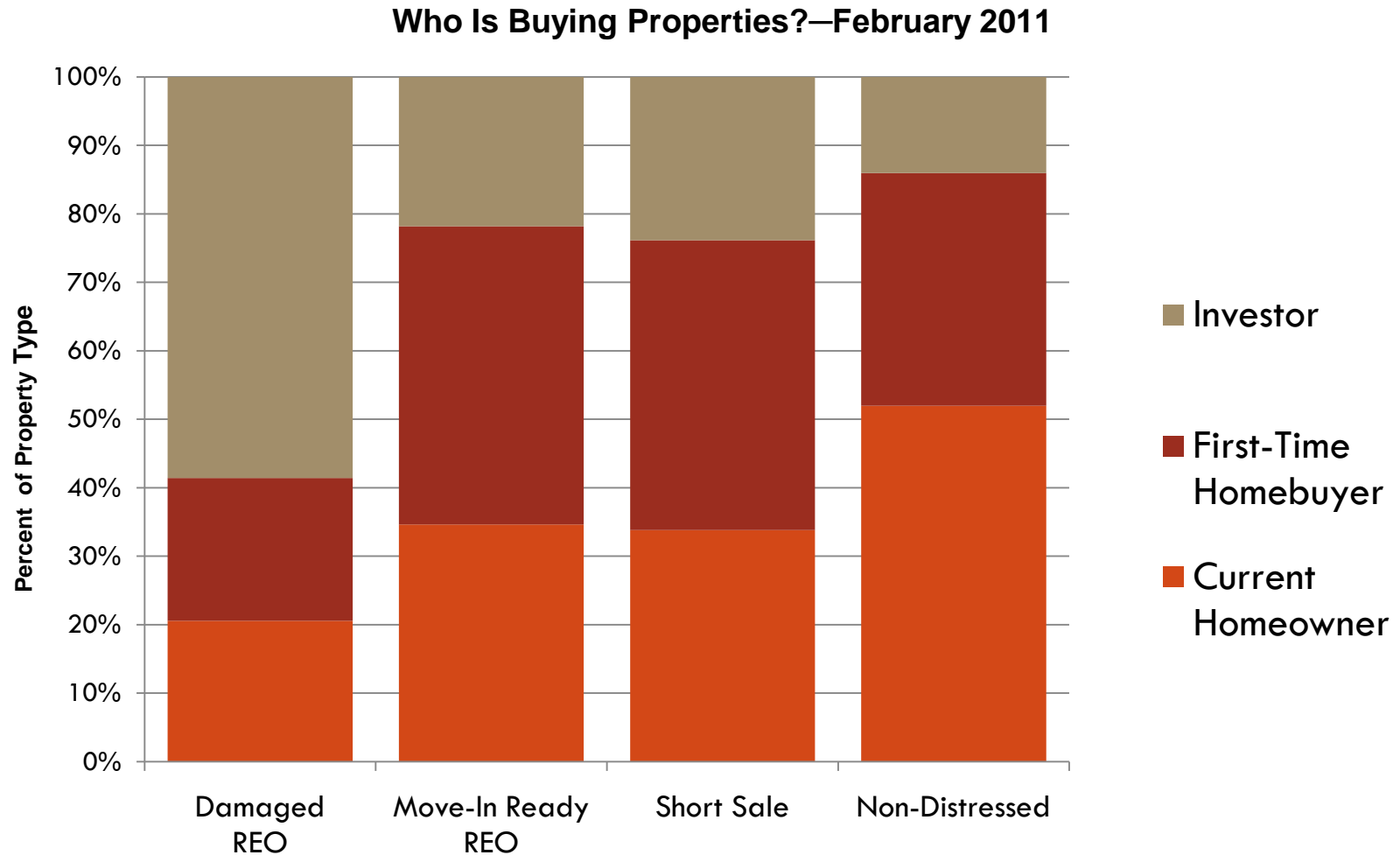
HAMP modifications down; borrowers still face challenges in obtaining permanent modifications



Composition of distressed sales

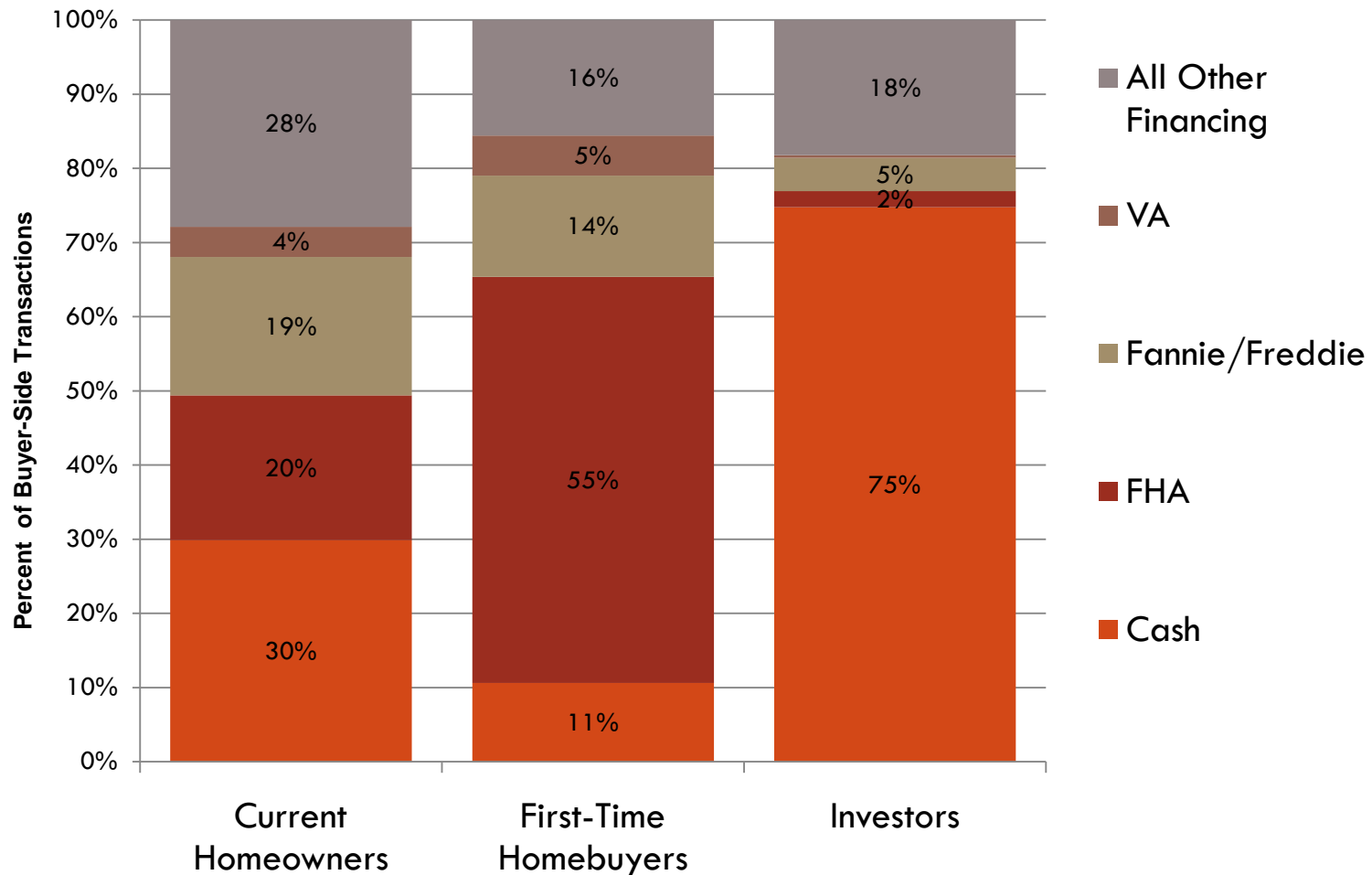


Neighborhood stabilization: concerns over investor purchases of distressed properties



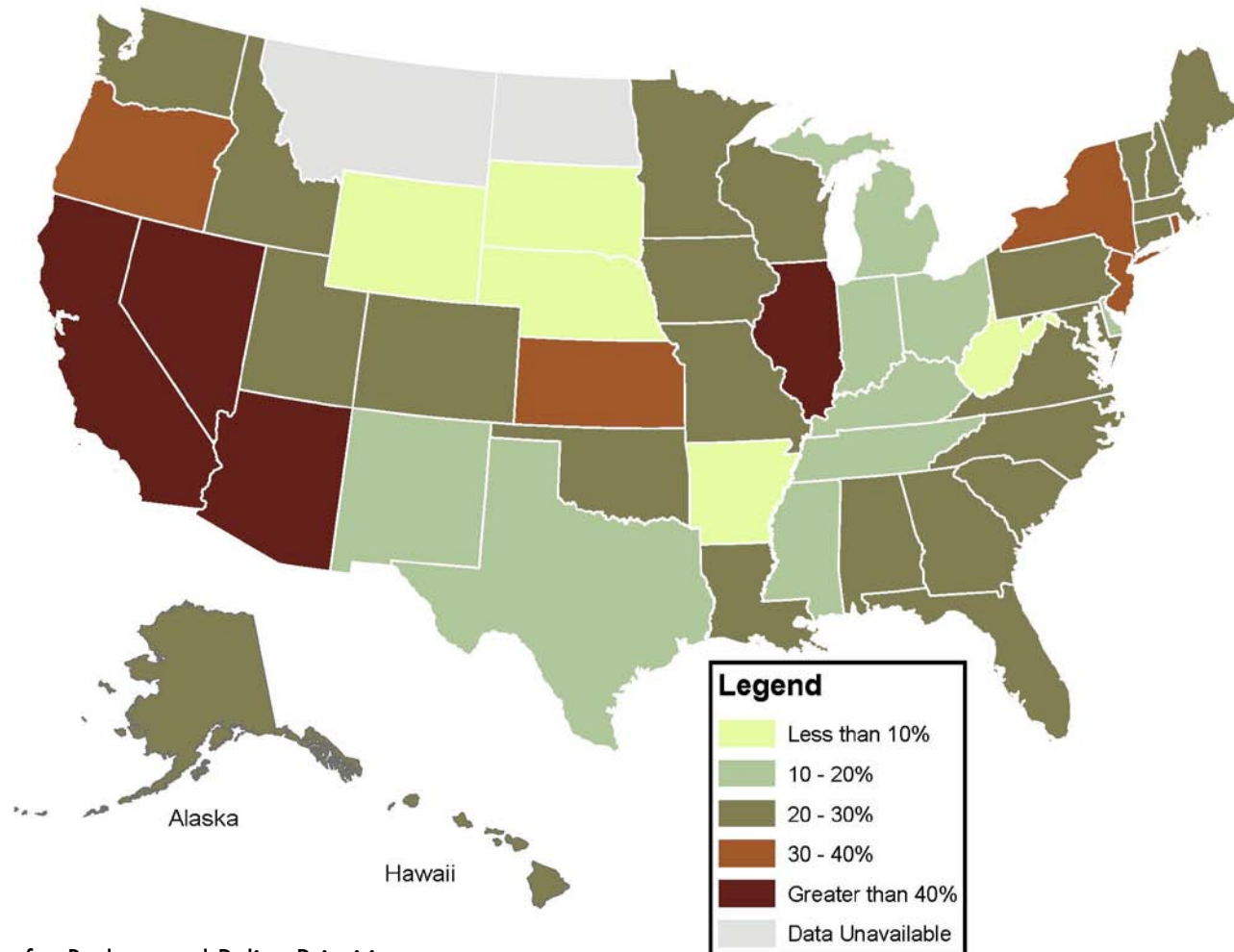
Source: Campbell/Inside Mortgage Finance *HousingPulse* Monthly Survey of Real Estate Market Conditions, Feb 2011

Financing for home purchases



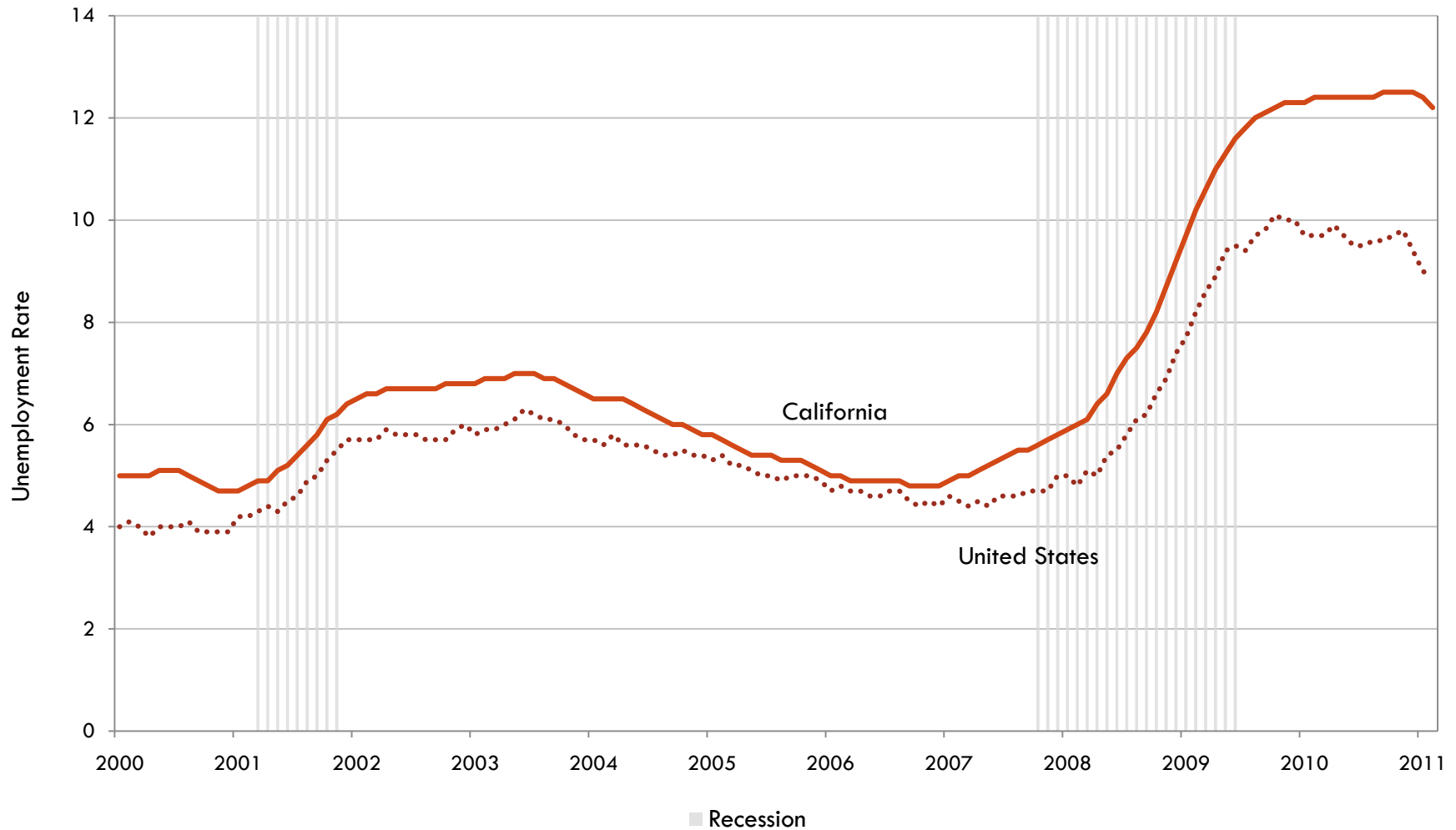
Many states within 12th District face severe budget shortfalls

Total End-of-Year Shortfall as Percentage of 2010 Budget

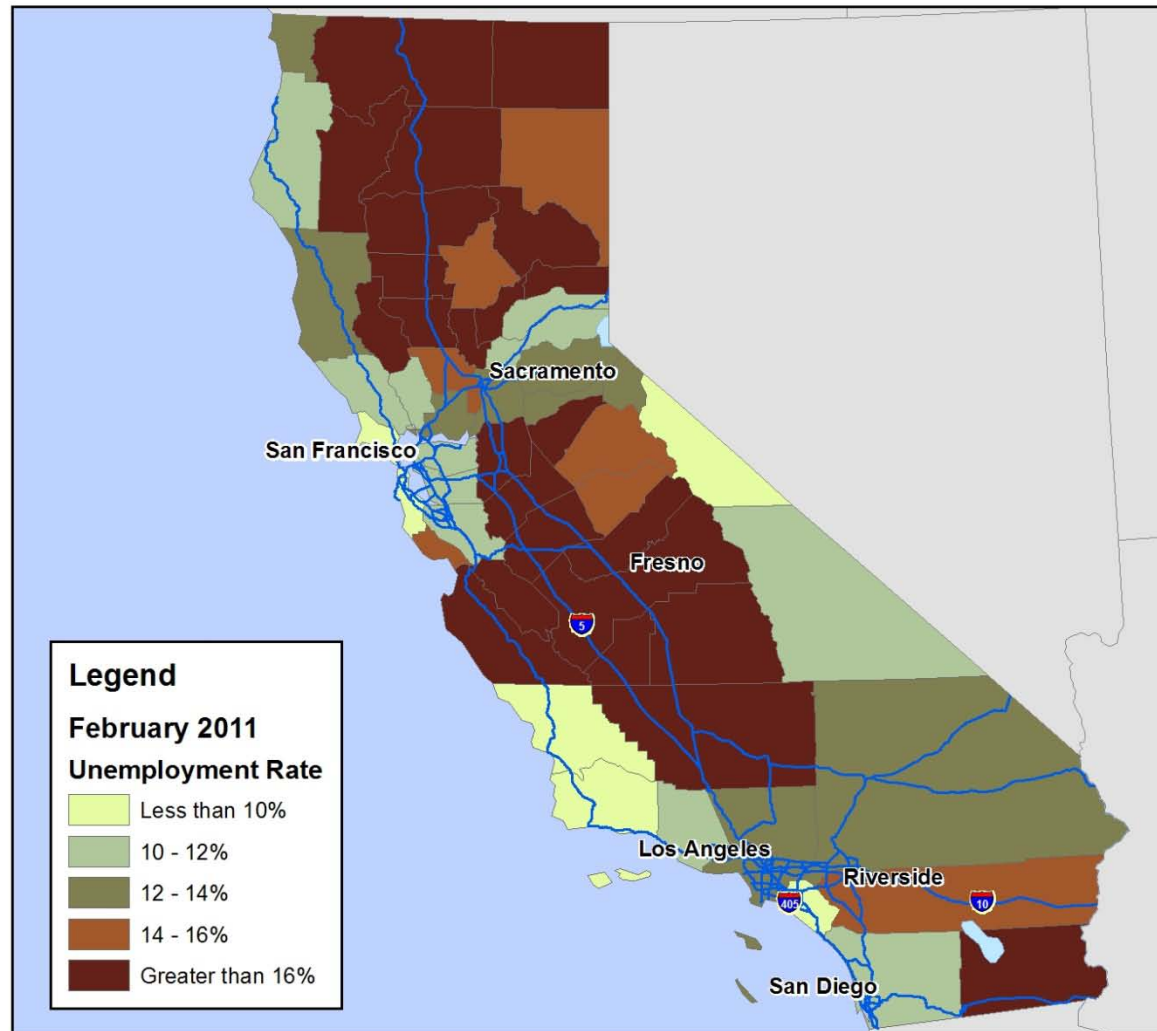


California Trends

California's unemployment still well above national average

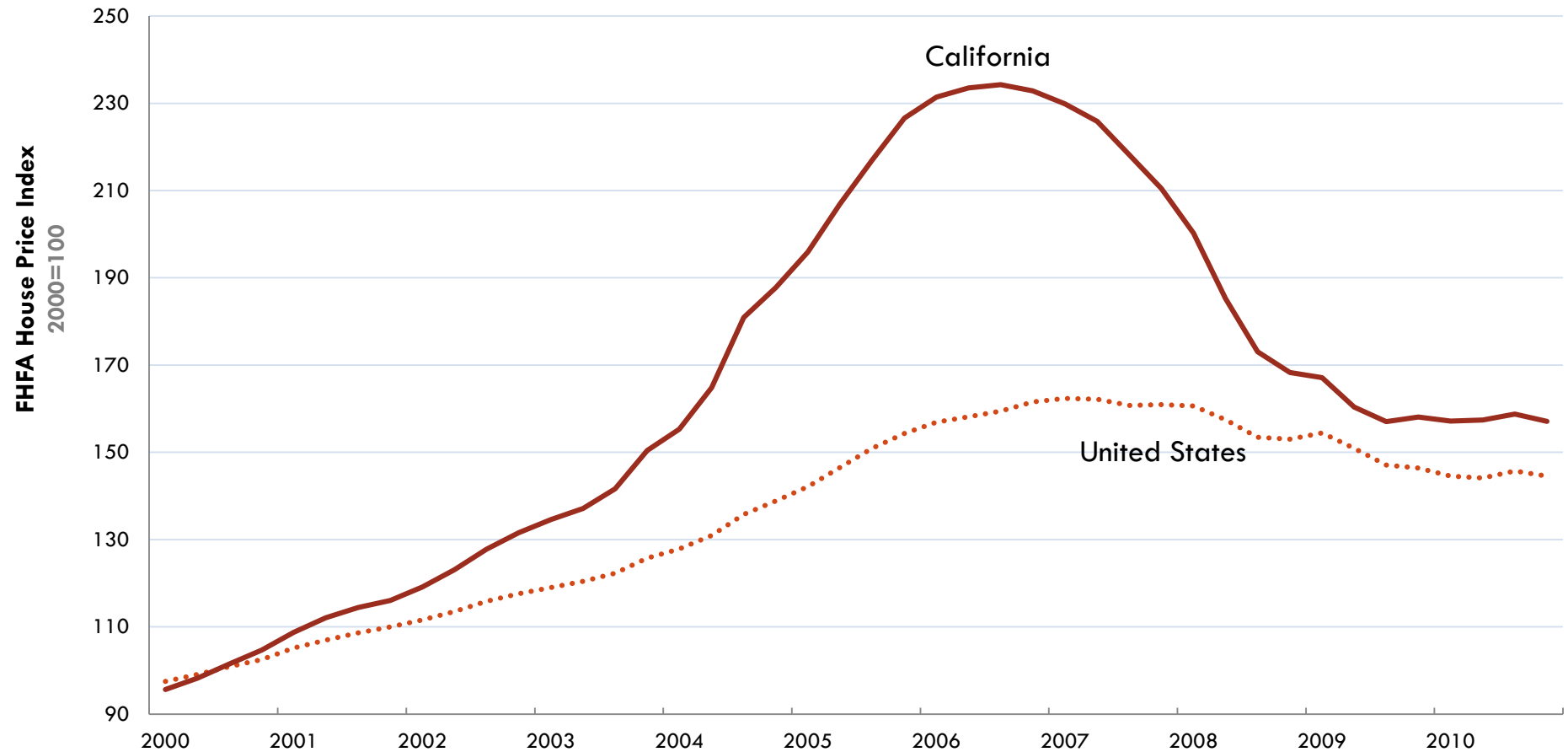


Unemployment rates particularly high in Central Valley and northern counties



California house prices appear to be stabilizing

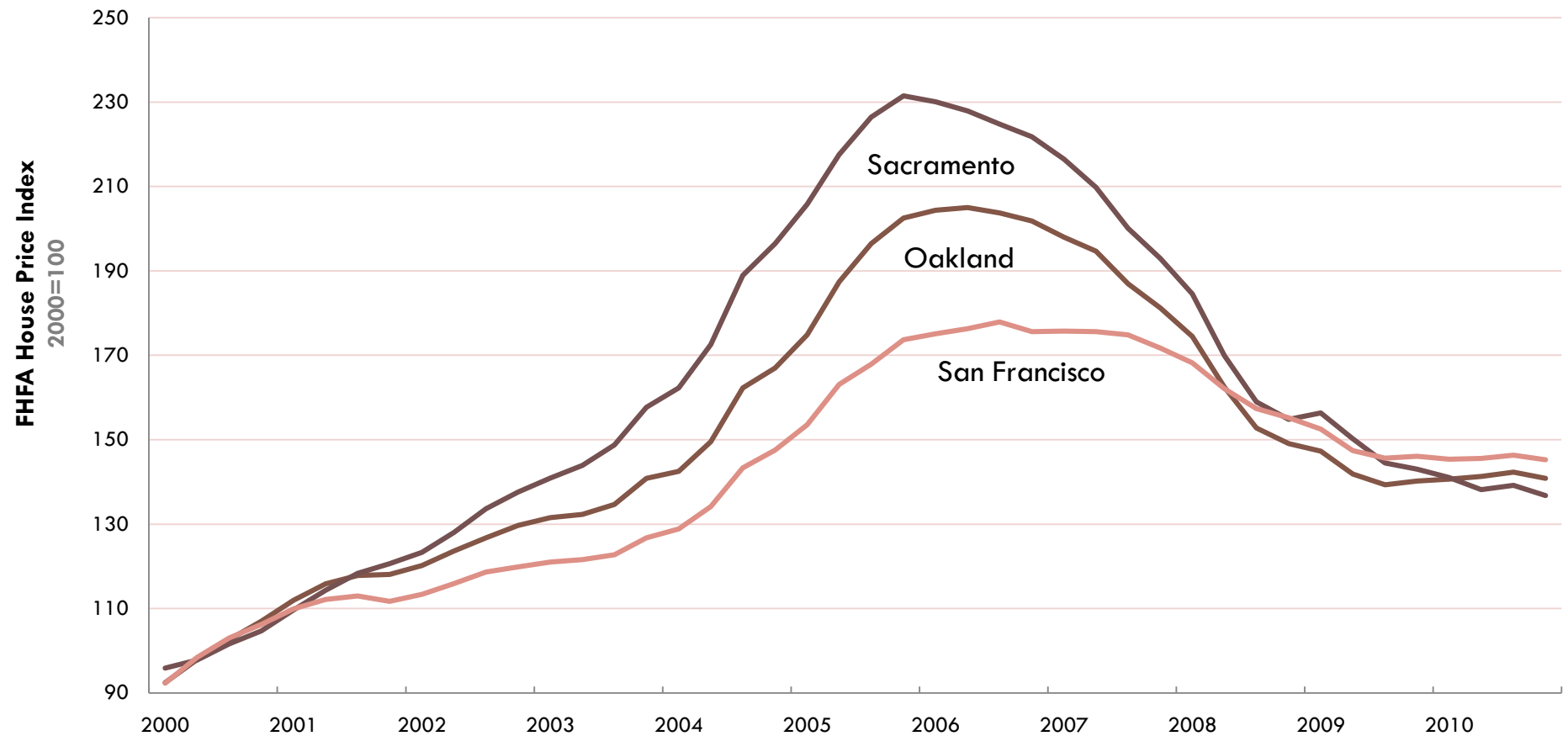
FHFA (formerly OFHEO) House Price Index
(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

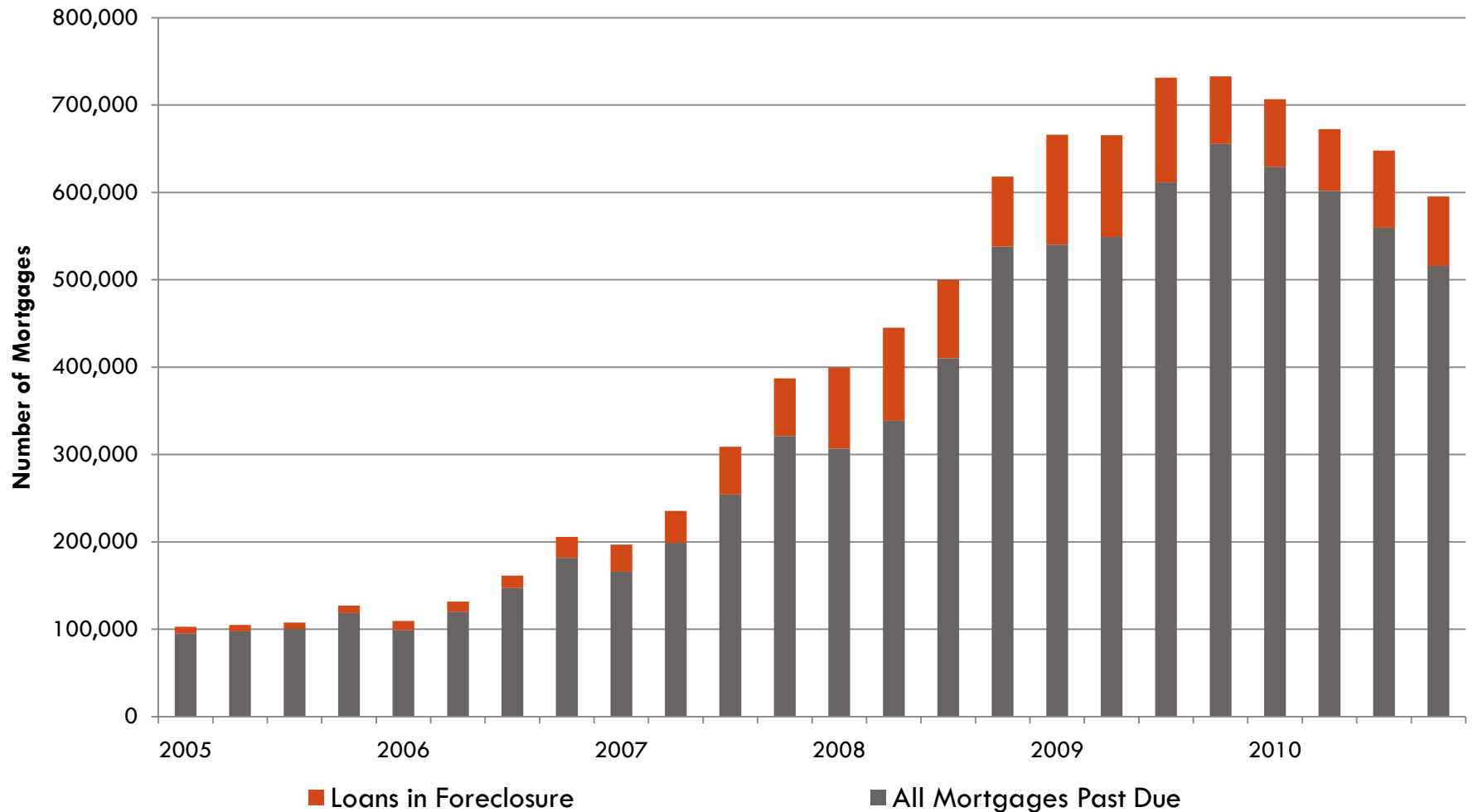
Northern California house prices steady

FHFA House Price Index: Northern California
(2000 = 100)



Source: Federal Housing Finance Agency (formerly OFHEO)

Number of delinquent mortgages and properties in foreclosure dropped throughout 2010



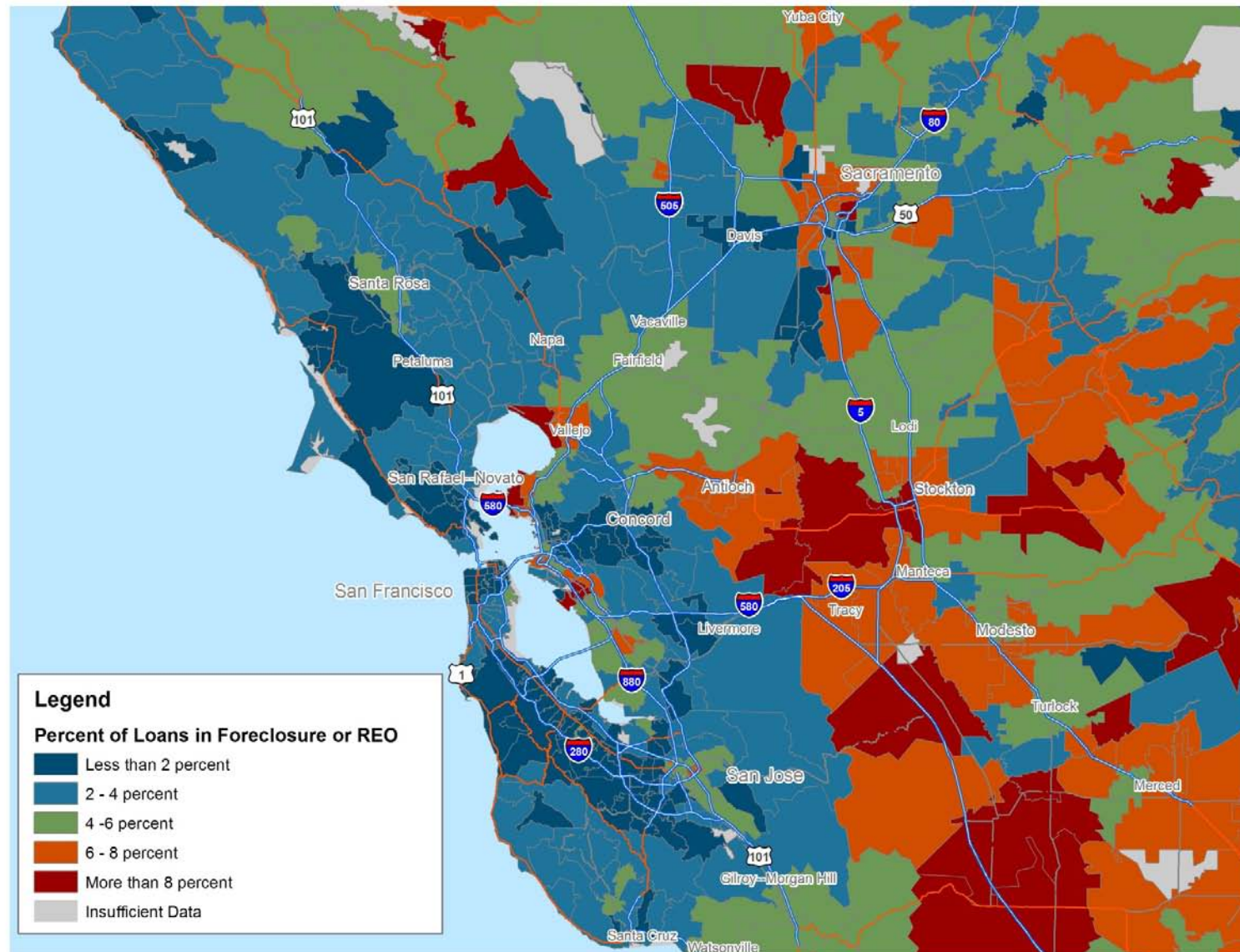
Loans in Foreclosure

All Mortgages Past Due

Maps

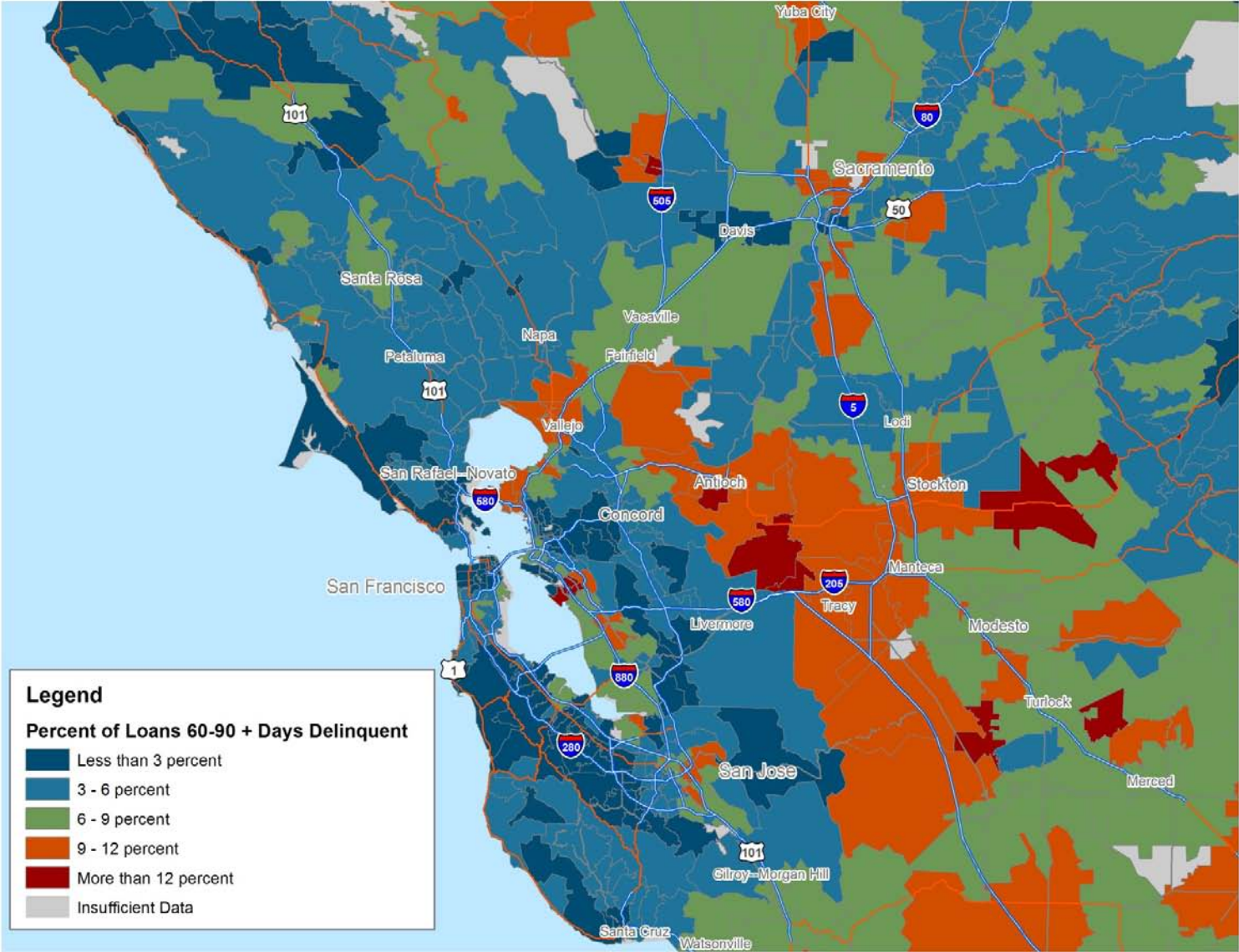
Areas Affected by Concentrated Foreclosures

February 2011



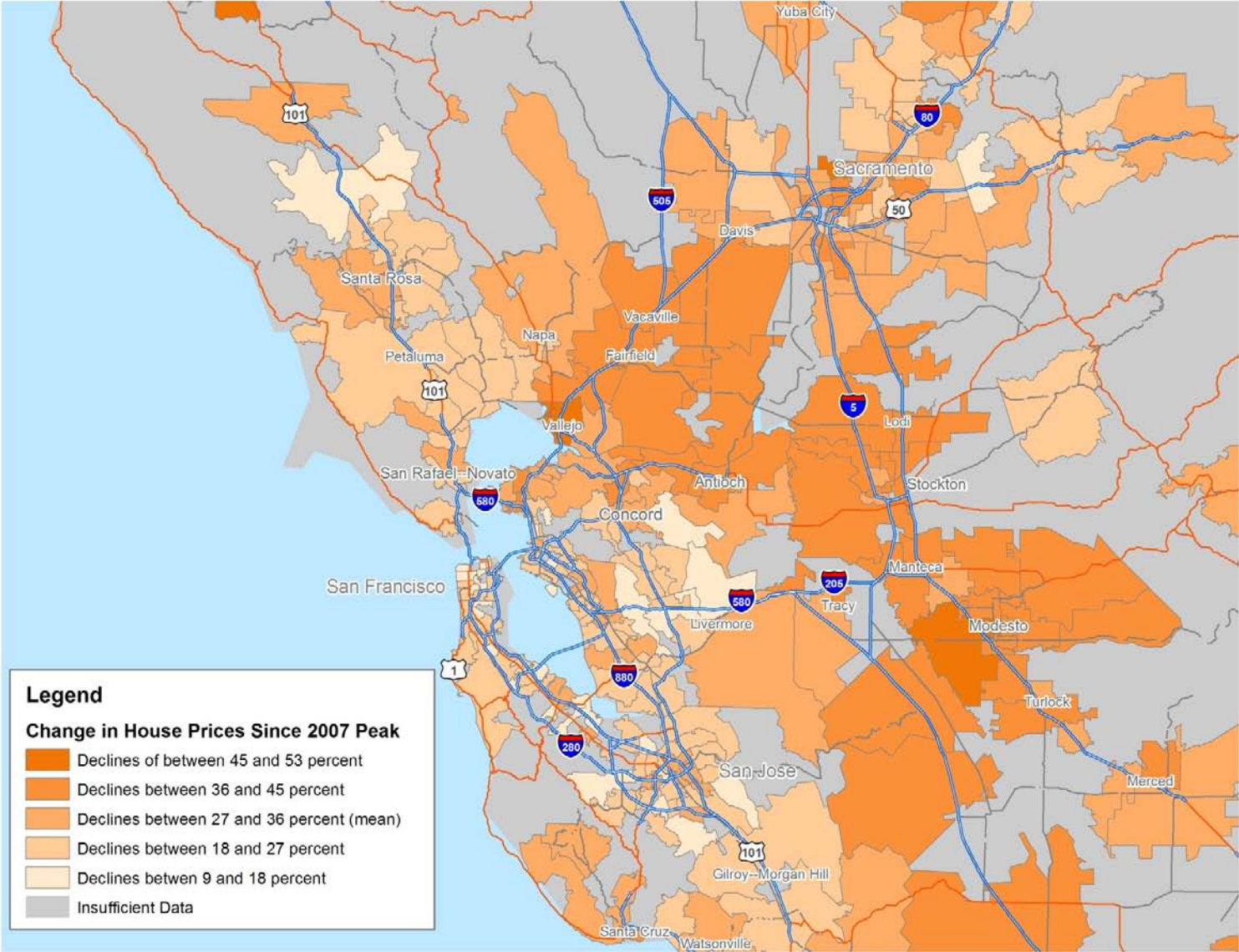
Areas At Risk of Additional Foreclosures

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Changes in House Prices Since 2007 Peak

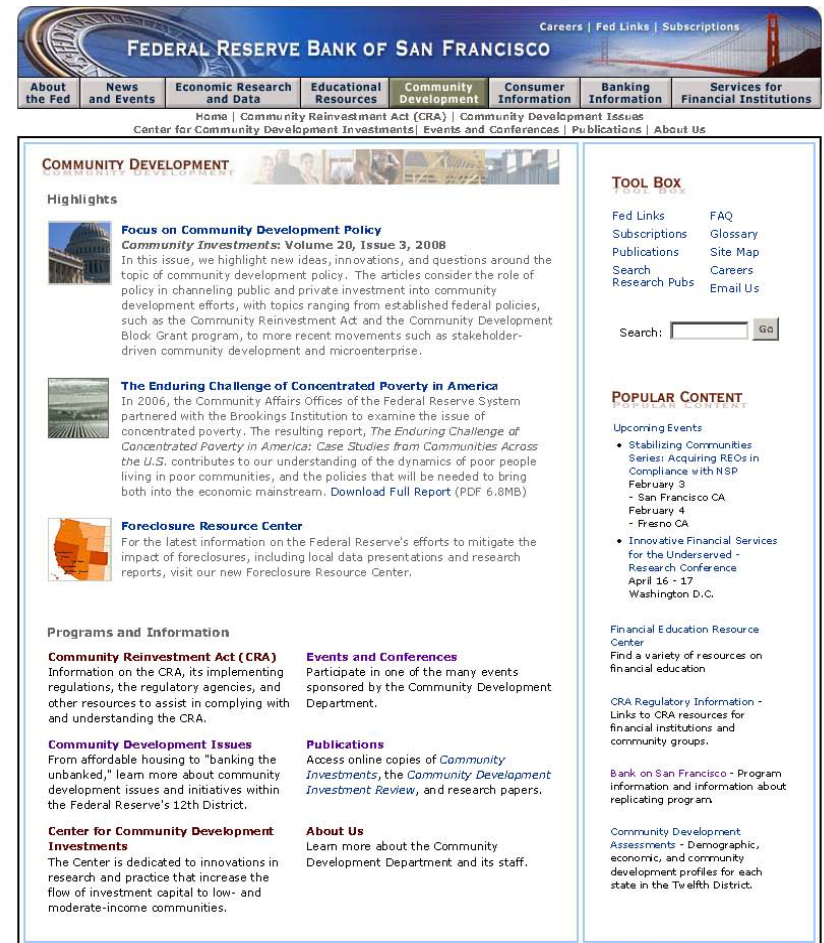
February 2011



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/>