National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—April 2012

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

Who Is Buying Properties?—April 2012

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

Financing for Homebuyers—April 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2012
California Trends
California’s unemployment rate declining but still well above national average

Source: Bureau of Labor Statistics
California house prices appear to be stabilizing.
Northern California house prices steady

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Housing markets in the Central Valley saw greatest declines, but also starting to stabilize

Source: Federal Housing Finance Agency (formerly OFHEO)
Southern California MSA house prices also stabilizing

FHFA House Price Index: Southern California
(2000 = 100, quarterly)
Number of delinquencies and properties in foreclosure continues to fall

Source: Mortgage Bankers Association, National Delinquency Survey
California’s consumer debt delinquency rate shows sharp uptick in 2012

**Consumer Debt Delinquency Rate**

- **California**
- **U.S.**

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Rents up as vacancy rate falls in LA

Asking Rent and Vacancy Rate in Los Angeles
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.
Rents up, vacancies down in Inland Empire

Asking Rent and Vacancy Rate in San Bernardino/Riverside
Quarterly

$1,080
$1,040
$1,000

2008 2009 2010 2011 2012

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.
Rents up, vacancy rate down to 3% in San Francisco

Asking Rent and Vacancy Rate in San Francisco
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.
Asking Rent and Vacancy Rate in Fresno
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.
Sacramento rents up, vacancies down

Asking Rent and Vacancy Rate in Sacramento
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.
State & Local Data Maps
California Data Maps

Areas Affected by Concentrated Foreclosures
April 2012

Legend
Share of Foreclosures & REOs
(as a percent of total loans)
- Less than 1.5 percent
- 1.6 - 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
Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 1.5 percent
- 1.6 - 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
Sacramento Data Maps

Areas At Risk of Additional Foreclosures
April 2012

Legend
Share of Loans 90+ Days Delinquent (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
- County Boundary

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas Affected by Concentrated Foreclosures
April 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
County Boundaries

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

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 1.5 percent
- 1.6 - 3 percent
- 3 - 4.5 percent
- 4.6 - 6 percent
- More than 6 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures
April 2012

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 2 percent
- 2 - 4 percent
- 4 - 6 percent
- 6 - 8 percent
- More than 8 percent
- Insufficient Data
- County Boundary

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures
April 2012

Legend
Share of Loans 90+ Days Delinquent (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
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/