

HOUSING AND LABOR MARKET TRENDS: WASHINGTON

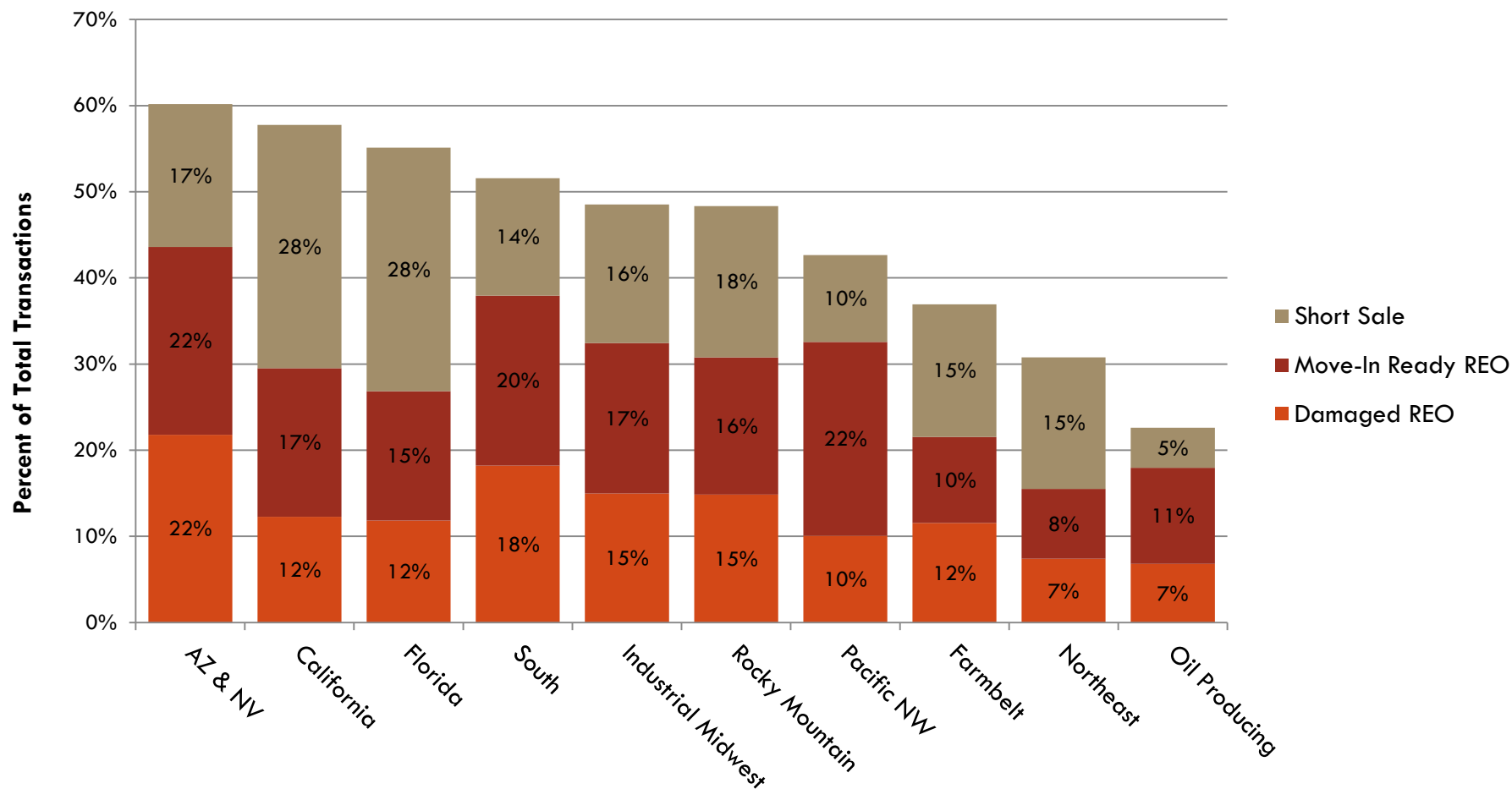
January 2012

Community Development Research
Federal Reserve Bank of San Francisco

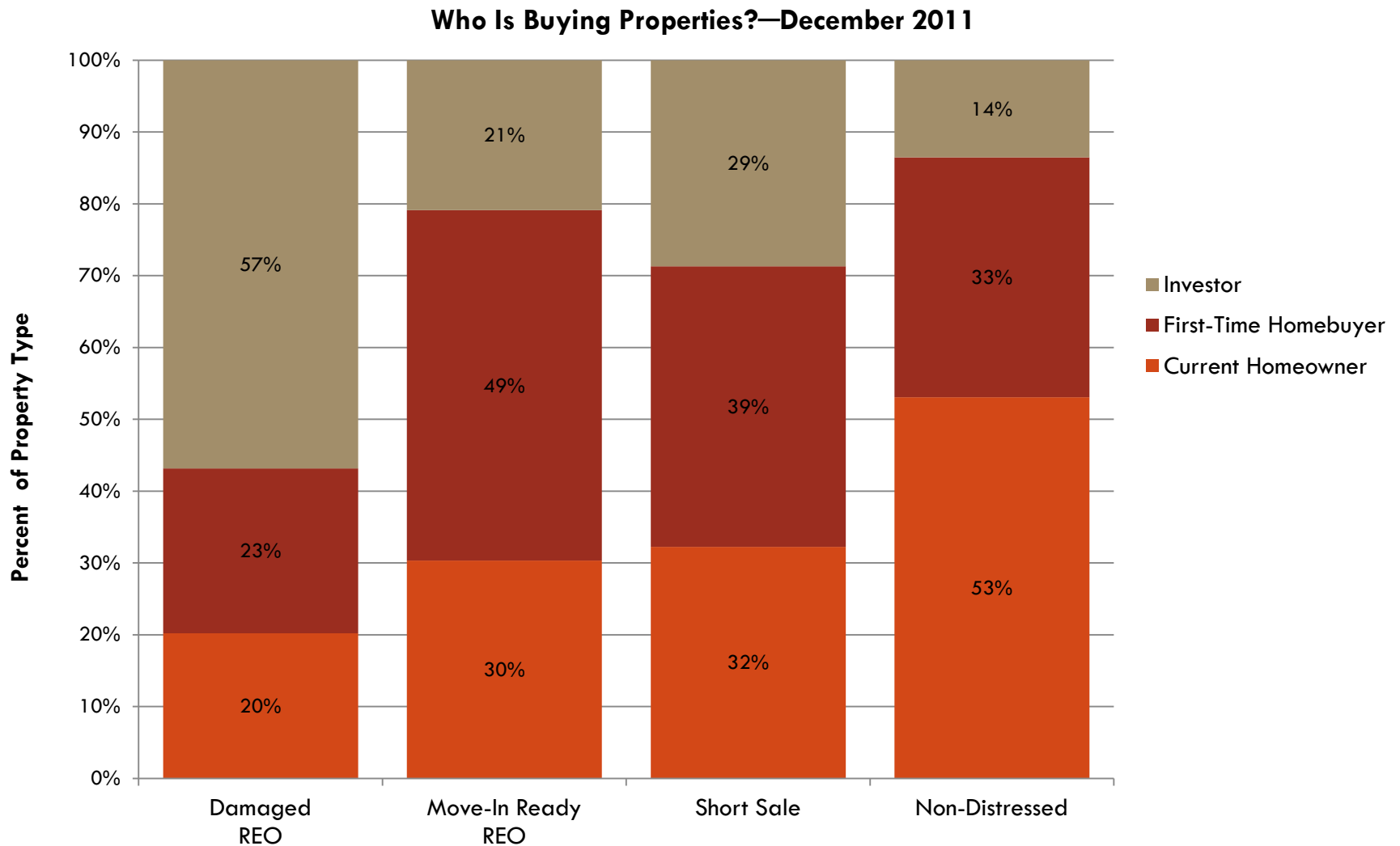
National Trends

Composition of distressed sales by geography

Proportion of Distressed Property Transactions – December 2011



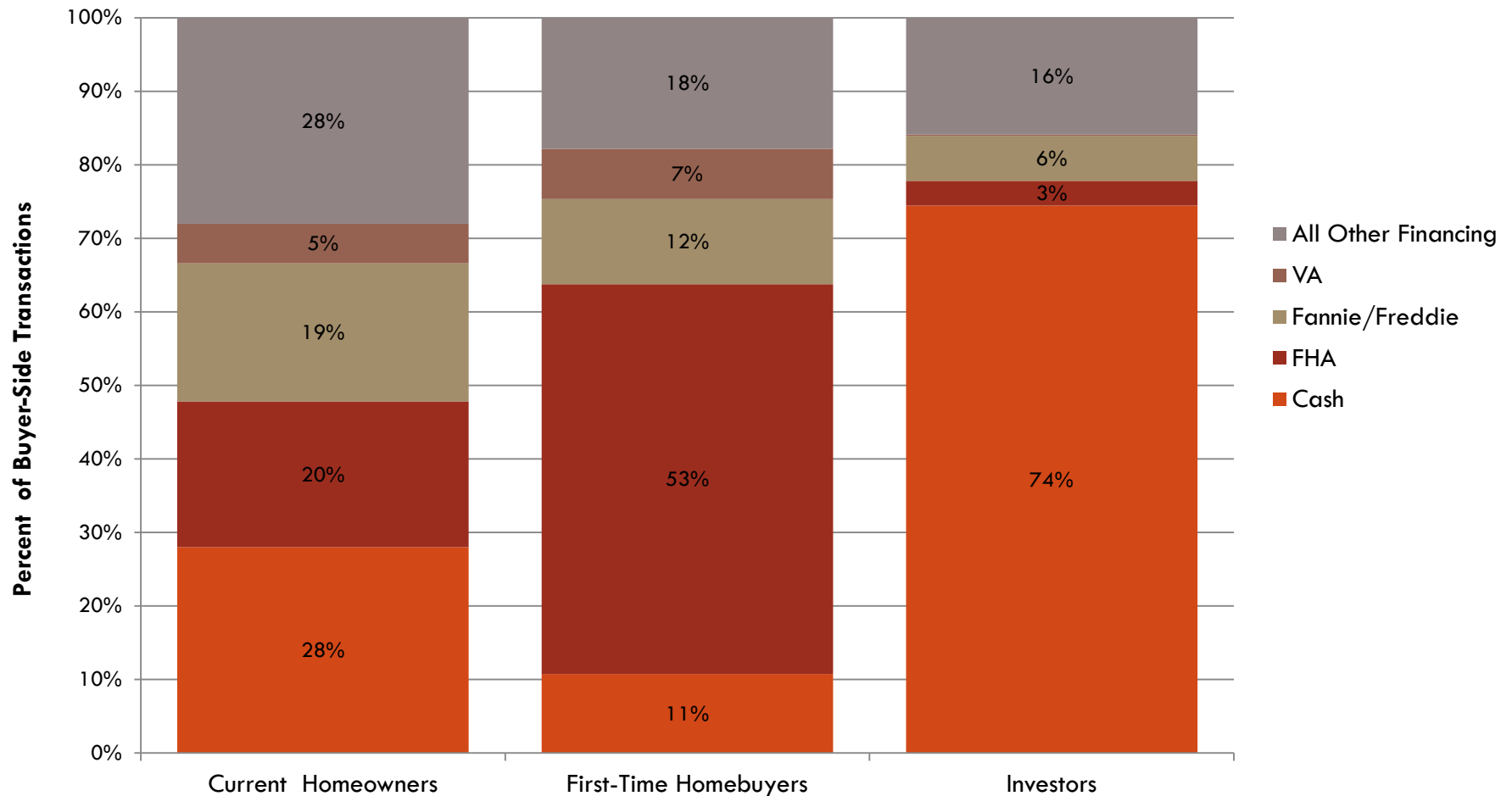
Neighborhood stabilization: concerns over investor purchases of distressed properties



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

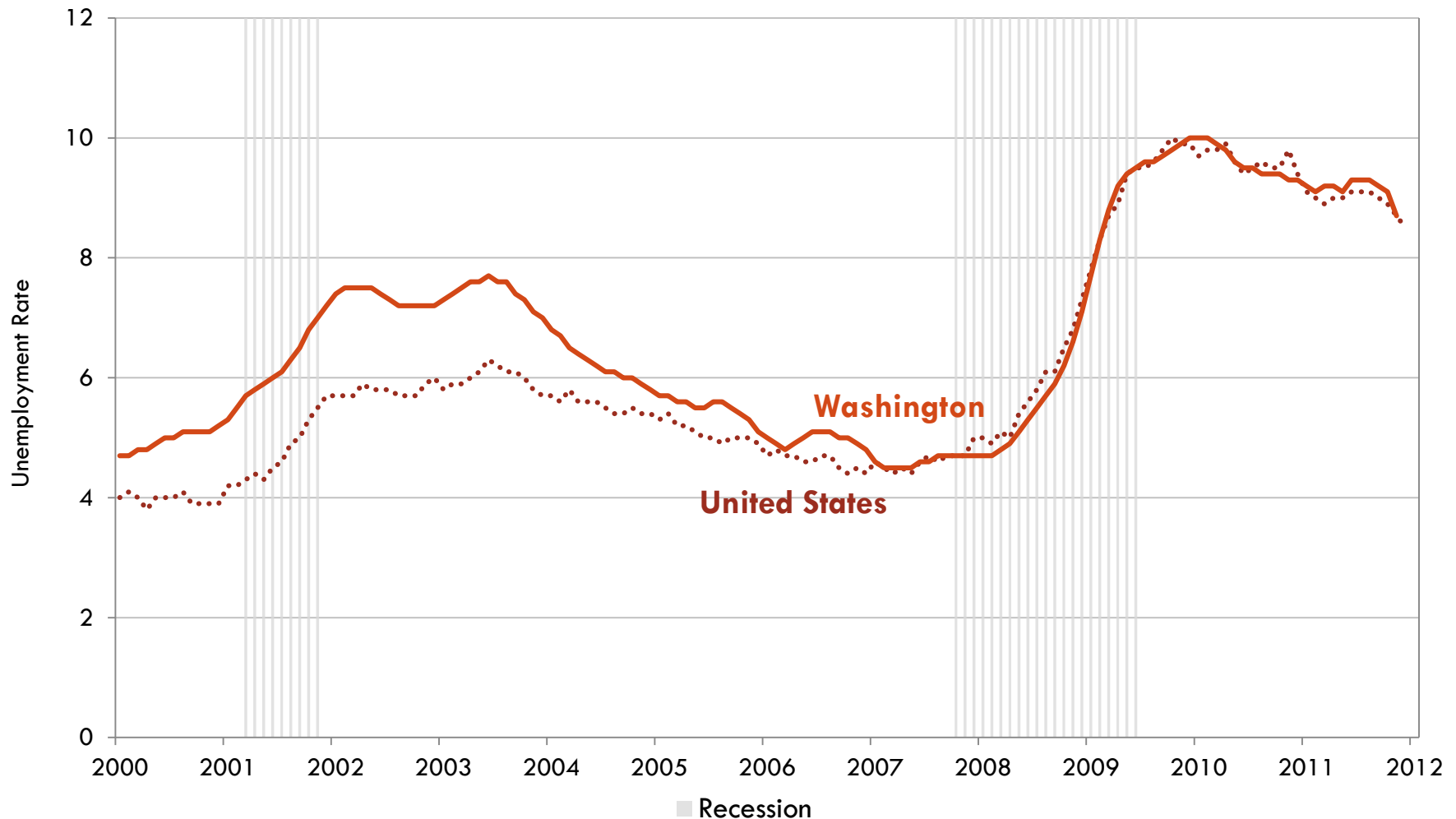
Financing for home purchases

Financing for Homebuyers—December 2011

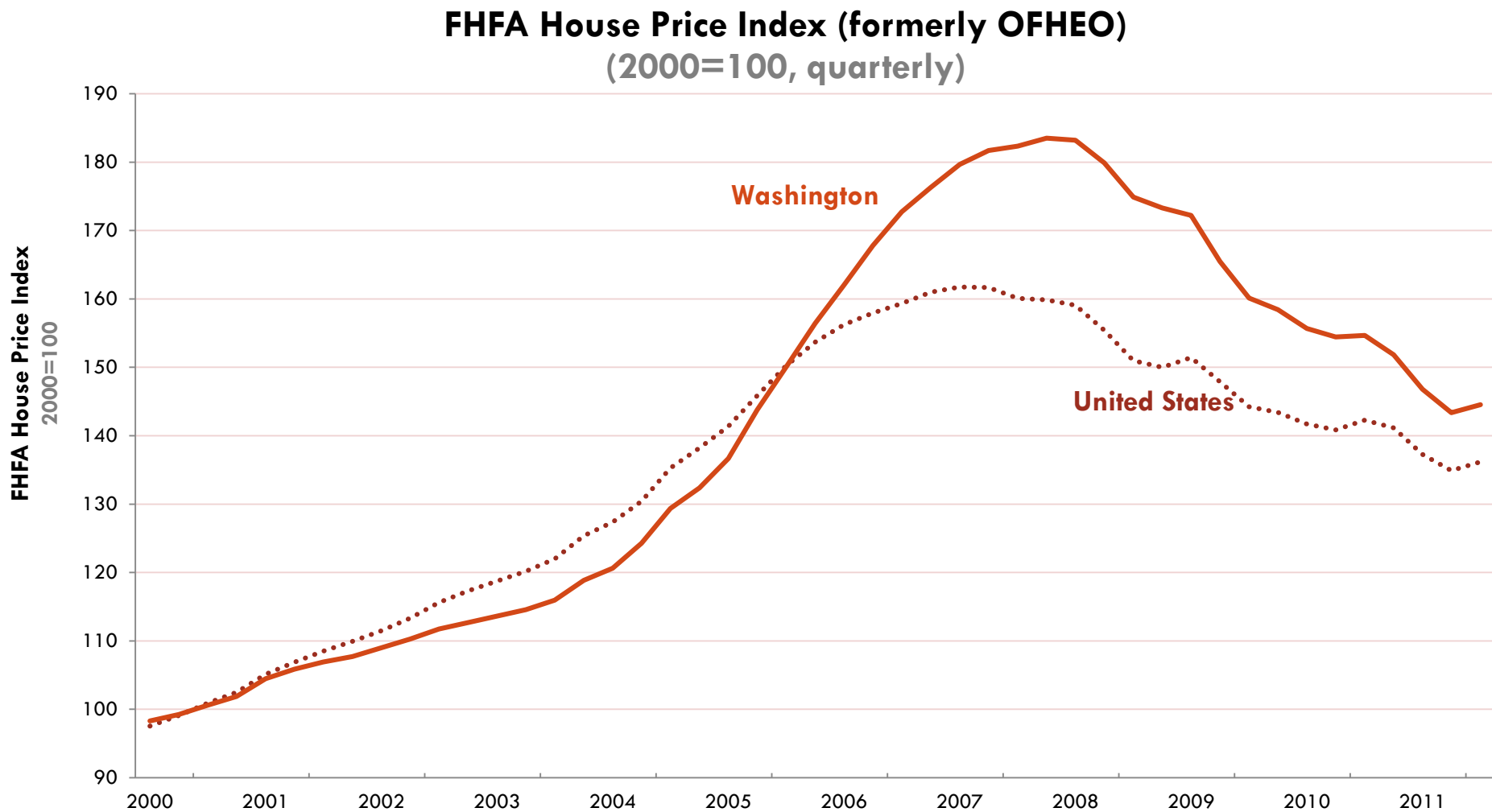


Washington Trends

Unemployment rate in Washington continues to mirror national trends



Washington's house values show slight uptick in late 2011

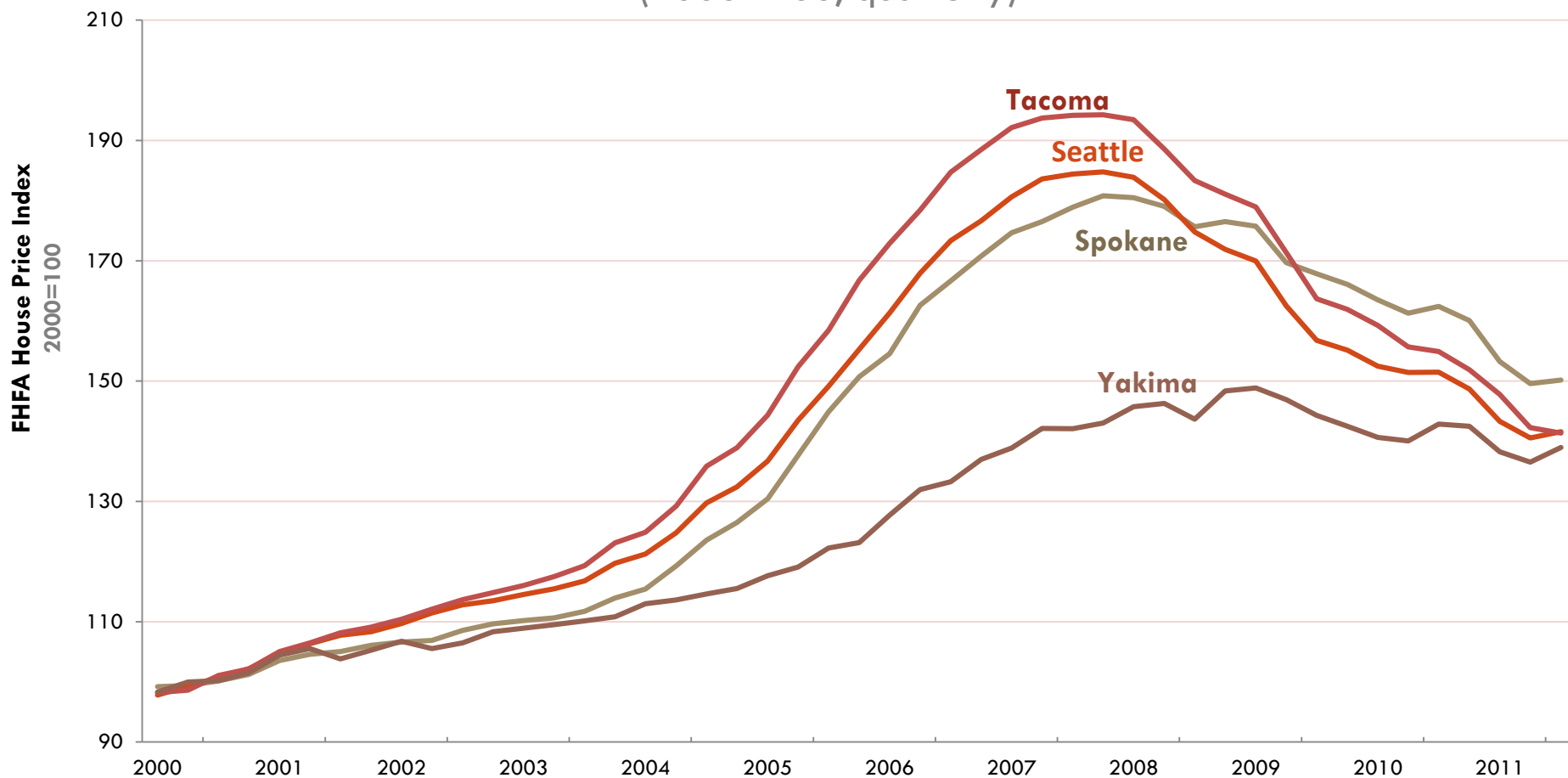


Source: Federal Housing Finance Agency (formerly OFHEO)

House prices at metropolitan level

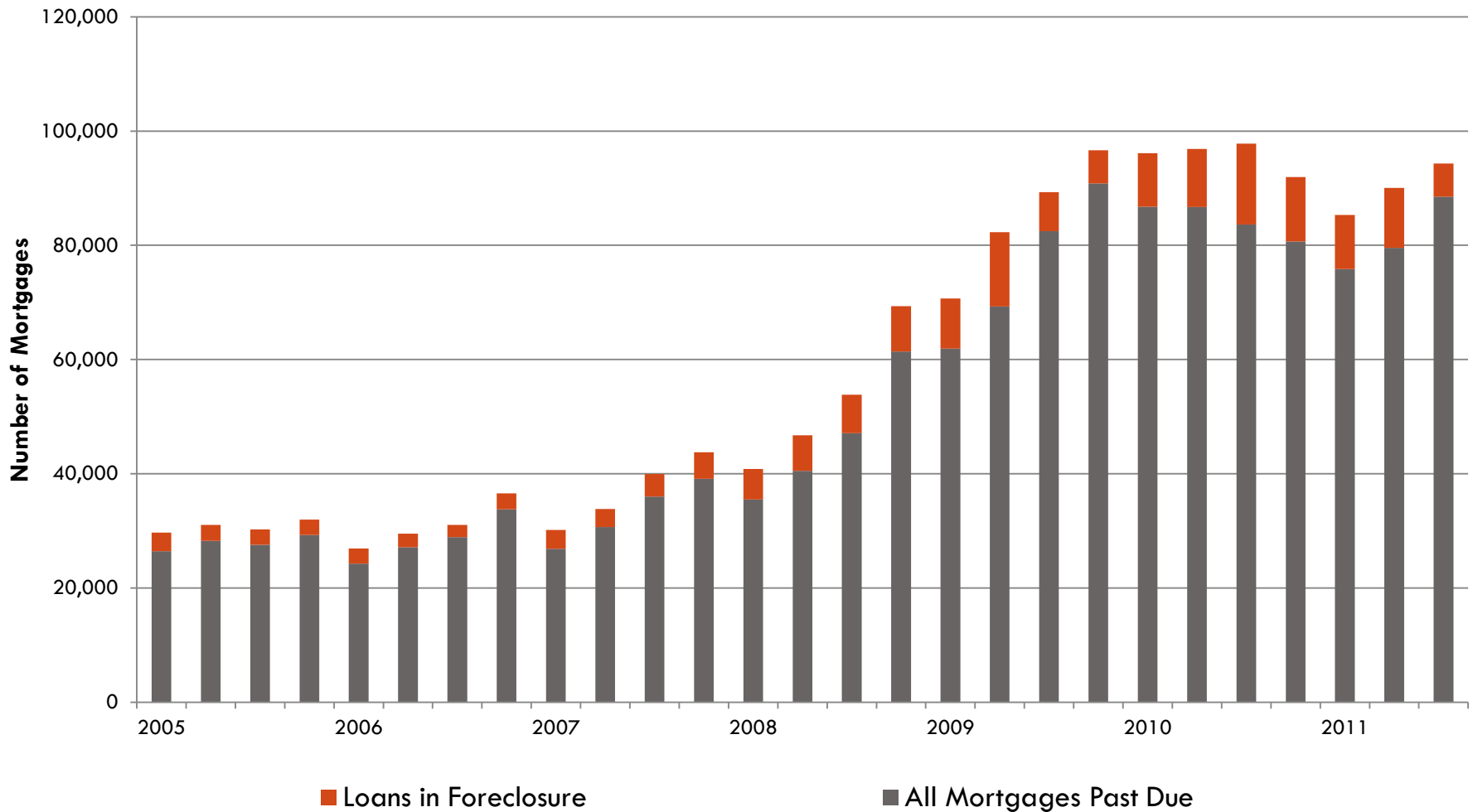
FHFA House Price Index (formerly OFHEO)

(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

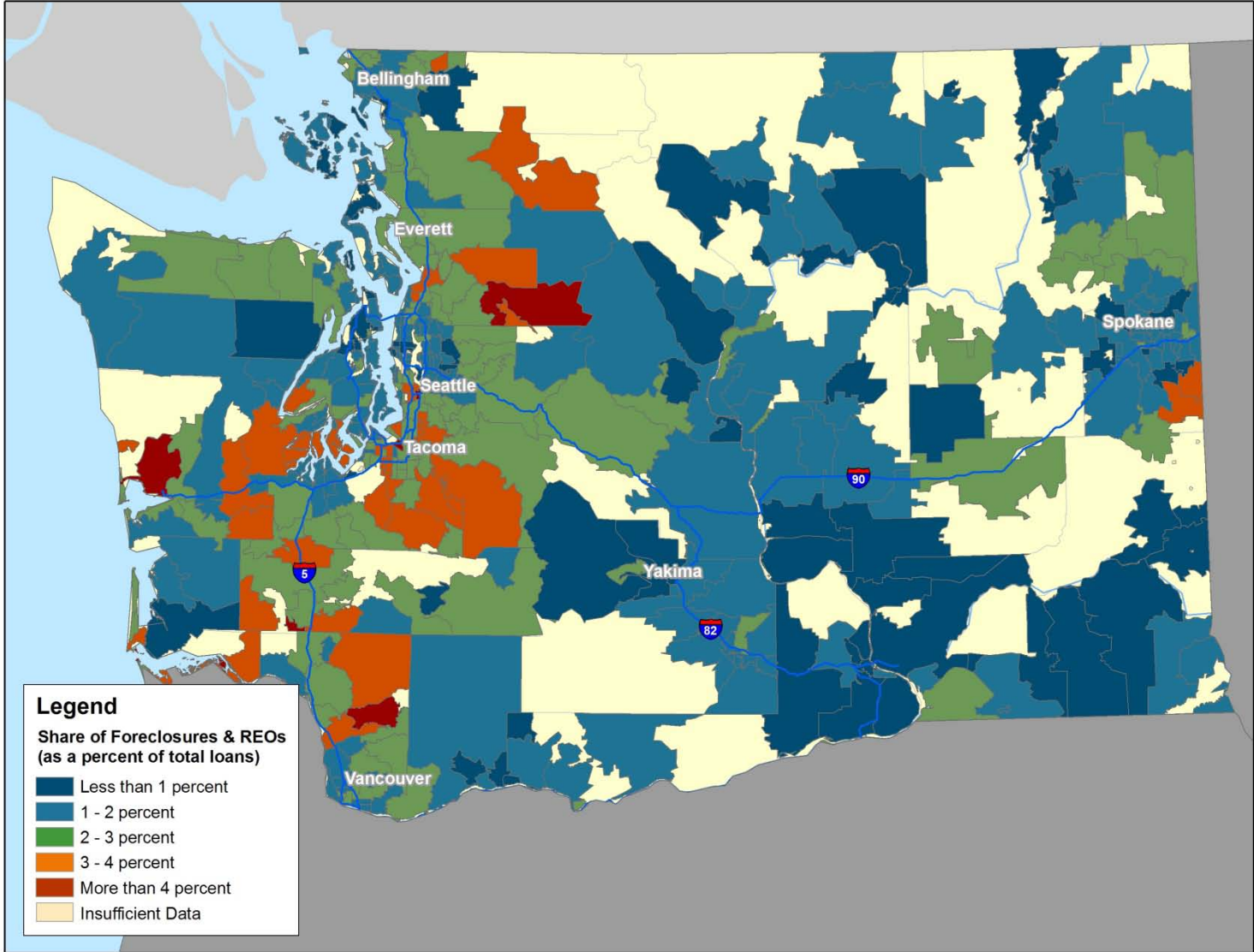
Numbers of WA delinquent mortgages rose throughout 2011



Washington Foreclosure Data Maps

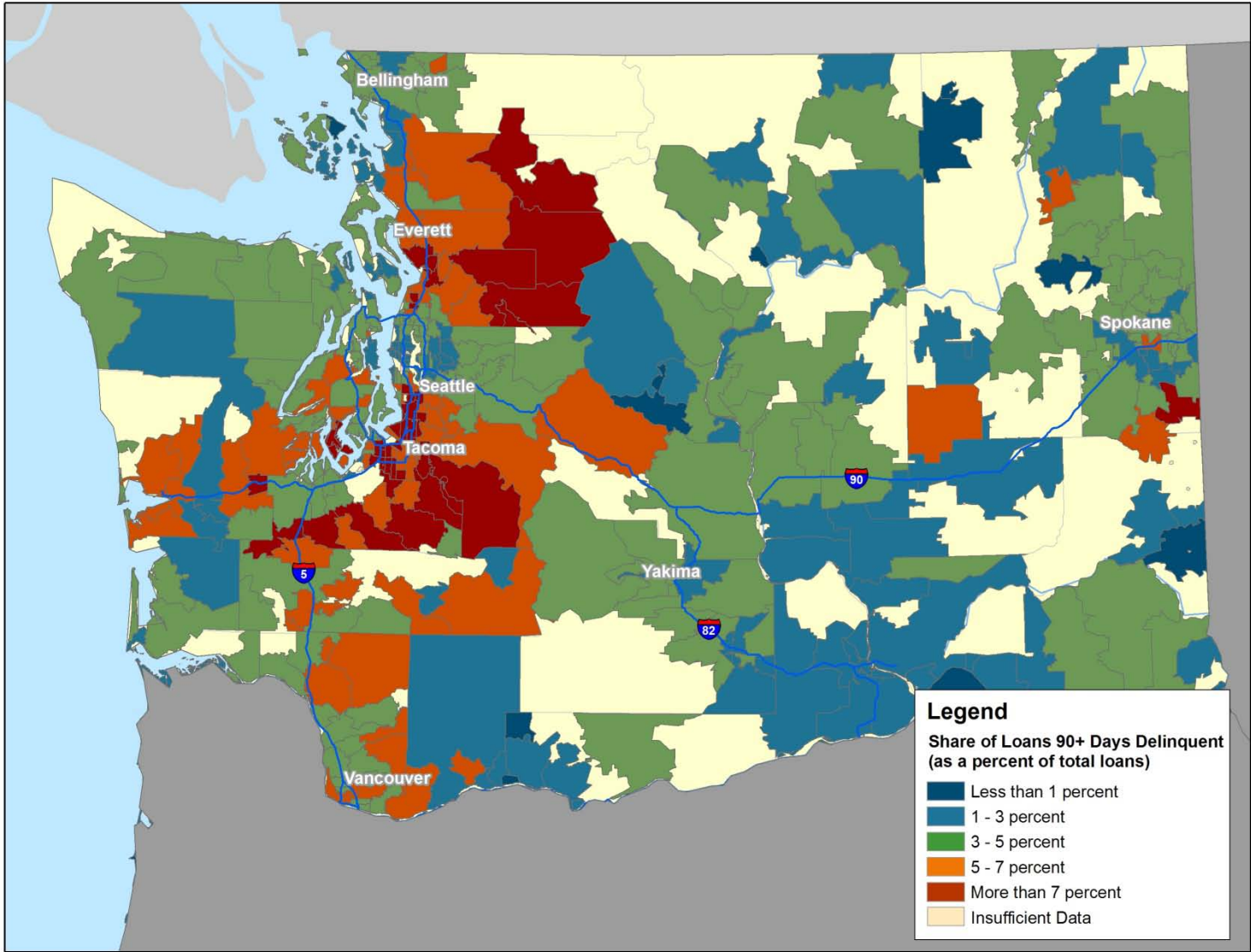
Areas Affected by Concentrated Foreclosures

November 2011



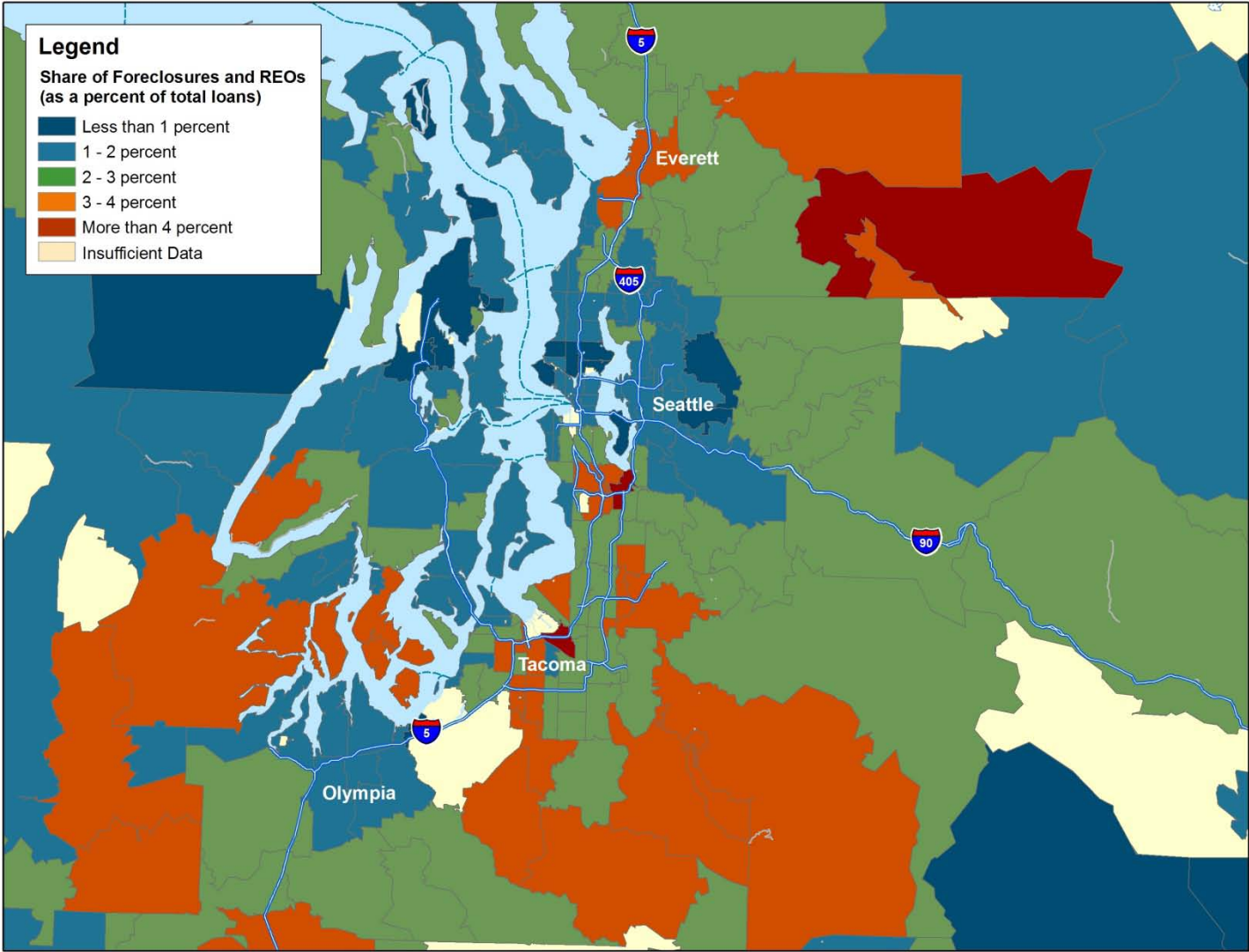
Areas at Risk of Additional Foreclosures

November 2011



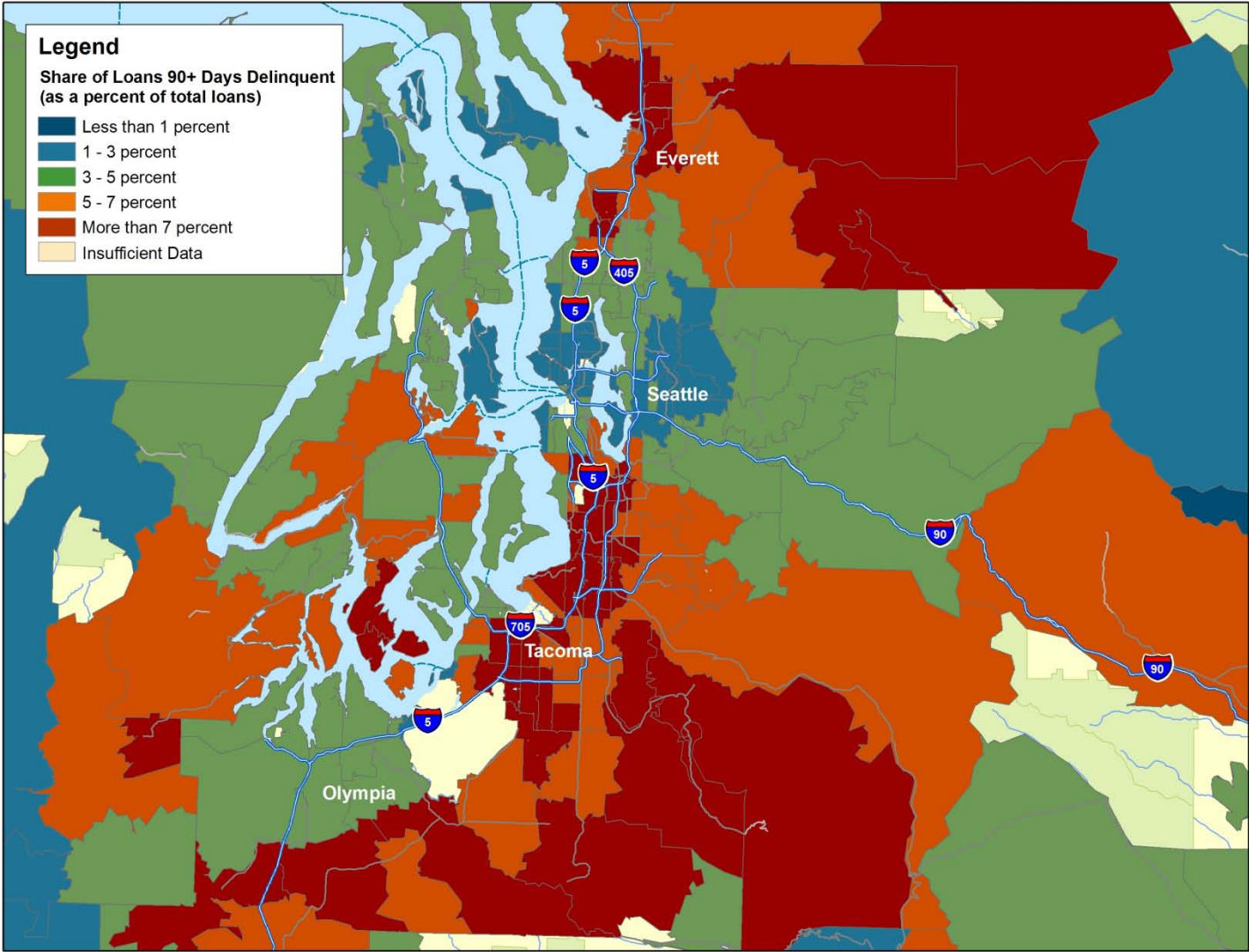
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Areas at Risk of Additional Foreclosures

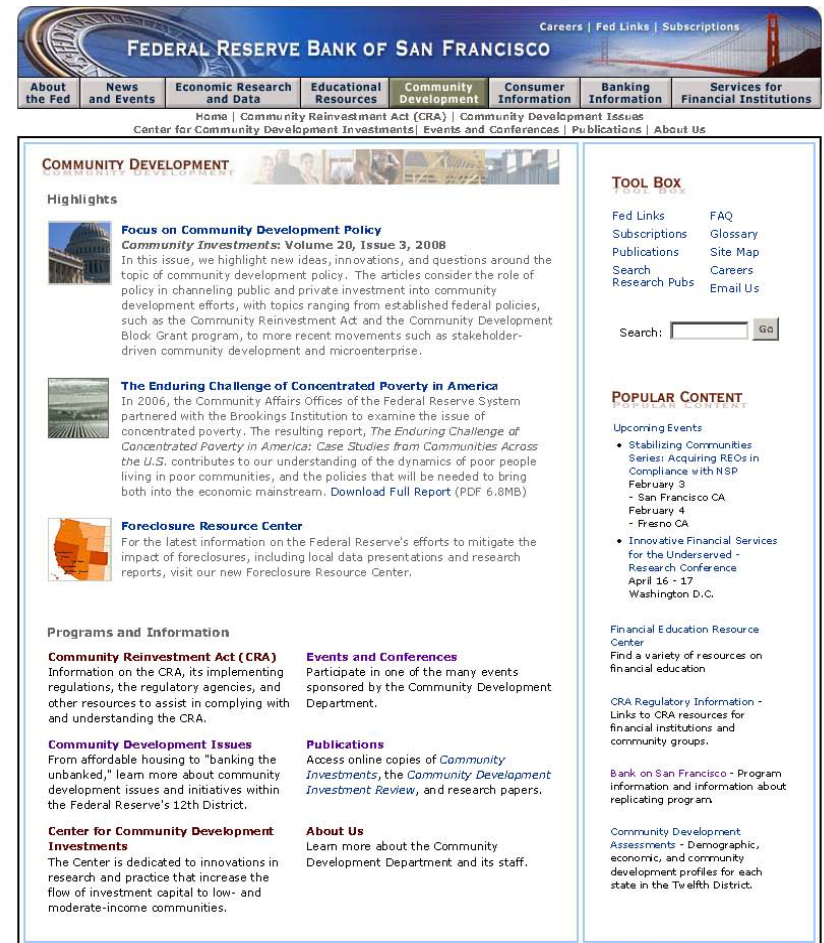
November 2011



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/>