Composition of distressed sales by geography

Proportion of Distressed Property Transactions—November 2012

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


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

Financing for Homebuyers — November 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions November 2012
Alaska Trends
Unemployment rate in Alaska still below national average

Source: Bureau of Labor Statistics
Alaska’s real estate market remains stable
House prices at the metro level are steady

Source: Federal Housing Finance Agency (formerly OFHEO)

FHFA House Price Index
(2000 = 100, quarterly)

Source: Federal Housing Finance Agency (formerly OFHEO)
Slight uptick in Alaska delinquencies since early 2012

Source: Mortgage Bankers Association, National Delinquency Survey
Consumer debt delinquency rate down from 2010 peak

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Asking rent has increased as vacancy rate falls in Anchorage

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.
Alaska Foreclosure Data Maps
Conclusion
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/