National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—October 2013
3 Month Moving Average

Percent of Total Transactions

- **Florida**: 13% (11% Short Sale, 12% Move-In Ready REO, 15% Damaged REO)
- **Industrial/Midwest**: 7% (11% Short Sale, 12% Move-In Ready REO, 4% Damaged REO)
- **AZ & NV**: 4% (8% Short Sale, 11% Move-In Ready REO, 11% Damaged REO)
- **Farbelt**: 6% (6% Short Sale, 8% Move-In Ready REO, 12% Damaged REO)
- **South**: 9% (9% Short Sale, 11% Move-In Ready REO, 7% Damaged REO)
- **Pacific NW**: 3% (9% Short Sale, 11% Move-In Ready REO, 7% Damaged REO)
- **Oil Producing**: 10% (4% Short Sale, 5% Move-In Ready REO, 5% Damaged REO)
- **California**: 5% (5% Short Sale, 5% Move-In Ready REO, 5% Damaged REO)
- **Rocky Mountain**: 7% (4% Short Sale, 5% Move-In Ready REO, 5% Damaged REO)
- **Northeast**: 7% (5% Short Sale, 5% Move-In Ready REO, 5% Damaged REO)

Source: Campbell/Inside Mortgage Finance Housing Pulse Monthly Survey of Real Estate Market Conditions April 2013
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—October 2013
U.S. 3 Month Moving Average

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Financing for Homebuyers—October 2013
U.S. 3 Month Moving Average

Percent of Buyer-Side Transactions

Current Homeowners
- FHA: 26%
- VA: 16%
- Fannie/Freddie: 23%
- Cash: 5%
- All Other Financing: 31%

First-Time Homebuyers
- FHA: 39%
- VA: 7%
- Fannie/Freddie: 19%
- Cash: 10%
- All Other Financing: 25%

Investors
- FHA: 2%
- VA: 8%
- Fannie/Freddie: 17%
- Cash: 73%

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Alaska Trends
Unemployment rate in Alaska still below national average

Source: Bureau of Labor Statistics
Alaska’s real estate market shows uptick

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

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices at the metro level on the rise

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Alaska delinquencies and foreclosures holding steady

Source: Mortgage Bankers Association, National Delinquency Survey
Consumer debt delinquency rate lower in AK than US

Consumer Debt Delinquency Rate

U.S. Alaska

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.
Areas Affected by Concentrated Foreclosures
April 2013

Legend
Share of Foreclosures & REOs (as a percent of total loans)
- Less than 1 percent
- 1 - 2 percent
- 2 - 3 percent
- 3 - 4 percent
- More than 4 percent
- Insufficient Data

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