

HOUSING AND LABOR MARKET TRENDS - ALASKA

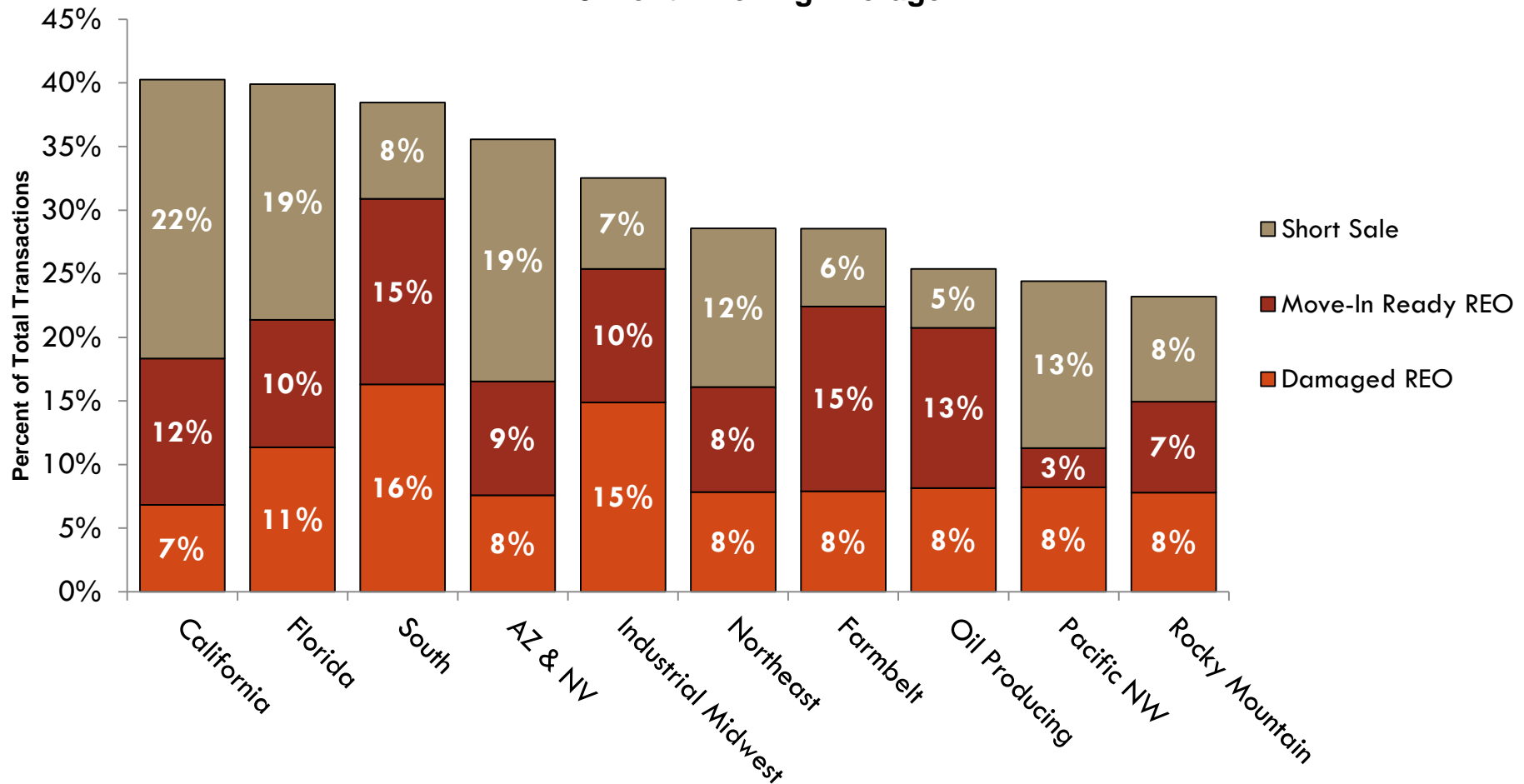
June 2013

Community Development Research
Federal Reserve Bank of San Francisco

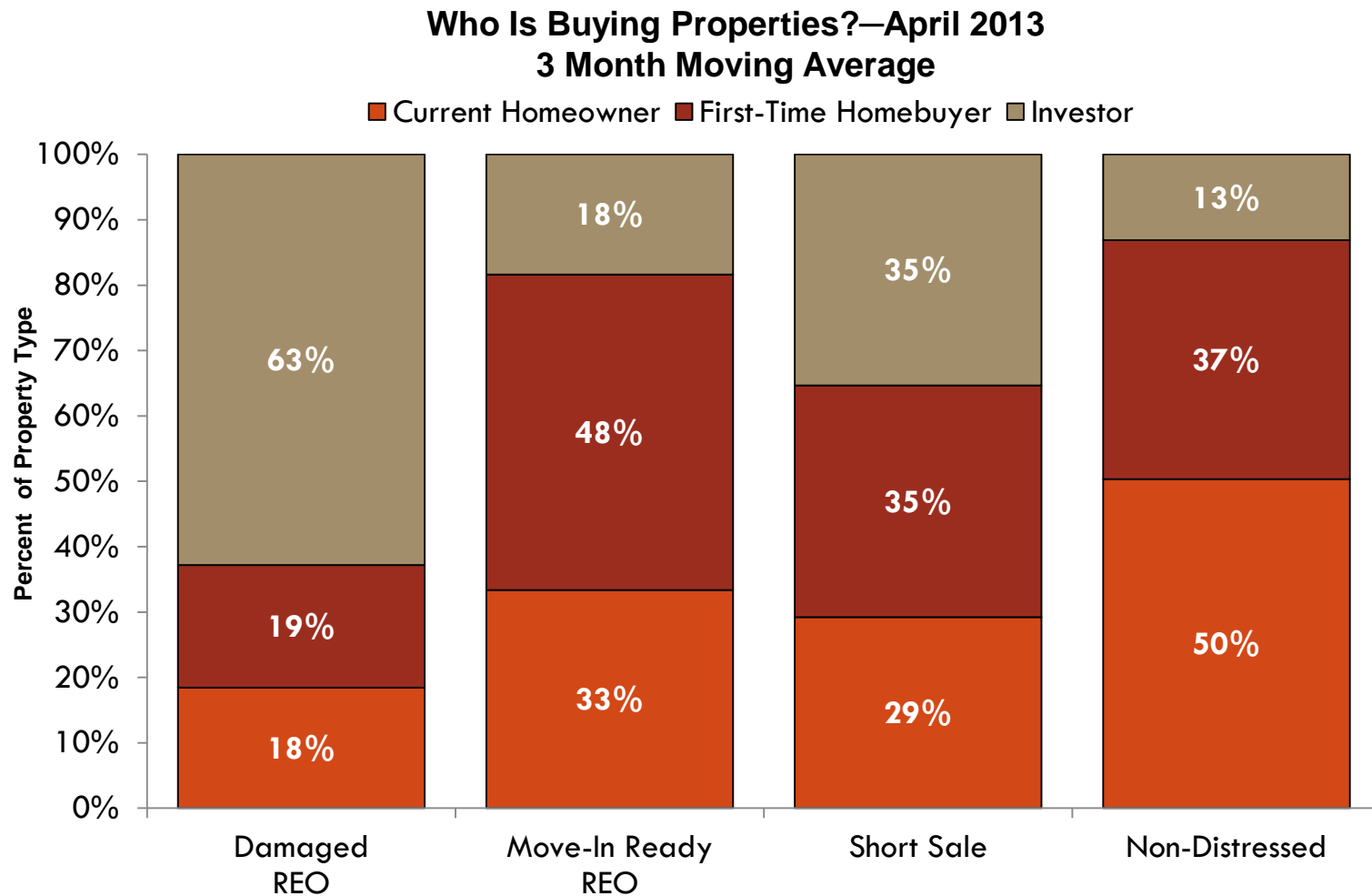
National Trends

Composition of distressed sales by geography

**Proportion of Distressed Property Transactions—April 2013
3 Month Moving Average**

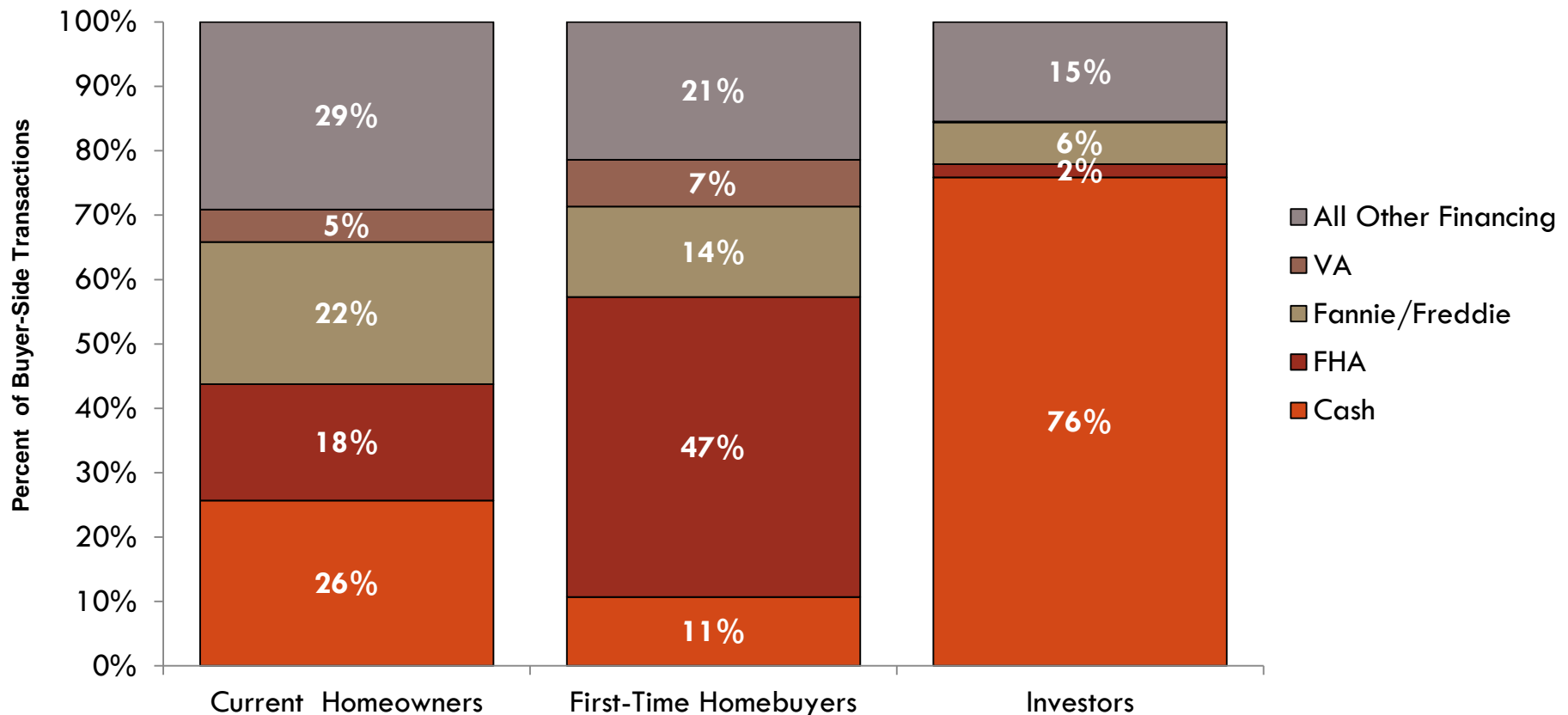


Neighborhood stabilization: concerns over investor purchases of distressed properties



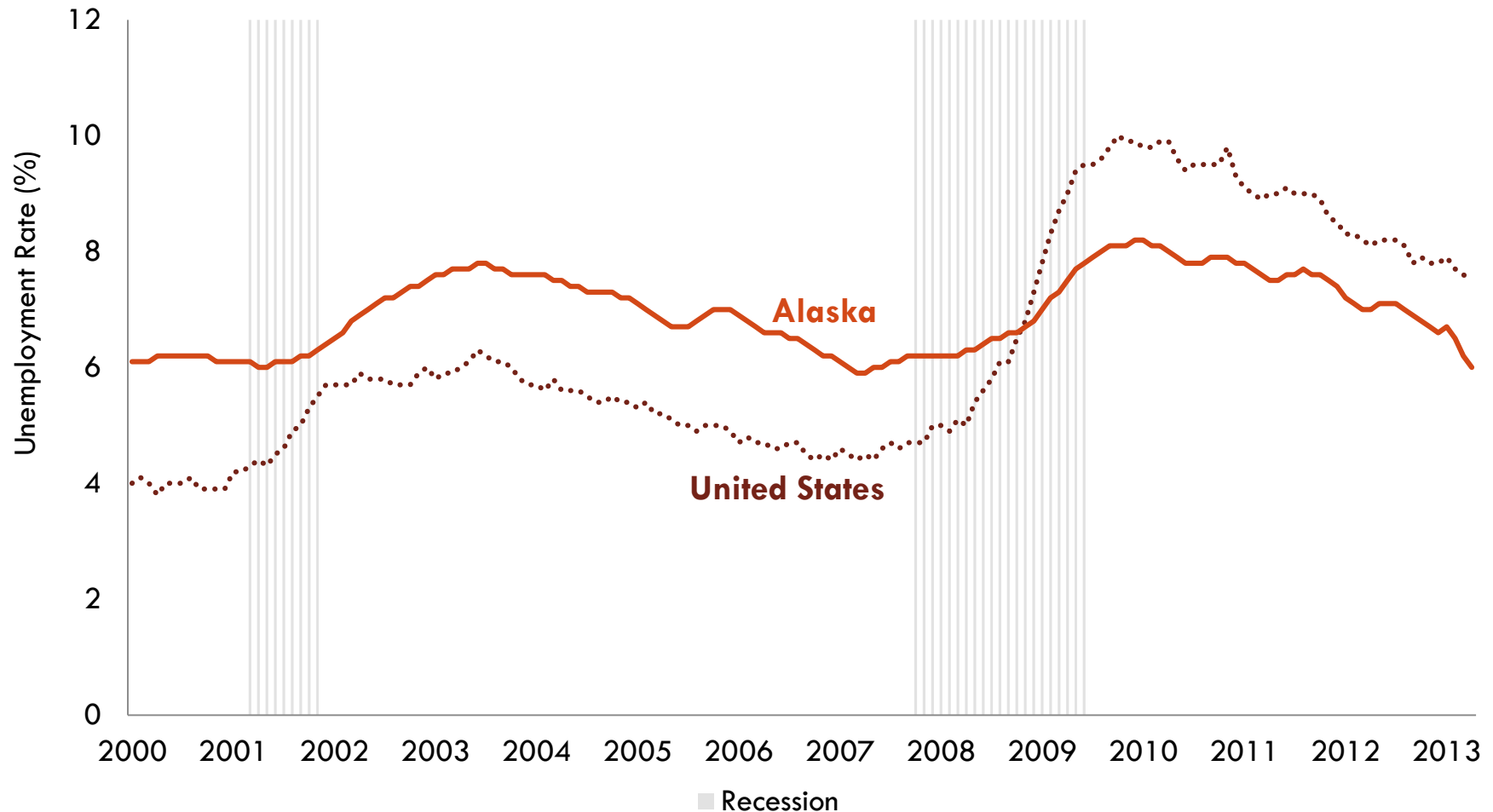
Financing for home purchases

Financing for Homebuyers—April 2013
3 Month Moving Average

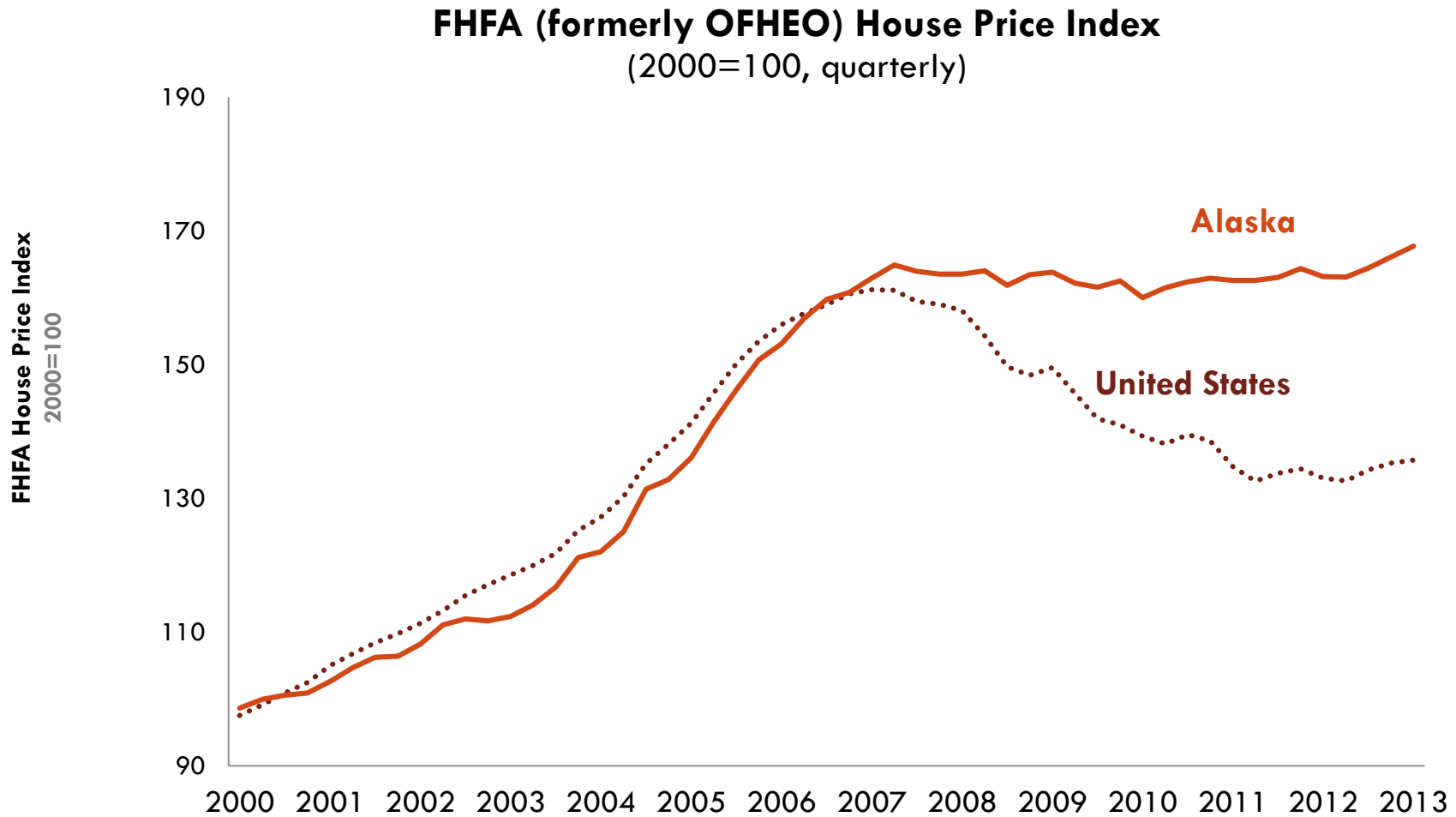


Alaska Trends

Unemployment rate in Alaska still below national average



Alaska's real estate market shows uptick

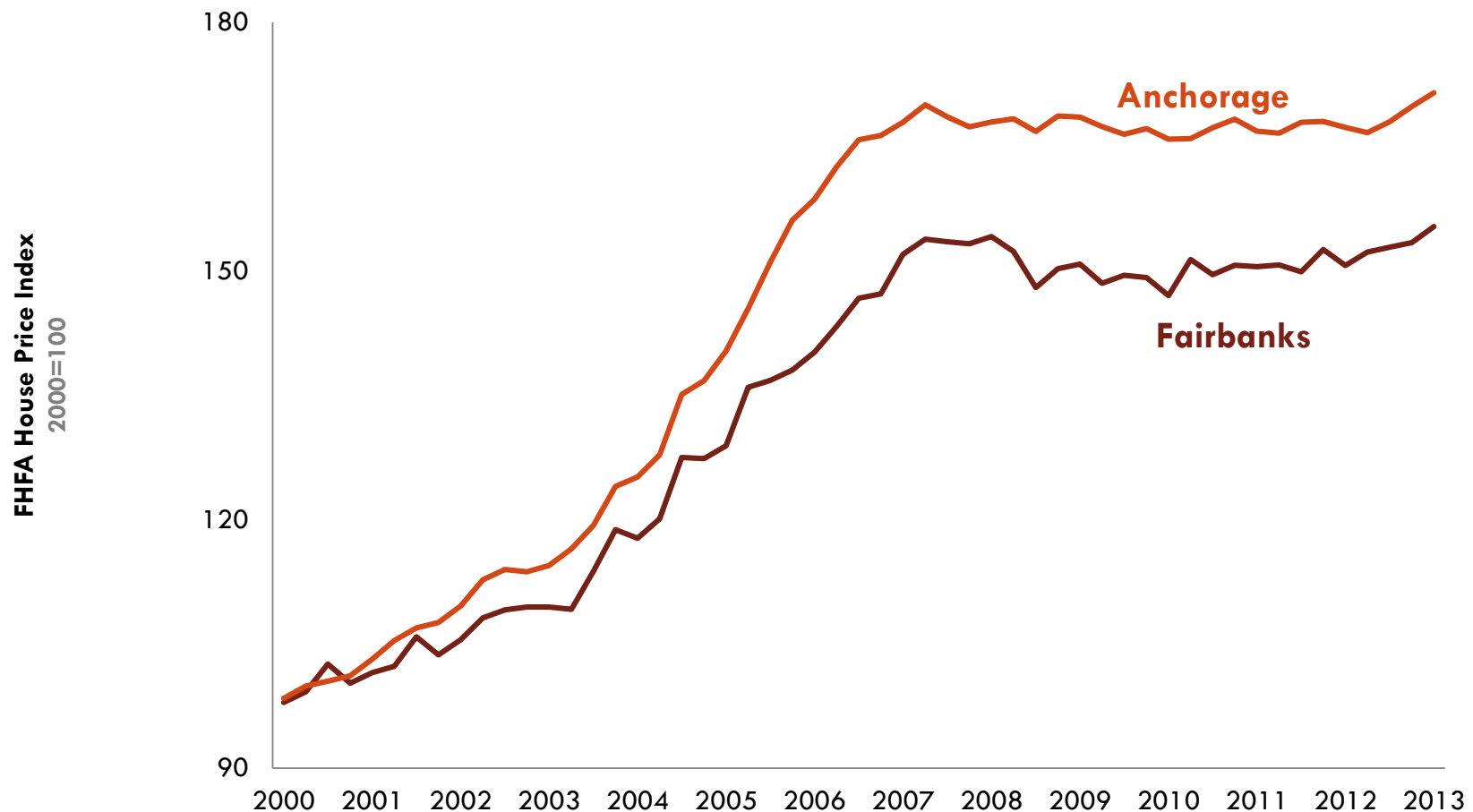


Source: Federal Housing Finance Agency (formerly OFHEO)

House prices at the metro level on the rise

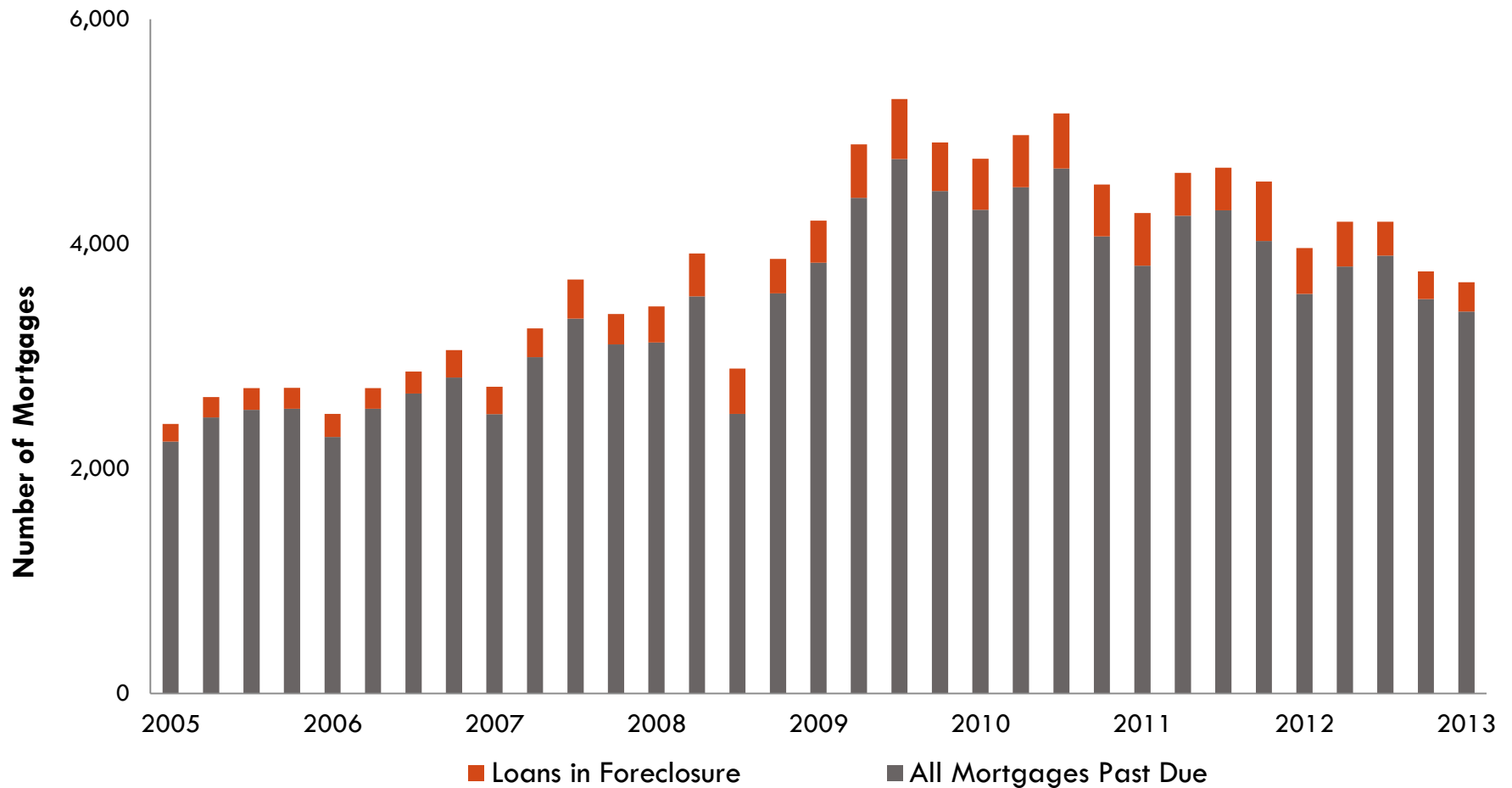
FHFA (formerly OFHEO) House Price Index

(2000 = 100, quarterly)



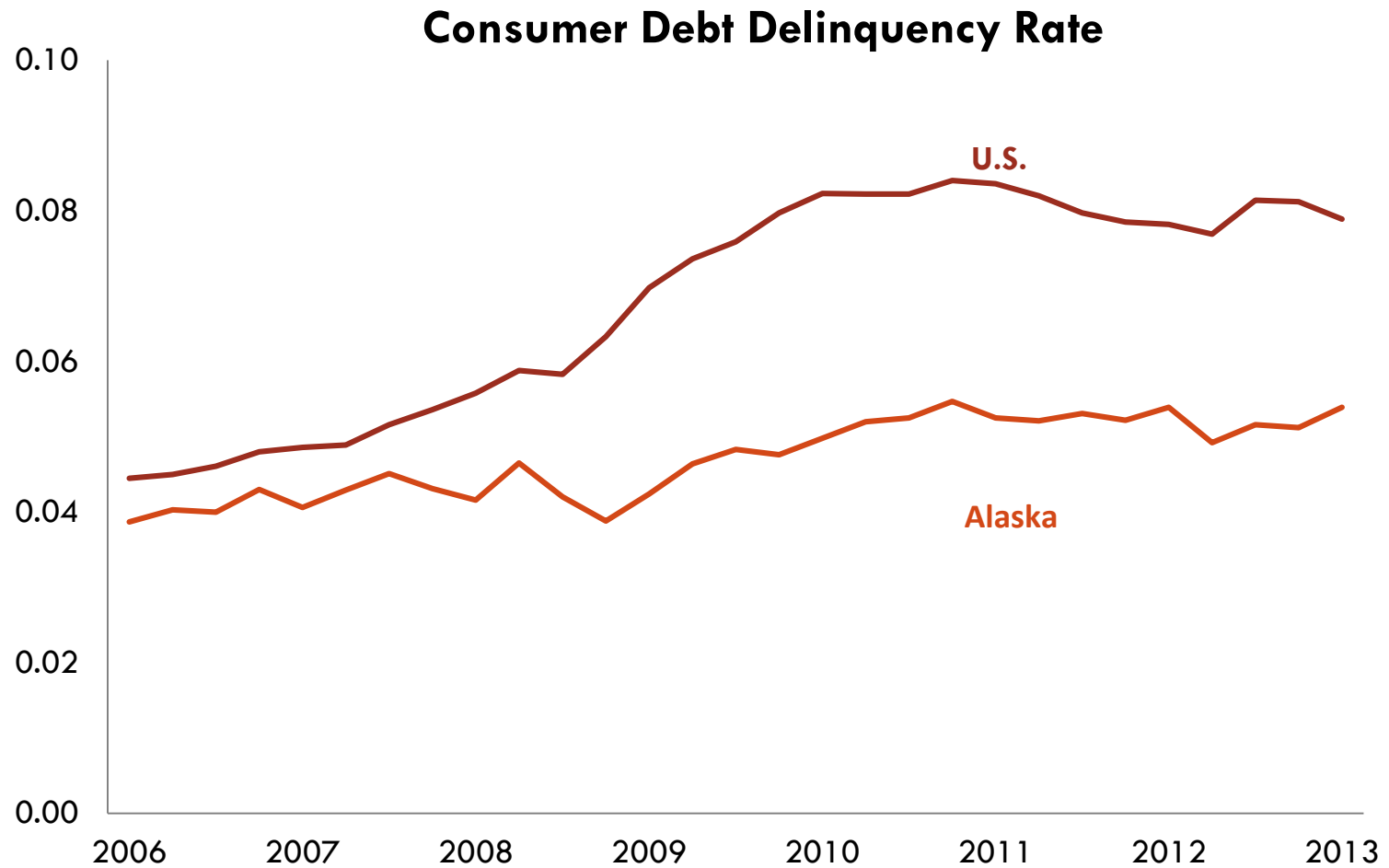
Source: Federal Housing Finance Agency (formerly OFHEO)

Alaska delinquencies and foreclosures declining



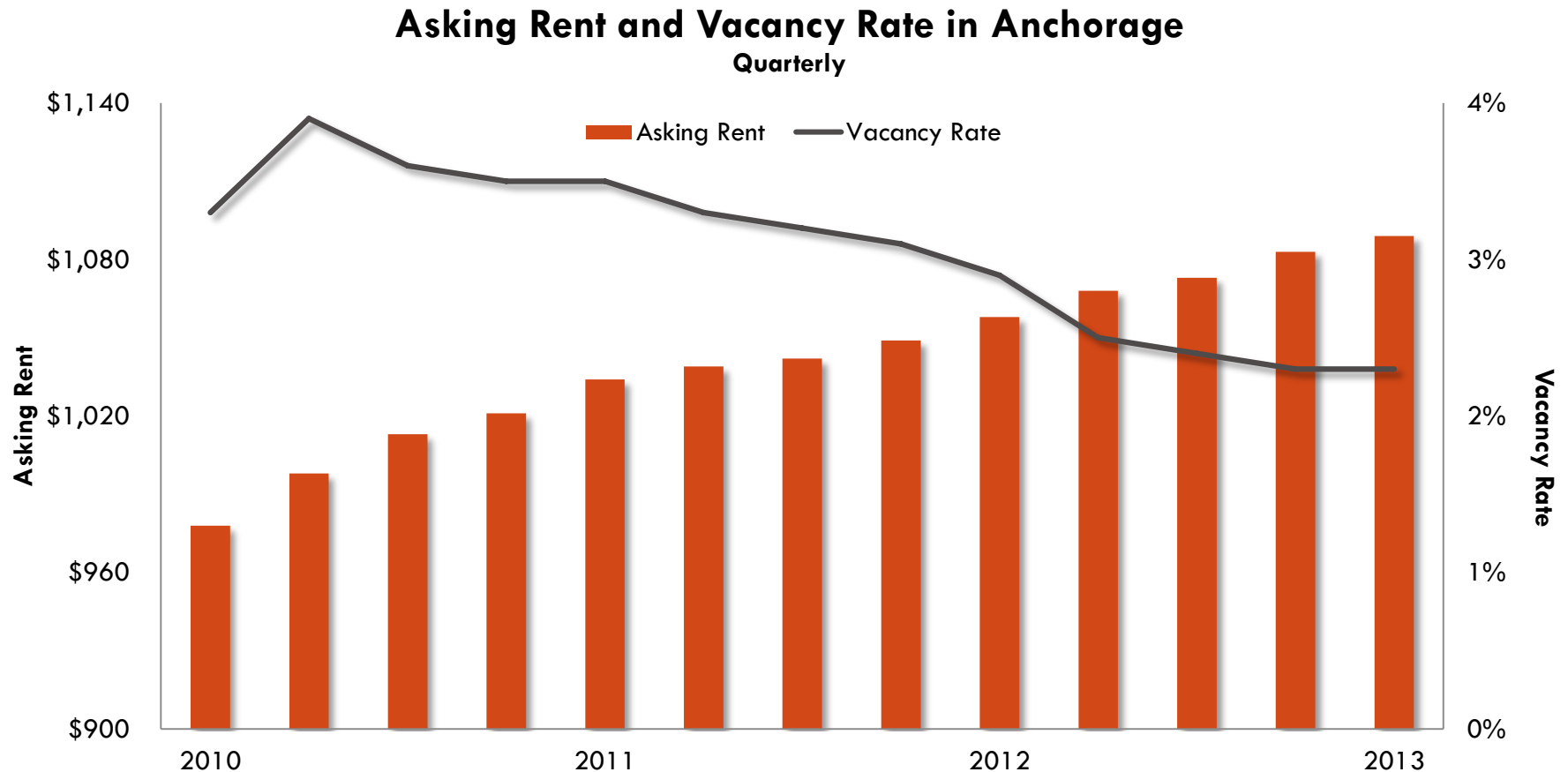
Source: Mortgage Bankers Association, National Delinquency Survey

Consumer debt delinquency rate lower in AK than US



Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit

Asking rent has increased as vacancy rate falls in Anchorage

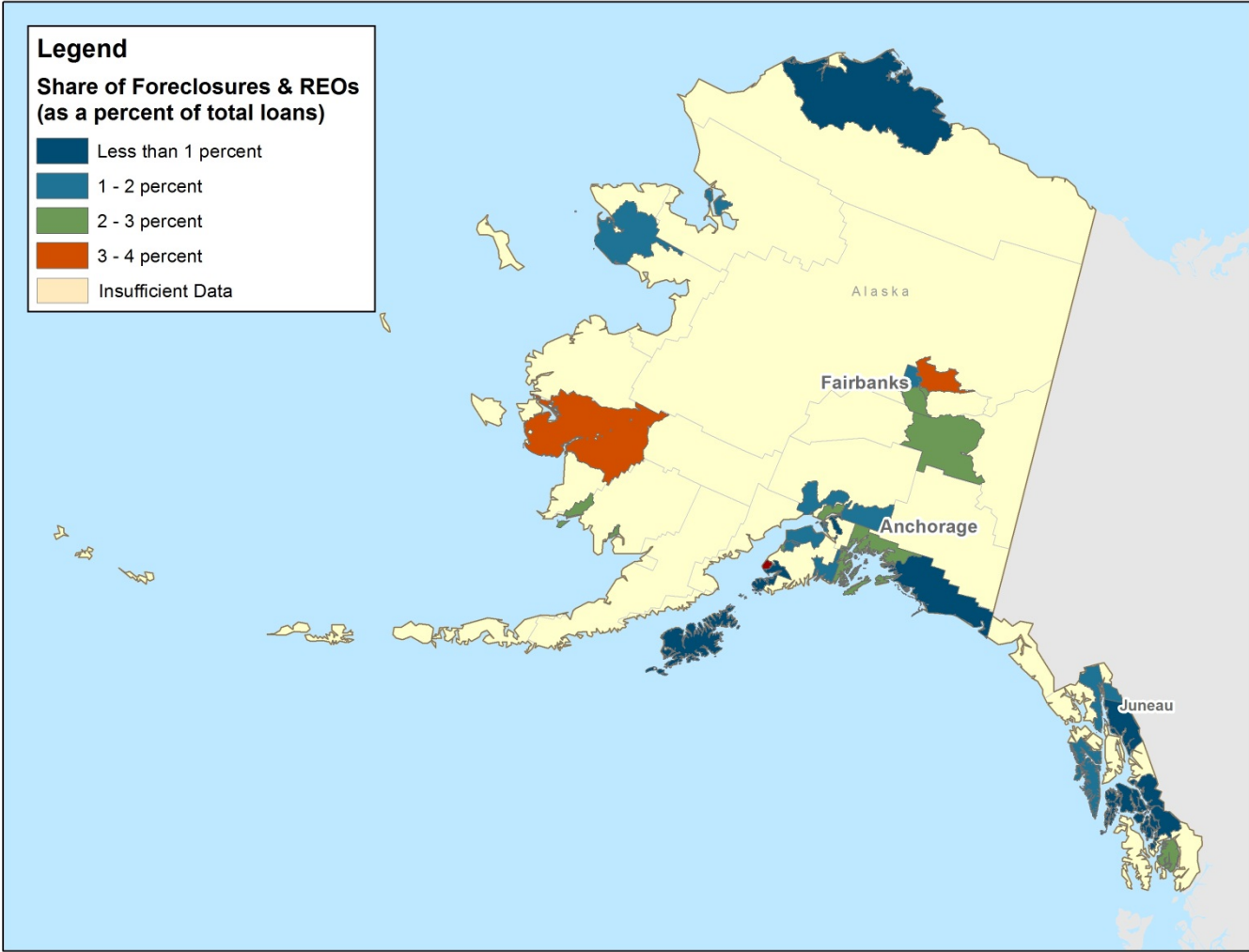


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average

Alaska Foreclosure Data Maps

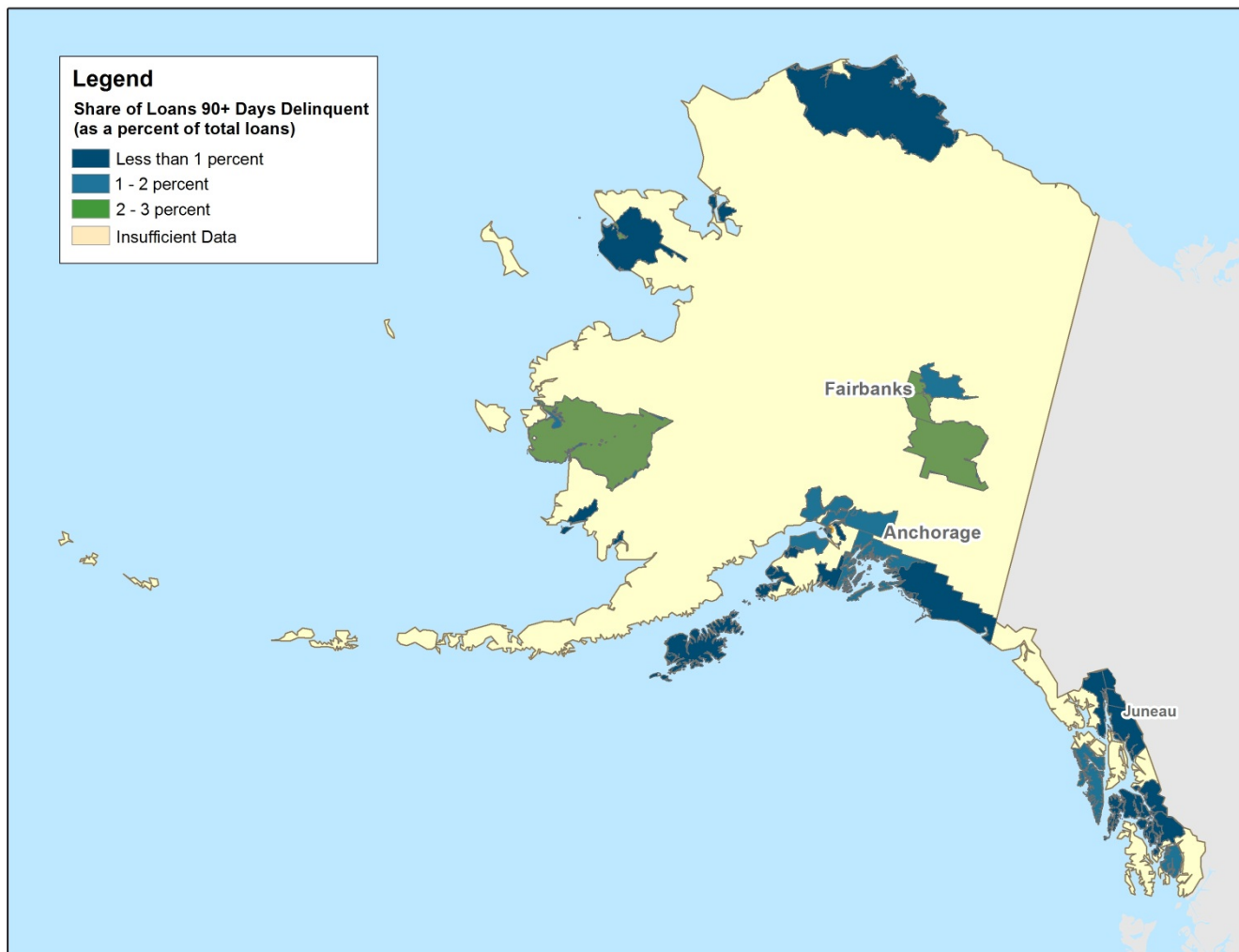
Areas Affected by Concentrated Foreclosures

April 2013



Areas at Risk of Additional Foreclosures

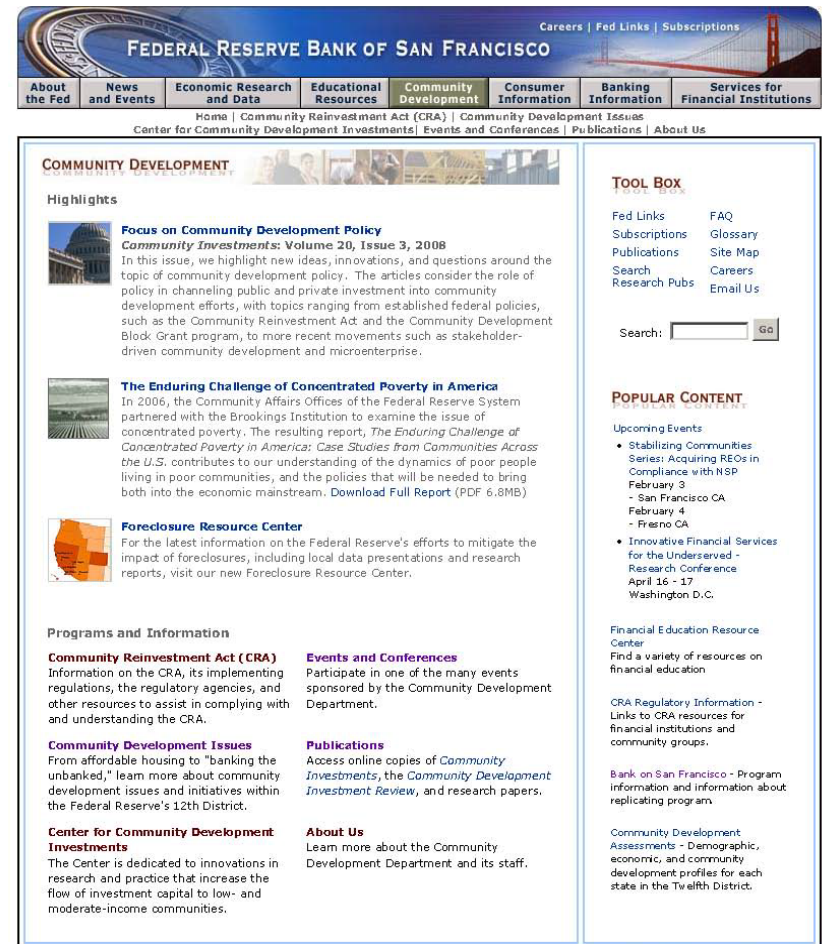
April 2013



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/>