National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—May 2014
3 Month Moving Average

Percent of Buy-Side Transactions

- Short Sale
- Move-In Ready REO
- Damaged REO

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions May 2014
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—May 2014
3 Month Moving Average

<table>
<thead>
<tr>
<th>Property Type</th>
<th>2014 May</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damaged REO</td>
<td>25%</td>
</tr>
<tr>
<td>Move-In Ready REO</td>
<td>39%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>30%</td>
</tr>
<tr>
<td>Non-Distressed</td>
<td>50%</td>
</tr>
</tbody>
</table>

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions May 2014
Financing for home purchases

Financing for Homebuyers—May 2014
3 Month Moving Average

Percent of Buyer-Side Transactions

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions May 2014
Unemployment rate in Alaska matches US rate at 6.4% in May 2014

Source: Bureau of Labor Statistics
Alaska’s real estate market continues to rise slightly, without post-recession dip seen nationwide.

Source: Federal Housing Finance Agency (formerly OFHEO)

FHFA (formerly OFHEO) House Price Index
(2000=100, quarterly)
House prices at the metro level slowly rising

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Numbers of delinquent mortgages and properties entering foreclosure process continue to fall

Source: Mortgage Bankers Association, National Delinquency Survey
Asking rents still increasing ($1102 in Q1 2014) while vacancy rate levels off

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.
Slow upward trend in housing starts

New Housing Starts - Alaska (Quarterly)

Source: Bank of Tokyo-Mitsubishi UFJ
Alaska Foreclosure Data Maps
Areas Affected by Concentrated Foreclosures
May 2014

Legend
Share of Foreclosures & REOs (as a percent of total loans)
- Less than .5 percent
- .5 - 1 percent
- 1 - 1.5 percent
- 1.5 - 2 percent
- More than 2 percent
- Insufficient Data

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

May 2014

Legend
Percent of Loans Seriously Delinquent
- 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
For More Information:
FRBSF Community Development Website

www.frbsf.org/community

- All publications and presentations available on our website
- Conference materials also posted shortly after events