National Trends
Composition of distressed sales by geography

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

Percent of Total Transactions

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

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

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Arizona Trends
Arizona’s unemployment rate slightly higher than U.S. at 7.9 percent
Arizona house prices continue to rise

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

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices improving in most major metros

Source: Federal Housing Finance Agency (formerly OFHEO)

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Number of delinquent mortgages and properties in foreclosure process continues to fall

Source: Mortgage Bankers Association, National Delinquency Survey
AZ consumer debt delinquency rate above U.S. average

**Consumer Debt Delinquency Rate**

**Arizona**

**U.S.**

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

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.
Tucson rents up; vacancy rate stable around 6%
Arizona Data Maps
Areas Affected by Concentrated Foreclosures

April 2013

Legend
Share of Foreclosures & REOs
(as a share 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
Areas At Risk Of Additional Foreclosures
April 2013

Legend
Share of Loans 90+ Days Delinquent
(as a share 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
Phoenix Data Maps

Areas at Risk of Additional Foreclosures
April 2013

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Tucson Area Data Maps

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
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- Insufficient Data

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

April 2013

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