National Trends
Composition of distressed sales by geography

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

Source: Campbell/Inside Mortgage Finance HousingPulse 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 home purchases

Financing for Homebuyers—October 2013
U.S. 3 Month Moving Average

% of Buyer-Side Transactions

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

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

- Investors
  - All Other Financing: 17%
  - VA: 2%
  - FHA: 8%
  - Fannie/Freddie: 73%

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
California’s unemployment rate trending down but still above national average

Source: Bureau of Labor Statistics
California house prices back on the rise

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Northern California house prices on the rise

FHFA House Price Index: Northern California
(2000 = 100)

Source: Federal Housing Finance Agency (formerly OFHEO)
Central Valley house prices trending up

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Southern California house prices trending up

FHFA House Price Index: Southern California
(2000 = 100, quarterly)

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
Slight uptick in California’s consumer debt delinquency rate

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
LA rents up: $1,480 for Q3 2013, vacancy rate steady at 3.2%

Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted
Inland Empire rents up: $1,092 for Q3 2013, vacancy rate down to 3.5%

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.
SF rents up: $2,113 for Q3 2013, vacancy rate steady at 3.1%

Asking Rent and Vacancy Rate in San Francisco
Quarterly

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.
Fresno rents up: $837 for Q3 2013, vacancy rate at 2.9%

Asking Rent and Vacancy Rate in Fresno
Quarterly

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.
Sacramento rents up: $972 for Q3 2013, vacancy rate down to 3.4%

Asking Rent and Vacancy Rate in Sacramento
Quarterly

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.
State & Local Data Maps
Areas Affected by Concentrated Foreclosures
October 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
California Data Maps

Areas at Risk of Additional Foreclosures

October 2013

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 1.5 percent
- 1.5 - 3 percent
- 3 - 4.5 percent
- 4.5 - 6 percent
- More than 6 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Northern California Data Maps

Areas Affected by Concentrated Foreclosures

October 2013

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas Affected by Concentrated Foreclosures
October 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
Areas At Risk of Additional Foreclosures
October 2013

Legend:
- Share of Loans 90+ Days Delinquent (as a percent of total loans)
  - Less than 1.5 percent
  - 1.5 - 3 percent
  - 3 - 4.5 percent
  - 4.5 - 6 percent
  - More than 6 percent
  - Insufficient Data
  - County Boundary

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Southern California Data Maps

Areas Affected by Concentrated Foreclosures

October 2013

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

October 2013

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 2 percent
- 2 - 4 percent
- 4 - 6 percent
- 6 - 8 percent
- More than 8 percent
- Insufficient Data
- County Boundary

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas Affected by Concentrated Foreclosures

October 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
Areas at Risk of Additional Foreclosures

October 2013
Conclusions
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