HOUSING AND LABOR MARKET TRENDS: CALIFORNIA

June 2013
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

Who Is Buying Properties?—April 2013
3 Month Moving Average

- Current Homeowner
- First-Time Homebuyer
- Investor

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Current Homeowner</th>
<th>First-Time Homebuyer</th>
<th>Investor</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damaged REO</td>
<td>19%</td>
<td>18%</td>
<td>63%</td>
<td>100%</td>
</tr>
<tr>
<td>Move-In Ready REO</td>
<td>33%</td>
<td>48%</td>
<td>18%</td>
<td>100%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>29%</td>
<td>35%</td>
<td>35%</td>
<td>100%</td>
</tr>
<tr>
<td>Non-Distressed</td>
<td>50%</td>
<td>37%</td>
<td>13%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Campbell/Inside Mortgage Finance Housing Pulse 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
California Trends
California’s unemployment rate declining 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
California’s consumer debt delinquency rate continues decline

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Rents up as vacancy rate falls in LA

Asking Rent and Vacancy Rate in Los Angeles
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.
Rents up, vacancies down in Inland Empire

Asking Rent and Vacancy Rate in San Bernardino/Riverside
Quarterly

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.

Source: Reis, Inc.
Rents continue to rise as vacancy rate stabilizes in San Francisco

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 stable, vacancies down

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, vacancies down

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
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
Areas at Risk of Additional Foreclosures
April 2013

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 2 percent
- 2 - 3 percent
- 3 - 4 percent
- 4 - 5 percent
- More than 5 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 percent of total loans)
- Less than 2 percent
- 2 - 3 percent
- 3 - 4 percent
- 4 - 5 percent
- More than 5 percent
- Insufficient Data
- County Boundary
Southern California 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
- 2 - 3 percent
- 3 - 4 percent
- More than 4 percent
- Insufficient Data

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

April 2013

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 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
Areas at Risk of Additional Foreclosures
April 2013

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
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- 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

- 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/