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

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Investor</th>
<th>First-Time Homebuyer</th>
<th>Current Homeowner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damaged REO</td>
<td>58%</td>
<td>24%</td>
<td>17%</td>
</tr>
<tr>
<td>Move-In Ready REO</td>
<td>44%</td>
<td>43%</td>
<td>35%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>33%</td>
<td>32%</td>
<td>54%</td>
</tr>
<tr>
<td>Non-Distressed</td>
<td>12%</td>
<td>34%</td>
<td></td>
</tr>
</tbody>
</table>

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

Financing for Home purchases

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Idaho Trends
Idaho’s unemployment rate just below US average

Source: Bureau of Labor Statistics
Idaho house prices trending upwards
House prices in Boise saw largest drop, now steadily rising

Source: Federal Housing Finance Agency (formerly OFHEO)
Numbers of foreclosures and delinquent mortgages falling slowly, still above pre-recession levels

Source: Mortgage Bankers Association, National Delinquency Survey
Idaho’s consumer debt delinquency rate remains below national average

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Rents up, vacancies down in Boise

Asking Rent and Vacancy Rate in Boise
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.
Maps
Idaho 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
Idaho Data Maps

Areas at Risk of Additional Foreclosures

October 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/