National Trends
Composition of distressed sales by geography

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

- Damaged REO: 18% Current Homeowner, 19% First-Time Homebuyer, 63% Investor
- Move-In Ready REO: 33% Current Homeowner, 48% First-Time Homebuyer, 18% Investor
- Short Sale: 29% Current Homeowner, 35% First-Time Homebuyer, 35% Investor
- Non-Distressed: 50% Current Homeowner, 37% First-Time Homebuyer, 13% Investor

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Financing for home purchases

Financing for Homebuyers—April 2013
3 Month Moving Average

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

Source: Bureau of Labor Statistics
Idaho house prices trending upwards

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

Source: Federal Housing Finance Agency (formerly OFHEO)
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

Consumer Debt Delinquency Rate

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
Maps
Idaho 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 - 3 percent
- 3 - 5 percent
- 5 - 7 percent
- More than 7 percent
- Insufficient Data

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/