National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—November 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions November 2012
Neighborhood stabilization: concerns over investor purchases of distressed properties


Source: Campbell/Inside Mortgage Finance Housing Pulse Monthly Survey of Real Estate Market Conditions November 2012
Financing for home purchases

Financing for Homebuyers — November 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions November 2012
Nevada Trends
Unemployment rate in Nevada still considerably higher than US average

Source: Bureau of Labor Statistics
Nevada house prices still below 2000 level

Source: Federal Housing Finance Agency (formerly OFHEO)

FHFA House Price Index (formerly OFHEO)
(2000 = 100, quarterly)
Las Vegas house prices well below 2000 level; Reno just below 2000 prices

Source: Federal Housing Finance Agency (formerly OFHEO)
Mortgage delinquencies and number of loans in foreclosure remain stable.

Source: Mortgage Bankers Association, National Delinquency Survey
Nevada’s consumer debt delinquency rate is falling, but still well above national average.

![Consumer Debt Delinquency Rate](chart)

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Rental market beginning to pick up, vacancy rate falls in Las Vegas

Asking Rent and Vacancy Rate in Las Vegas
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.
Reno rents rising as vacancy rate falls

Asking Rent and Vacancy Rate in Reno
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.
Nevada Data Maps

Areas Affected by Concentrated Foreclosures

November 2012

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

Areas at Risk of Additional Foreclosures

November 2012

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Las Vegas Data Maps

Areas Affected by Concentrated Foreclosures

November 2012

Legend
Share of Foreclosures & REOs
(as a percent of total loans)
- Less than 4 percent
- 4 - 6 percent
- 6 - 8 percent
- 8 - 10 percent
- More than 10 percent
- Insufficient Data

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

Areas Affected by Concentrated Foreclosures

November 2012

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/