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>17%</td>
<td>24%</td>
<td>58%</td>
</tr>
<tr>
<td>Move-In Ready REO</td>
<td>43%</td>
<td>44%</td>
<td>14%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>35%</td>
<td>32%</td>
<td>33%</td>
</tr>
<tr>
<td>Non-Distressed</td>
<td>54%</td>
<td>34%</td>
<td>12%</td>
</tr>
</tbody>
</table>

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

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

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Unemployment rate in Nevada coming down, but still higher than U.S.

Source: Bureau of Labor Statistics
Nevada house prices continue to trend up
Carson City, Reno and Las Vegas home prices continue to trend up as well.
Mortgage delinquencies and number of loans in foreclosure continues to decline

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

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel.
Las Vegas rents up: $824 for Q3 2013, vacancy rate at 6.8%

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 up: $867 for Q3 2013, vacancy rate down to 5.7%

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
Areas Affected by Concentrated Foreclosures

October 2013

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional 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 2 percent
- 2 - 4 percent
- 4 - 6 percent
- 6 - 8 percent
- More than 8 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Las Vegas 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 3 percent
- 3 - 5 percent
- 5 - 7 percent
- 7 - 9 percent
- More than 9 percent
- Insufficient Data

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 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

October 2013

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