National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—May 2014
3 Month Moving Average

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions May 2014
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—May 2014
3 Month Moving Average

Source: Campbell/Inside Mortgage Finance Housing Pulse Monthly Survey of Real Estate Market Conditions May 2014
Financing for home purchases

Financing for Homebuyers—May 2014
3 Month Moving Average

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions May 2014
Nevada Trends
Unemployment rate in Nevada coming down, but still higher than U.S.

Source: Bureau of Labor Statistics
Nevada house prices continue to trend up

Source: Federal Housing Finance Agency (formerly OFHEO)
Carson City, Reno and Las Vegas home prices continue to trend up as well.
Mortgage delinquencies down, new foreclosure starts up slightly for 2014 Q1

Source: Mortgage Bankers Association, National Delinquency Survey
New housing starts growing slowly

Source: Bank of Tokyo-Mitsubishi UFJ
Las Vegas rents up: $859 for Q1 2014, vacancy rate at 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.
Reno rents up: $896 for Q1 2014, vacancy rate down to 3.4%

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.
Areas Affected by Concentrated Foreclosures
May 2014

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
Nevada Data Maps

Areas at Risk of Additional Foreclosures
May 2014

Legend
Share of Loans 90+ Days Delinquent (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

May 2014

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures
May 2014

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