

HOUSING AND LABOR MARKET TRENDS: OREGON

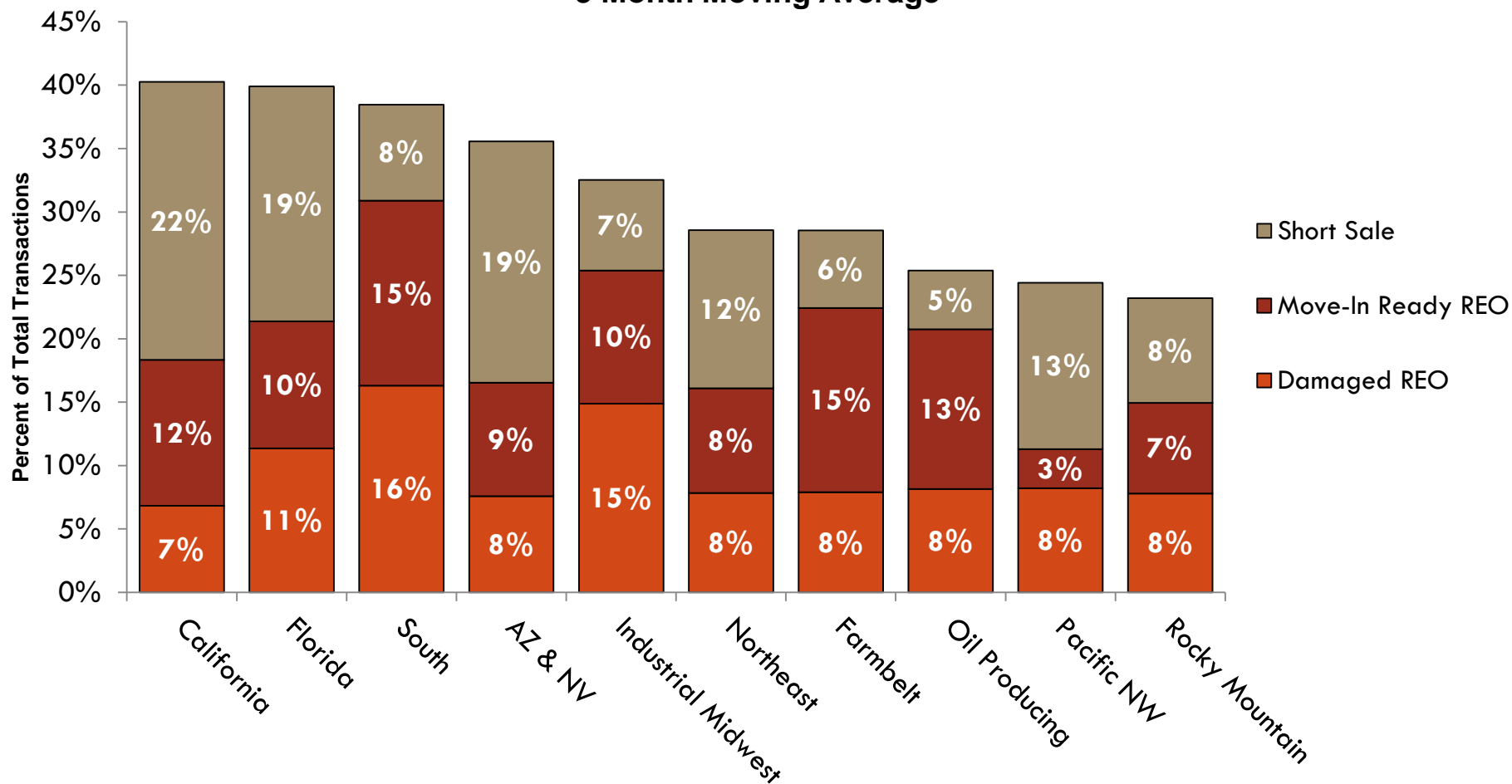
June 2013

Community Development Research
Federal Reserve Bank of San Francisco

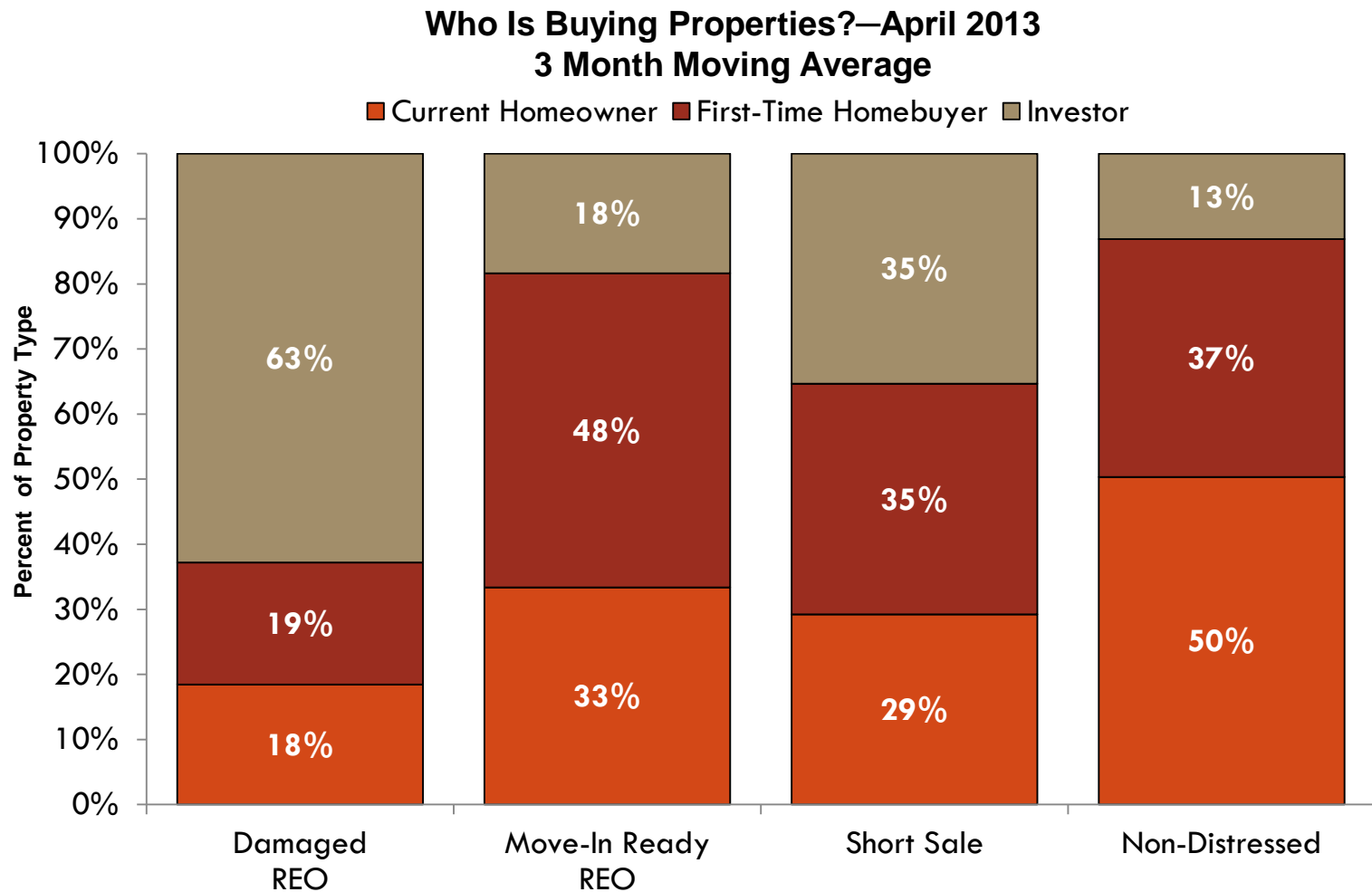
National Trends

Composition of distressed sales by geography

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

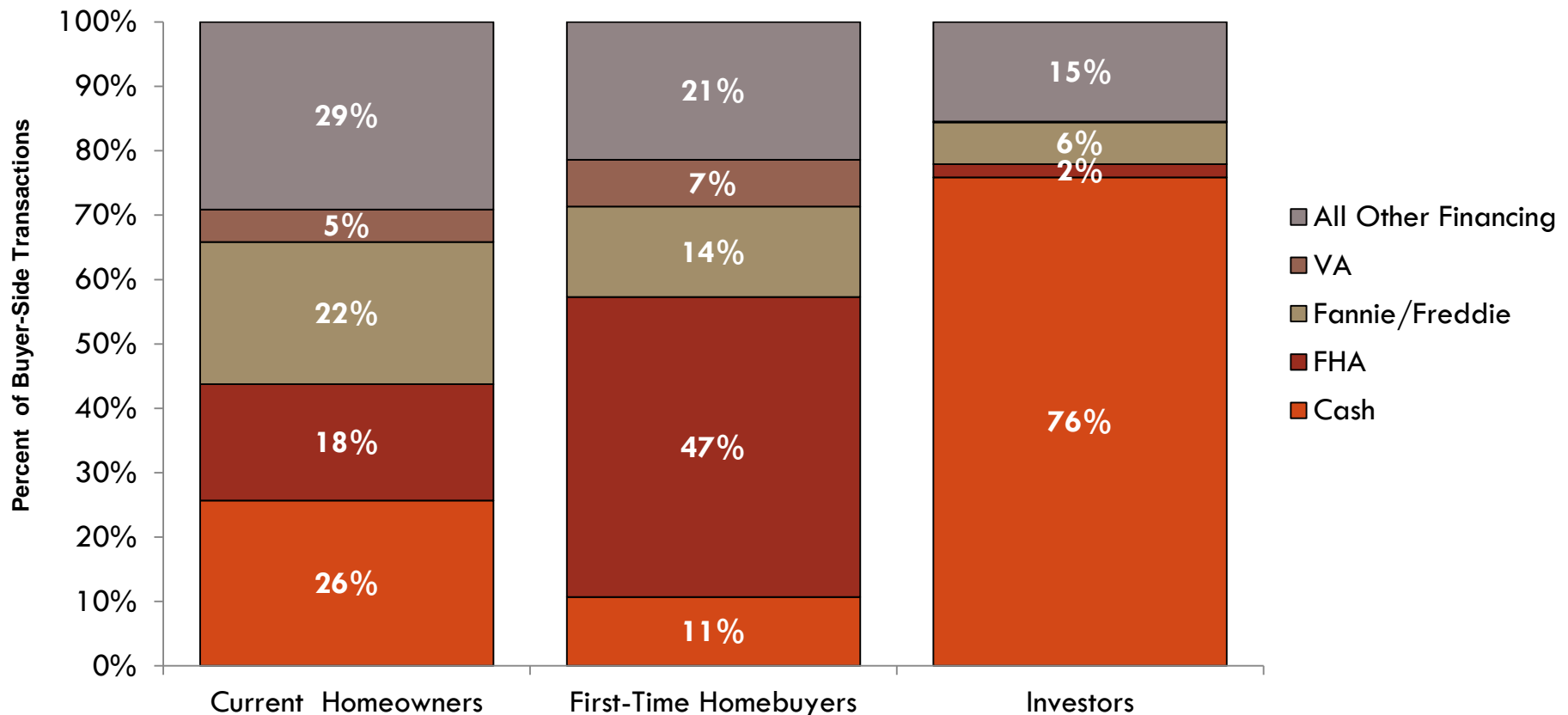


Neighborhood stabilization: concerns over investor purchases of distressed properties



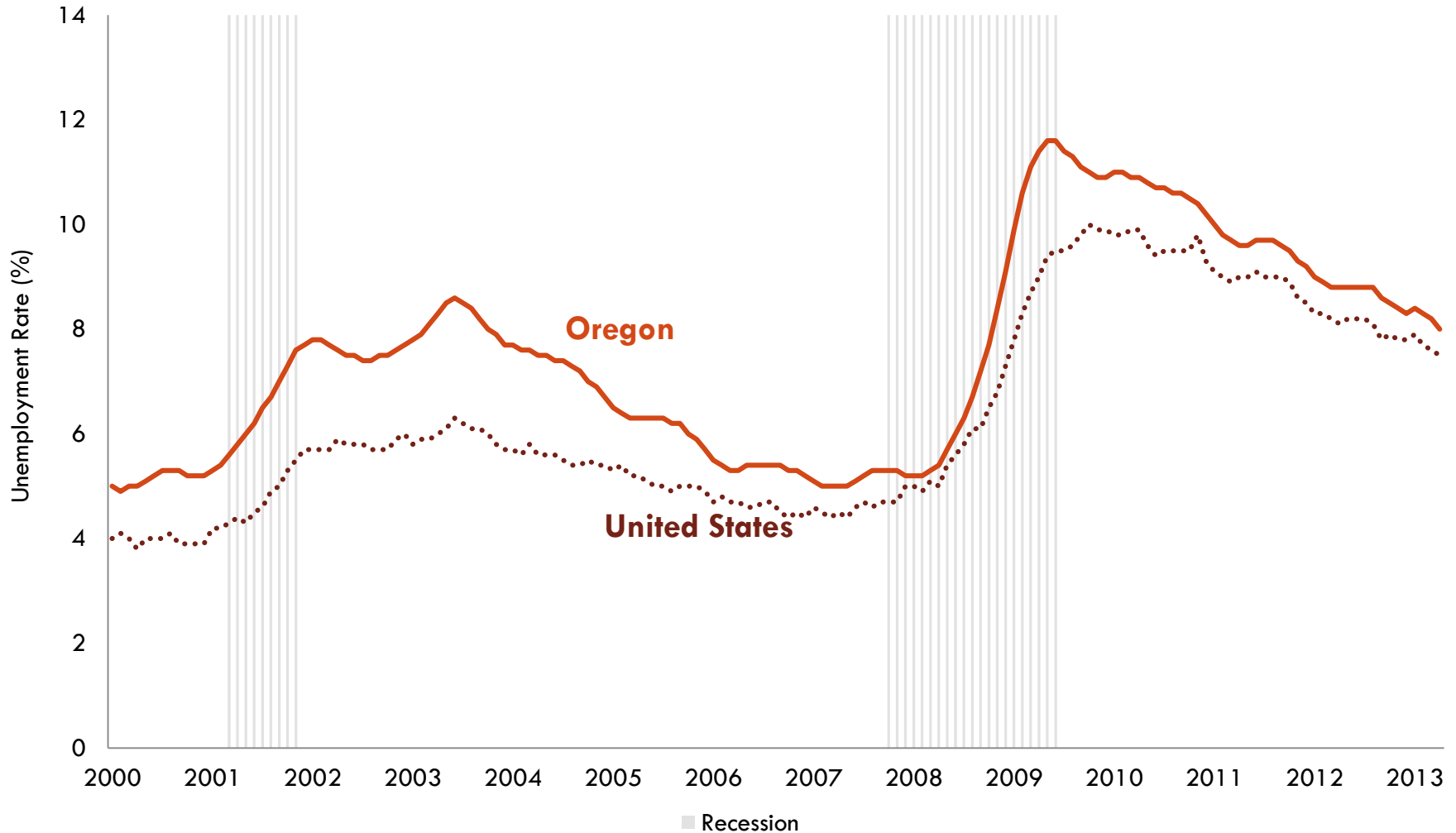
Financing for home purchases

Financing for Homebuyers—April 2013
3 Month Moving Average

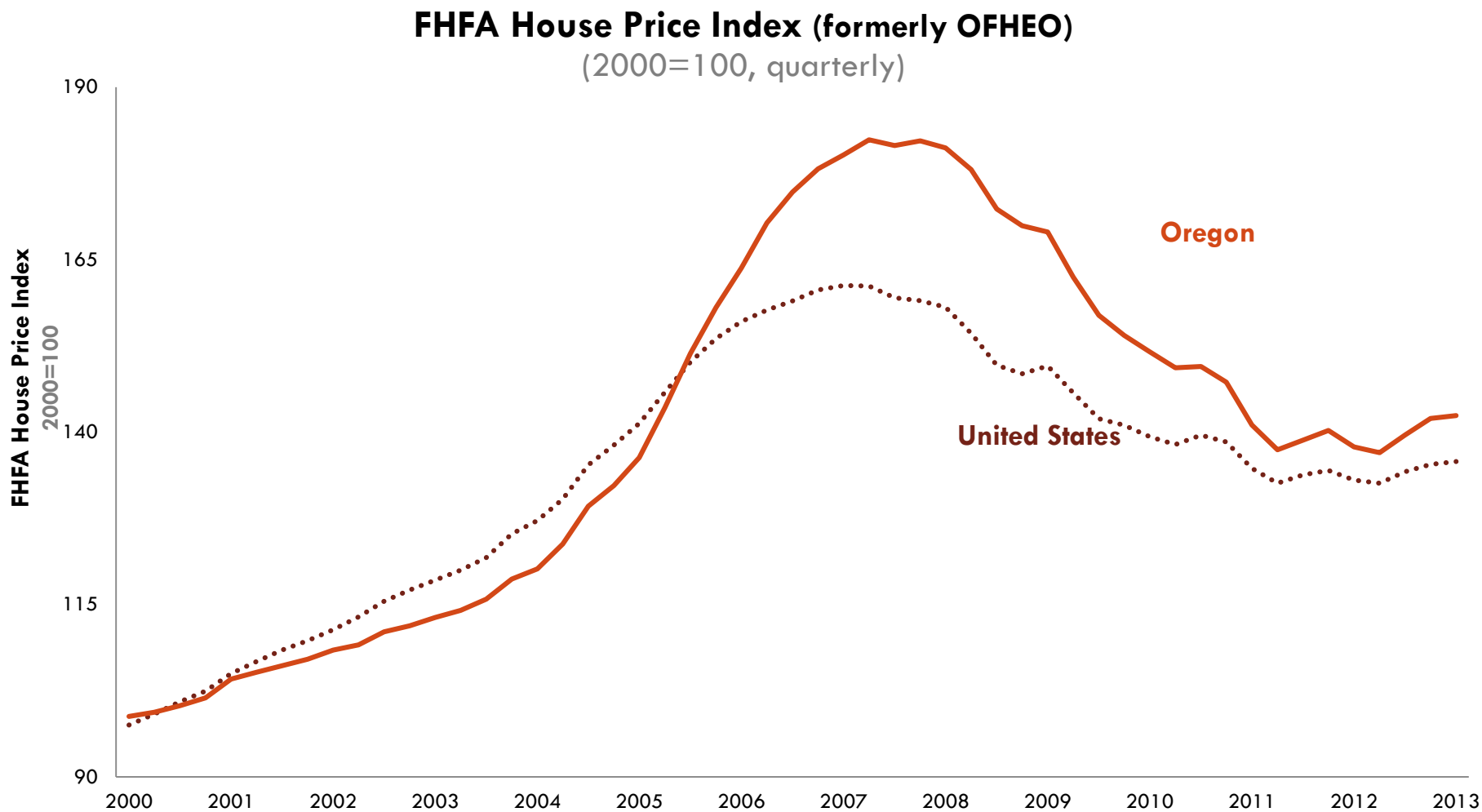


Oregon Trends

Unemployment rate in Oregon just higher than US average

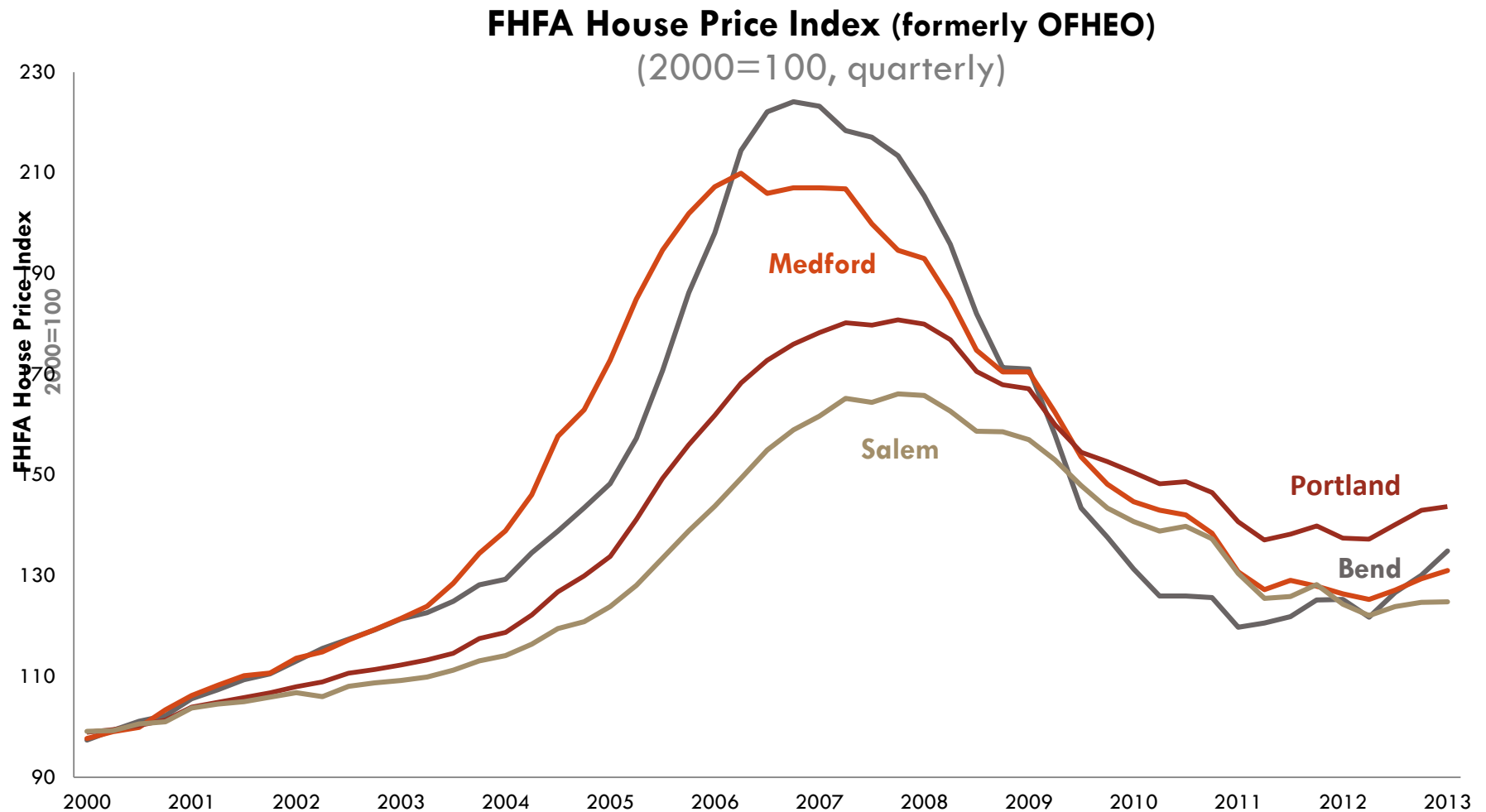


Oregon house price trends just outpacing US trends



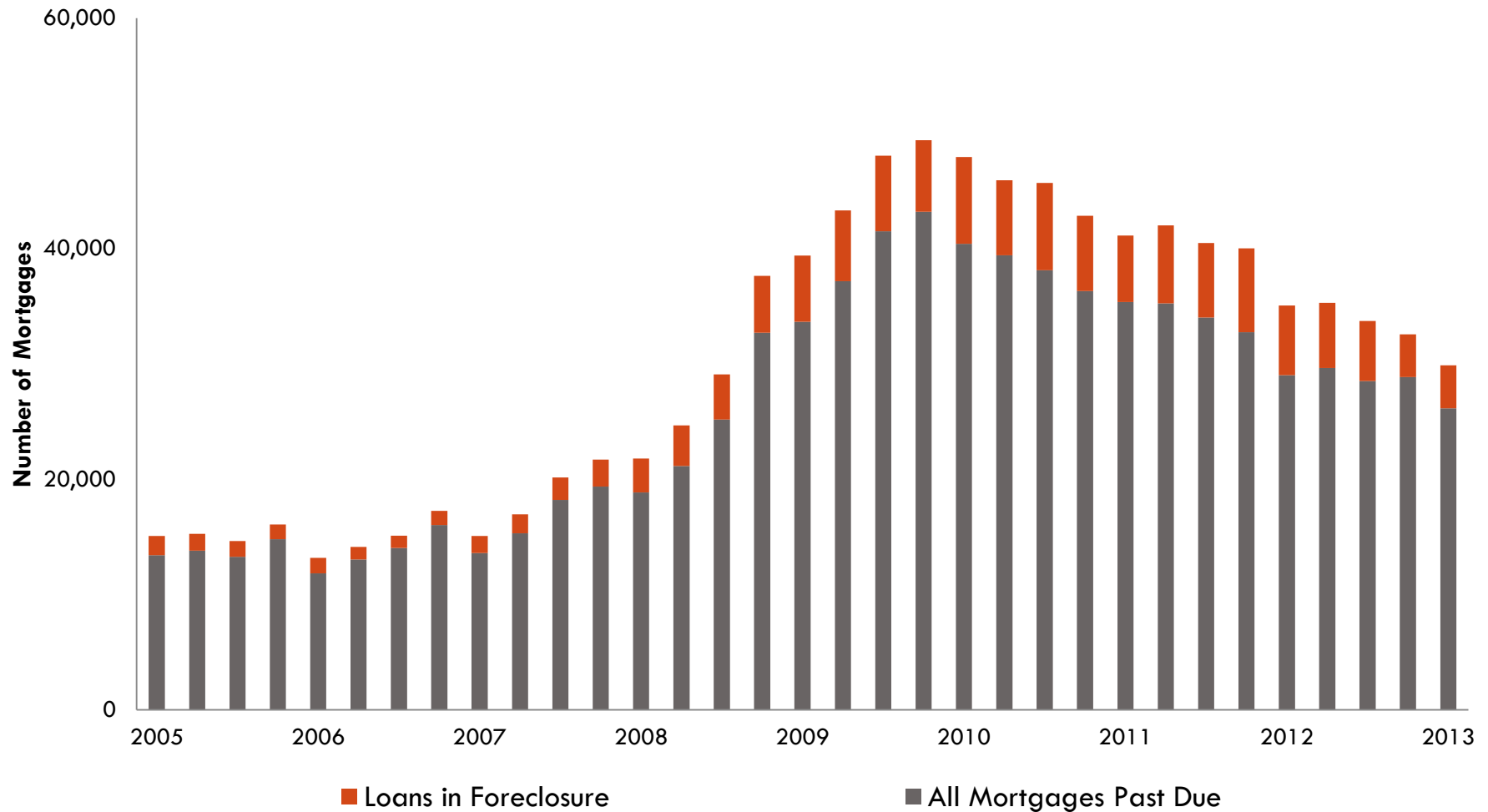
Source: Federal Housing Finance Agency (formerly OFHEO)

Bend seeing steeper price uptick than other metros

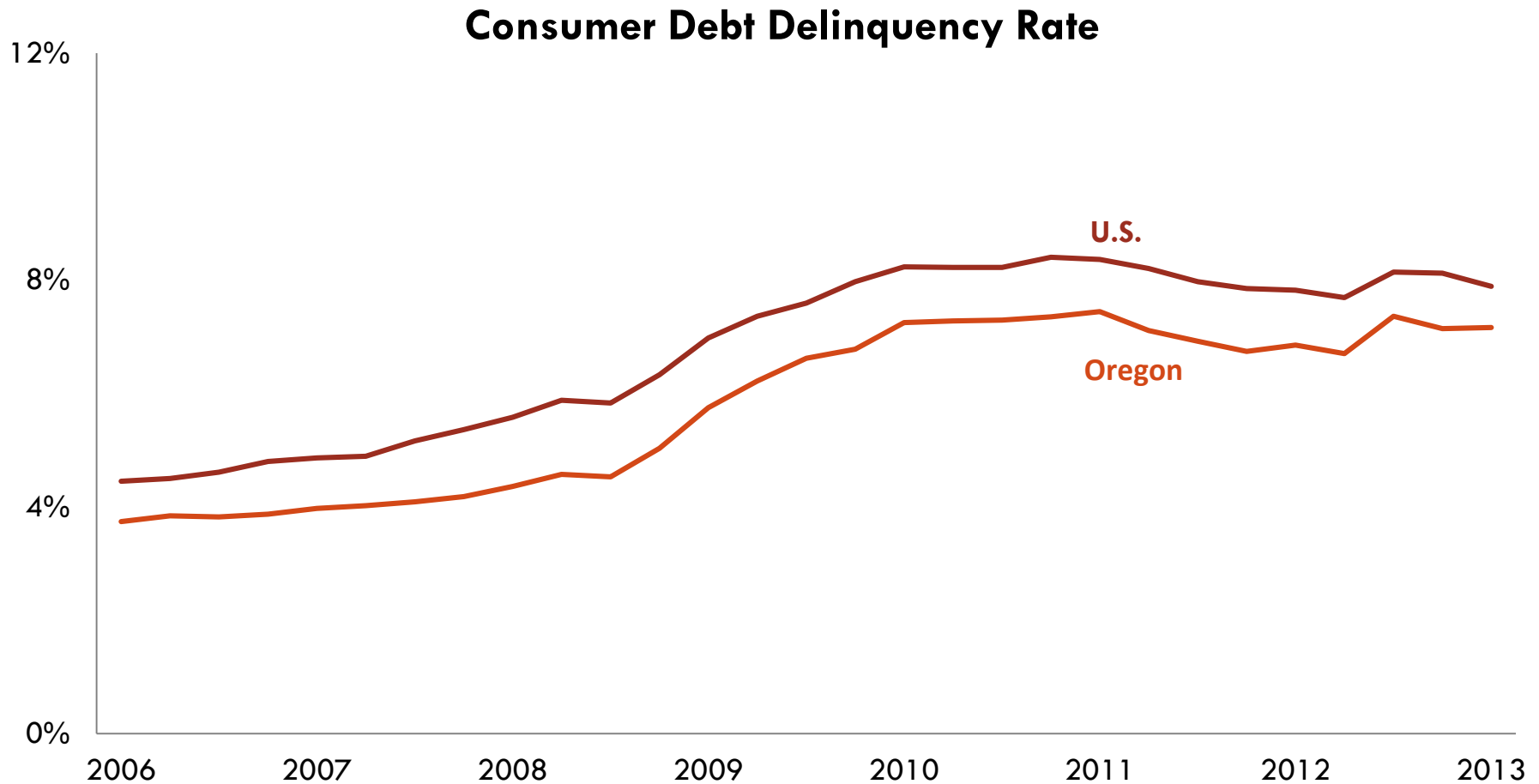


Source: Federal Housing Finance Agency (formerly OFHEO)

Number of delinquent mortgages and loans in foreclosure fell slightly



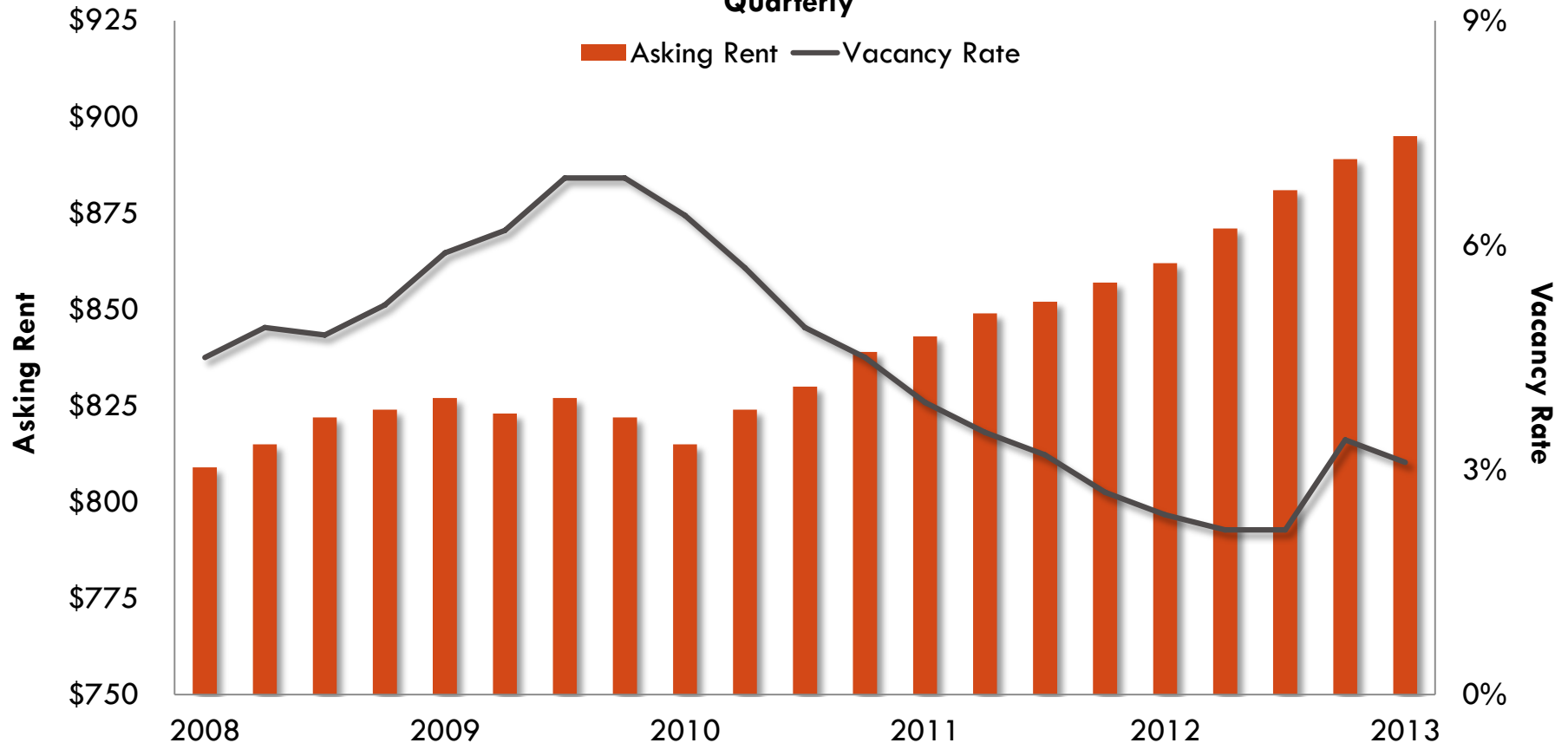
Oregon's consumer debt delinquency rate shows uptick from early 2012



Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel

Portland rents continue to rise

Asking Rent and Vacancy Rate in Portland Quarterly

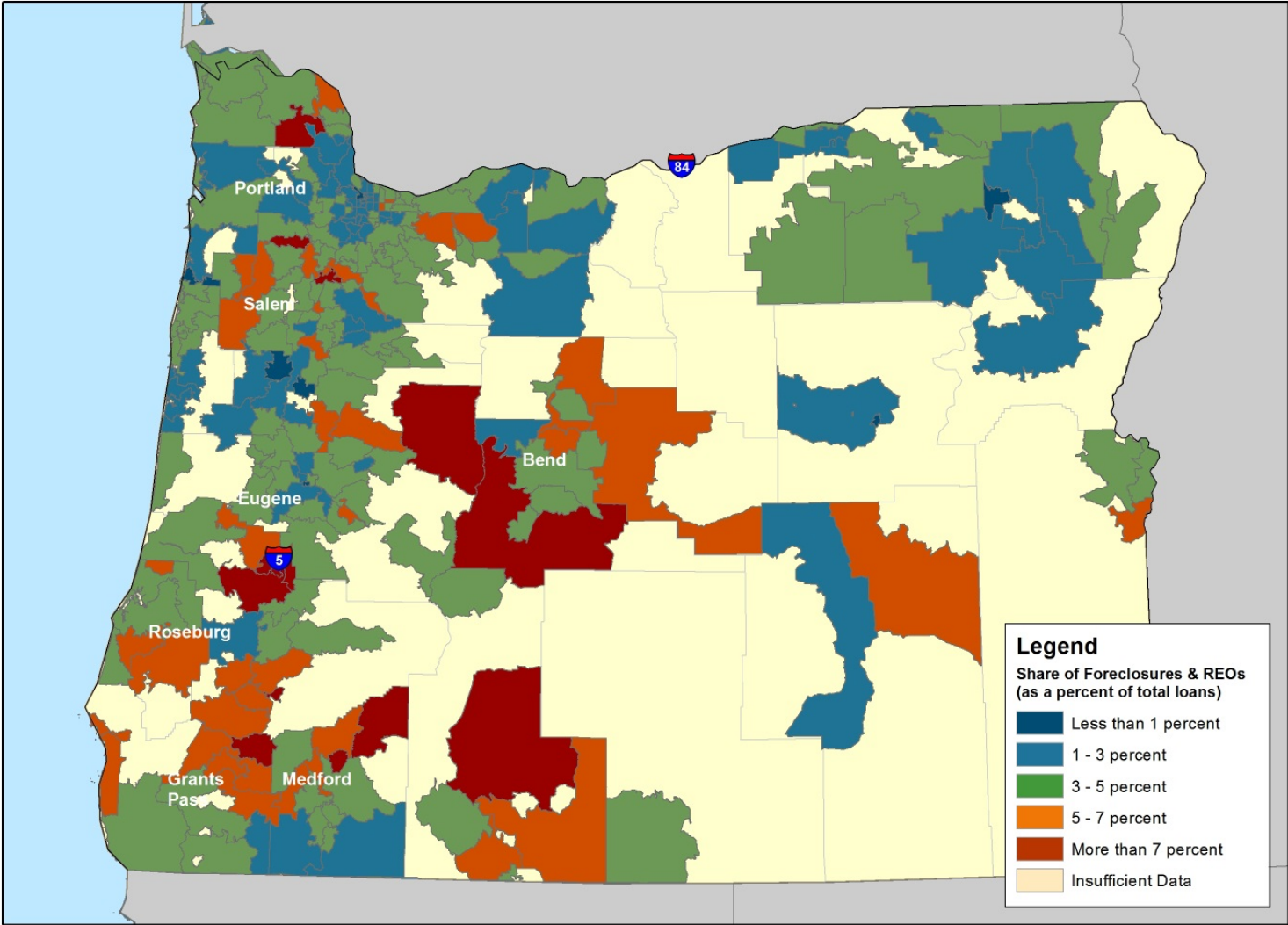


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Maps

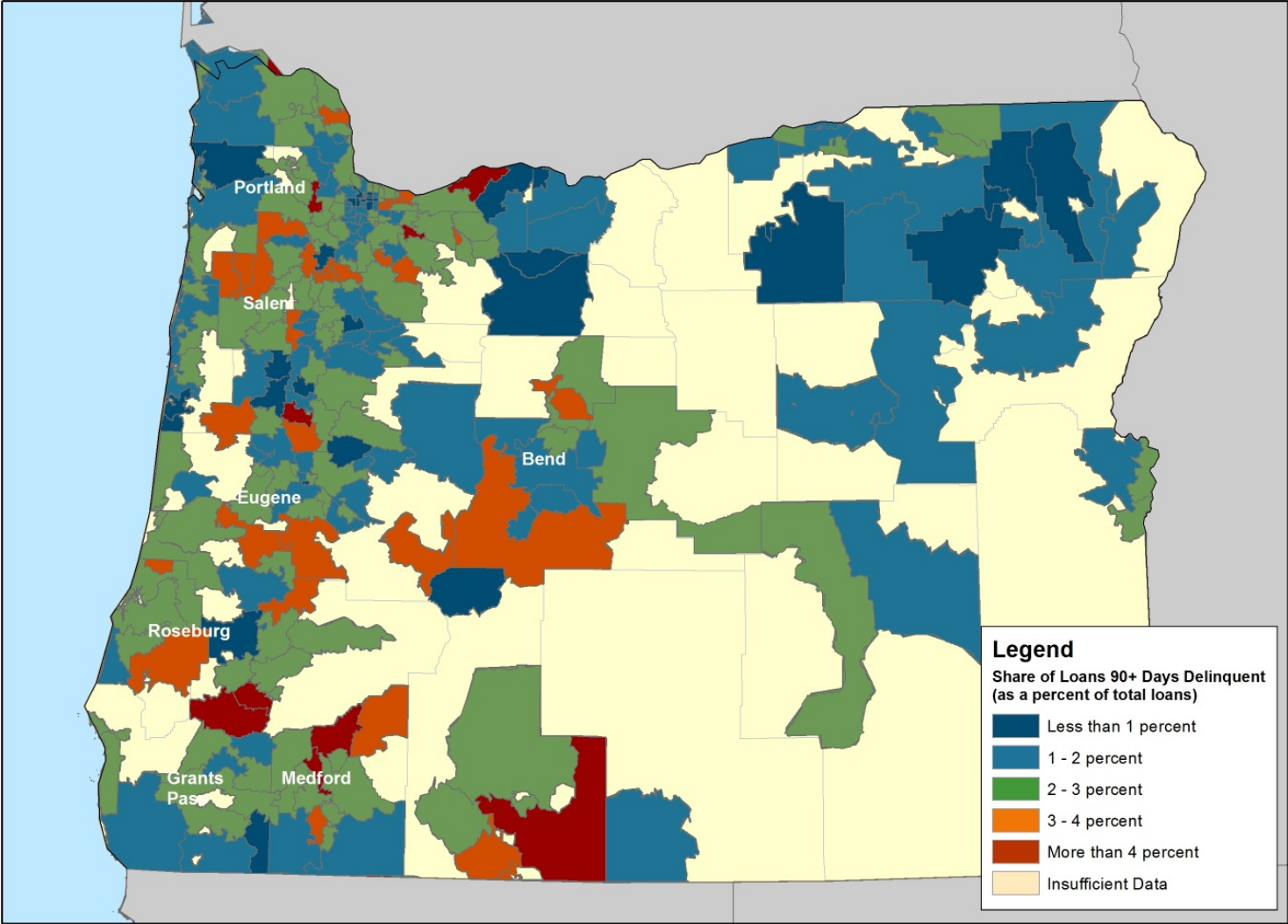
Areas Affected by Concentrated Foreclosures

April 2013



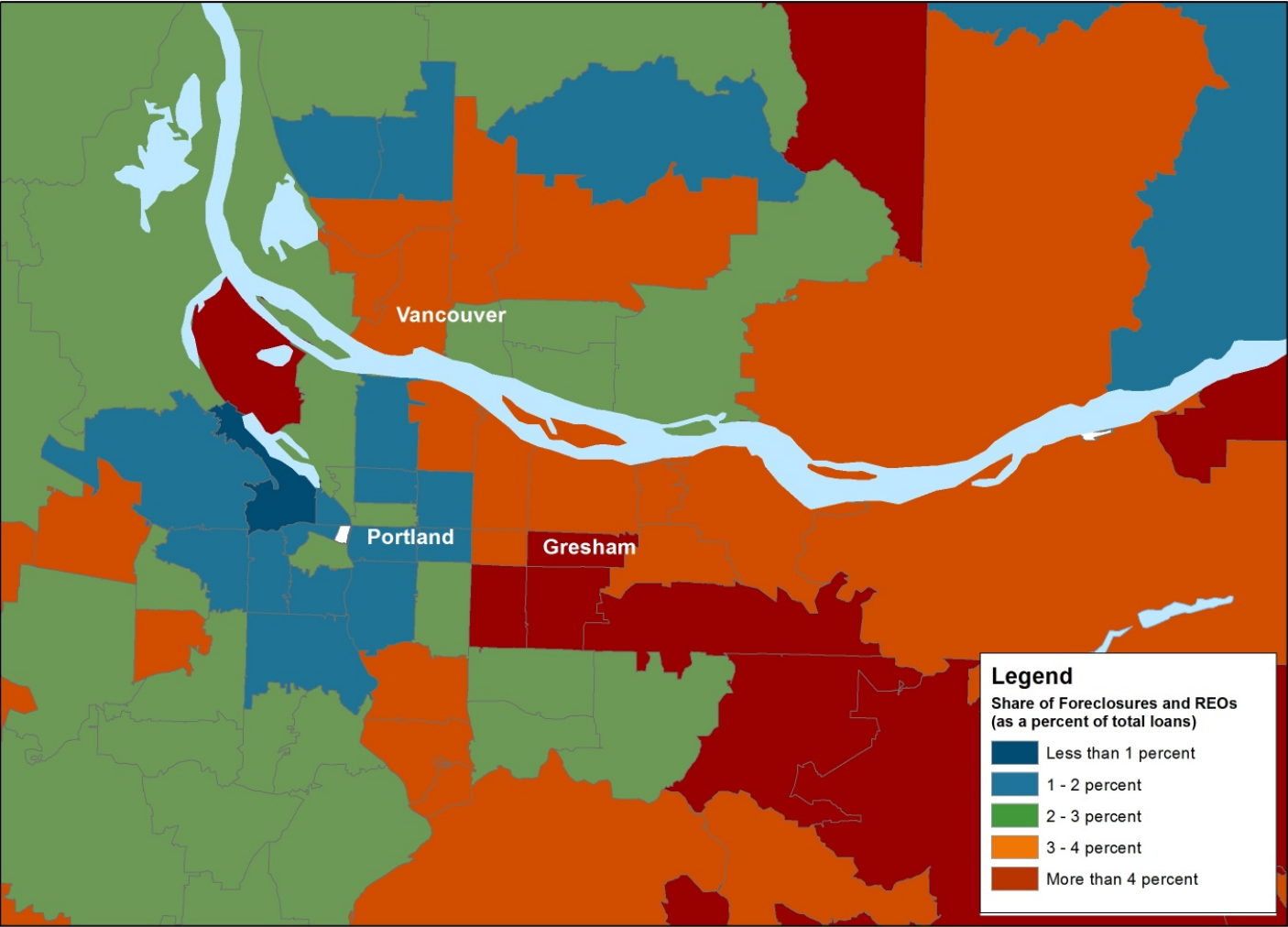
Areas at Risk of Additional Foreclosures

April 2013



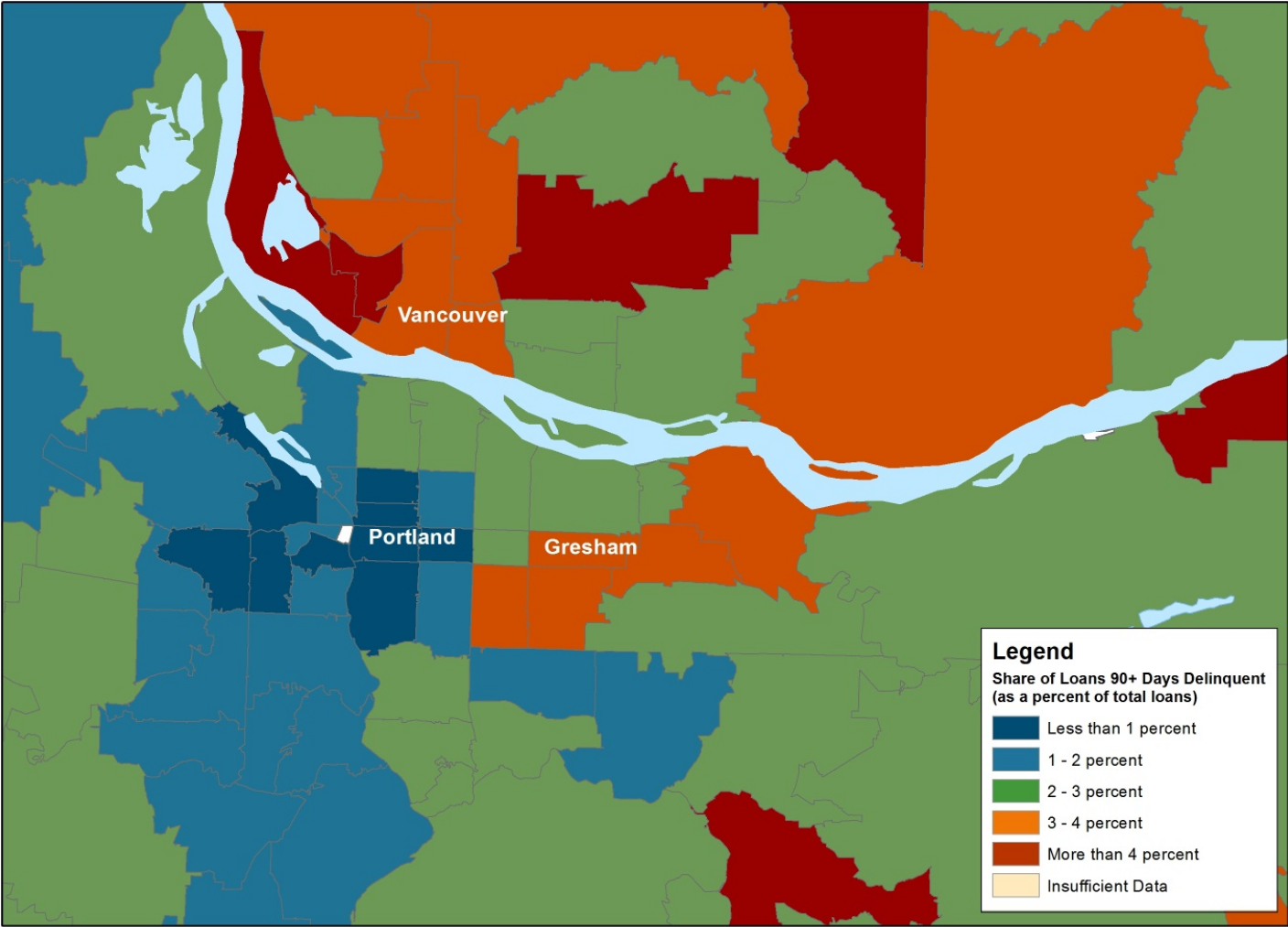
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Areas at Risk of Additional Foreclosures

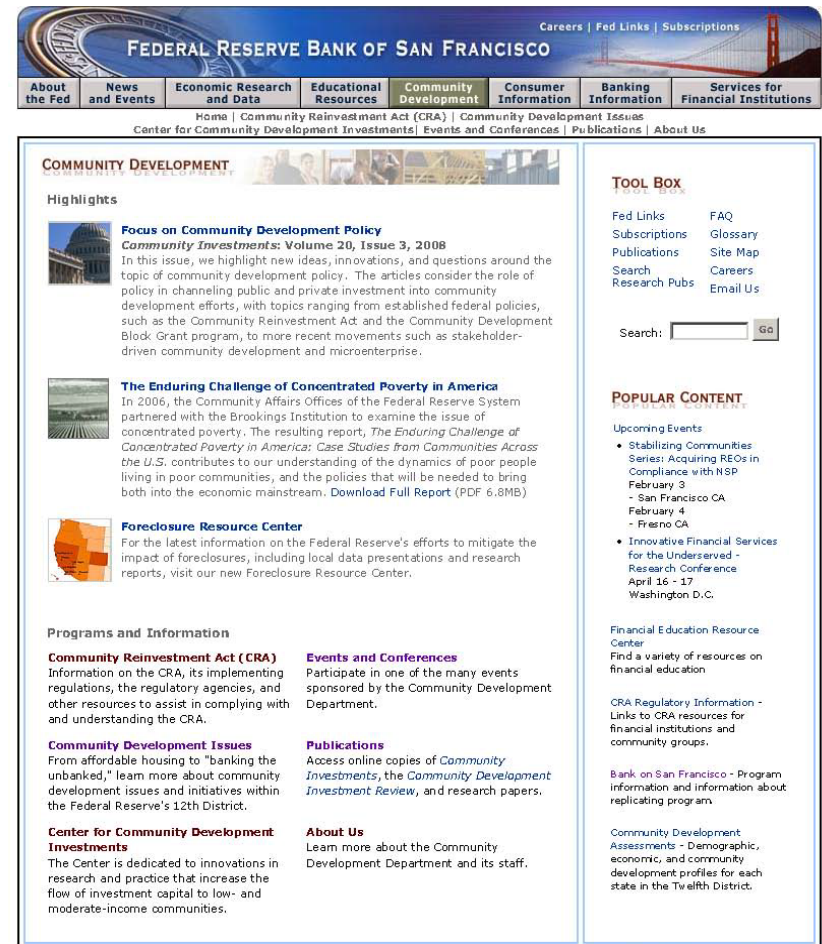
April 2013



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/>