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

**Who Is Buying Properties? — November 2012**

<table>
<thead>
<tr>
<th>Percent of Property Type</th>
<th>Investor</th>
<th>First-Time Homebuyer</th>
<th>Current Homeowner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damaged REO</td>
<td>18%</td>
<td>21%</td>
<td>61%</td>
</tr>
<tr>
<td>Move-In Ready REO</td>
<td>35%</td>
<td>46%</td>
<td>19%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>32%</td>
<td>38%</td>
<td>29%</td>
</tr>
<tr>
<td>Non-Distressed</td>
<td>55%</td>
<td>33%</td>
<td>12%</td>
</tr>
</tbody>
</table>

Source: Campbell/Inside Mortgage Finance HousingPulse 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
Utah Trends
Unemployment rate in Utah well below US average

Source: Bureau of Labor Statistics
Utah house prices trending back up

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

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices at the metro level

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Numbers of loans in foreclosure falls as mortgages past due rise

Source: Mortgage Bankers Association, National Delinquency Survey
Utah’s consumer debt delinquency rate below national average

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Rents up, vacancies down in Salt Lake City

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.
Utah Data Maps

Areas Affected by Concentrated Foreclosures
November 2012

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
Areas Affected by Concentrated Foreclosures
November 2012

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Salt Lake City Data Maps

Areas at Risk of Additional 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/