Composition of distressed sales by geography

Proportion of Distressed Property Transactions—April 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

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

Financing for Homebuyers — April 2013
3 Month Moving Average

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Utah Trends
Unemployment rate in Utah continues to fall, still well below US average

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

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Numbers of loans in foreclosure increases slightly, even as all mortgages past due declines

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 continue to rise, vacancies down in Salt Lake City

Asking Rent and Vacancy Rate in Salt Lake City

Quarterly

Asking Rent and Vacancy Rate

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

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
Utah Data Maps

Areas at Risk of Additional Foreclosures

April 2013

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
April 2013

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/