

HOUSING AND LABOR MARKET TRENDS: UTAH

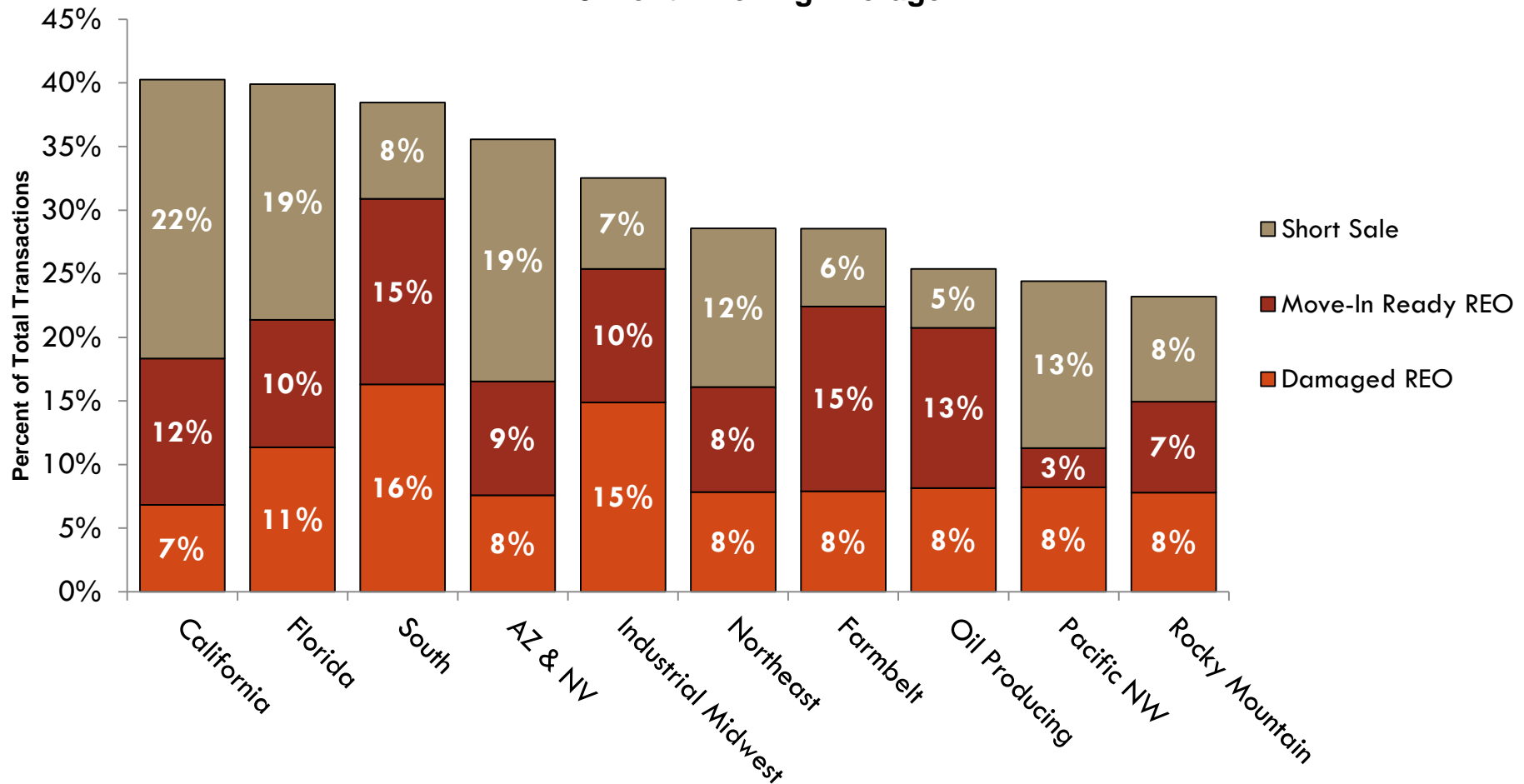
June 2013

Community Development Research
Federal Reserve Bank of San Francisco

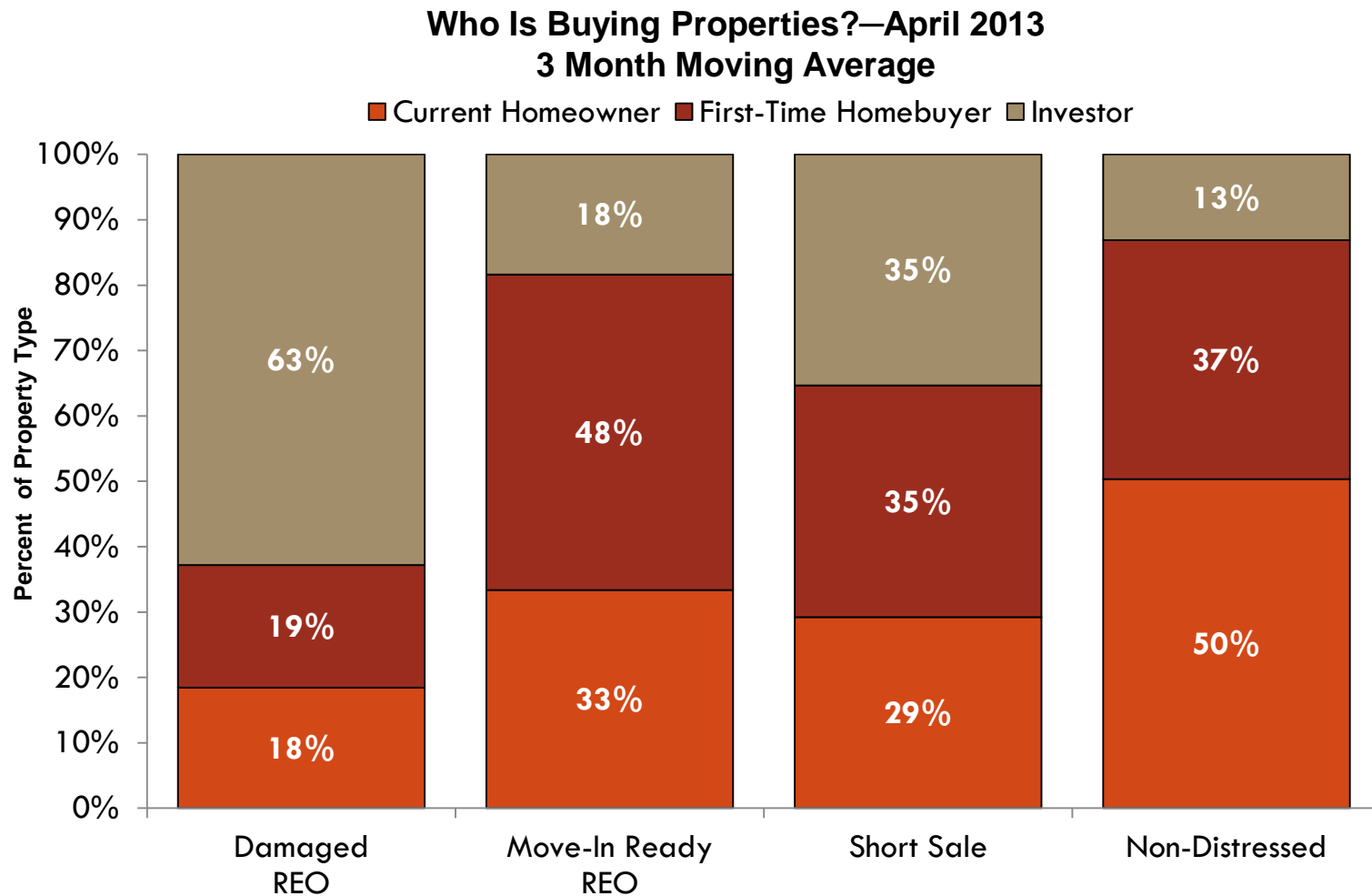
National Trends

Composition of distressed sales by geography

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

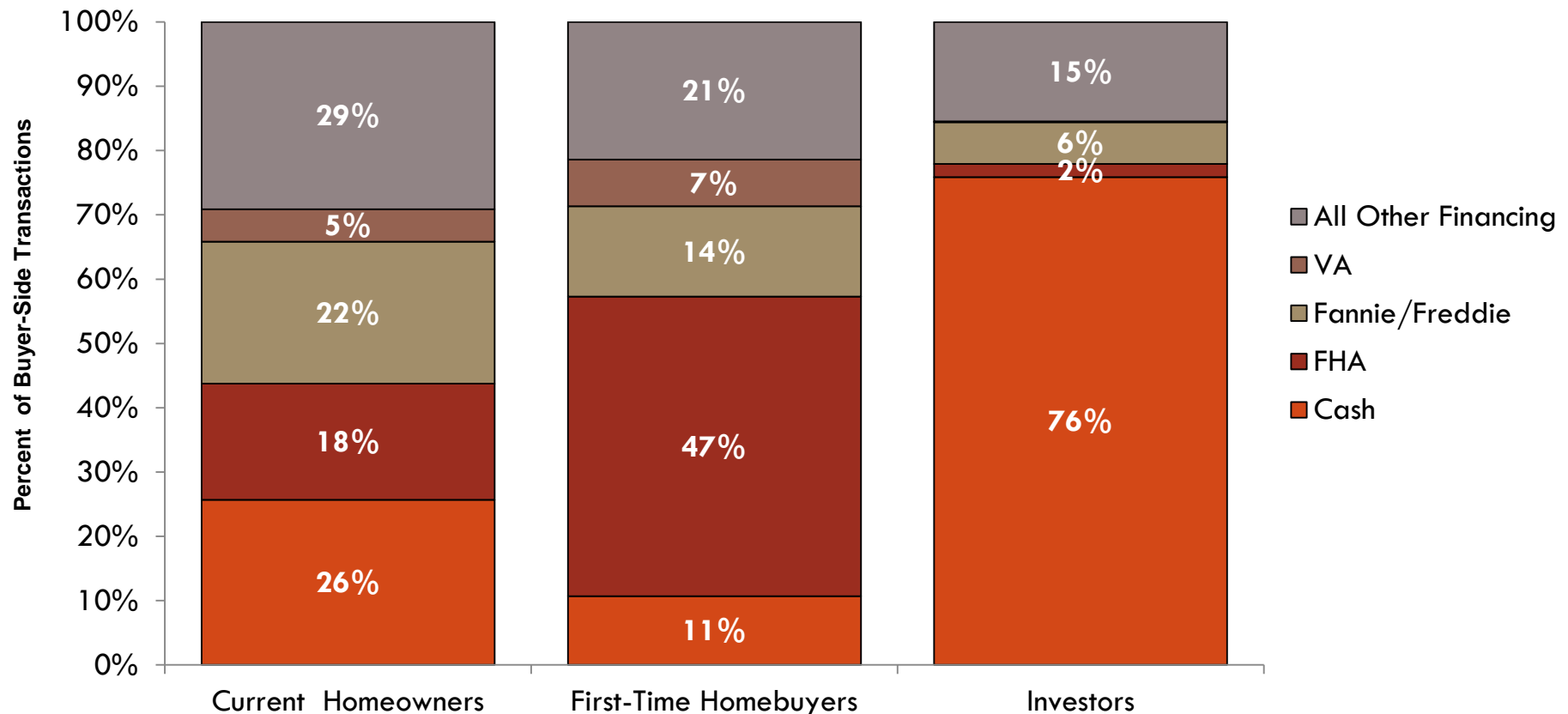


Neighborhood stabilization: concerns over investor purchases of distressed properties



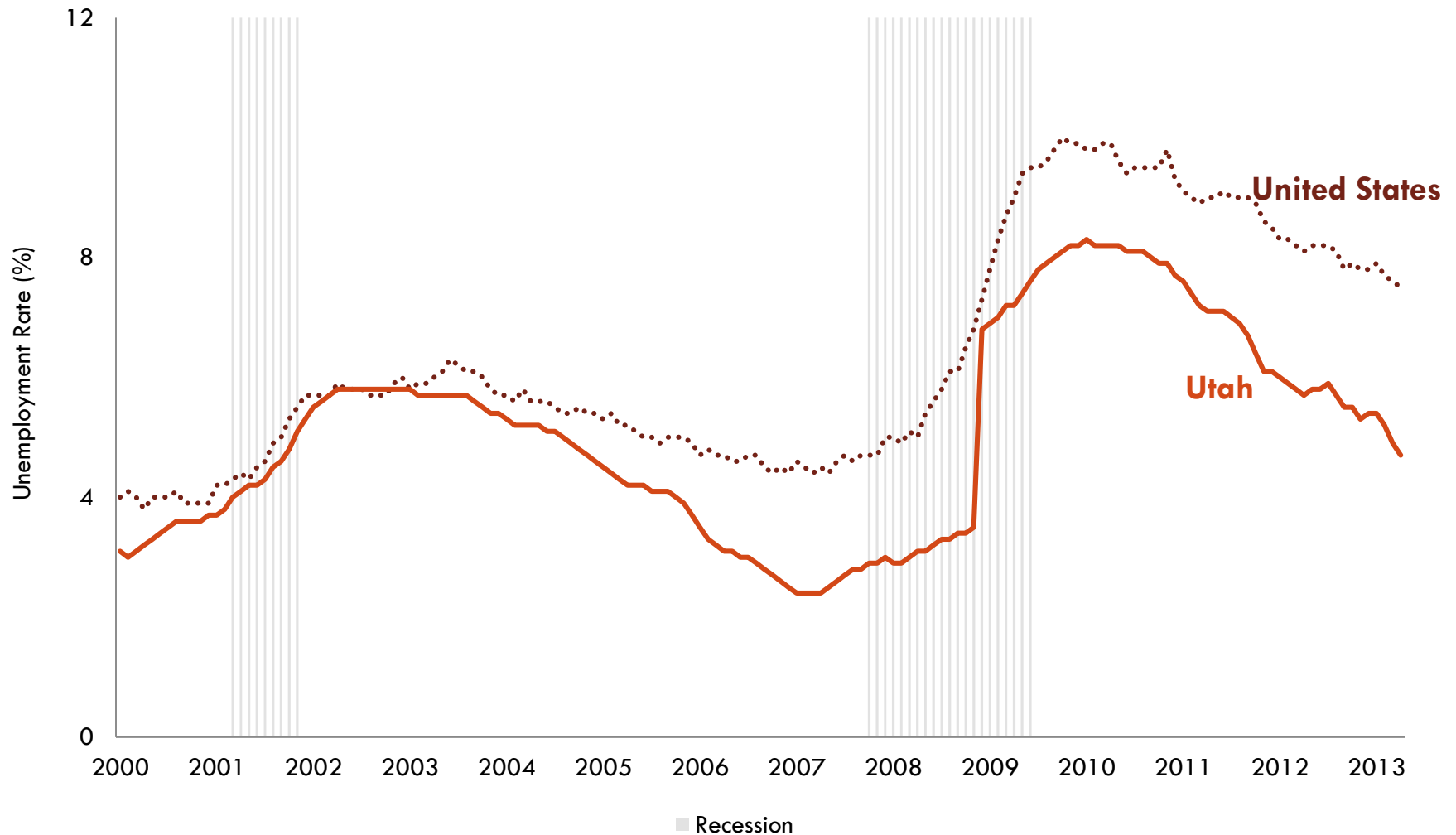
Financing for home purchases

**Financing for Homebuyers — April 2013
3 Month Moving Average**



Utah Trends

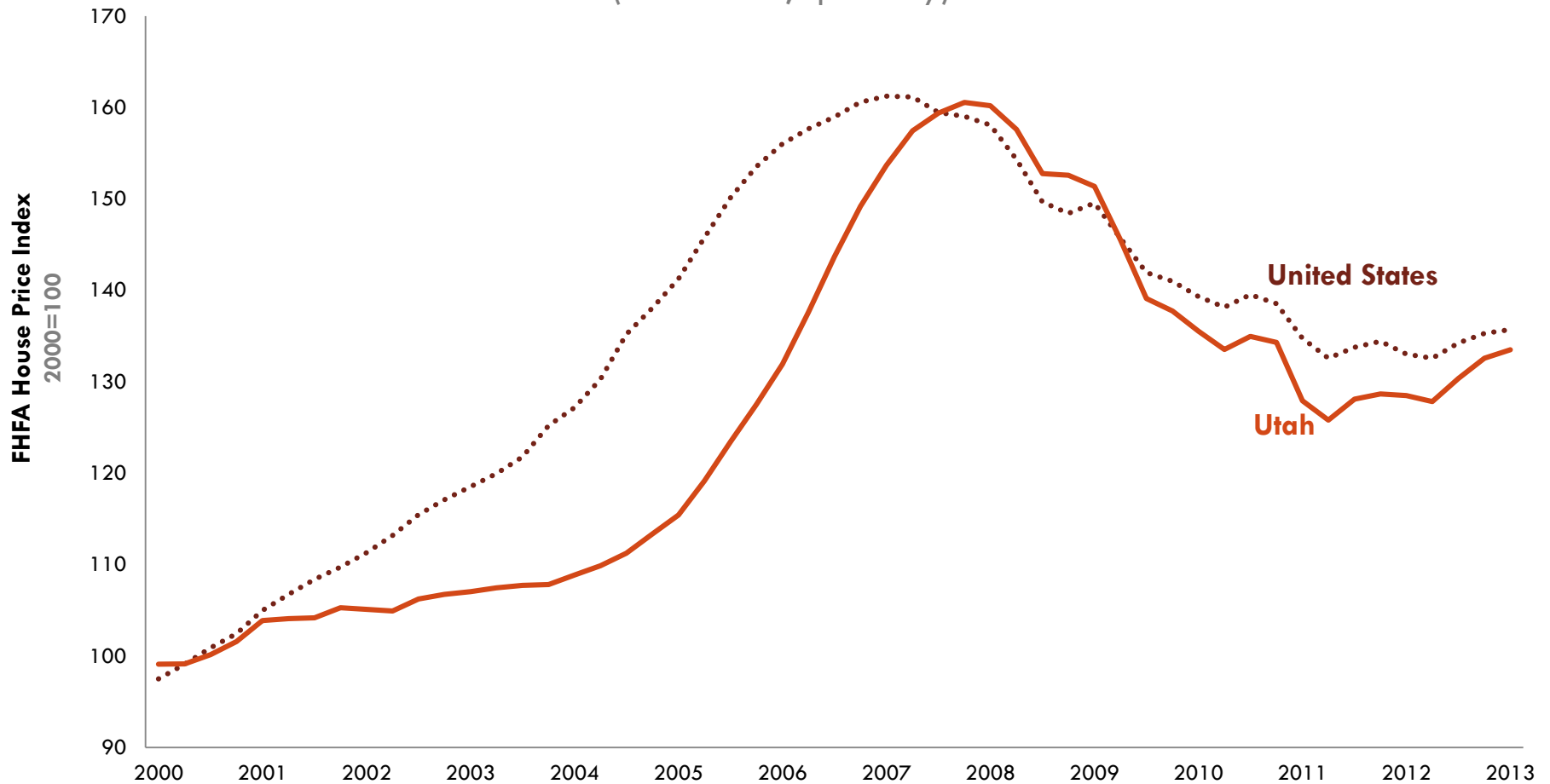
Unemployment rate in Utah continues to fall, still well below US average



Utah house prices trending back up

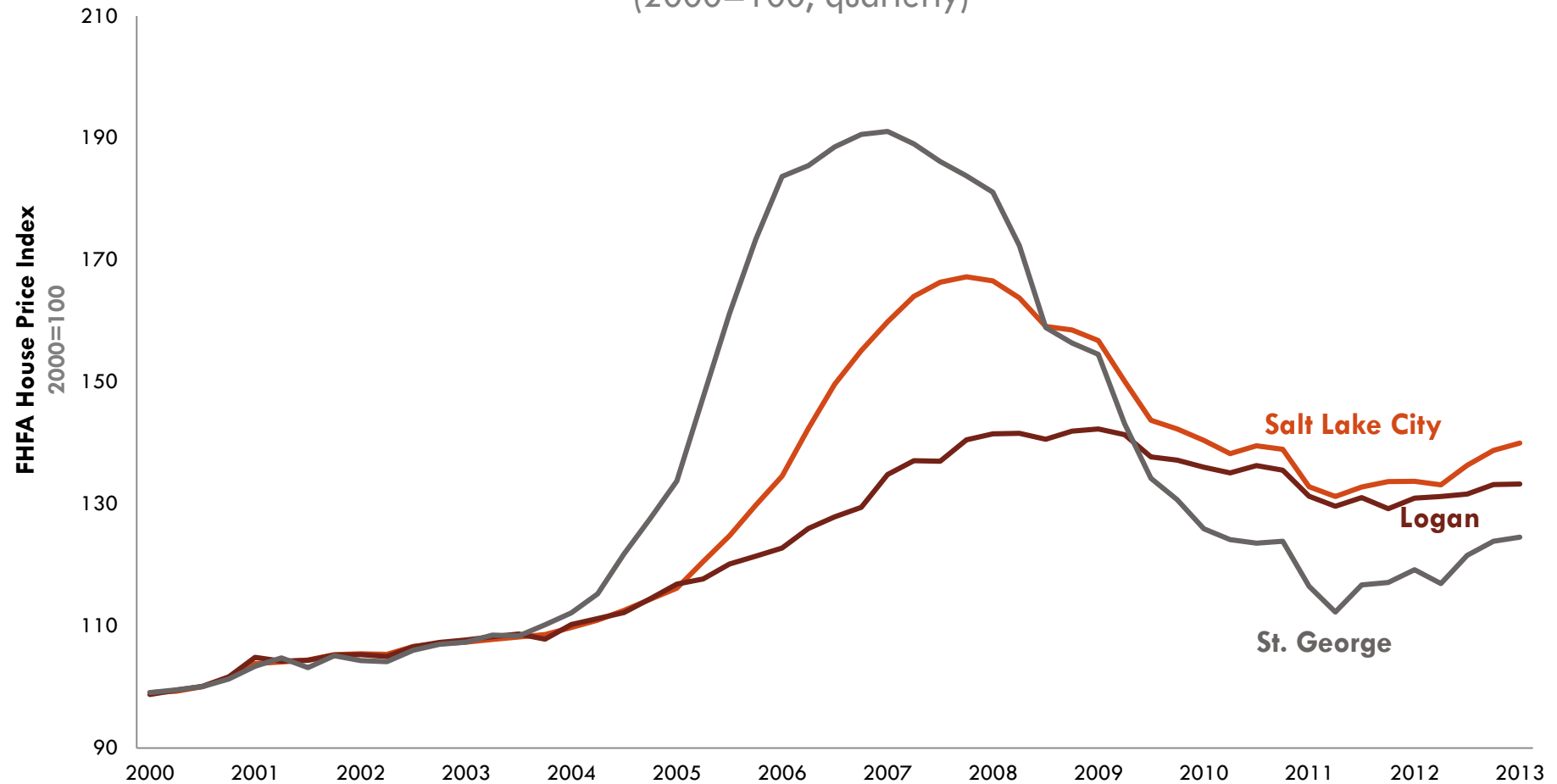
FHFA House Price Index (formerly OFHEO)

(2000=100, quarterly)



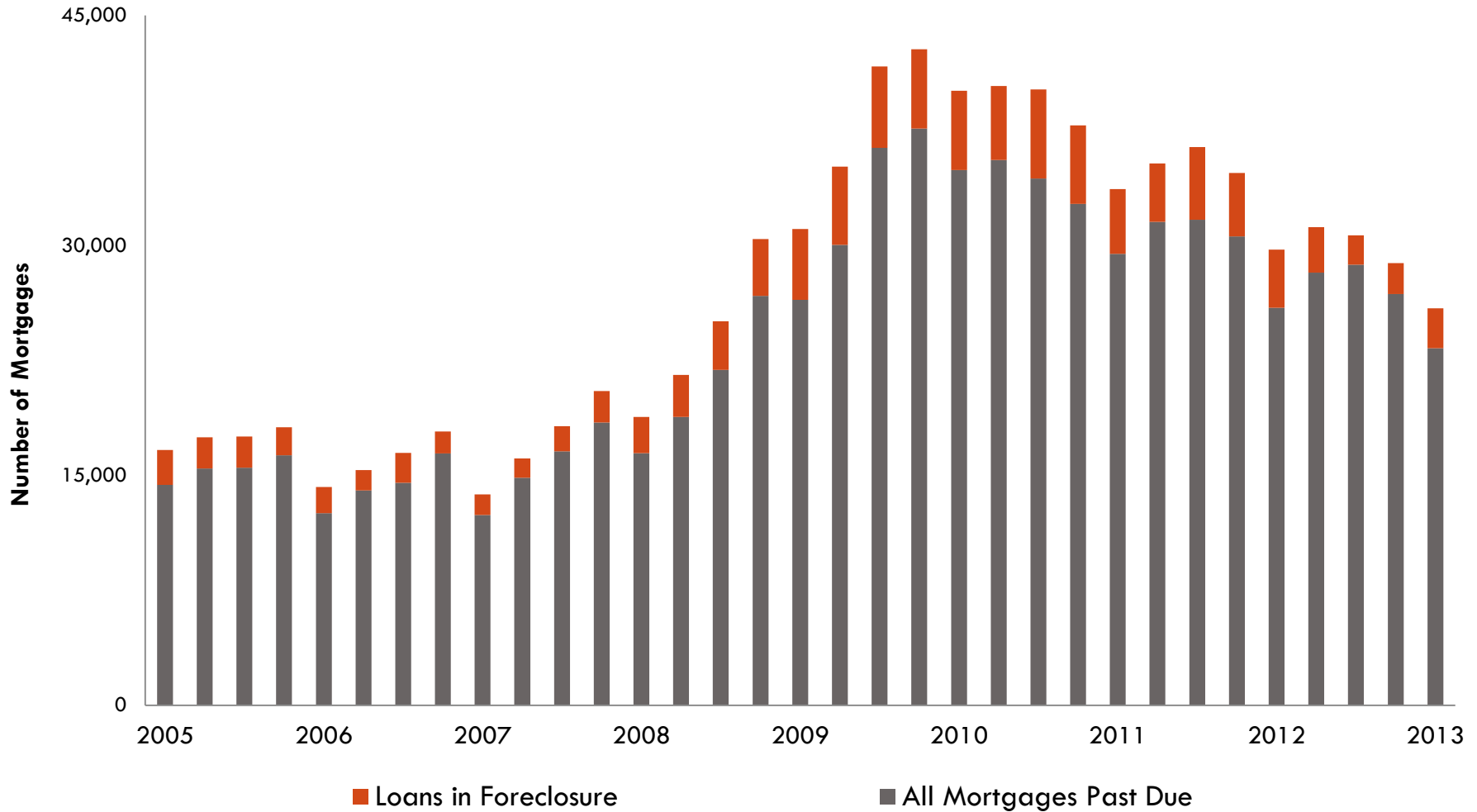
House prices at the metro level trending up

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

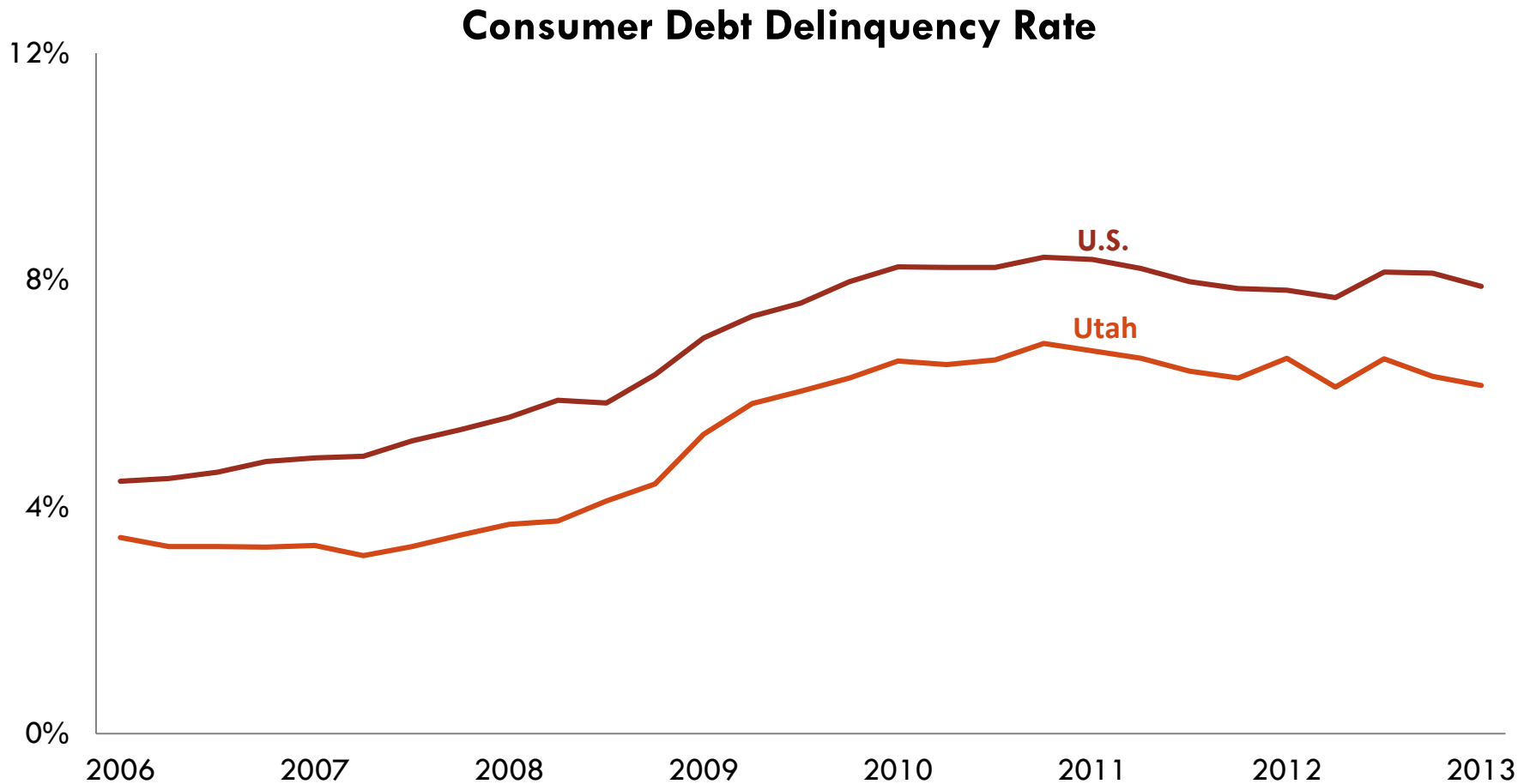


Source: Federal Housing Finance Agency (formerly OFHEO)

Numbers of loans in foreclosure increases slightly, even as all mortgages past due declines



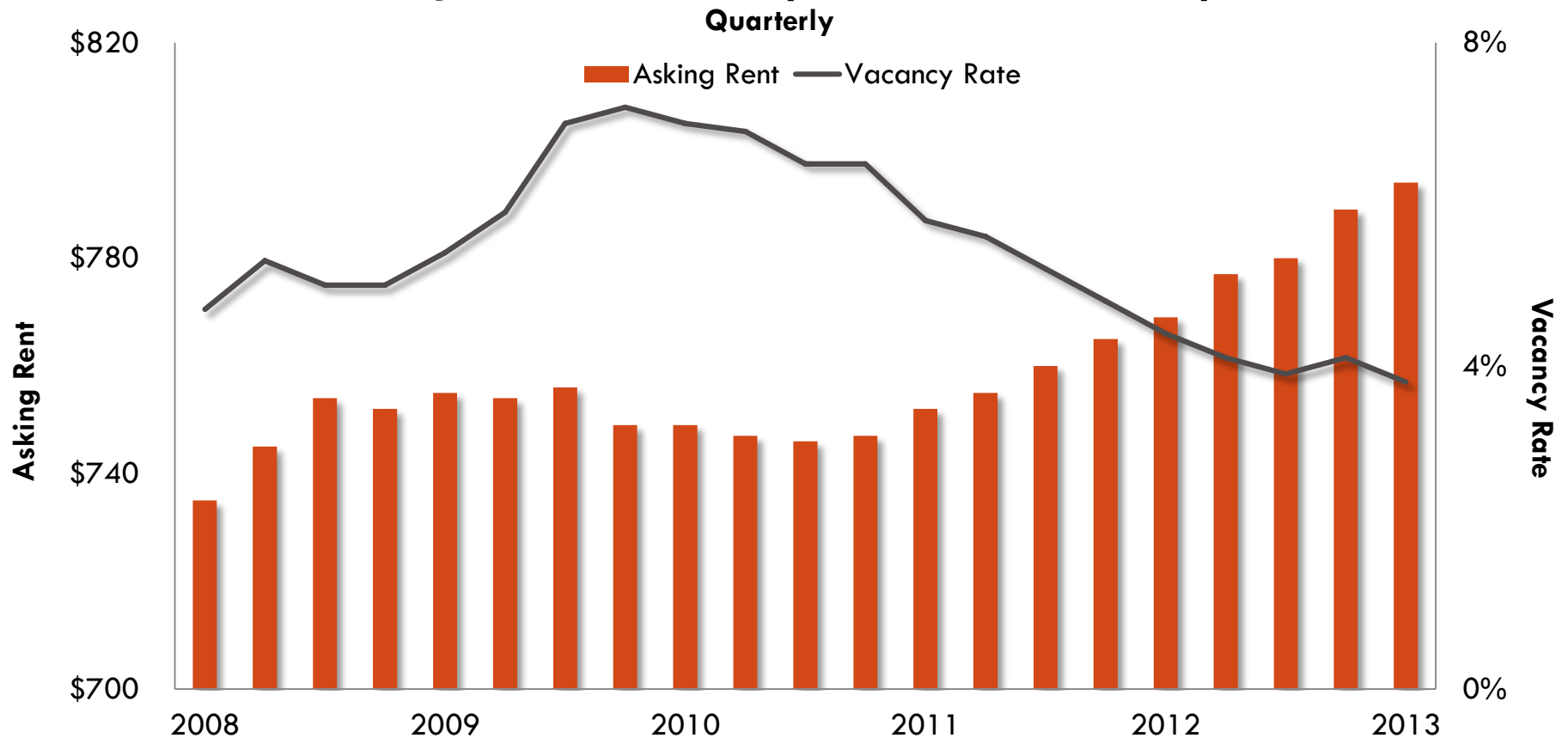
Utah's consumer debt delinquency rate below national average



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

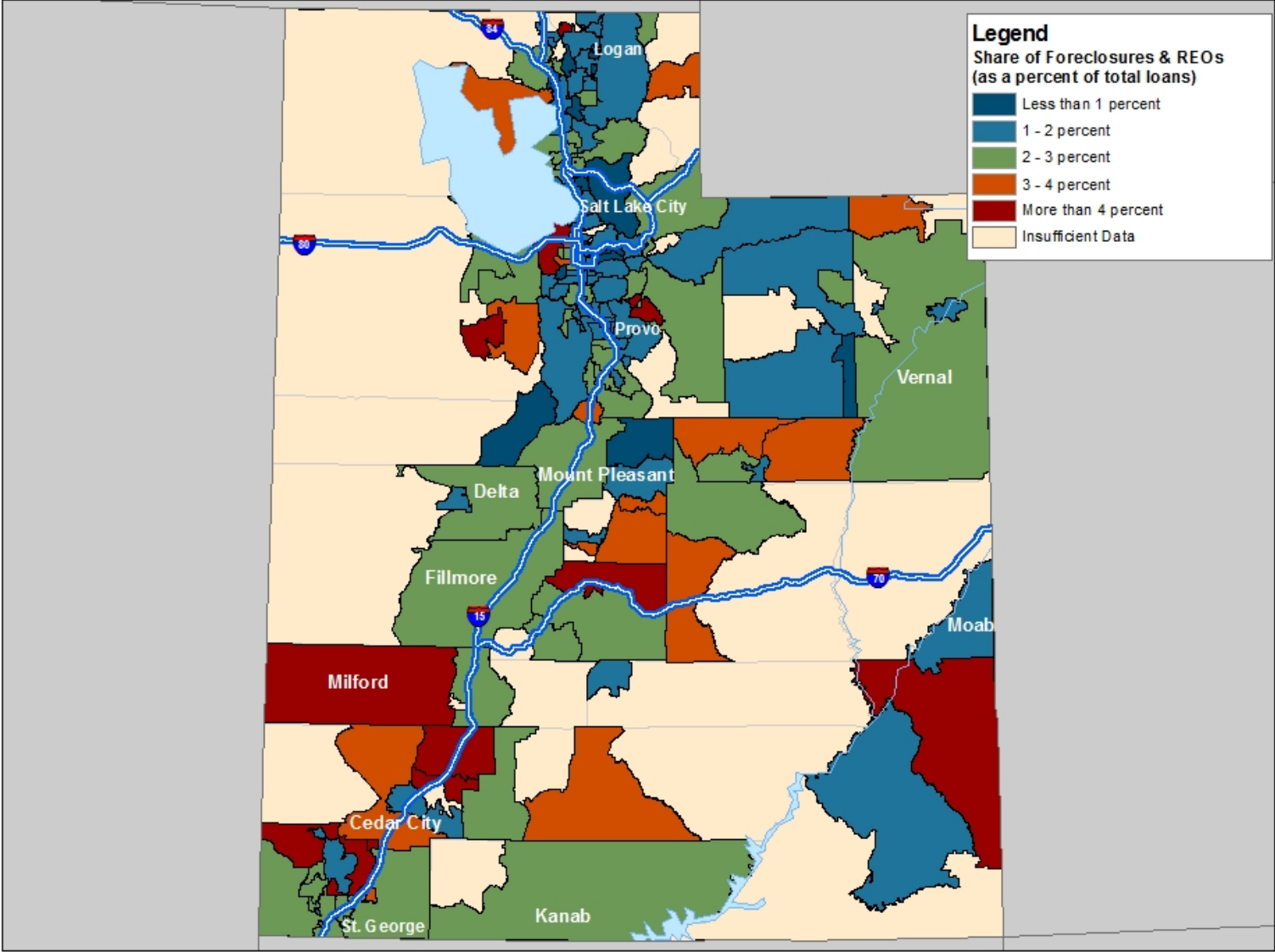


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Maps

Areas Affected by Concentrated Foreclosures

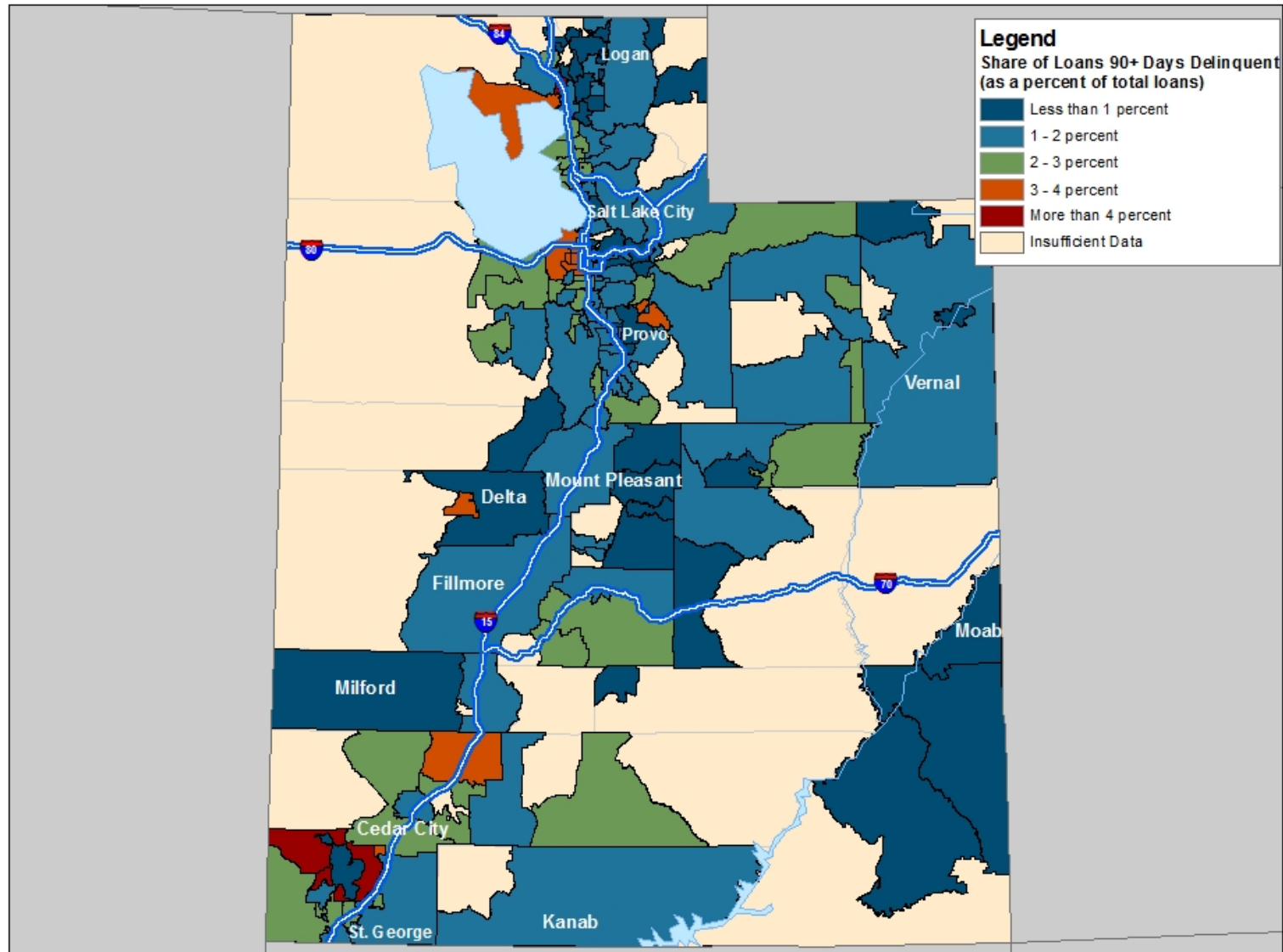
April 2013



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

Areas at Risk of Additional Foreclosures

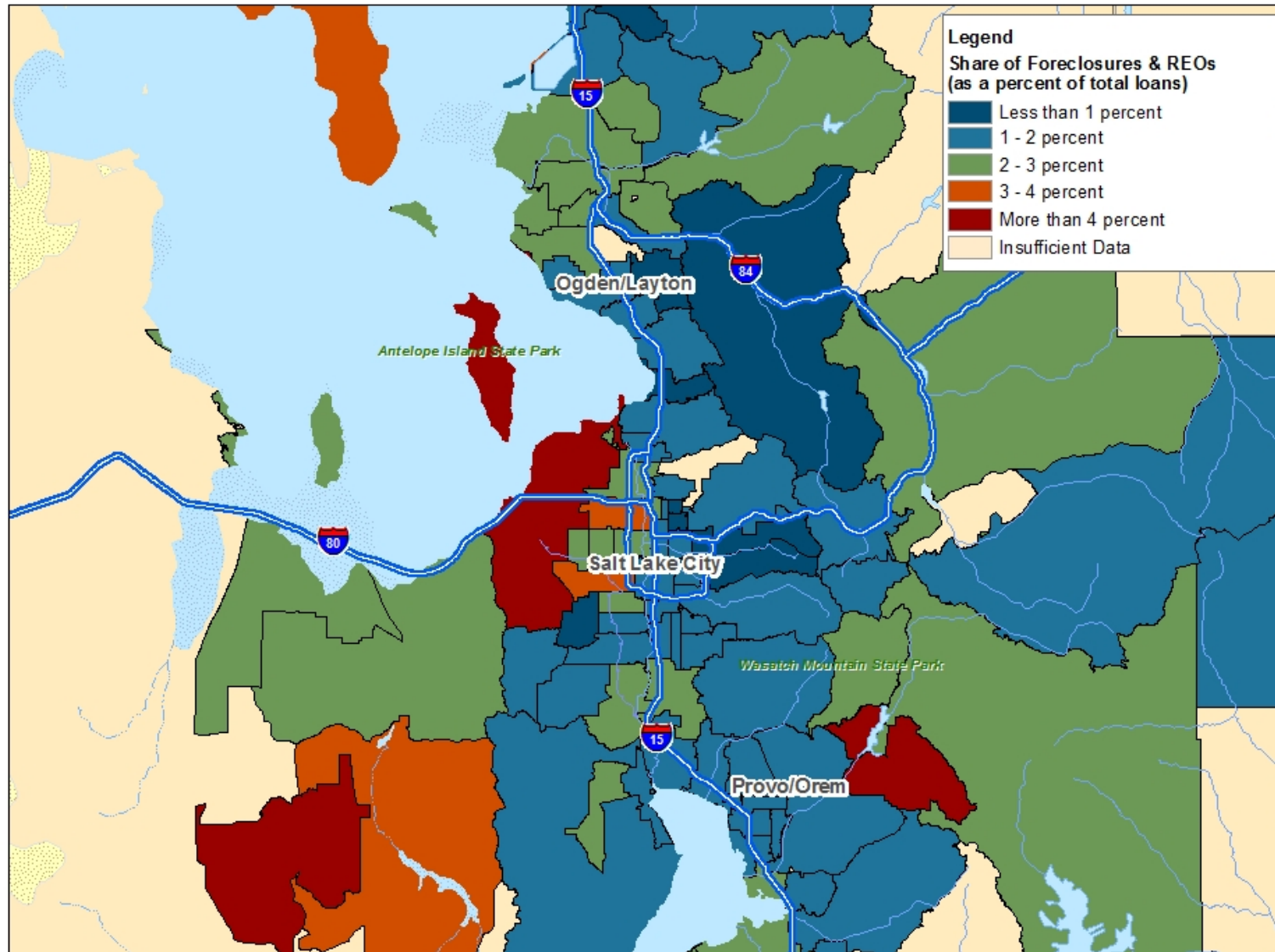
April 2013



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

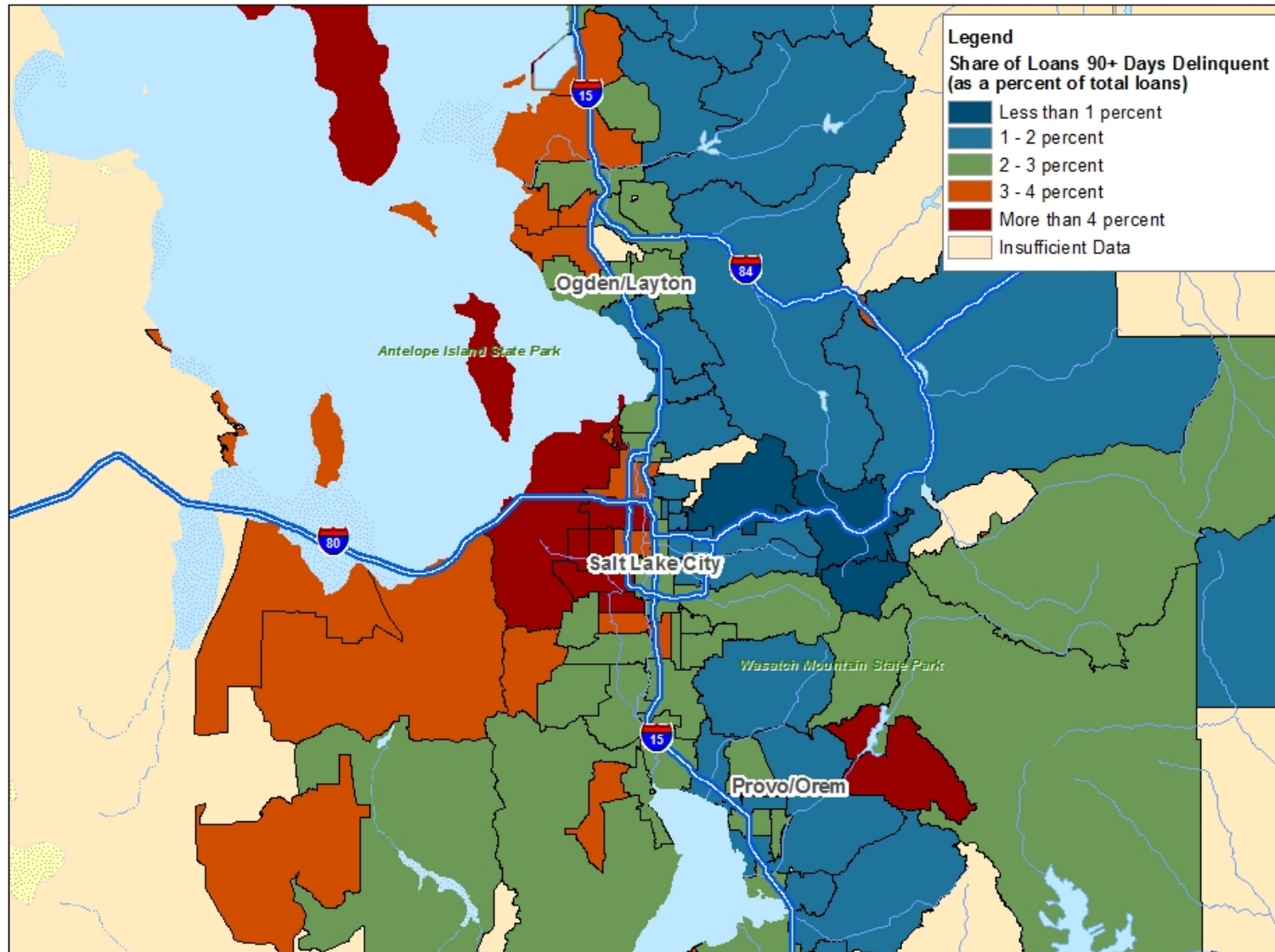
Areas Affected by Concentrated Foreclosures

April 2013



Areas at Risk of Additional Foreclosures

April 2013

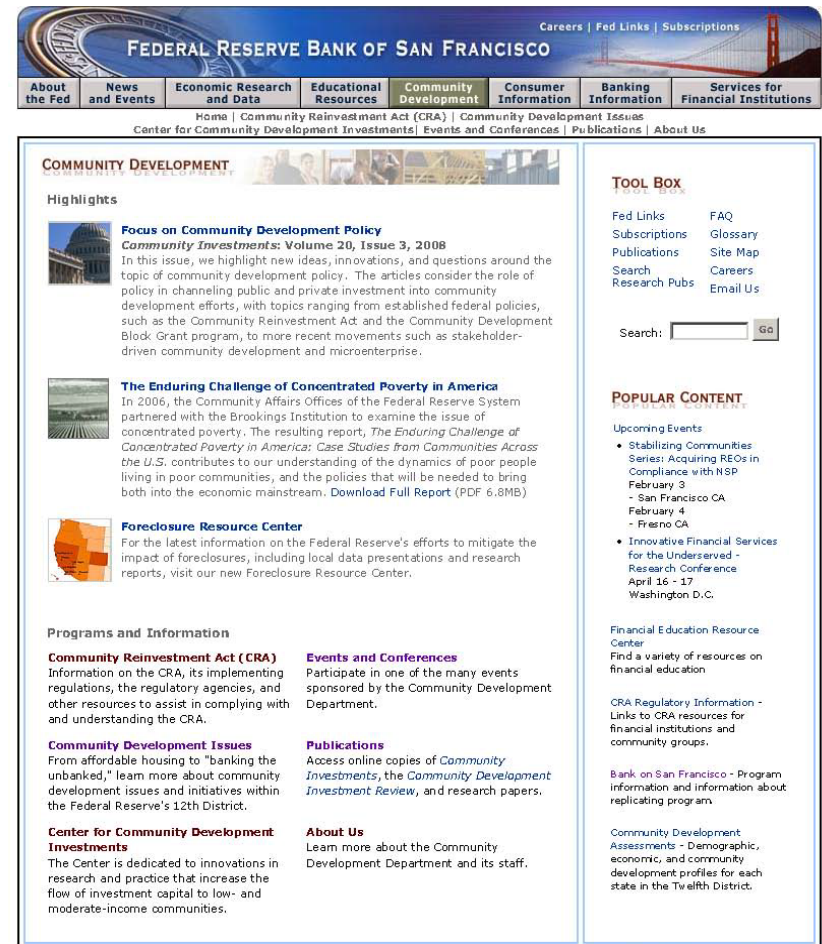


Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

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/>