

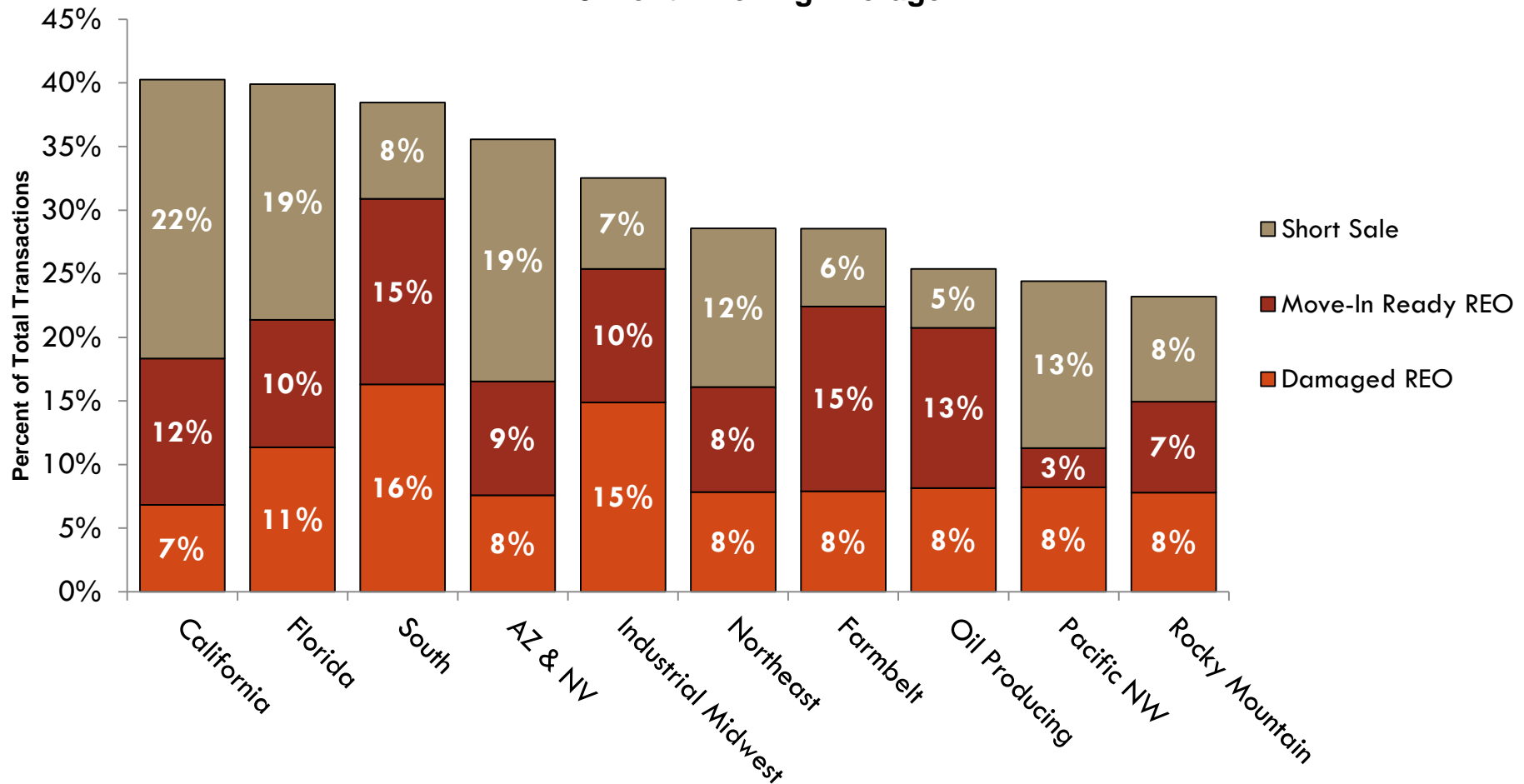
HOUSING AND LABOR MARKET TRENDS: WASHINGTON

June 2013

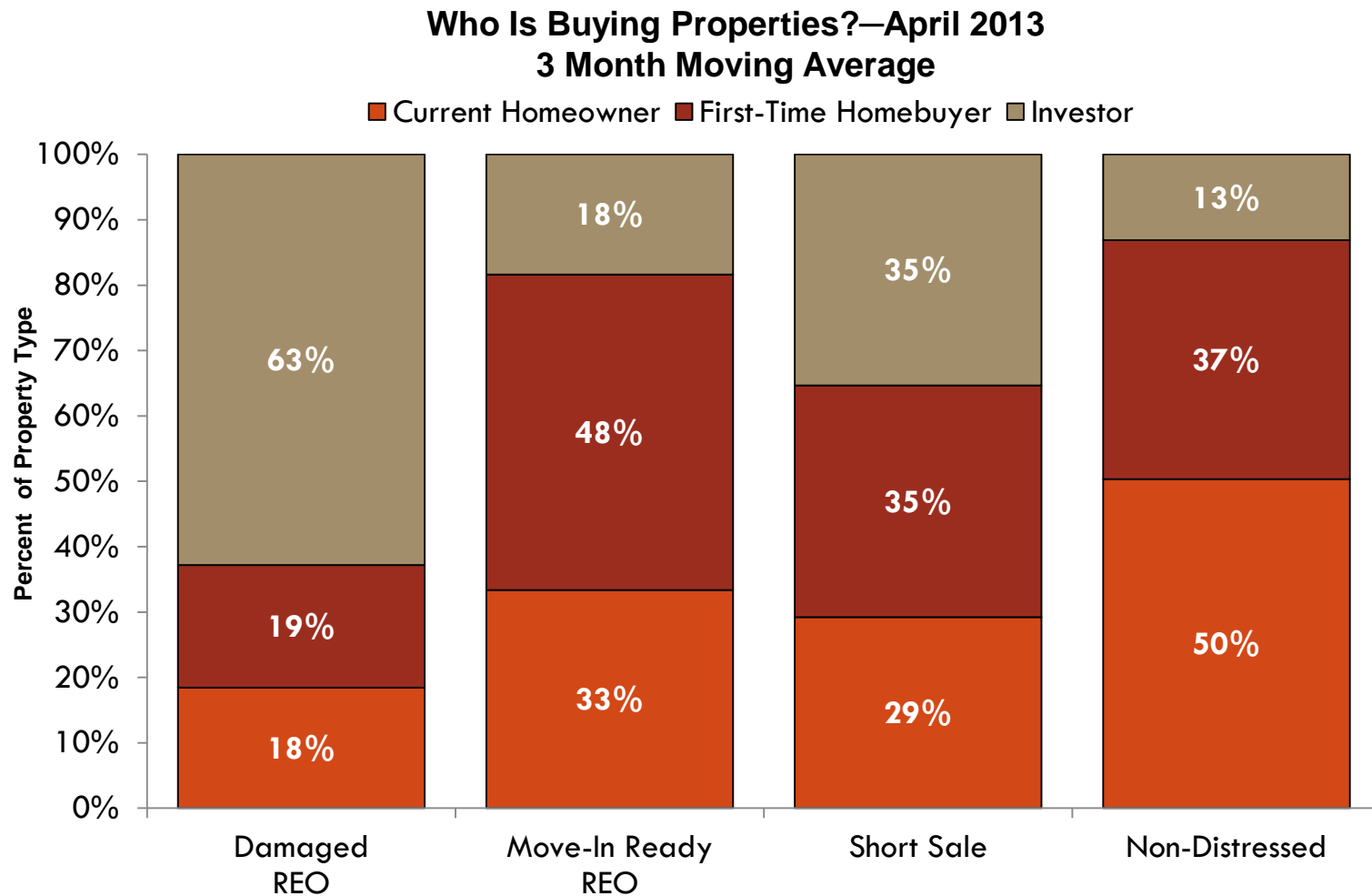
National Trends

Composition of distressed sales by geography

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

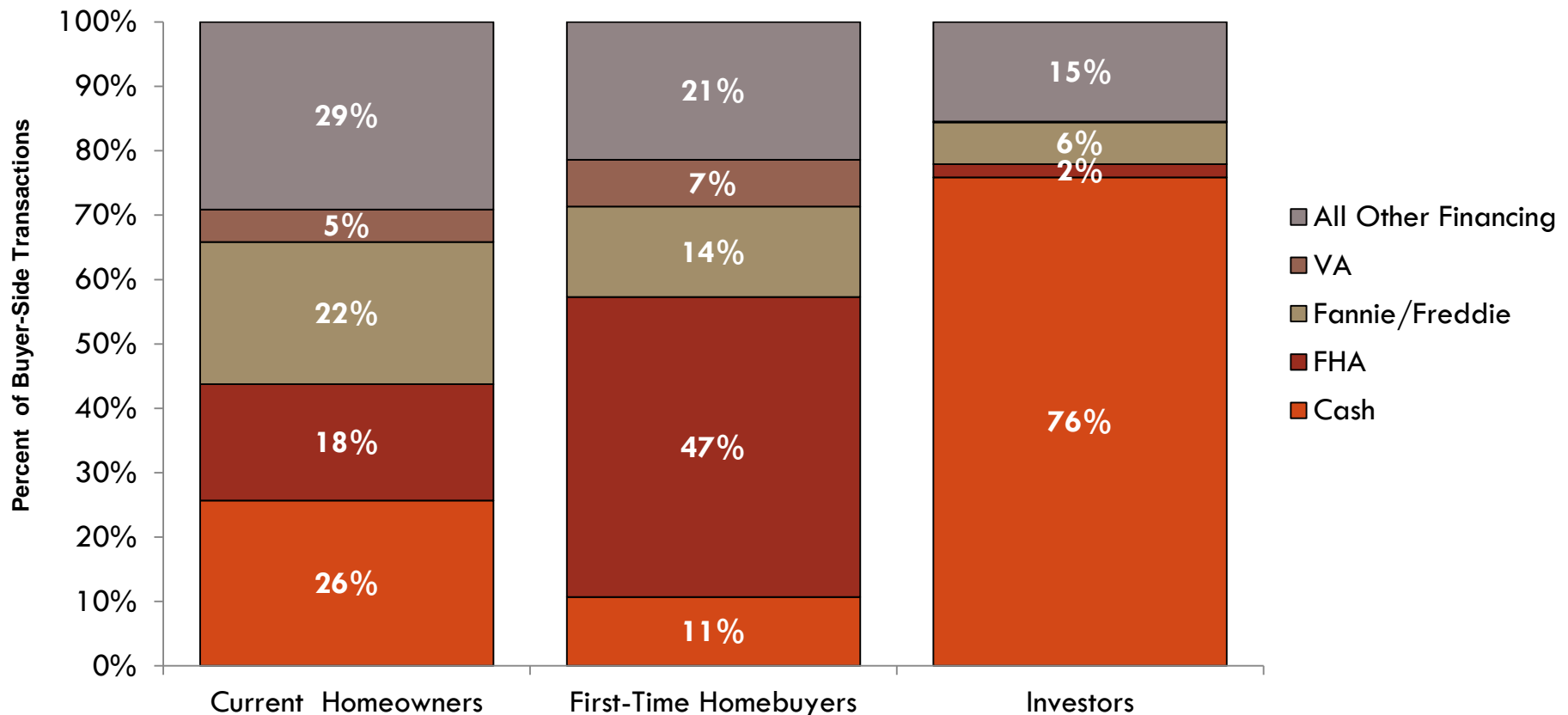


Neighborhood stabilization: concerns over investor purchases of distressed properties



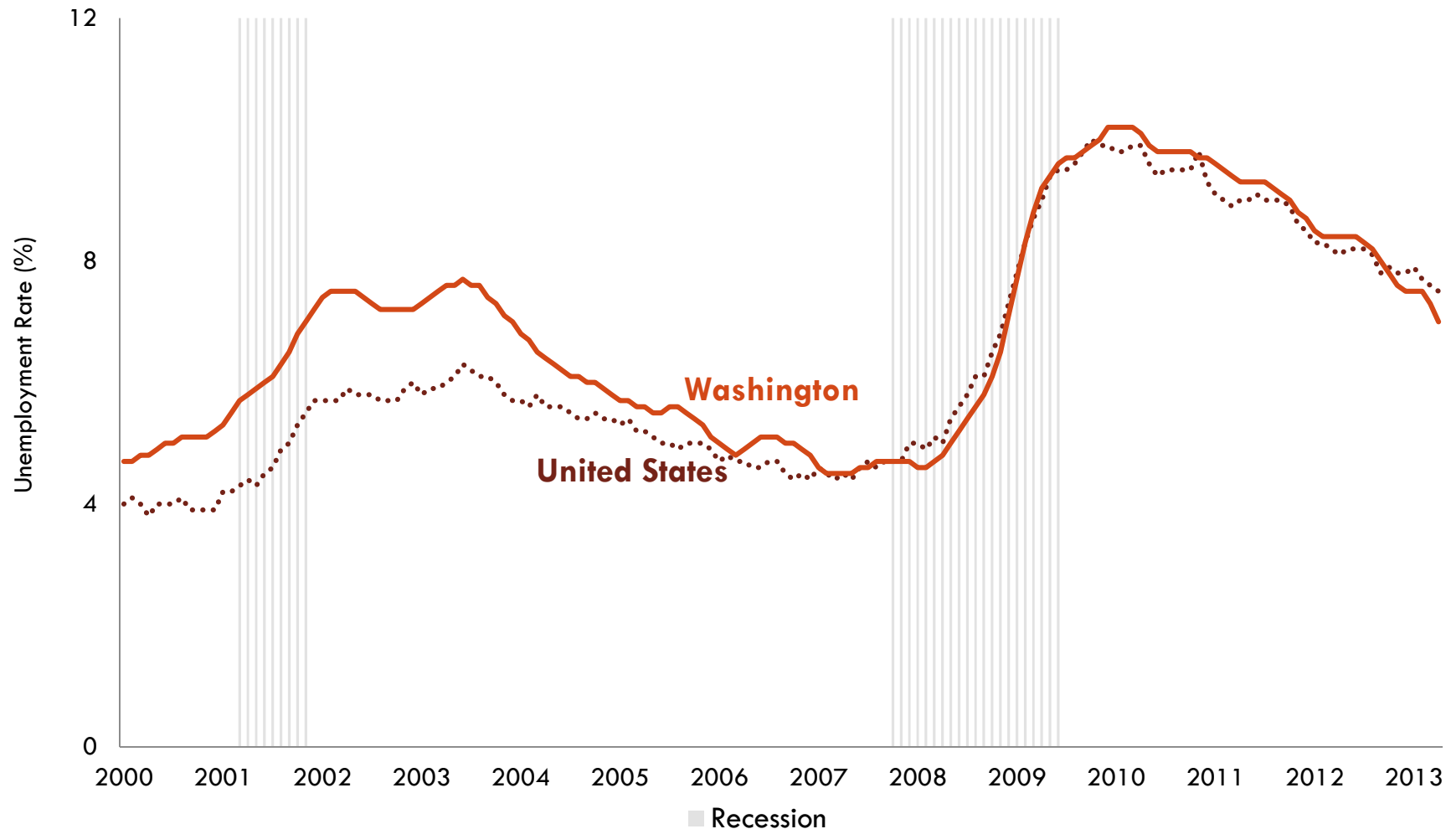
Financing for home purchases

Financing for Homebuyers—April 2013
3 Month Moving Average



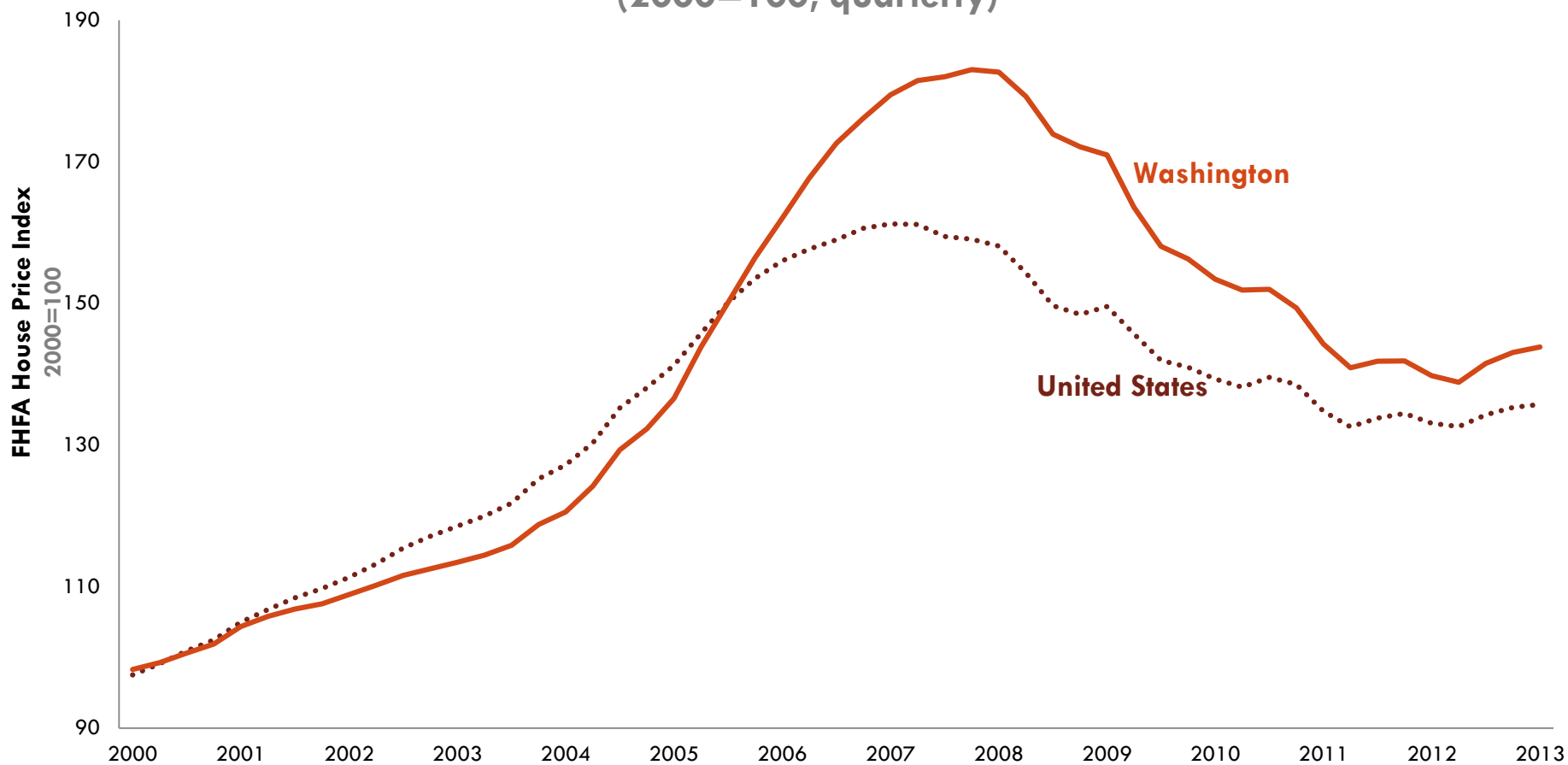
Washington Trends

Unemployment rate in Washington dropped just below US average



Washington's house prices showing slight uptick

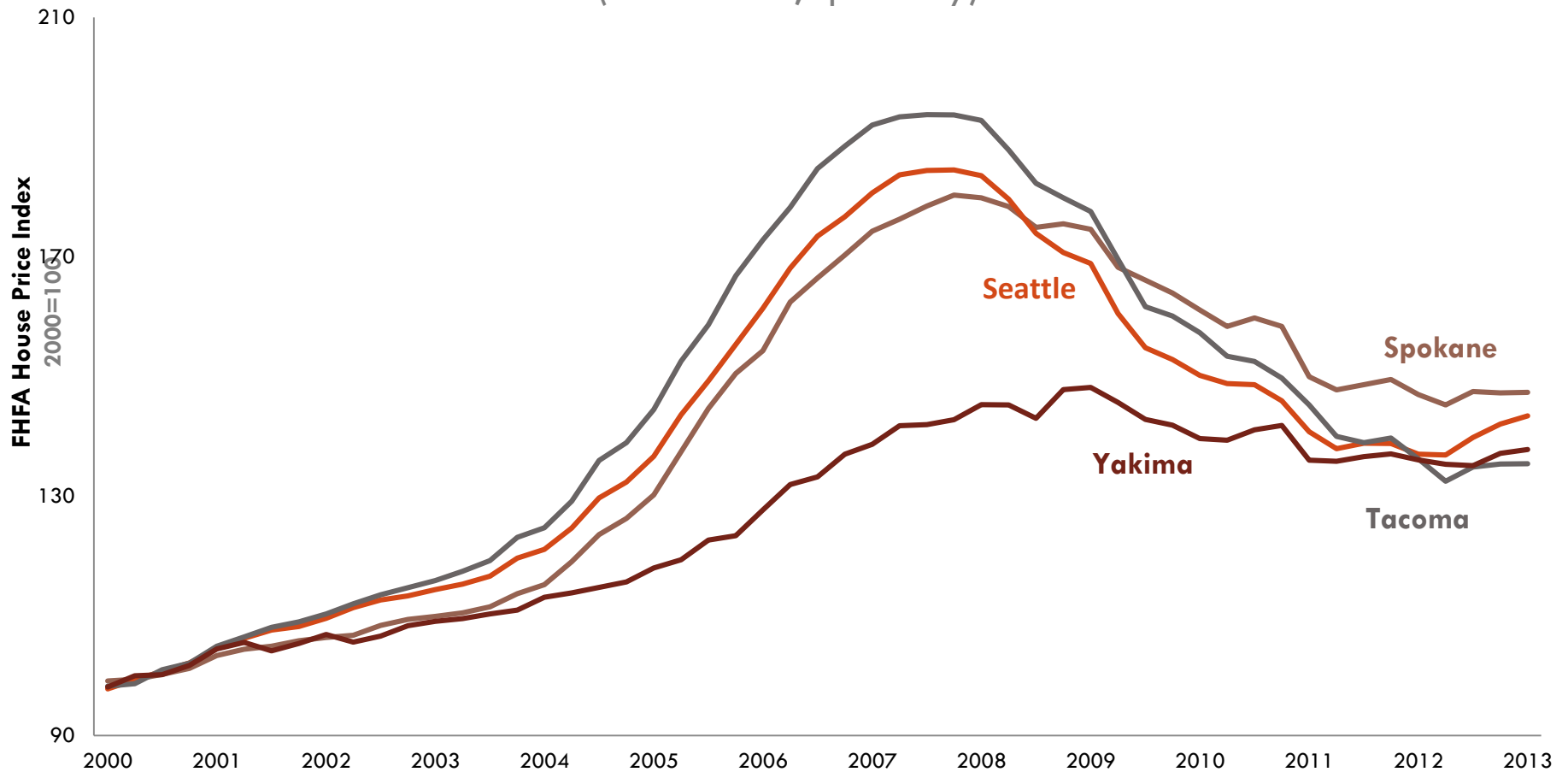
FHFA House Price Index (formerly OFHEO)
(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

Seattle house prices showing greater uptick than other metros

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

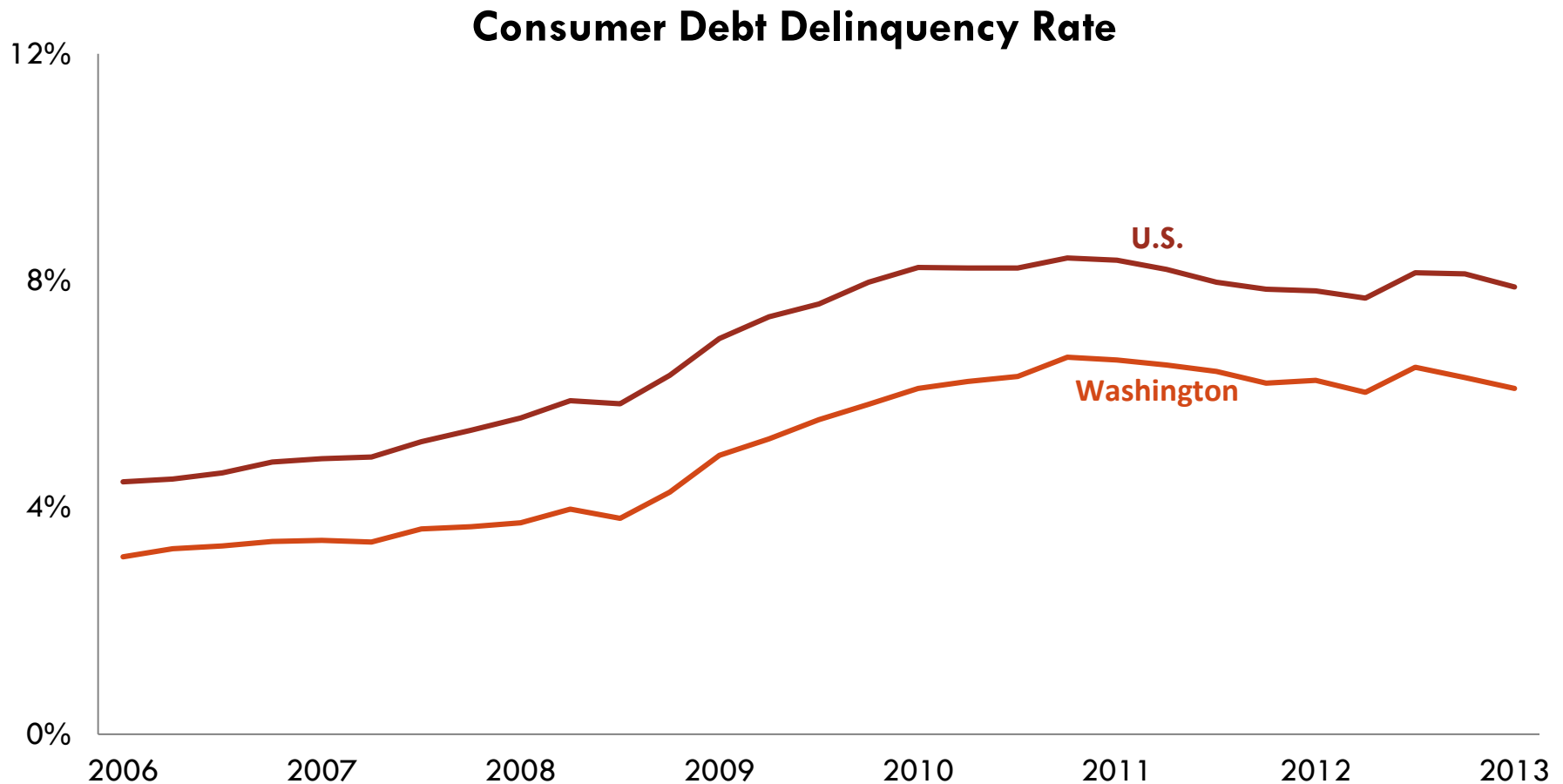


Source: Federal Housing Finance Agency (formerly OFHEO)

Decrease in number of WA delinquent mortgages



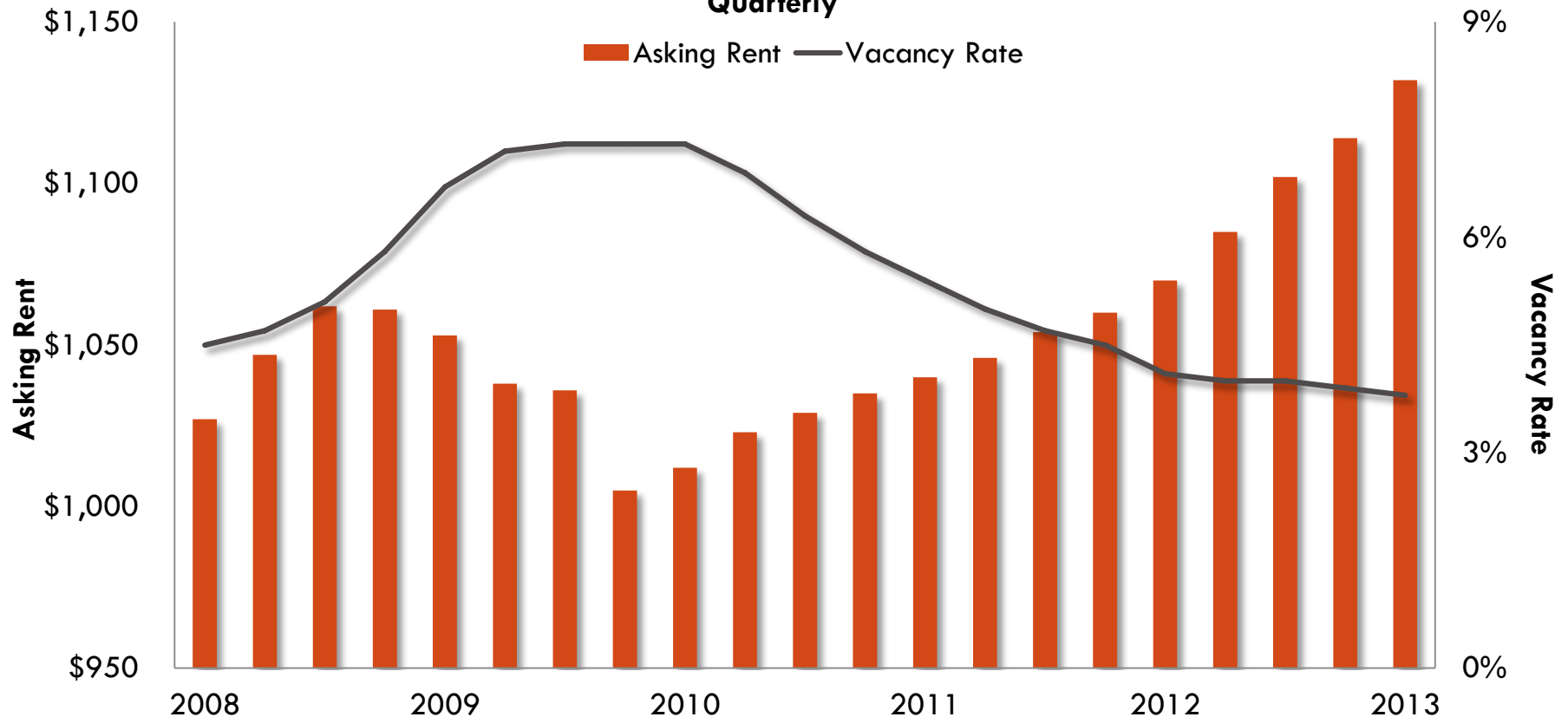
Washington's consumer debt delinquency rate continues to mirror US trends



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

Seattle rents continue to rise

Asking Rent and Vacancy Rate in Seattle
Quarterly

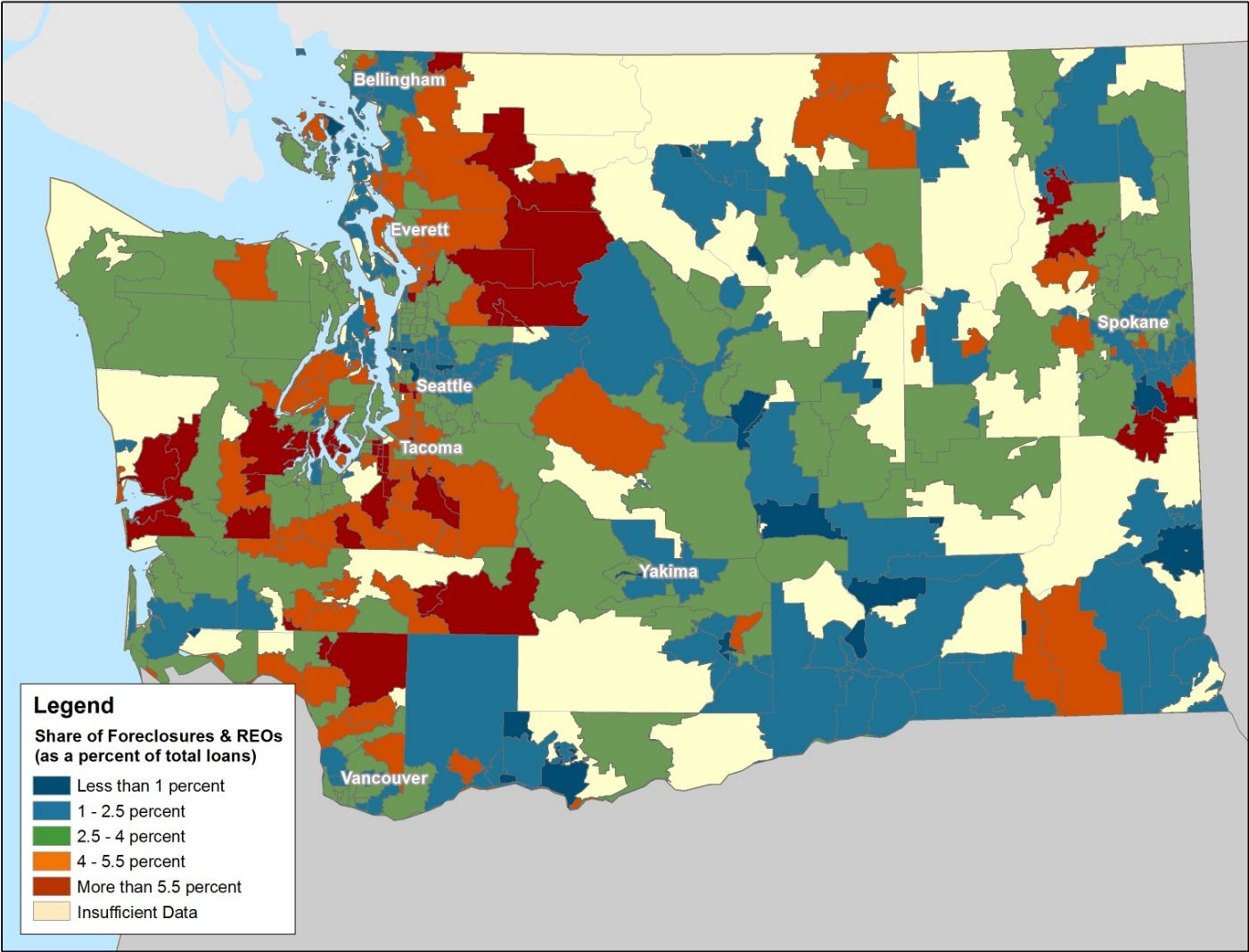


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a

Washington Foreclosure Data Maps

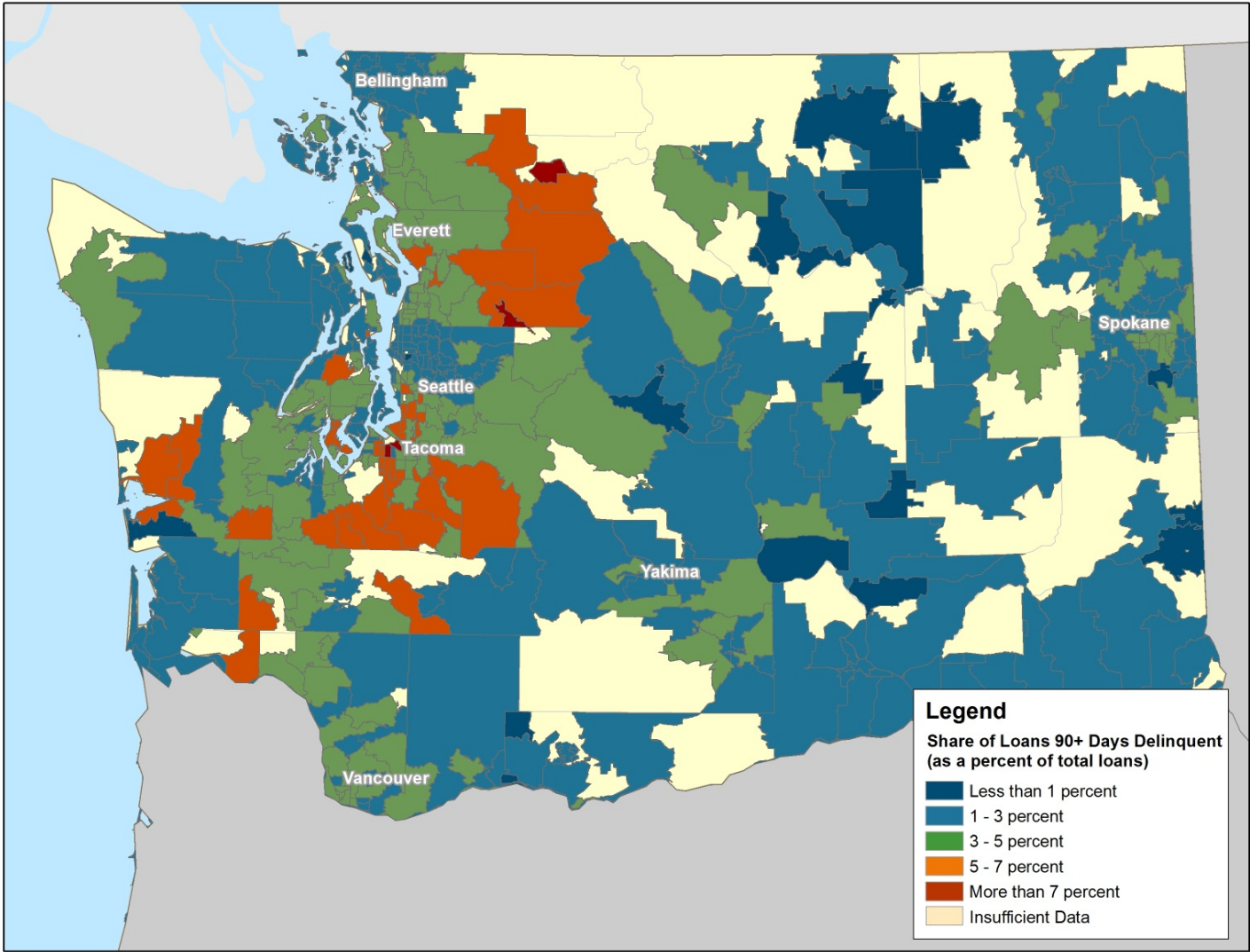
Areas Affected by Concentrated Foreclosures

April 2013



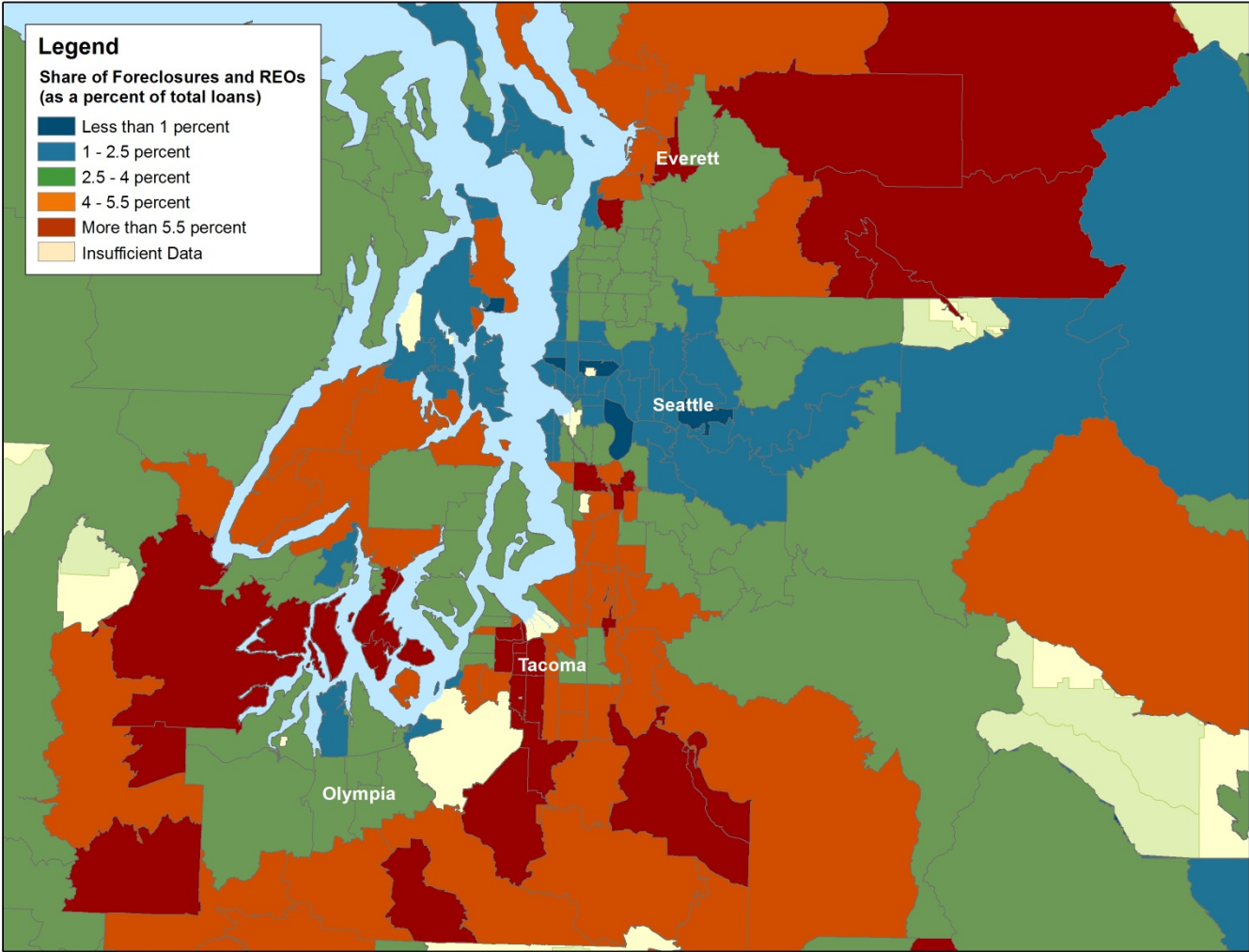
Areas at Risk of Additional Foreclosures

April 2013



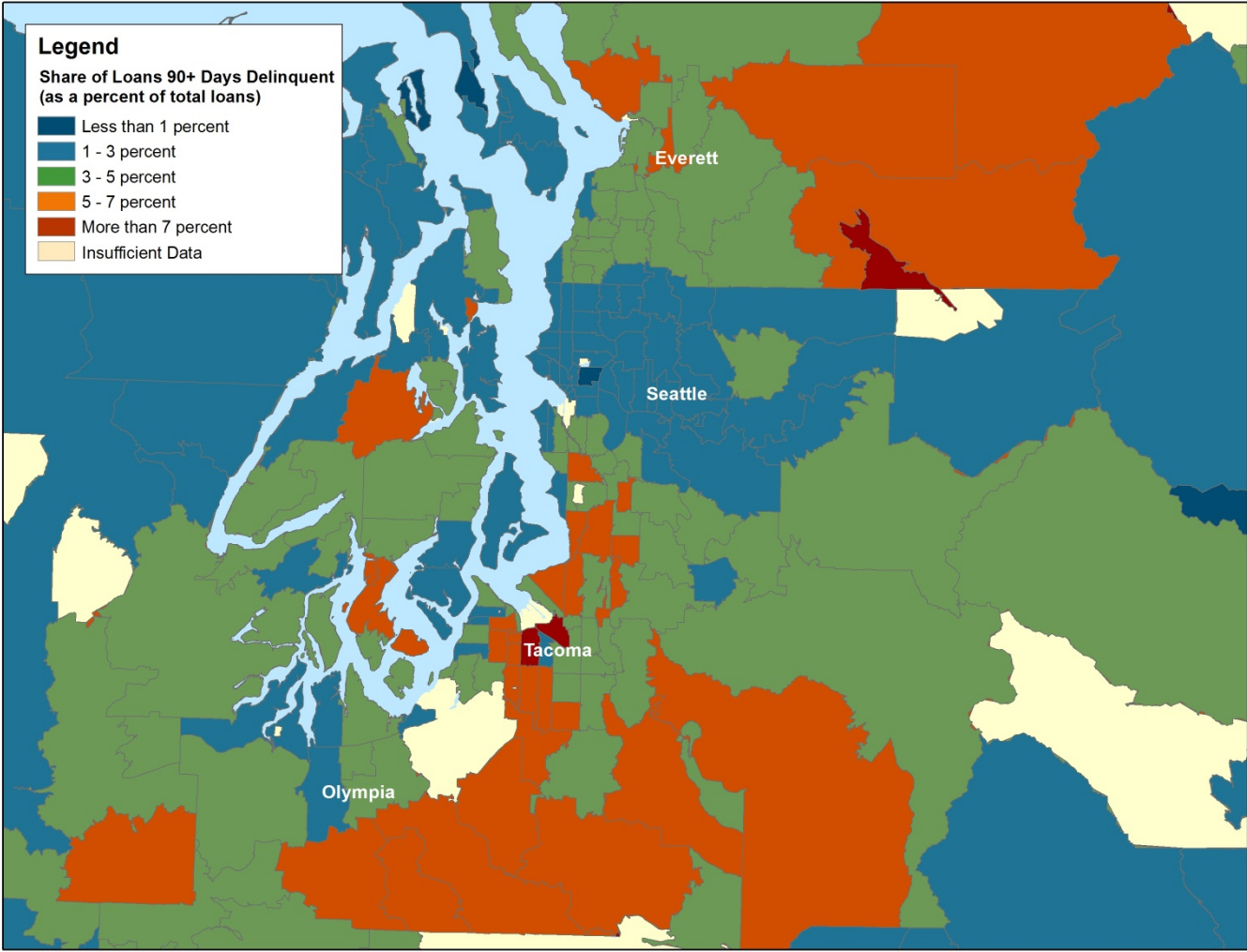
Areas Affected by Concentrated Foreclosures

April 2013



Areas at Risk of Additional Foreclosures

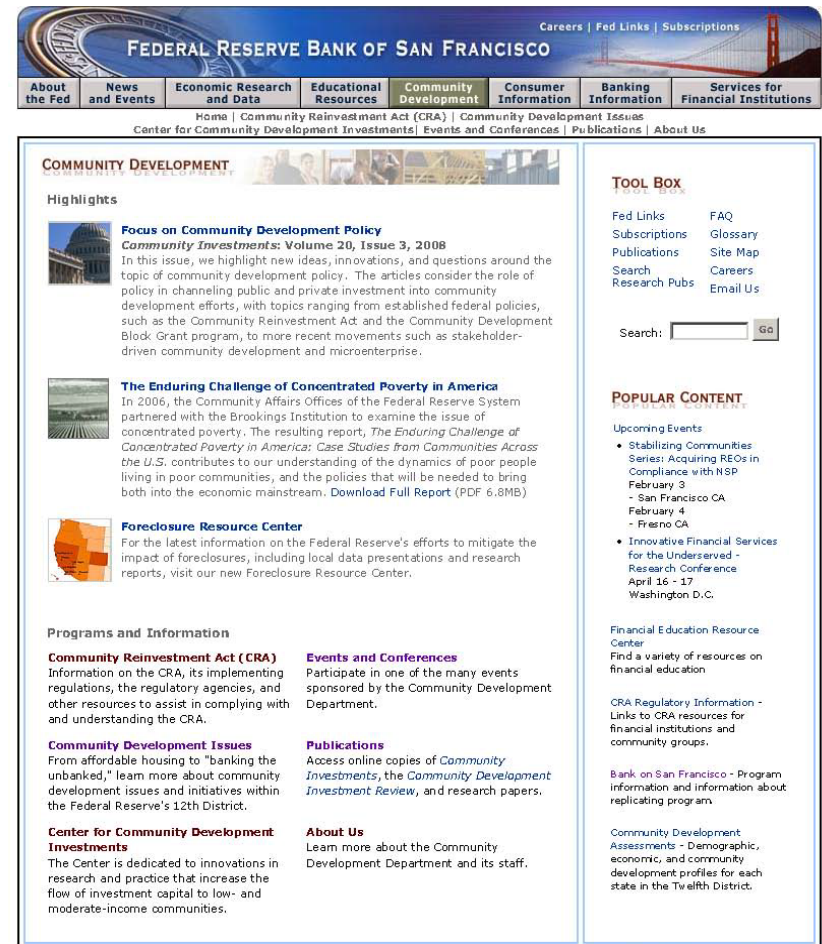
April 2013



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/>