National Trends
Composition of distressed sales by geography

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

Percent of Total Transactions

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—April 2013
3 Month Moving Average

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Percent of Property Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damaged REO</td>
<td>63%</td>
</tr>
<tr>
<td>Move-In Ready REO</td>
<td>48%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>35%</td>
</tr>
<tr>
<td>Non-Distressed</td>
<td>50%</td>
</tr>
</tbody>
</table>

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

Financing for Homebuyers—April 2013
3 Month Moving Average

<table>
<thead>
<tr>
<th>Percent of Buyer-Side Transactions</th>
<th>Current Homeowners</th>
<th>First-Time Homebuyers</th>
<th>Investors</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>29%</td>
<td>21%</td>
<td>15%</td>
</tr>
<tr>
<td>90%</td>
<td>5%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>80%</td>
<td>22%</td>
<td>14%</td>
<td>2%</td>
</tr>
<tr>
<td>70%</td>
<td>18%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>60%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>40%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- All Other Financing
- VA
- Fannie/Freddie
- FHA
- Cash

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2013
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

Source: Mortgage Bankers Association, National Delinquency Survey
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

Legend
Share of Foreclosures & REOs (as a percent of total loans)
- Less than 1 percent
- 1 - 2.5 percent
- 2.5 - 4 percent
- 4 - 5.5 percent
- More than 5.5 percent
- Insufficient Data

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
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/