National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—April 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2012
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—April 2012

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2012
Financing for home purchases

Financing for Homebuyers—April 2012

Percent of Buyer-Side Transactions

- Current Homeowners
  - 31%
  - 19%
  - 17%
  - 7%
  - 5%
- First-Time Homebuyers
  - 78%
  - 53%
- Investors
  - 75%
  - 15%
  - 4%
  - 3%

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2012
Alaska Trends
Unemployment rate in Alaska still below national average

Source: Bureau of Labor Statistics
Alaska’s real estate market remains stable

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

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

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Alaska delinquencies have fallen since mid-2011
Consumer debt delinquency rate down from 2010 peak

**Consumer Debt Delinquency Rate**

- **U.S.**
- **Alaska**

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel
Asking rent has increased as vacancy rate falls in Anchorage

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.
Alaska Foreclosure Data Maps
Alaska Data Maps

Areas Affected by Concentrated Foreclosures
April 2012

Legend
Share of Foreclosures & REOs (as a percent of total loans)
- Less than 1 percent
- 1 - 2 percent
- 2 - 3 percent
- Insufficient Data

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