ARIZONA: HOUSING AND LABOR MARKET TRENDS

June 2012

Community Development Research
Federal Reserve Bank of San Francisco
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

- 26%
- 19%
- 19%
- 31%

First-Time Homebuyers

- 17%
- 7%
- 13%
- 53%

Investors

- 15%
- 4%
- 3%
- 78%

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2012
Arizona Trends
Arizona’s unemployment rate keeping pace with US; down to 8.2 percent

Source: Bureau of Labor Statistics
Arizona house prices down to 2003 levels

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

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices continued downward trend in many metropolitan areas; little change in Phoenix-Mesa

Source: Federal Housing Finance Agency (formerly OFHEO)
Number of delinquent mortgages and properties in foreclosure process continues to fall

Source: Mortgage Bankers Association, National Delinquency Survey
Consumer debt delinquency down from 2010 peak

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 Phoenix

Asking Rent and Vacancy Rate in Phoenix
Quarterly

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.
Tucson rents up; vacancies down

Asking Rent and Vacancy Rate in Tucson
Quarterly

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.
Arizona Data Maps
Areas Affected by Concentrated Foreclosures
April 2012

Legend
Share of Loans in Foreclosure or REO (as a share of total loans)
- Less than 2 percent
- 2 - 4 percent
- 4 - 6 percent
- 6 - 8 percent
- More than 8 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas At Risk Of Additional Foreclosures
April 2012

Legend
Share of Loans 90+ Days Delinquent (as a share of total loans)

- Less than 1.5 percent
- 1.5 - 3 percent
- 3 - 4.5 percent
- 4.5 - 6 percent
- More than 6 percent
- Insufficient Data

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

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Areas Affected by Concentrated Foreclosures
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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/