National Trends
Composition of distressed sales by geography

Proportion of Distressed Property Transactions – December 2011

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions December 2011
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—December 2011

<table>
<thead>
<tr>
<th>Percent of Property Type</th>
<th>Investor</th>
<th>First-Time Homebuyer</th>
<th>Current Homeowner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damaged REO</td>
<td>57%</td>
<td>23%</td>
<td>20%</td>
</tr>
<tr>
<td>Move-In Ready REO</td>
<td>21%</td>
<td>49%</td>
<td>30%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>29%</td>
<td>39%</td>
<td>32%</td>
</tr>
<tr>
<td>Non-Distressed</td>
<td>14%</td>
<td>33%</td>
<td>53%</td>
</tr>
</tbody>
</table>

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions December 2011
Financing for home purchases

Financing for Homebuyers—December 2011

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions December 2011
Arizona Trends
Arizona’s unemployment rate keeping pace with US; down to 8.7 percent

Source: Bureau of Labor Statistics
Arizona house prices show slight uptick in late 2011

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices continued downward trend in metropolitan areas; some upticks in late 2011

Source: Federal Housing Finance Agency (formerly OFHEO)
Decline in number of delinquent mortgages and properties in foreclosure process slowed in 2011

Source: Mortgage Bankers Association, National Delinquency Survey
Areas At Risk Of Additional Foreclosures

November 2011

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas Affected by Concentrated Foreclosures
November 2011

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures

November 2011

Legend:
- 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 Affected by Concentrated Foreclosures
November 2011

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/