National Trends
Unemployment dips below 9%
Recovery, particularly in labor market, remains elusive

Source: Bureau of Labor Statistics, December 2010
Case-Shiller Index shows continued softness in housing market

**Case-Shiller National House Price Index**

*(2000 = 100, Quarterly)*

Source: Case - Shiller Home Price Index
FHFA House Price Index Dips Again at End of 2010

Source: Federal Housing Finance Agency (formerly OFHEO), includes refinancing and is not seasonally adjusted
Nationally, delinquencies drop in 2010, but still more than 4.5 million homes in distress

Source: Mortgage Bankers Association, National Delinquency Survey
Despite improvement, high rates of delinquency remain concentrated in western and southern states.

Source: Lender Processing Service Inc. Applied Analytics, November 2010
HAMP modifications down; borrowers still face challenges in obtaining permanent modifications

Source: HAMP Service Performance Report Through January 2011
Composition of distressed sales

Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—February 2011

Financing for home purchases

![Bar chart showing financing options for home purchases across different groups: Current Homeowners, First-Time Homebuyers, and Investors.]

- **Current Homeowners**
  - All Other Financing: 28%
  - VA: 4%
  - Fannie/Freddie: 19%
  - FHA: 20%
  - Cash: 30%

- **First-Time Homebuyers**
  - All Other Financing: 16%
  - VA: 5%
  - Fannie/Freddie: 14%
  - FHA: 55%
  - Cash: 11%

- **Investors**
  - All Other Financing: 18%
  - VA: 5%
  - Fannie/Freddie: 5%
  - FHA: 75%
  - Cash: 2%

Many states within 12th District face severe budget shortfalls.

Total End-of-Year Shortfall as Percentage of 2010 Budget

Source: Data from Center for Budget and Policy Priorities
California Trends
California’s unemployment still well above national average

Source: Bureau of Labor Statistics
Unemployment rates particularly high in Central Valley and northern counties

California house prices appear to be stabilizing

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Southern California MSA house prices seem to be stabilizing.
Number of delinquent mortgages and properties in foreclosure dropped throughout 2010

Source: Mortgage Bankers Association, National Delinquency Survey
Data Maps
Areas At Risk of Additional Foreclosures

February 2011

Legend
Percent of Loans 60-90 + Days Delinquent

- Less than 3 percent
- 3 - 8 percent
- 8 - 9 percent
- 9 - 12 percent
- More than 12 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics
Southern California Data Maps

Changes in House Prices Since 2007 Peak

February 2011

Legend

Change in House Prices Since 2007 Peak
- Declines of between 45 and 53 percent
- Declines between 36 and 45 percent
- Declines between 27 and 36 percent (mean)
- Declines between 18 and 27 percent
- Declines between 9 and 18 percent
- Insufficient Data

Source: CoreLogic Home Price Index and FRBSF CD 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/