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>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>49%</td>
<td>30%</td>
<td>32%</td>
</tr>
<tr>
<td>Short Sale</td>
<td>29%</td>
<td>39%</td>
<td>33%</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 Homebuyers—December 2011

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions December 2011
California Trends
California’s unemployment rate declining but still well above national average

Source: Bureau of Labor Statistics
California house prices appear to be stabilizing

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Northern California house prices steady

FHFA House Price Index: Northern California
(2000 = 100)

Source: Federal Housing Finance Agency (formerly OFHEO)
Housing markets in the Central Valley saw greatest declines, but also starting to stabilize

Source: Federal Housing Finance Agency (formerly OFHEO)
Southern California MSA house prices also seem to be stabilizing.
Number of properties in foreclosure increased slightly at the end of 2011

Source: Mortgage Bankers Association, National Delinquency Survey
State & Local Data Maps
Areas Affected by Concentrated Foreclosures
November 2011
Areas At Risk of Additional Foreclosures
November 2011

Legend
Share of Loans 90+ Days Delinquent (as a percent 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
Areas Affected by Concentrated Foreclosures

November 2011

Legend
Share of Foreclosures & REOs (as a percent 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
- County Boundary
Areas Affected by Concentrated Foreclosures

November 2011

Legend
Share of Foreclosures and REOs (as a percent 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
- County Boundaries

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

Legend
Share of Foreclosures & REOs (as a percent of total loans)
- Less than 2 percent
- 2 - 4 percent
- 4 - 6 percent
- 6 - 8 percent
- More than 8 percent
- Insufficient Data
- County Boundary

Source: Lender Processing Services Inc. Applied Analytics
Inland Empire Data Maps

Areas at Risk of Additional Foreclosures
November 2011

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 2 percent
- 2 - 4 percent
- 4 - 6 percent
- 6 - 8 percent
- More than 8 percent
- Insufficient Data
- County Boundary

Source: Lender Processing Services Inc. Applied Analytics
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/