

HOUSING AND LABOR MARKET TRENDS: CALIFORNIA

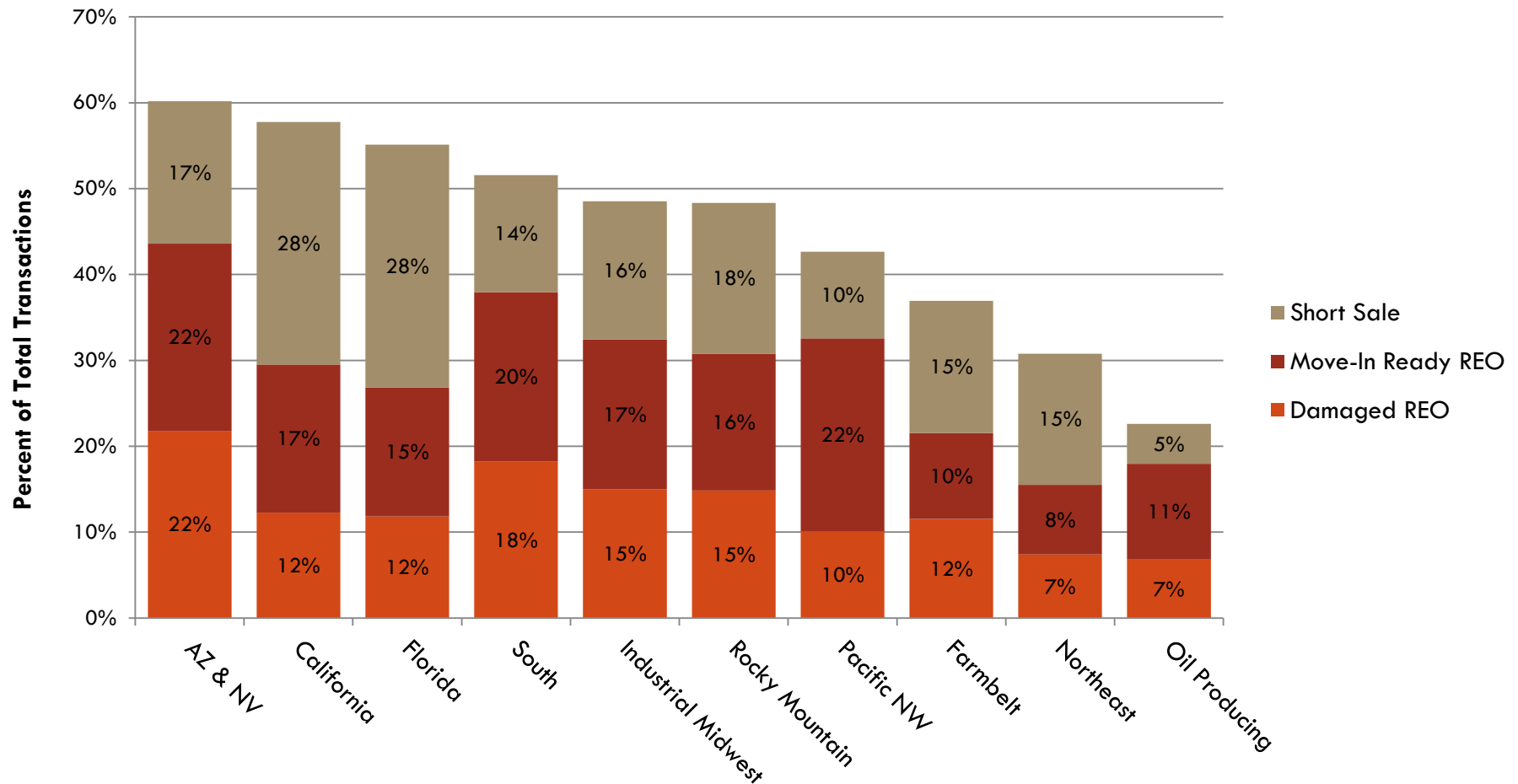
January 2012

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

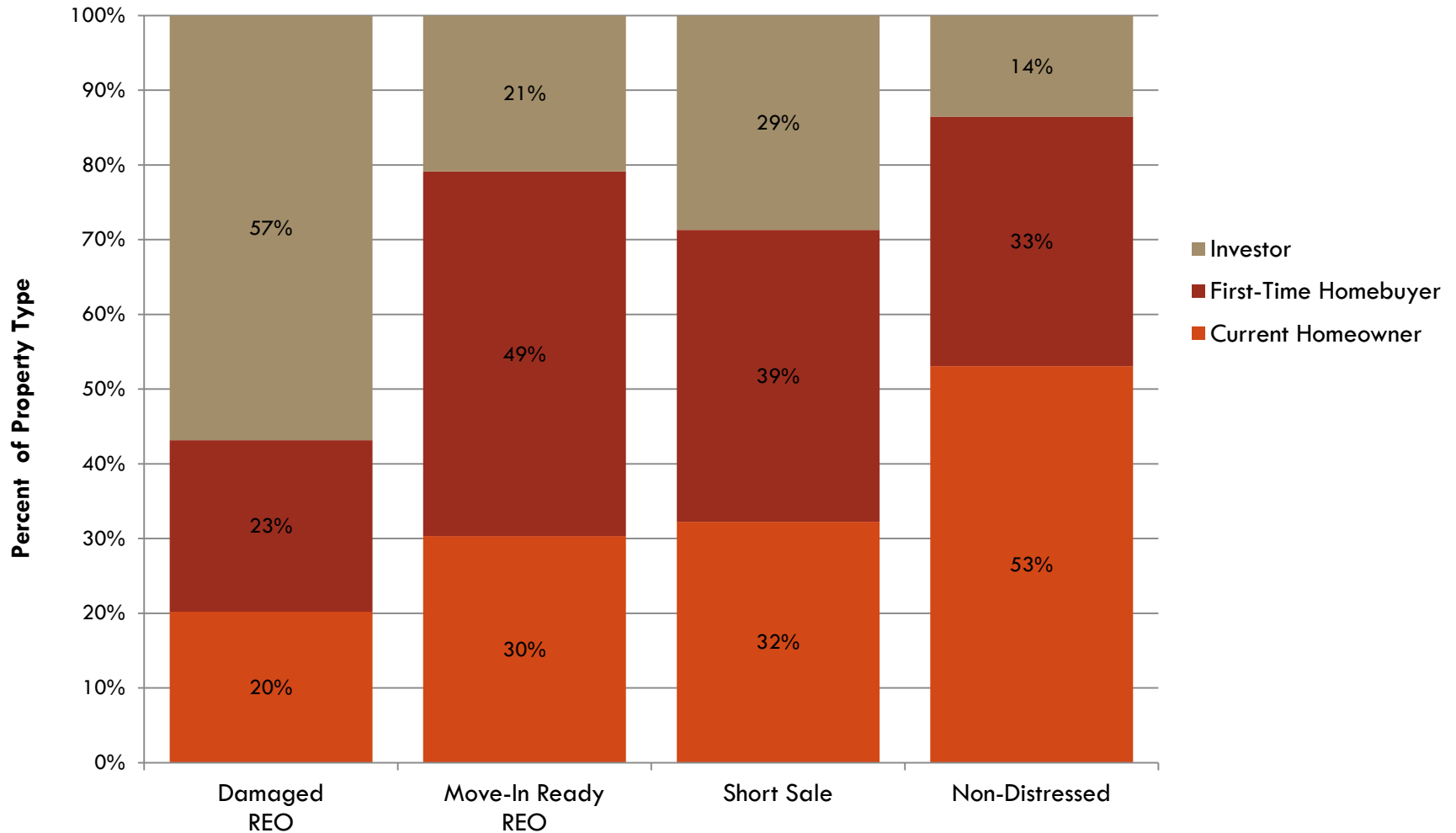
Composition of distressed sales by geography

Proportion of Distressed Property Transactions – December 2011



Neighborhood stabilization: concerns over investor purchases of distressed properties

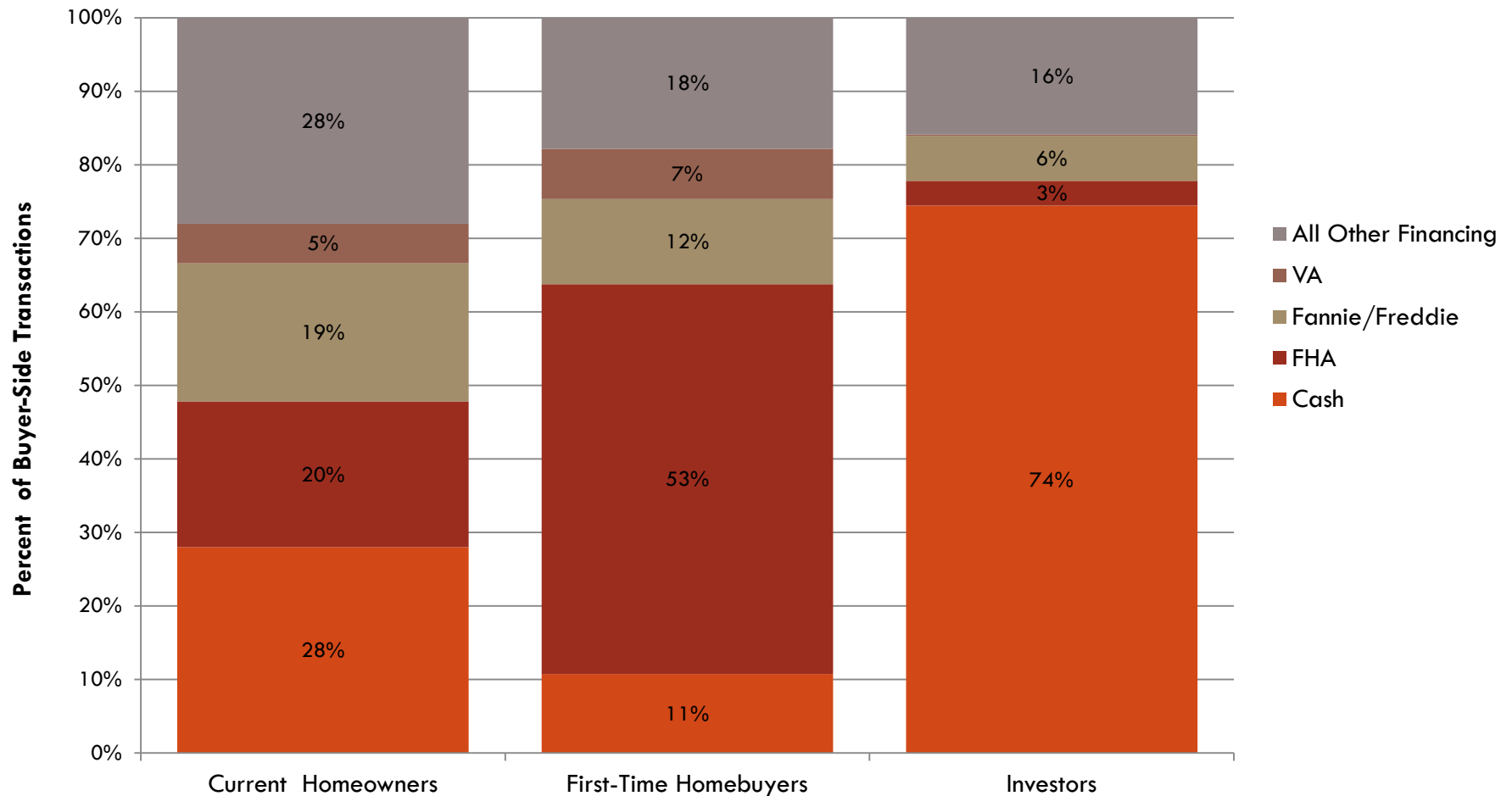
Who Is Buying Properties?—December 2011



Source: Campbell/Inside Mortgage Finance *HousingPulse* Monthly Survey of Real Estate Market Conditions December 2011

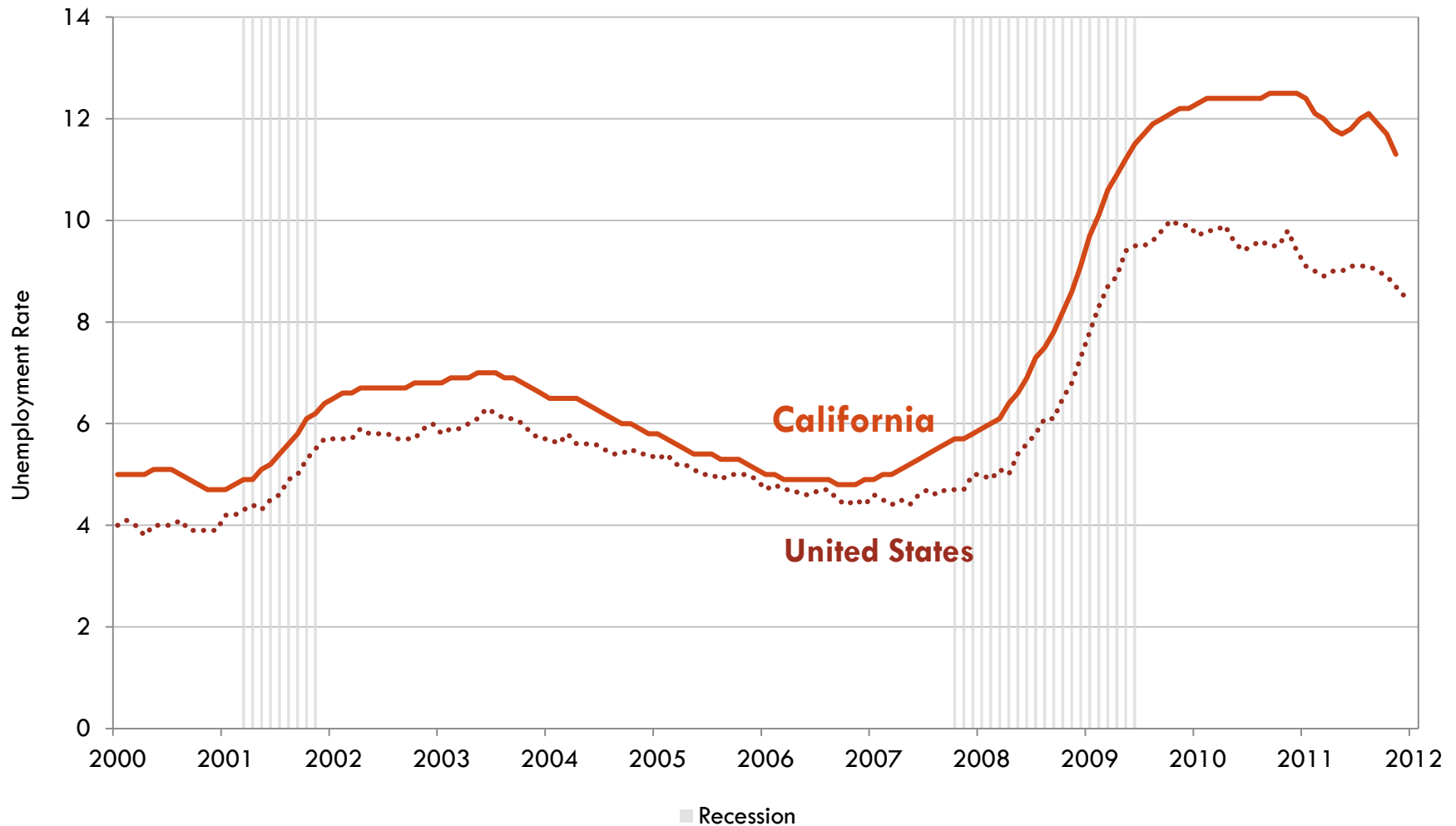
Financing for home purchases

Financing for Homebuyers—December 2011



California Trends

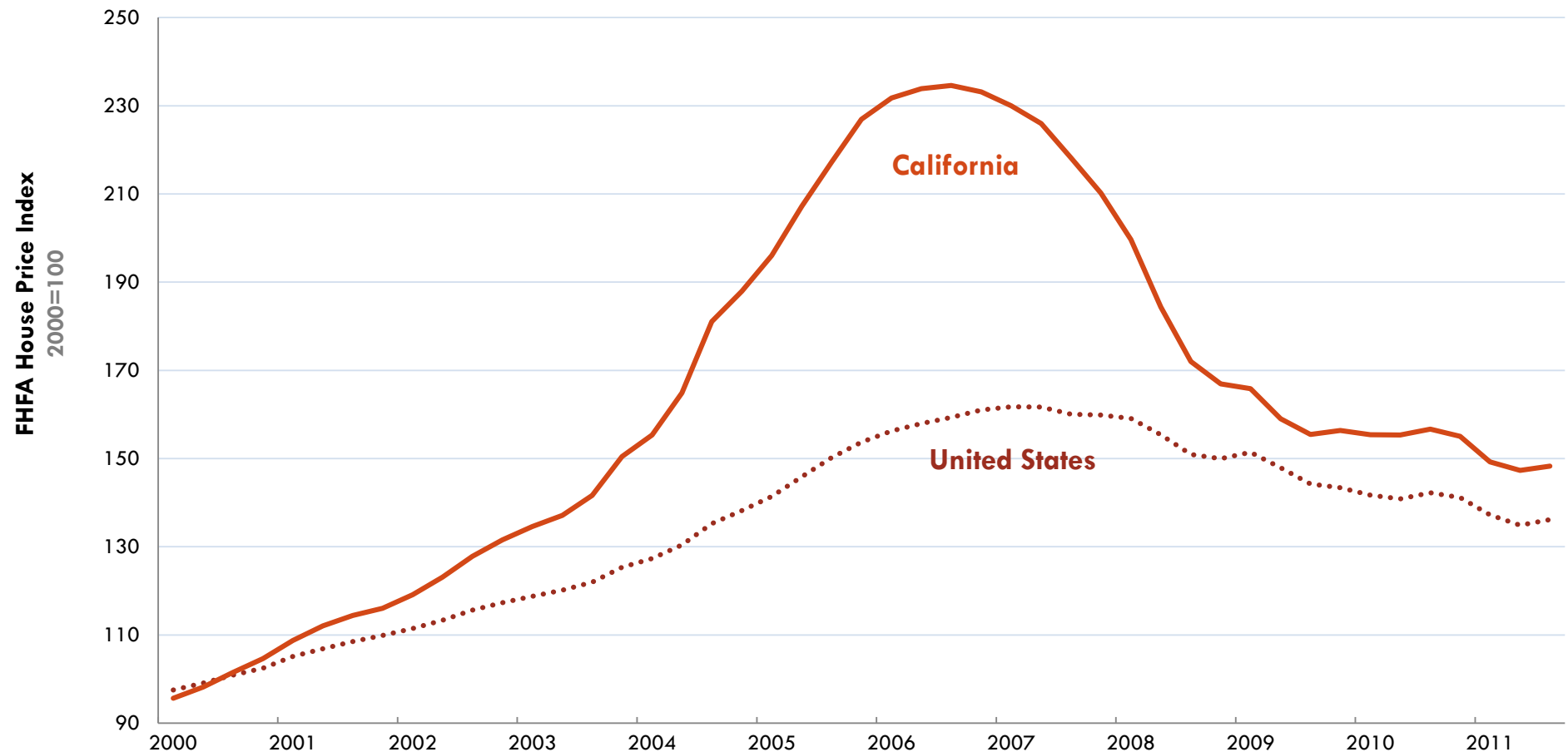
California's unemployment rate declining but still well above national average



California house prices appear to be stabilizing

FHFA (formerly OFHEO) House Price Index

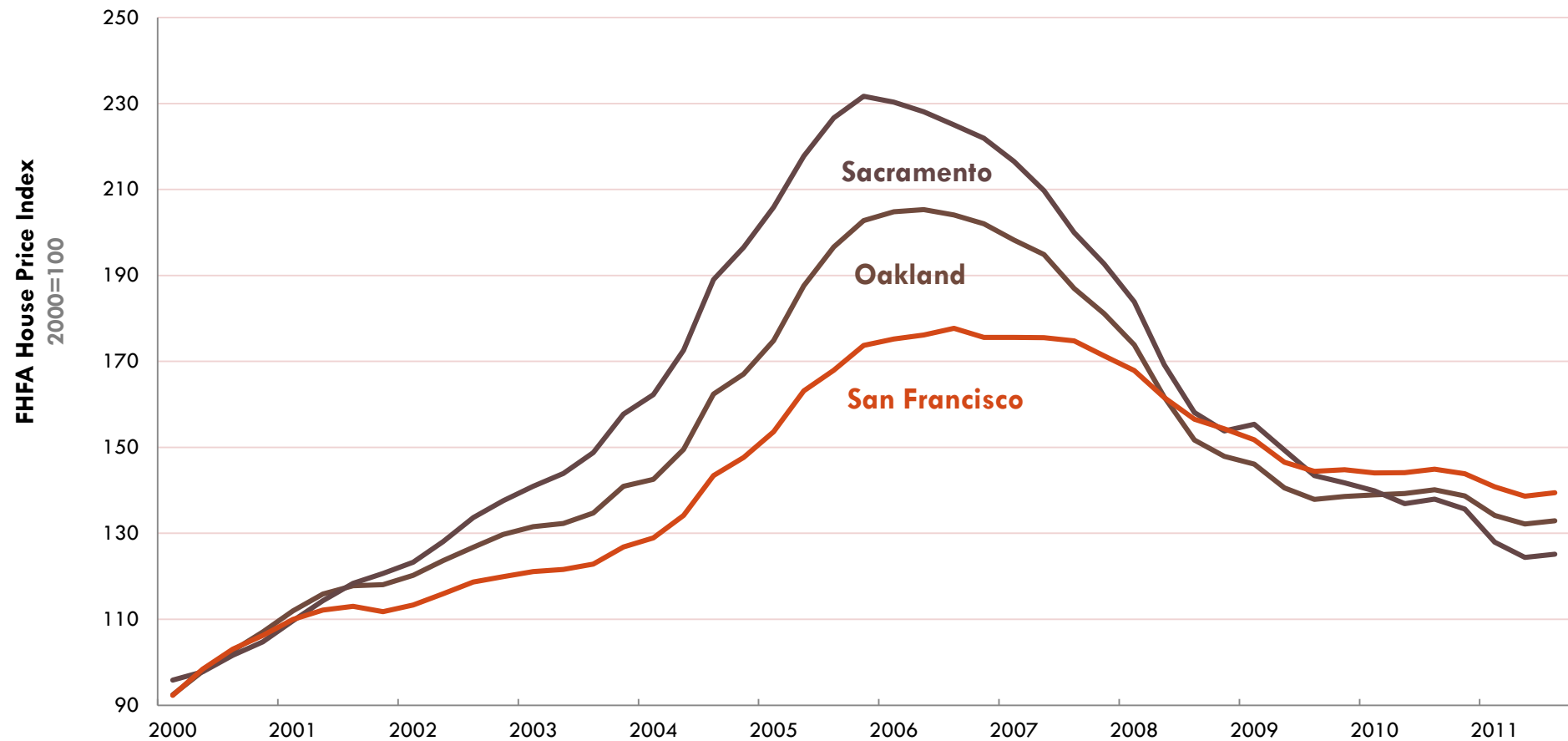
(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

Northern California house prices steady

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

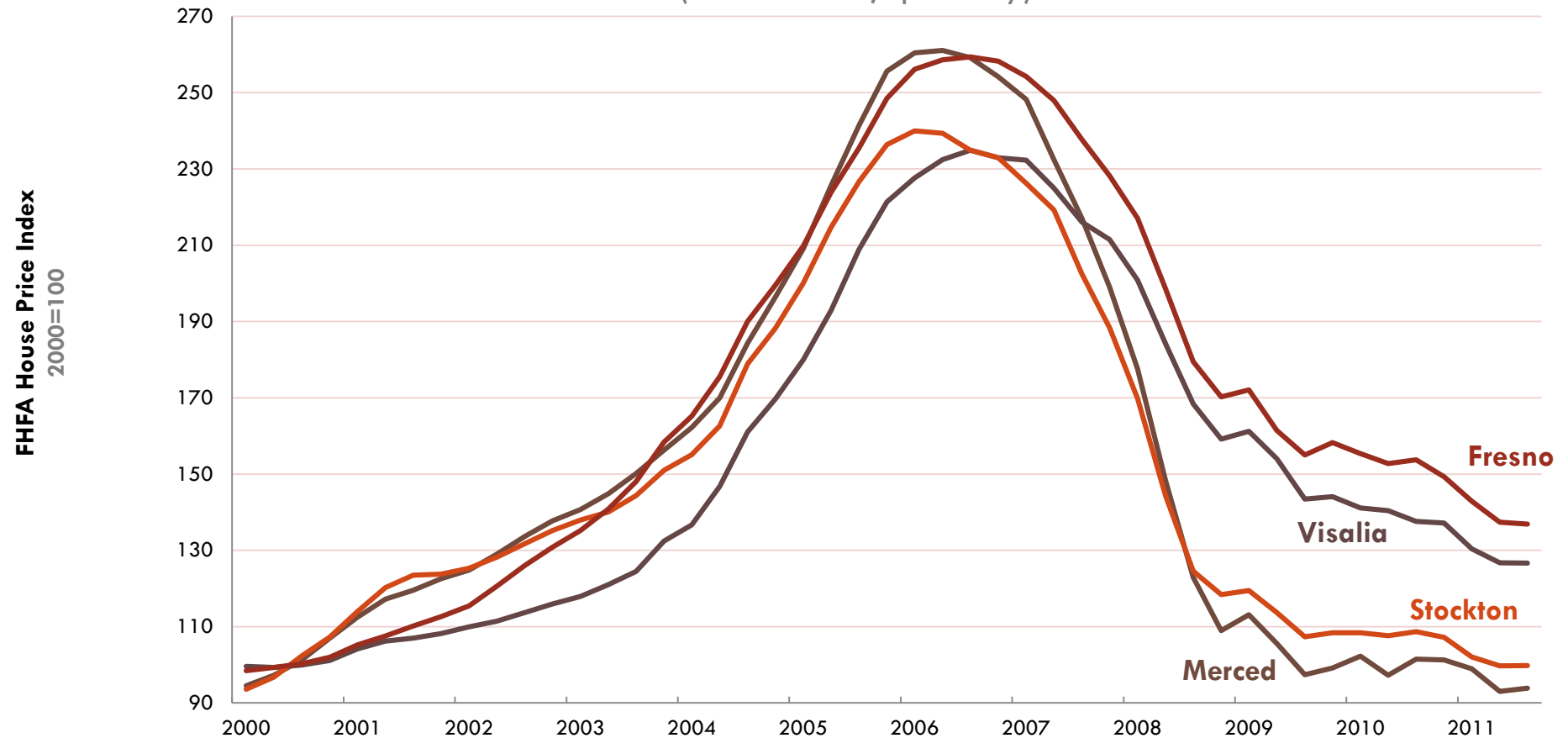


Source: Federal Housing Finance Agency (formerly OFHEO)

Housing markets in the Central Valley saw greatest declines, but also starting to stabilize

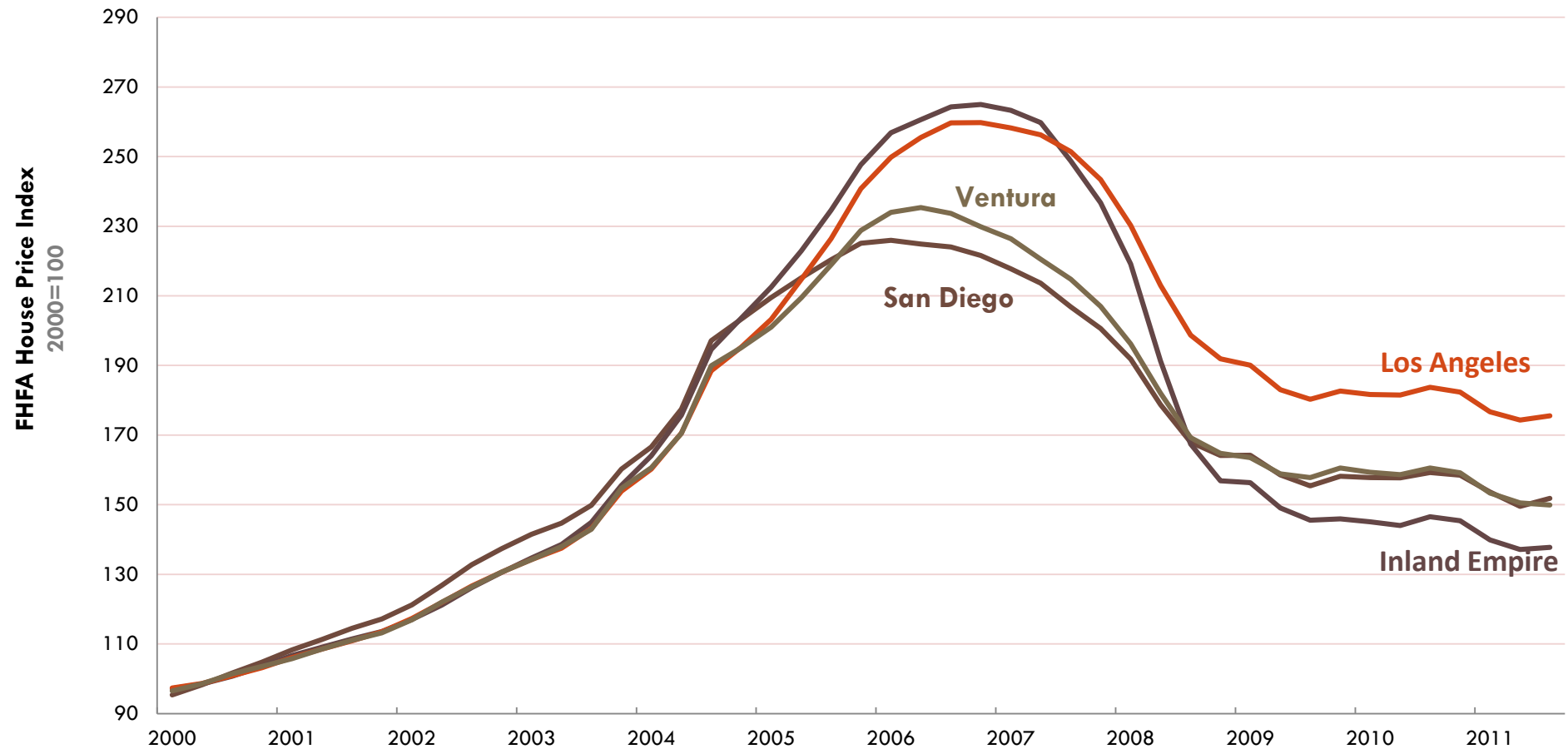
FHFA (formerly OFHEO) House Price Index: Central California

(2000 = 100, quarterly)



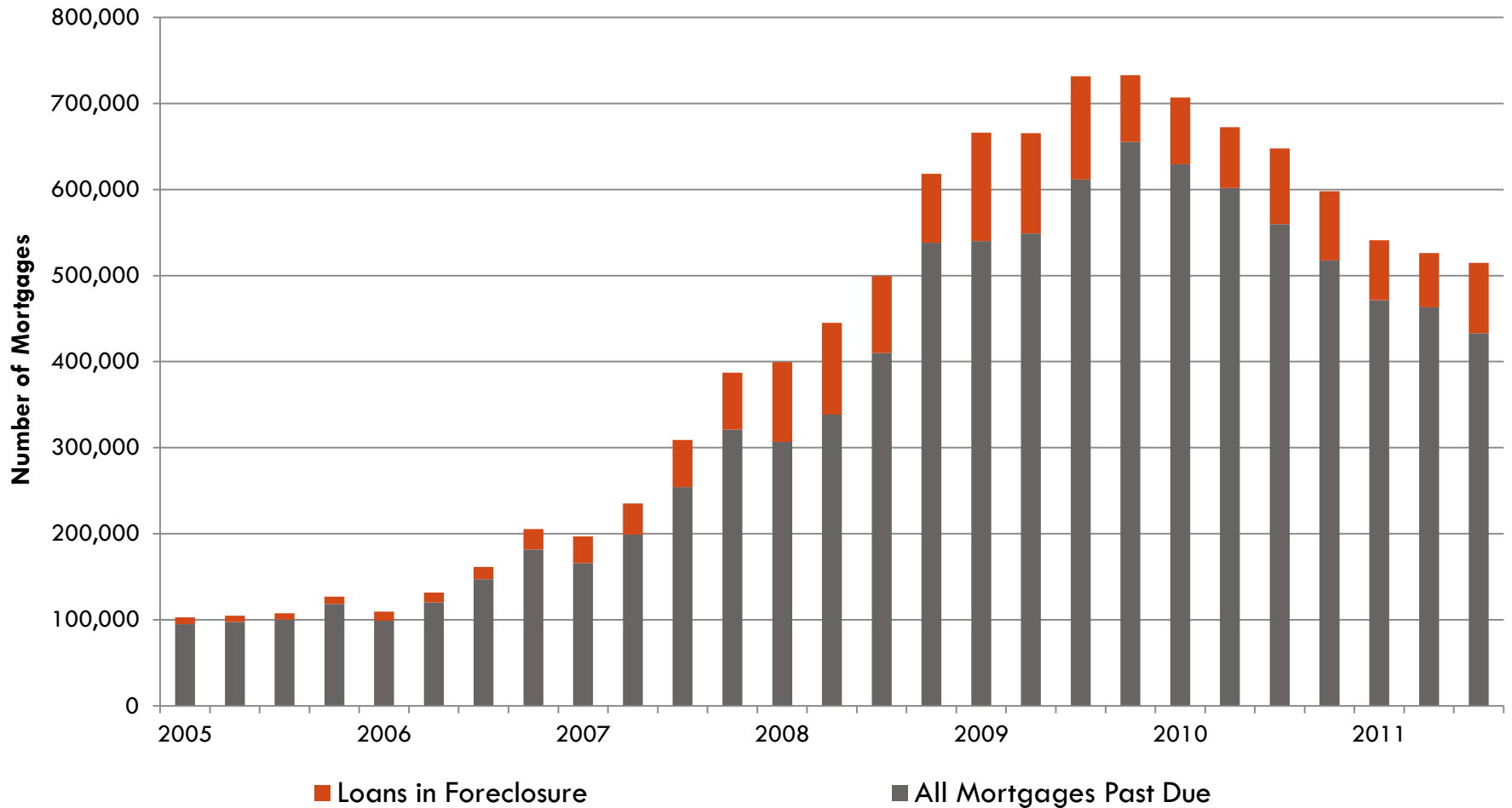
Southern California MSA house prices also seem to be stabilizing

FHFA House Price Index: Southern California
(2000 = 100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

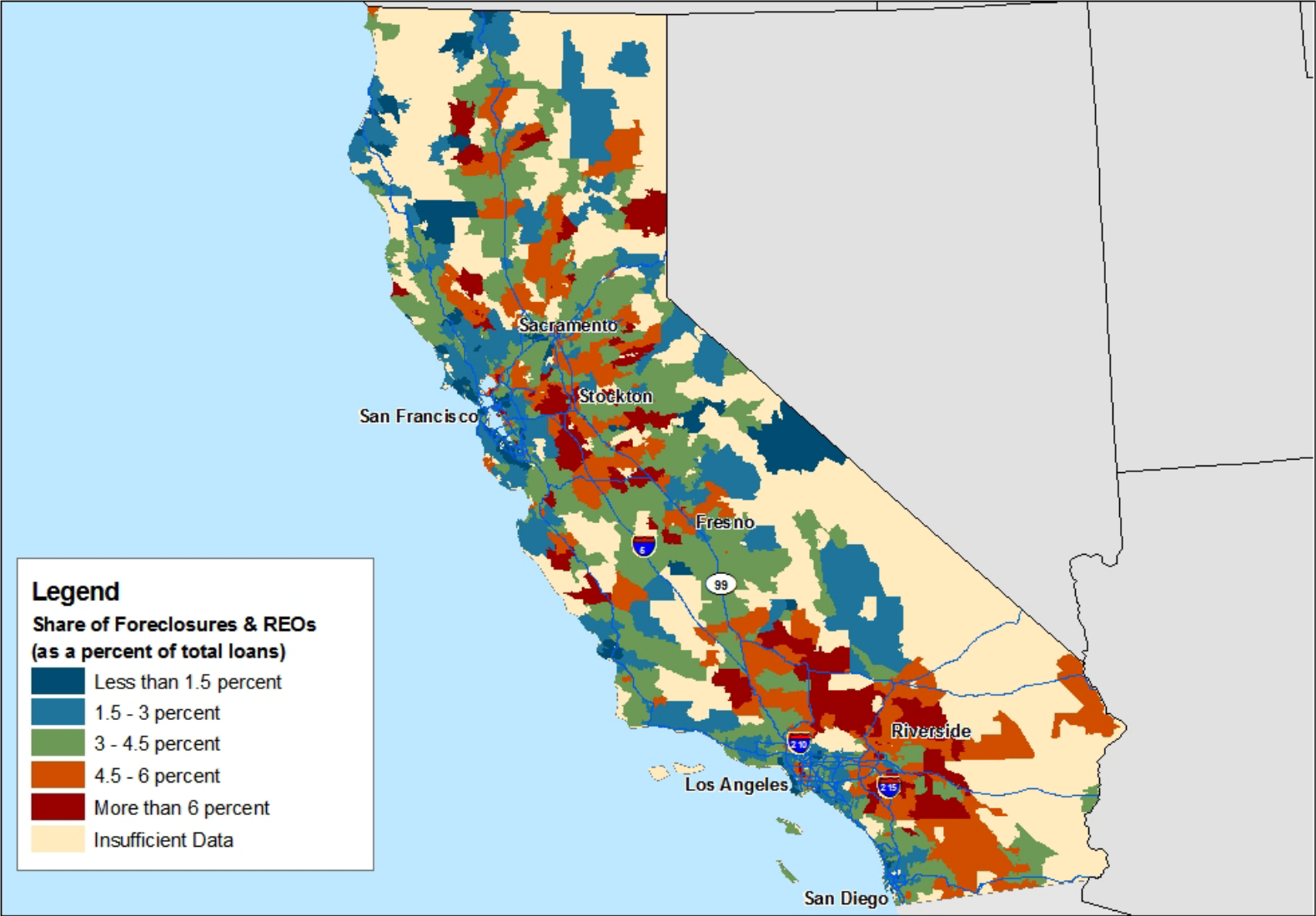
Number of properties in foreclosure increased slightly at the end of 2011



State & Local Data Maps

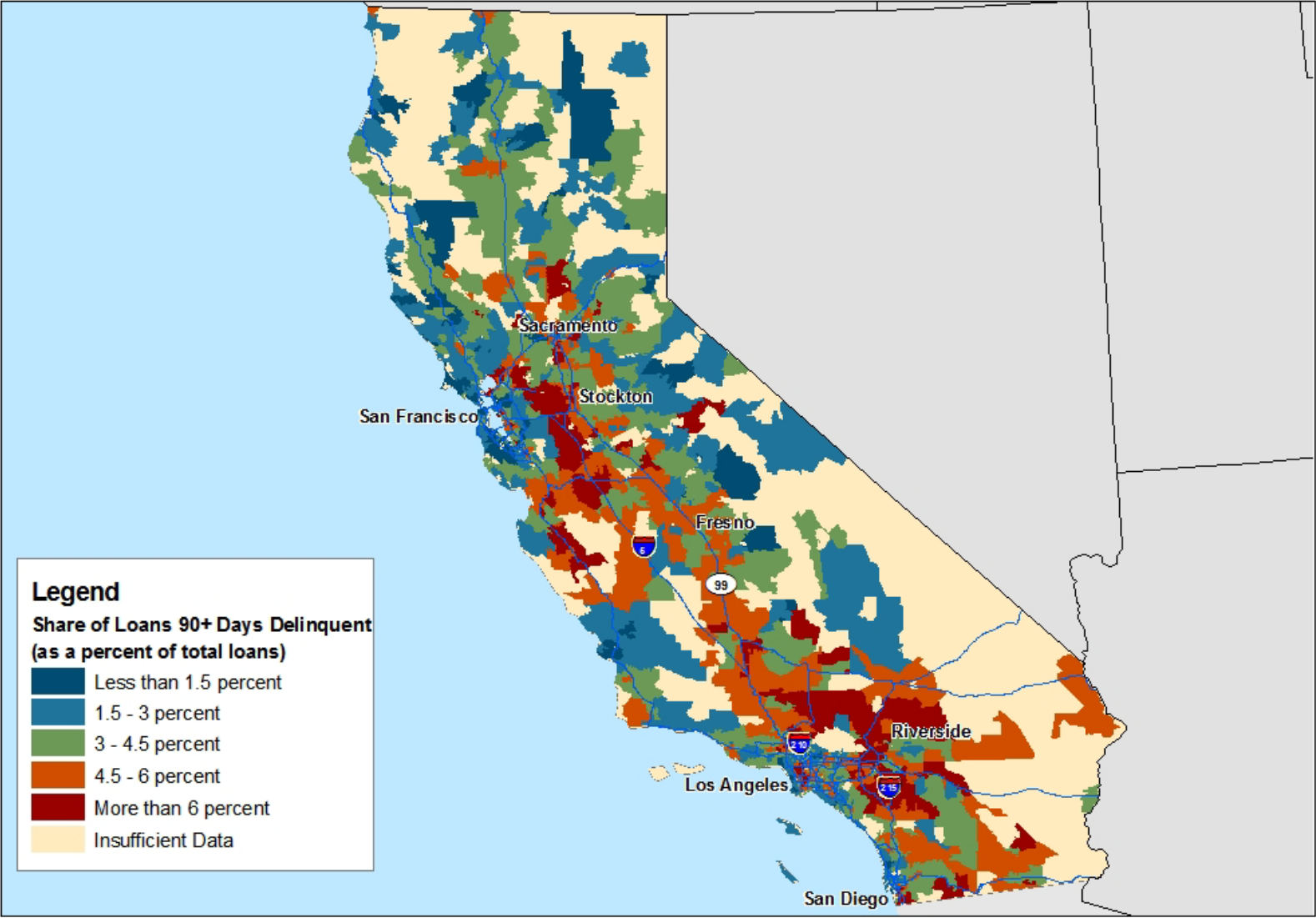
Areas Affected by Concentrated Foreclosures

November 2011



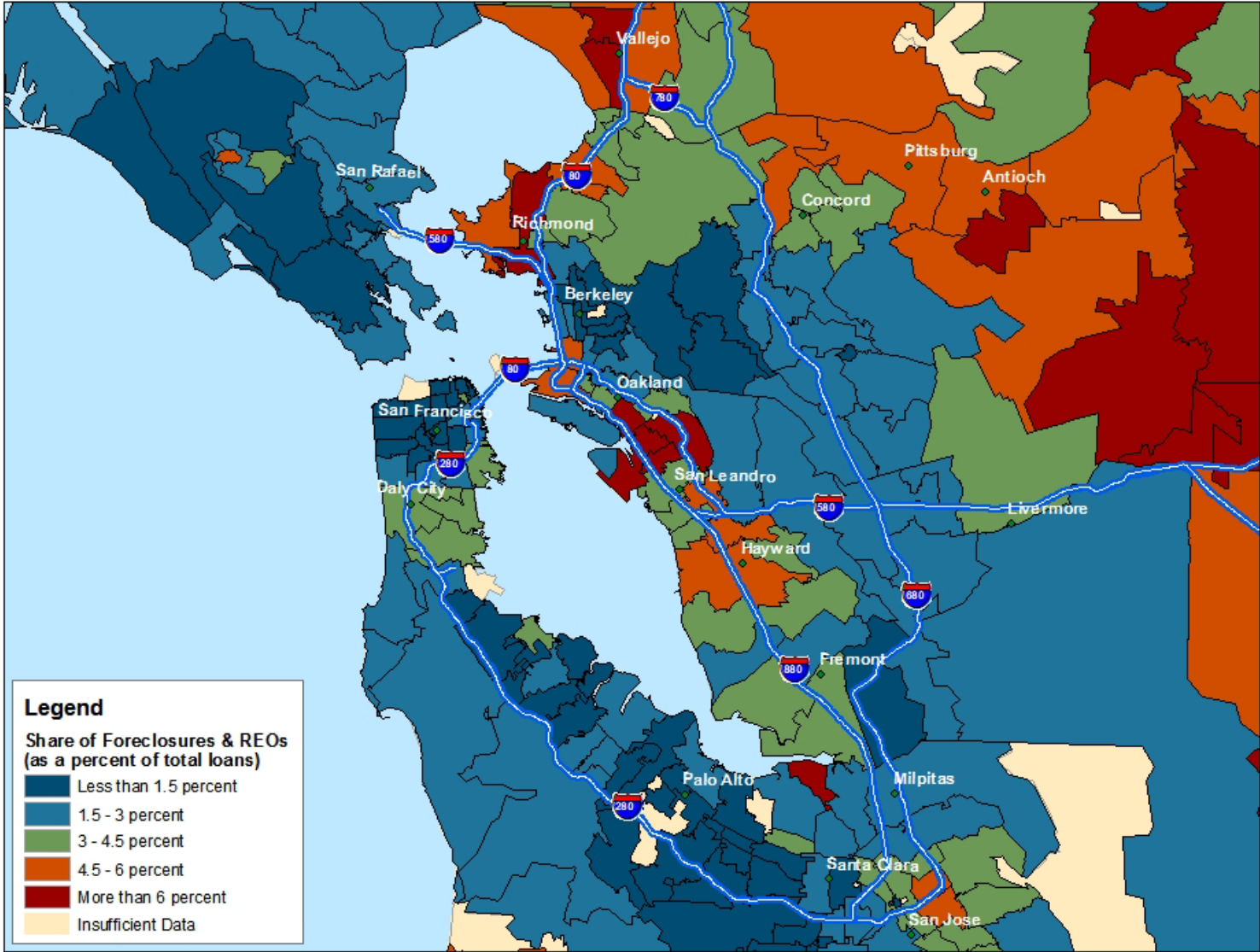
Areas at Risk of Additional Foreclosures

November 2011



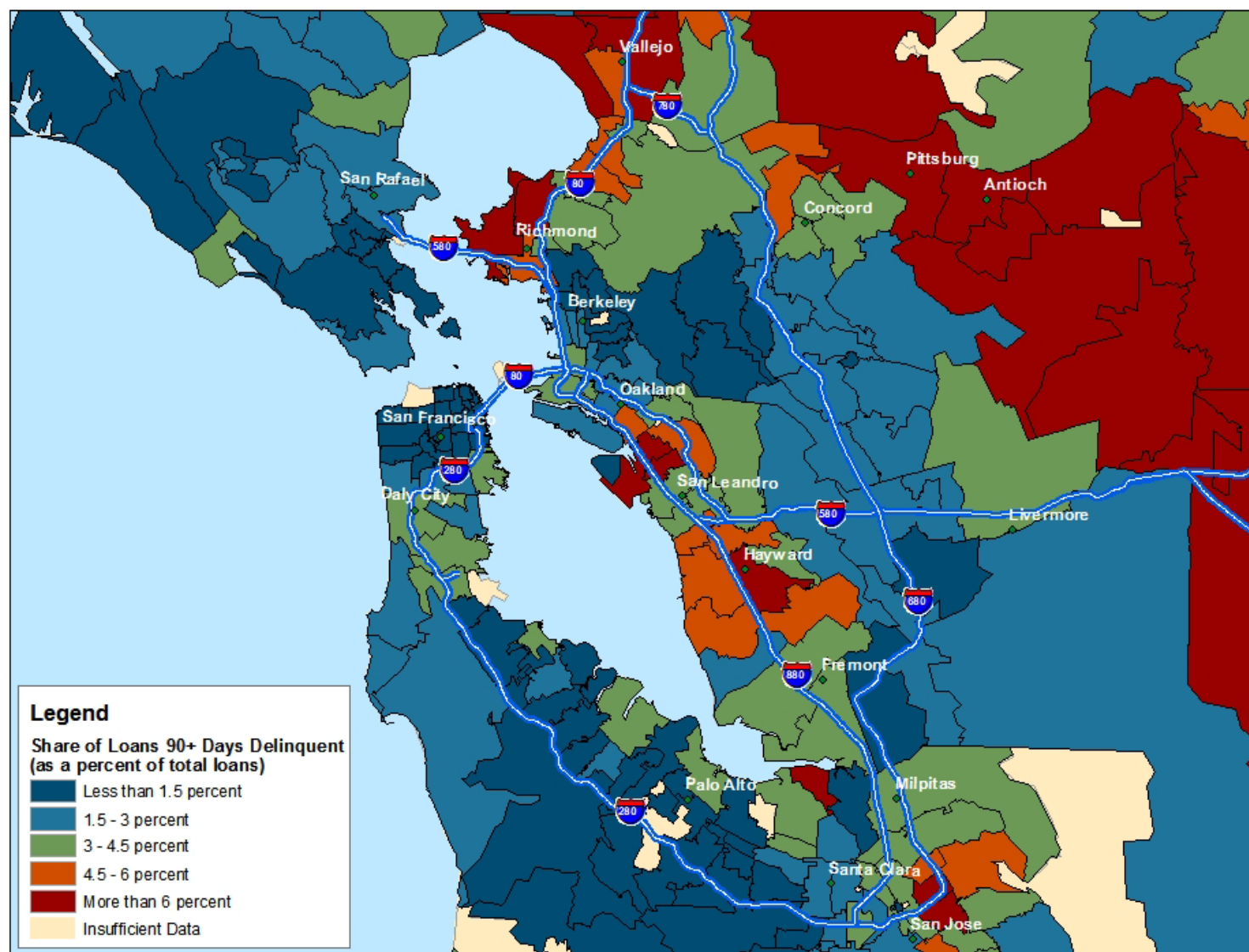
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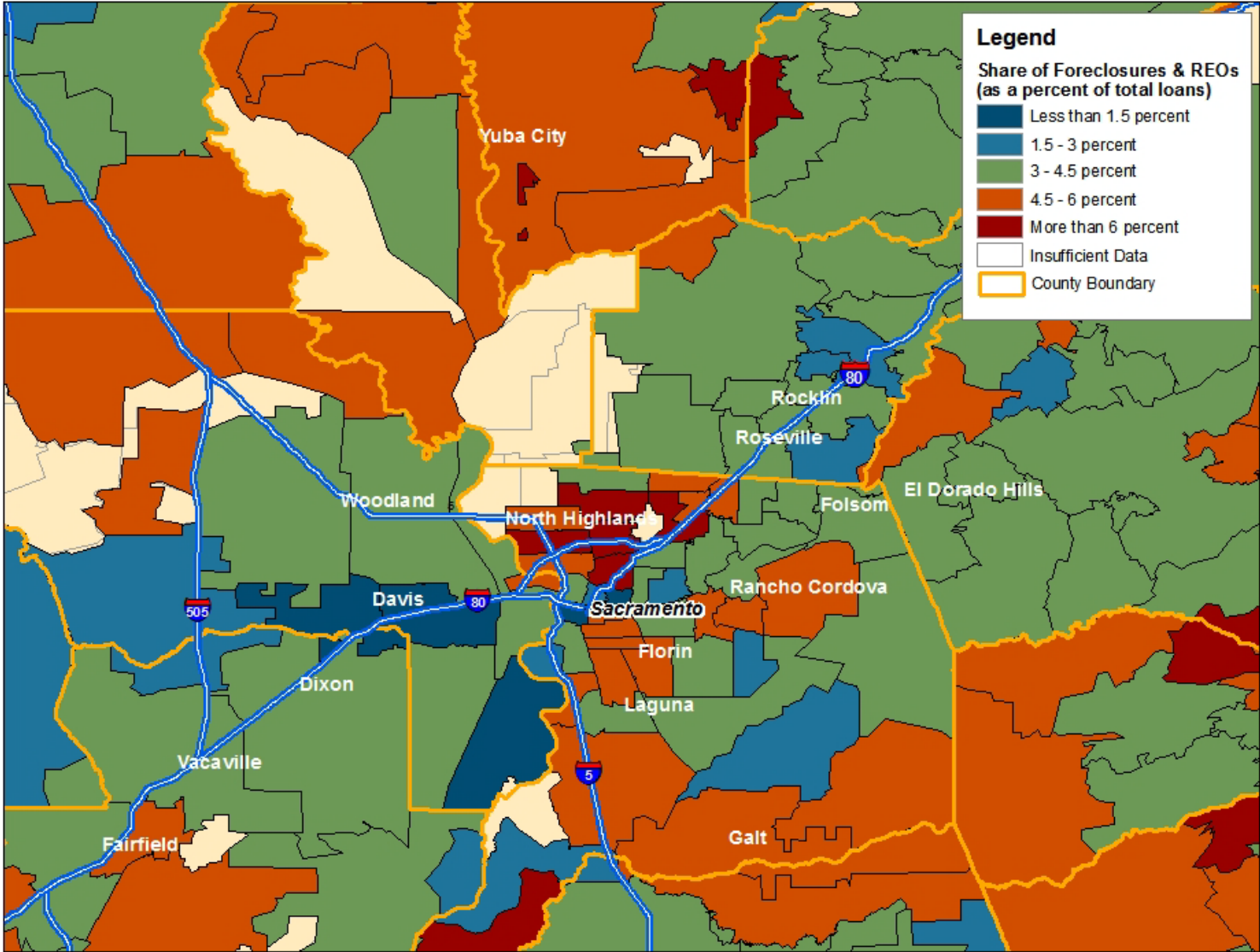
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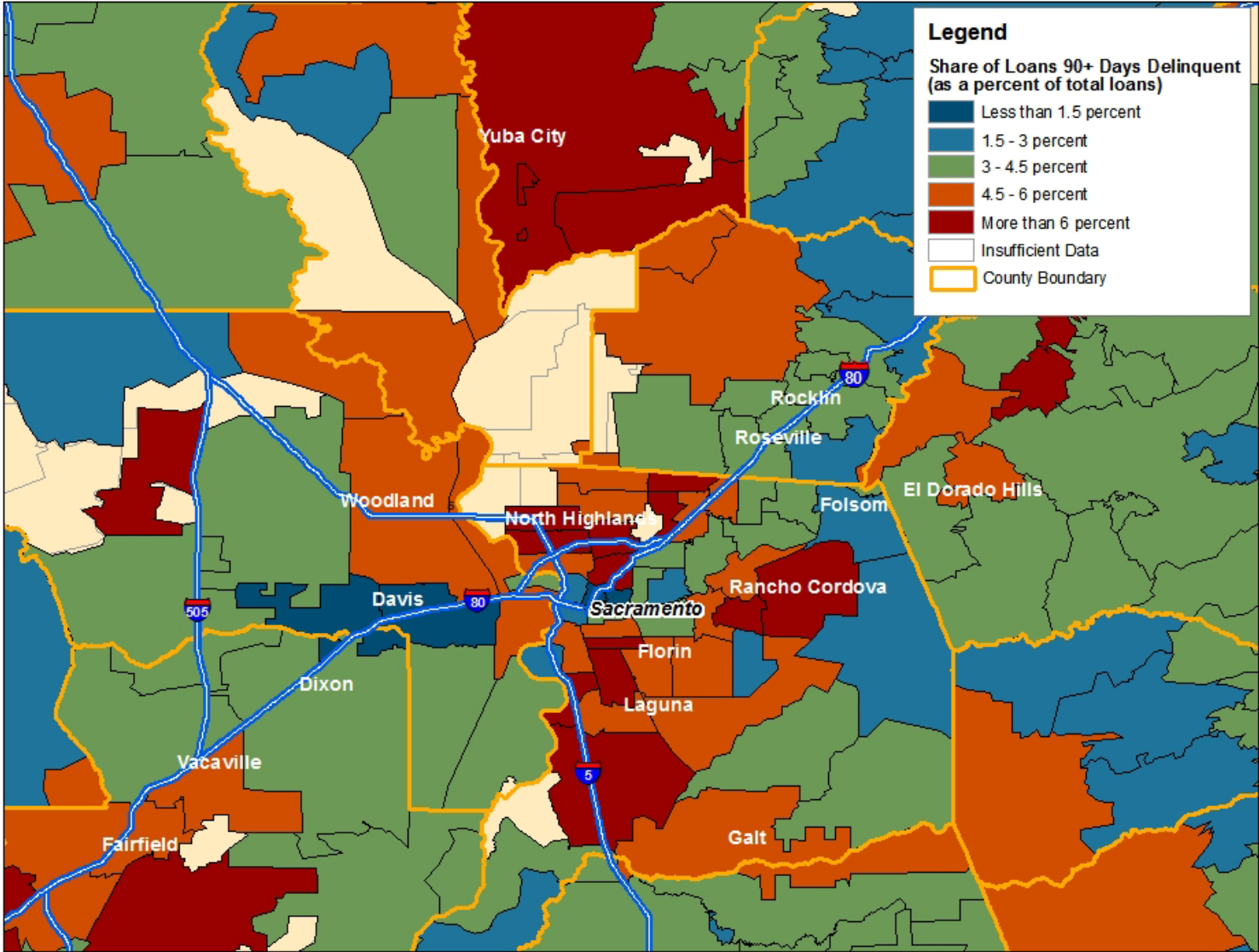
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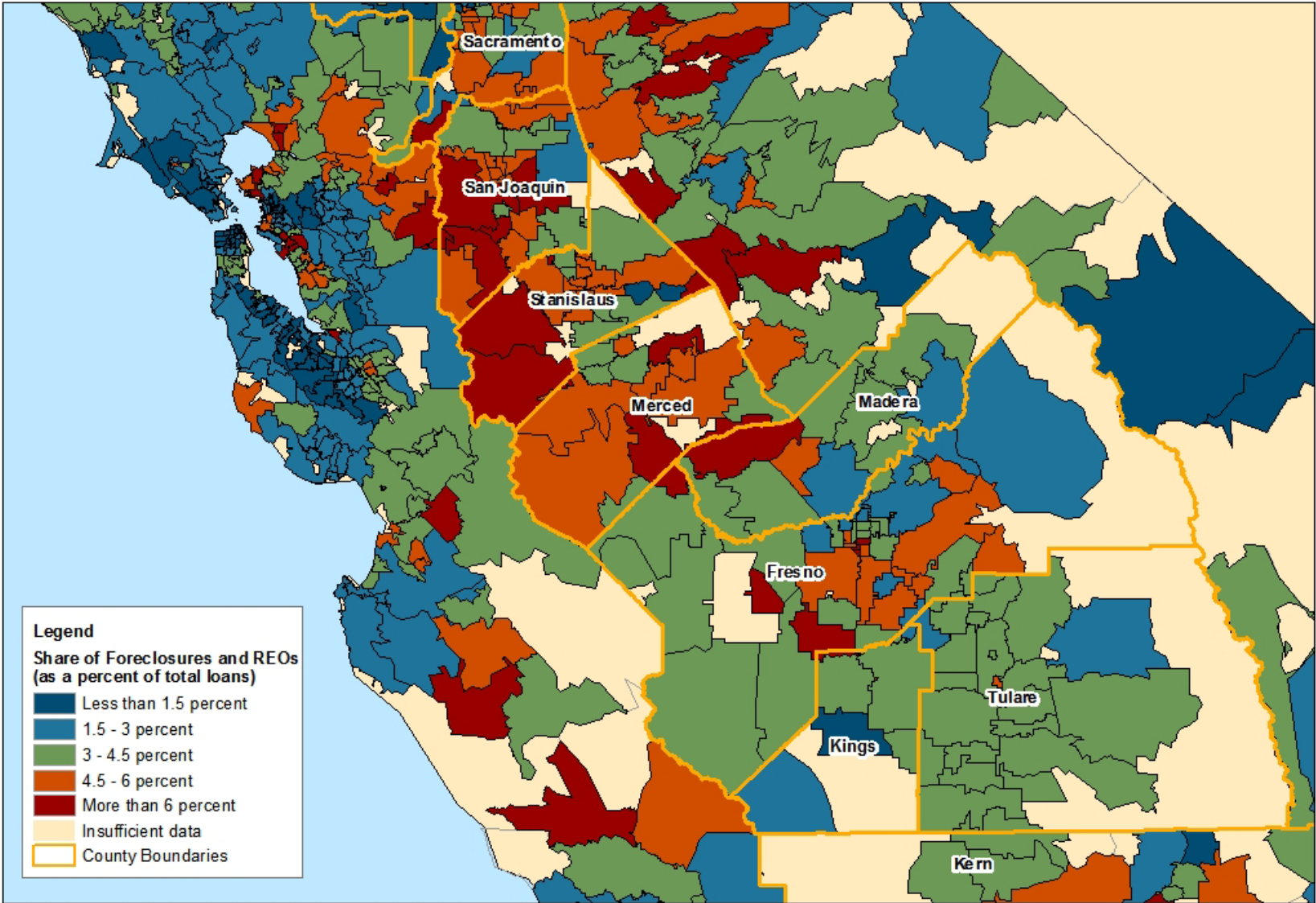
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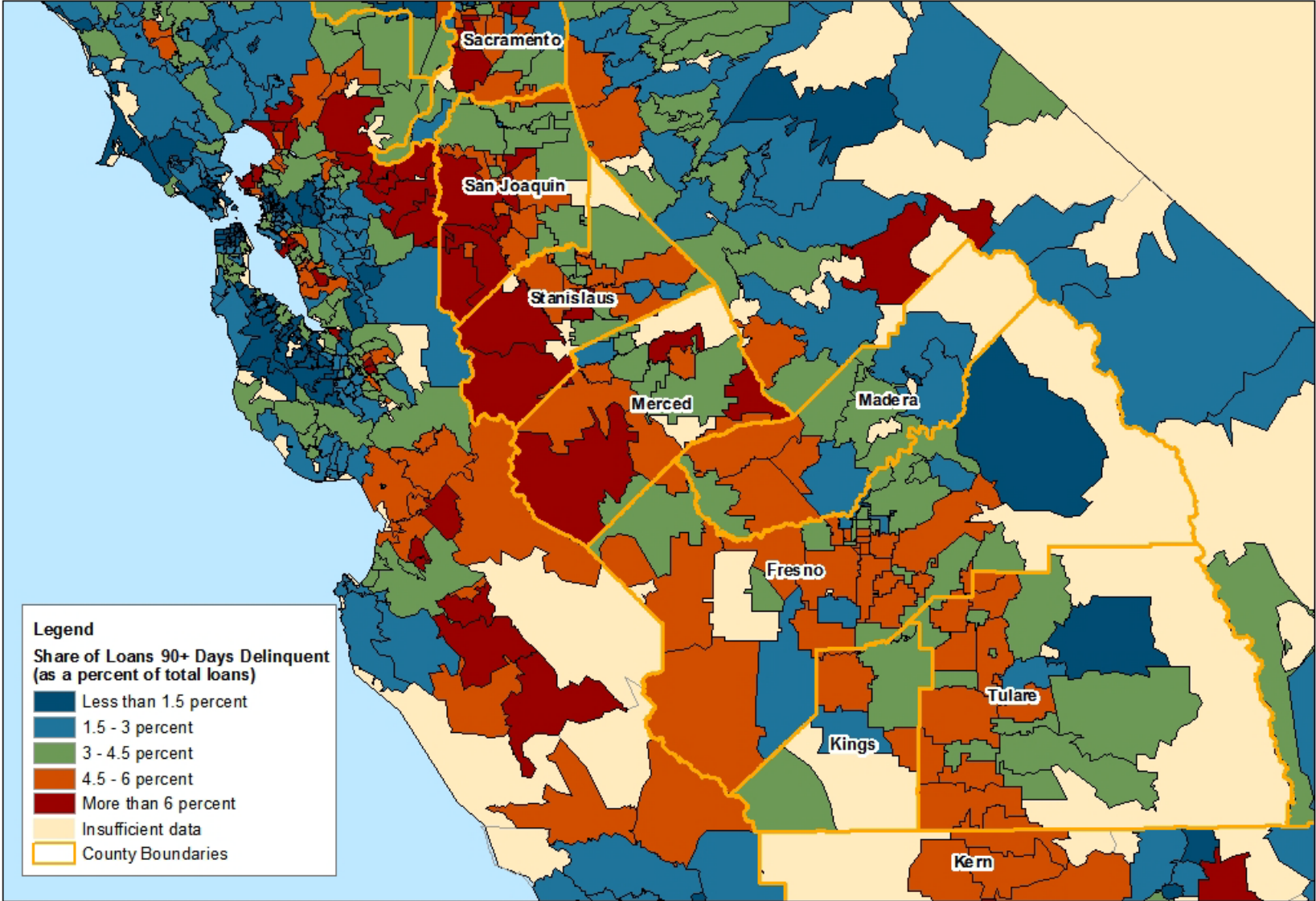
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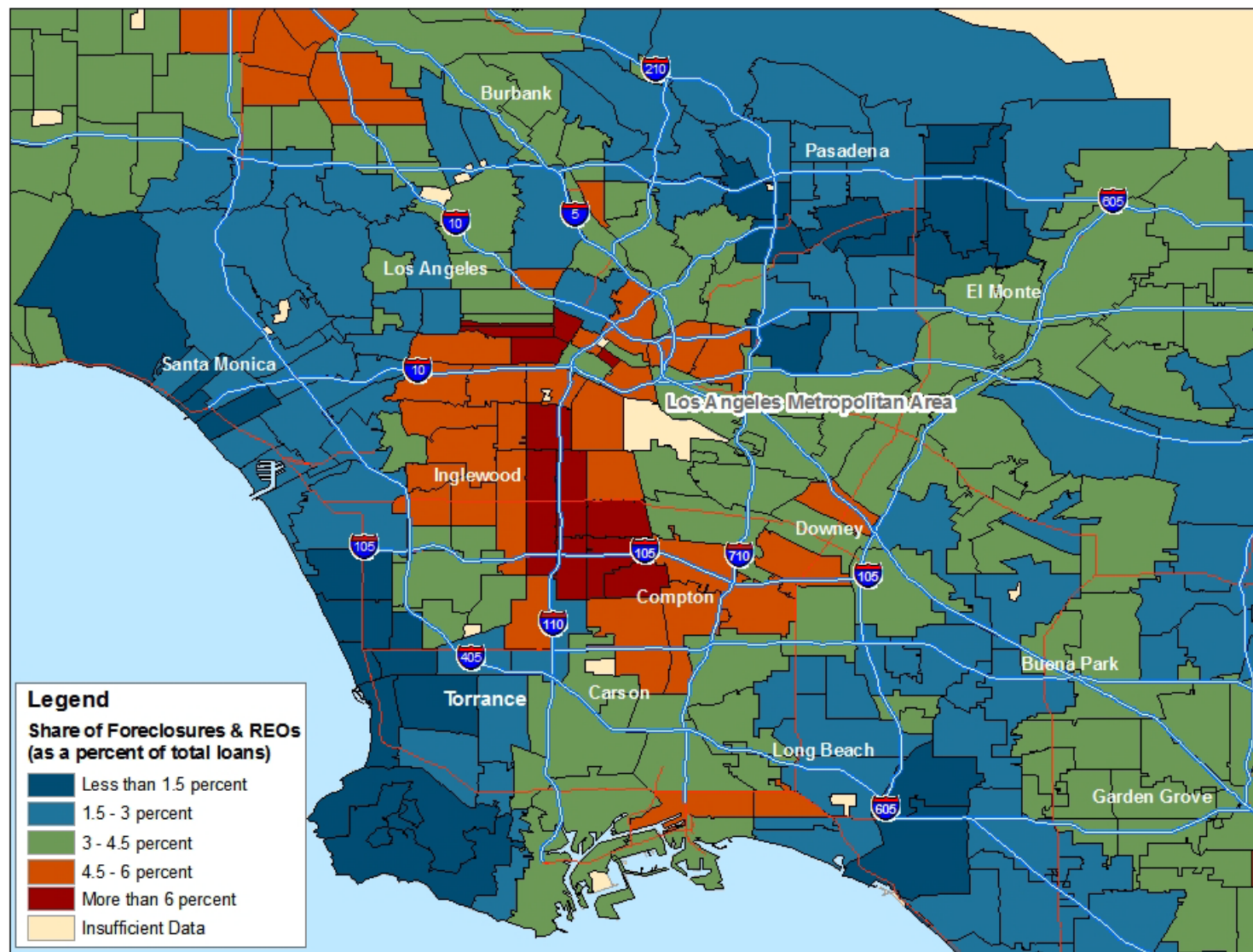
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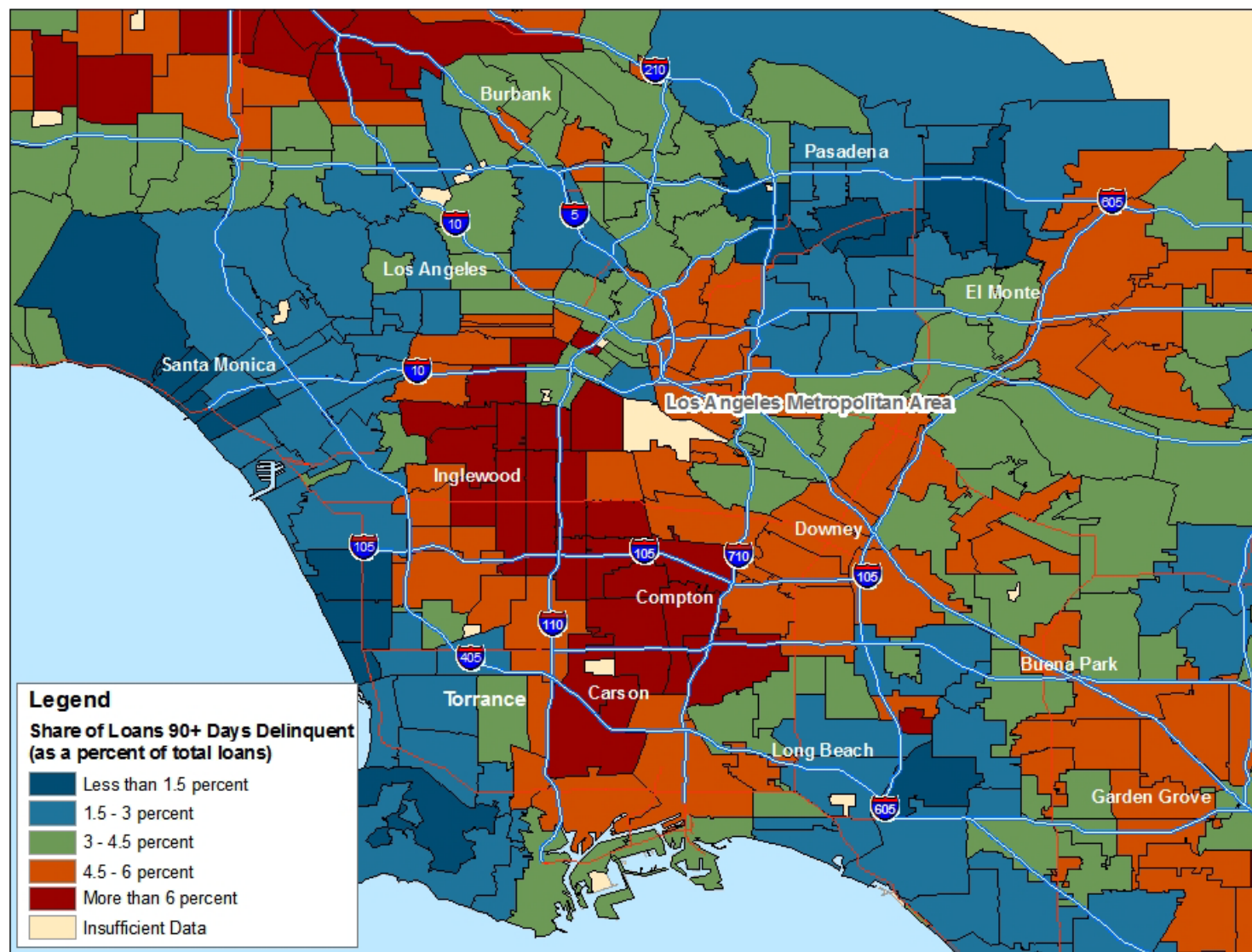
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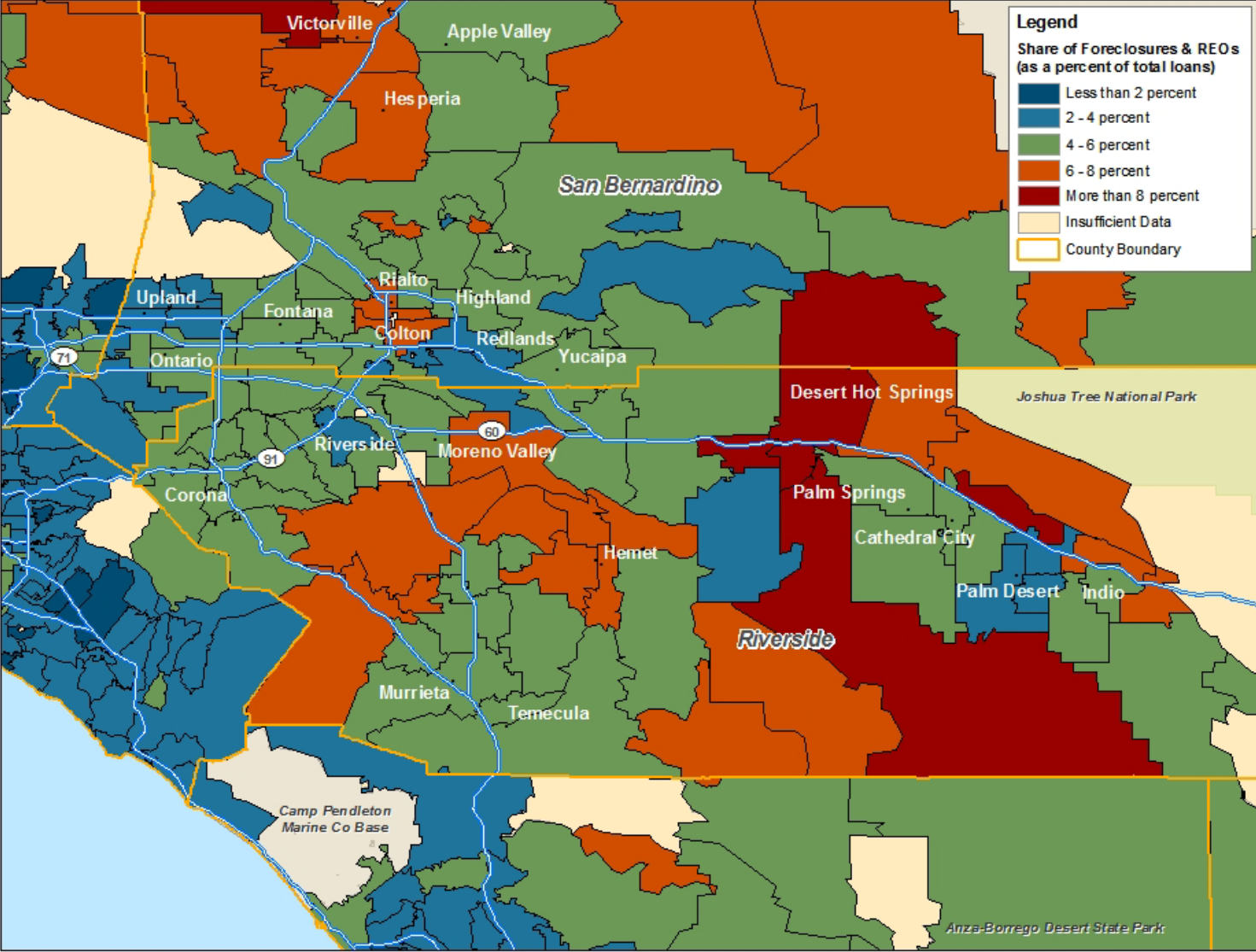
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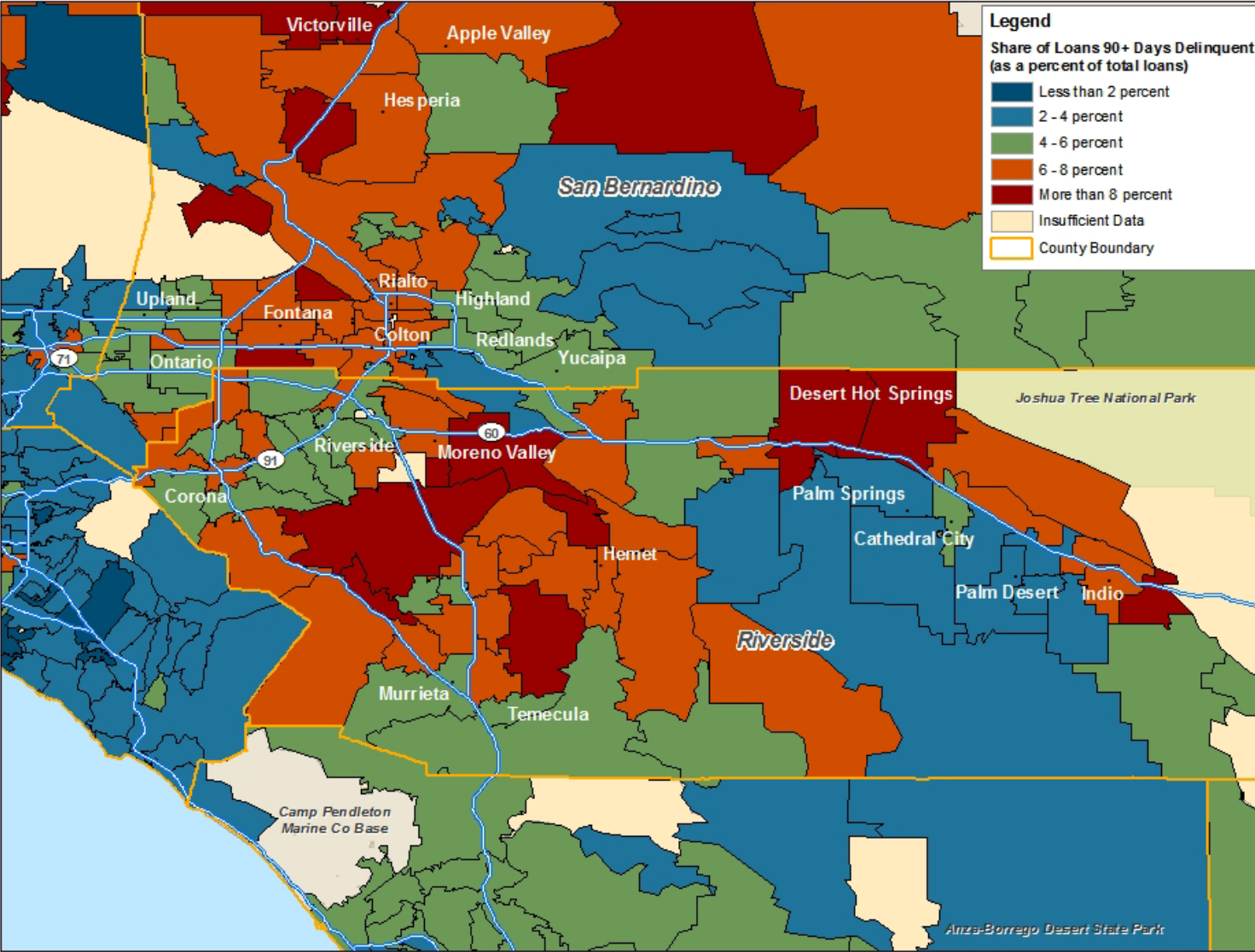
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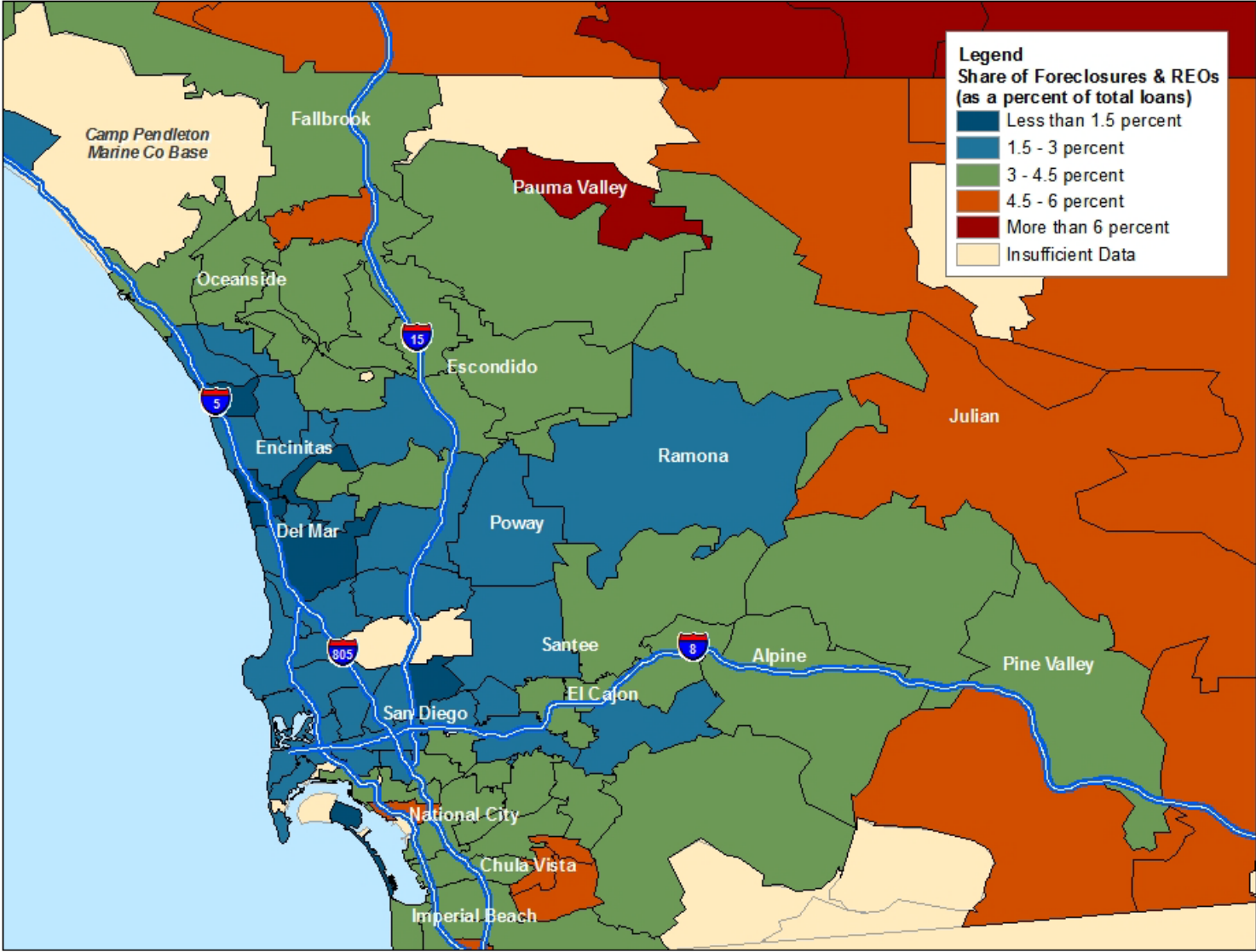
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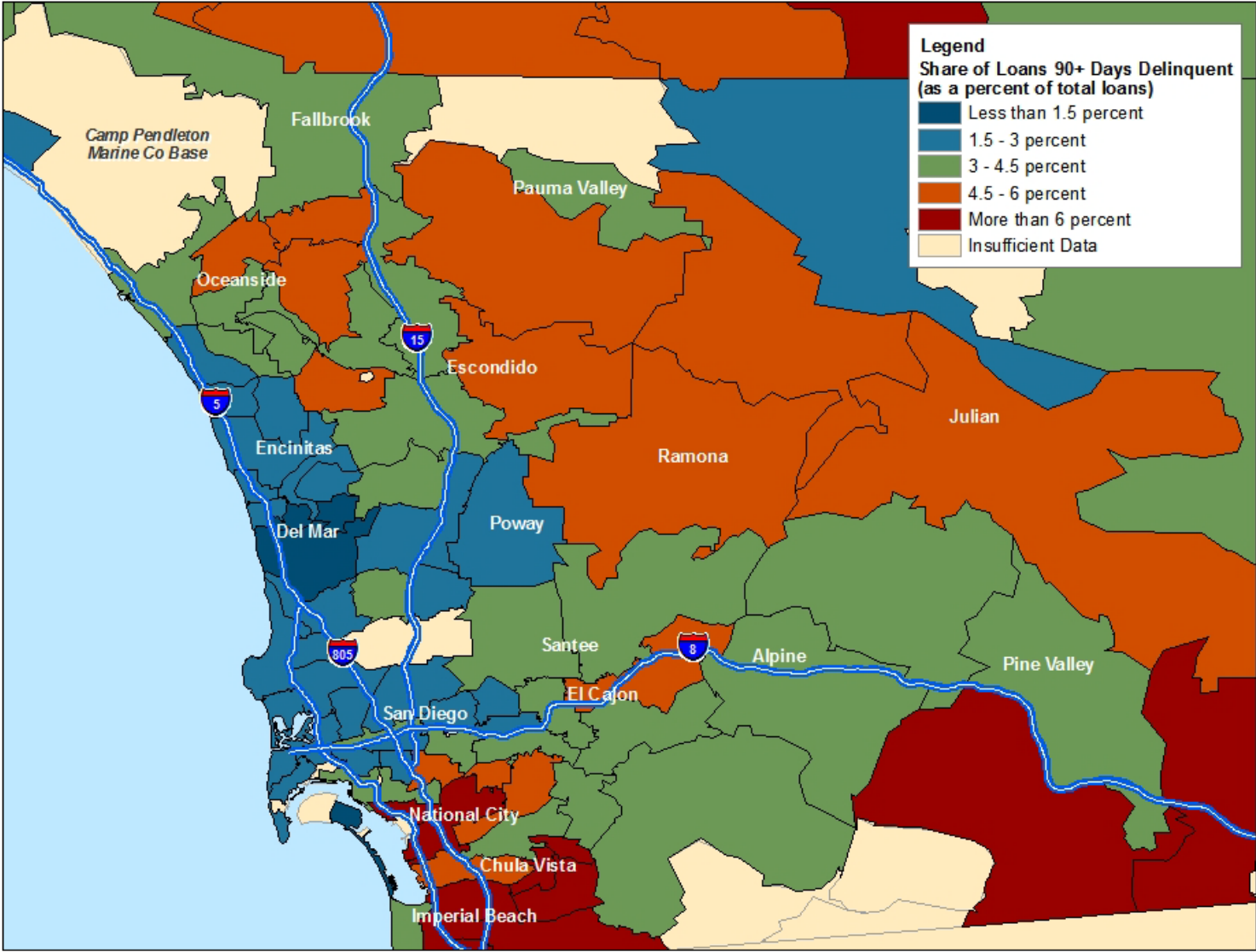
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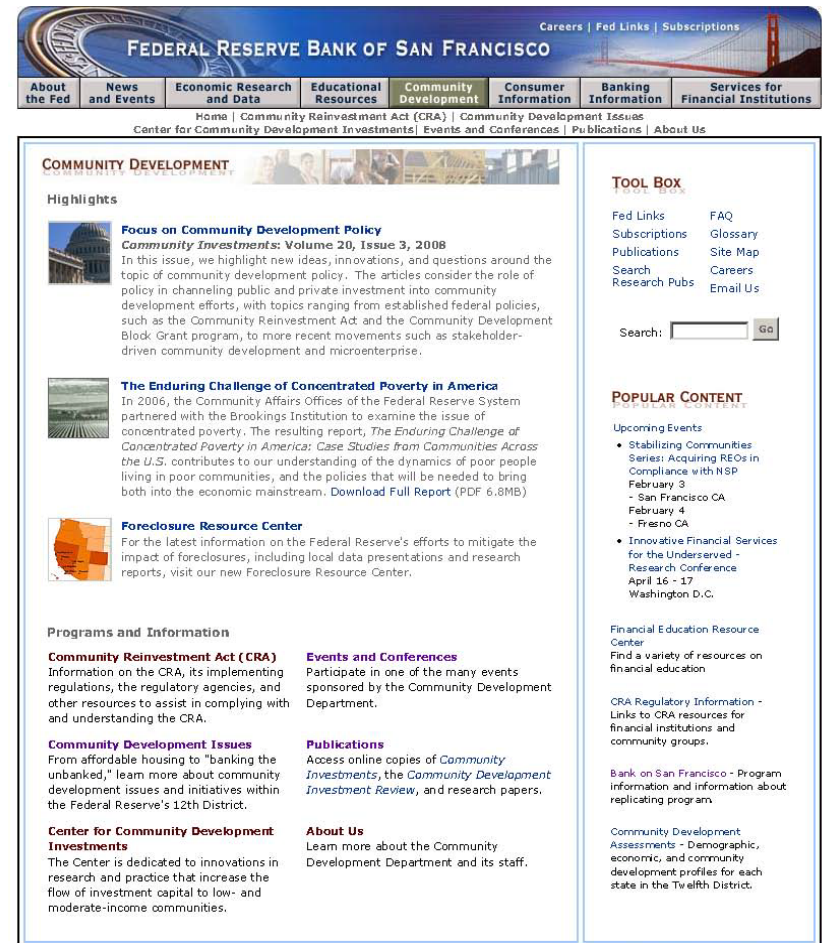
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Conclusions

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/>