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

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions April 2012
Idaho Trends
Idaho’s unemployment rate continues to fall in 2012

Source: Bureau of Labor Statistics
Idaho house prices fell slightly in early 2012

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

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices in Boise saw largest drop, but starting to improve

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Numbers of foreclosures and delinquent mortgages decreasing, but still above pre-recession levels
Idaho's consumer debt delinquency rate remains below national average.

**Consumer Debt Delinquency Rate**

- **U.S.**
- **Idaho**

Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel.
Rents up, vacancies down in Boise

Asking Rent and Vacancy Rate in Boise
Quarterly

$725
$700
$675

2008 2009 2010 2011 2012

0% 4% 8% 12%

Asking Rent
Vacancy Rate

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.
Maps
Areas Affected by Concentrated Foreclosures
April 2012

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/