

HOUSING AND LABOR MARKET TRENDS: IDAHO

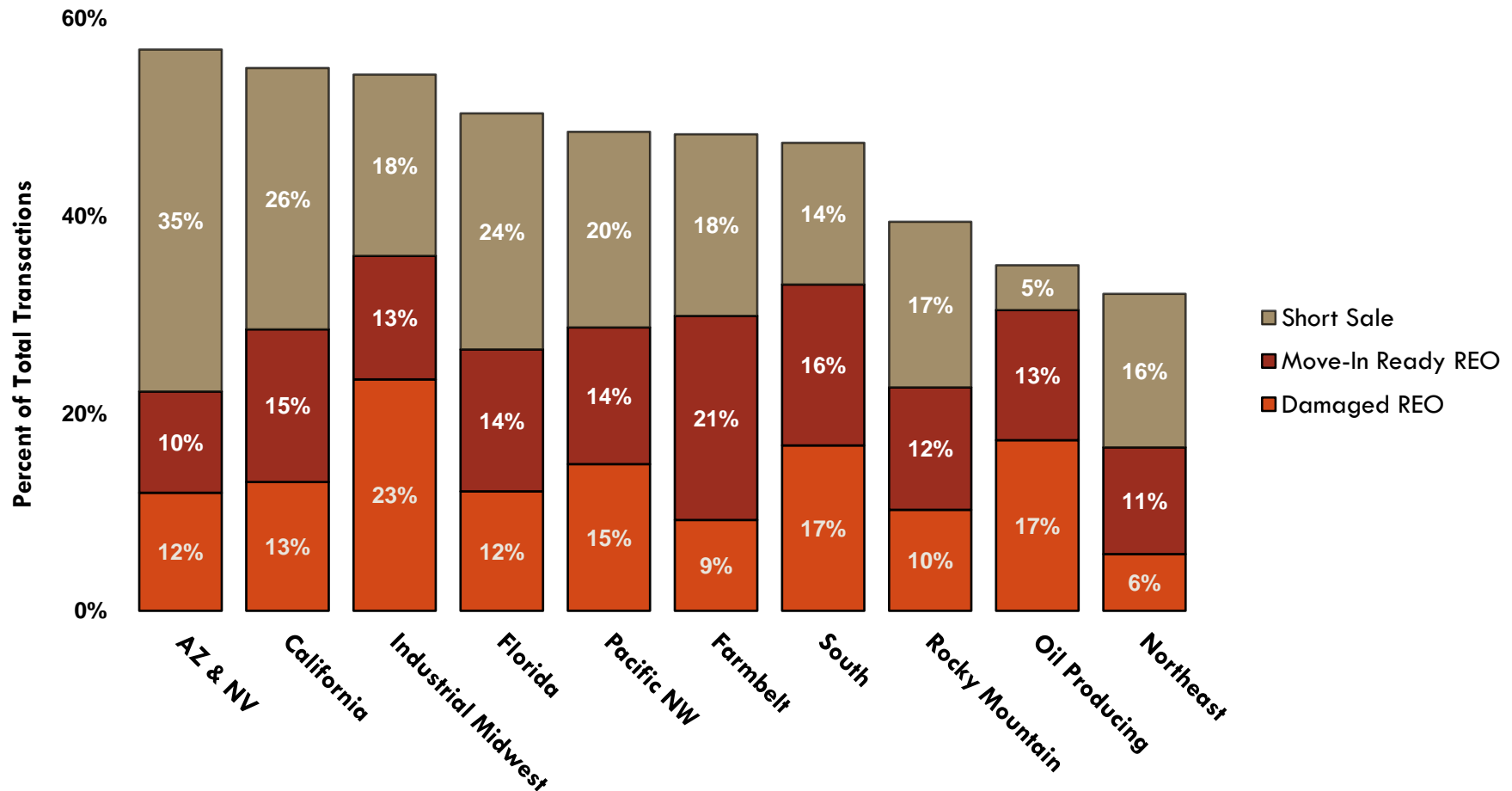
June 2012

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

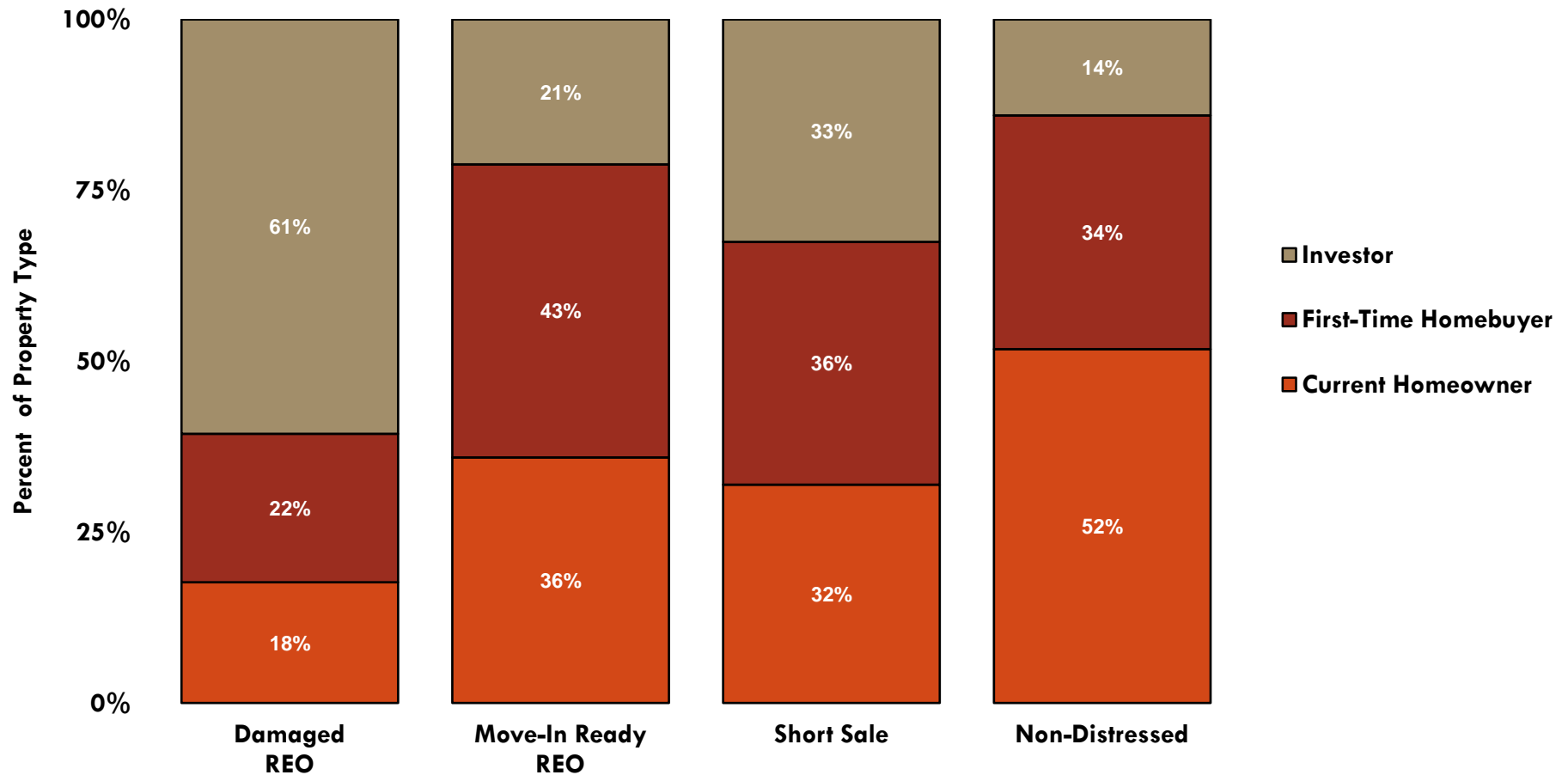
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—April 2012



Neighborhood stabilization: concerns over investor purchases of distressed properties

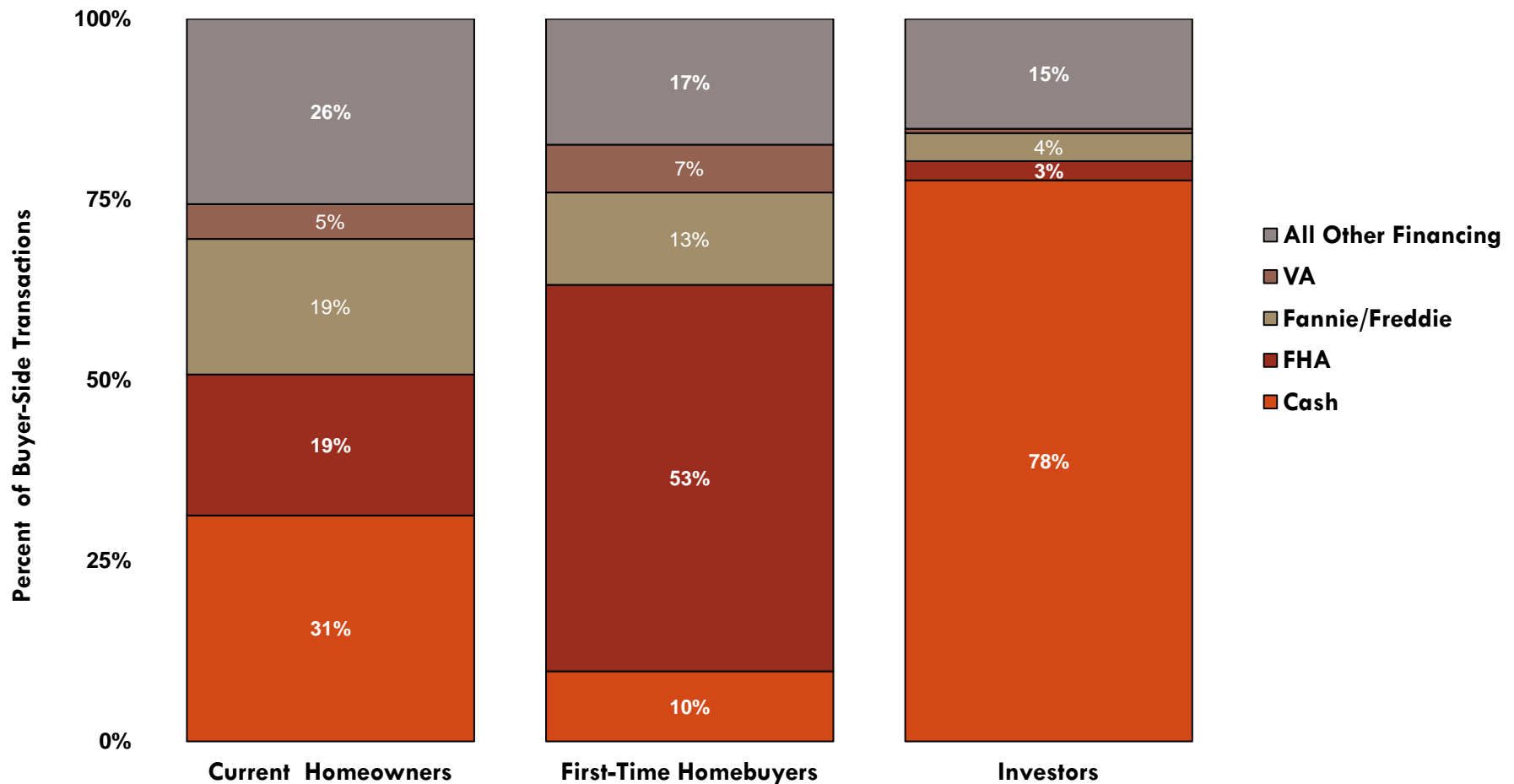
Who Is Buying Properties?—April 2012



Source: Campbell/Inside Mortgage Finance *HousingPulse* Monthly Survey of Real Estate Market Conditions April 2012

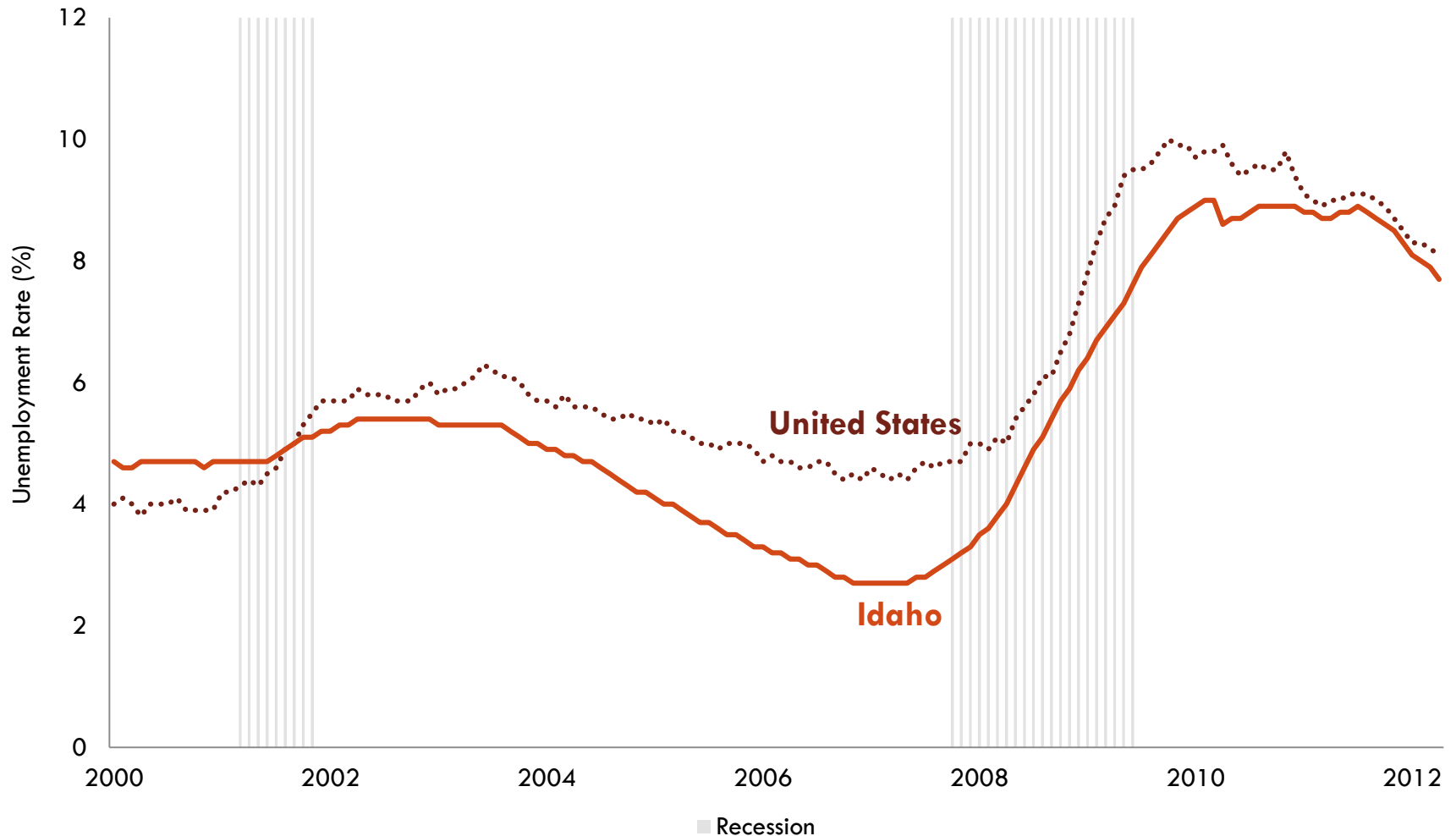
Financing for home purchases

Financing for Homebuyers—April 2012



Idaho Trends

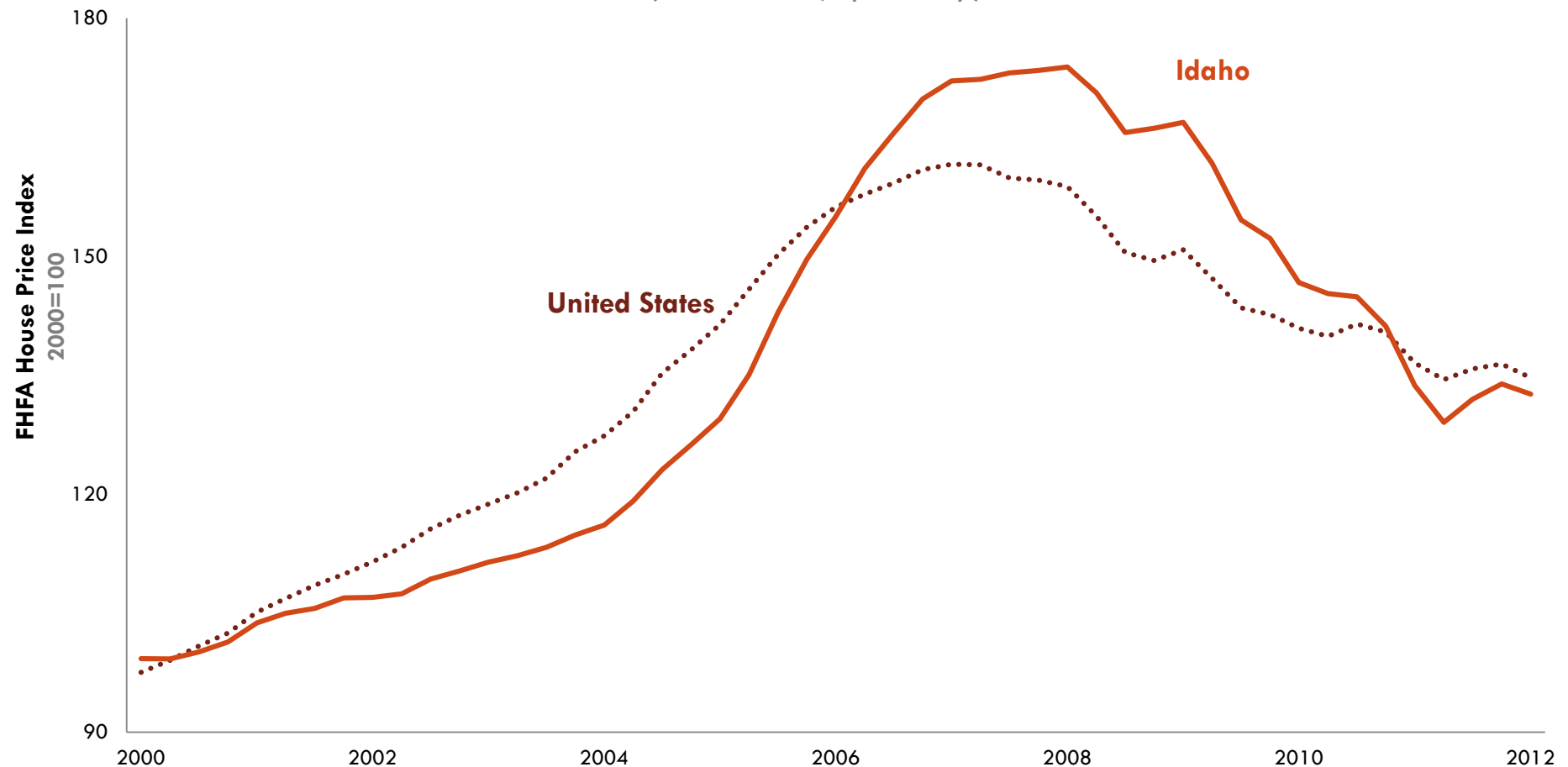
Idaho's unemployment rate continues to fall in 2012



Source: Bureau of Labor Statistics

Idaho house prices fell slightly in early 2012

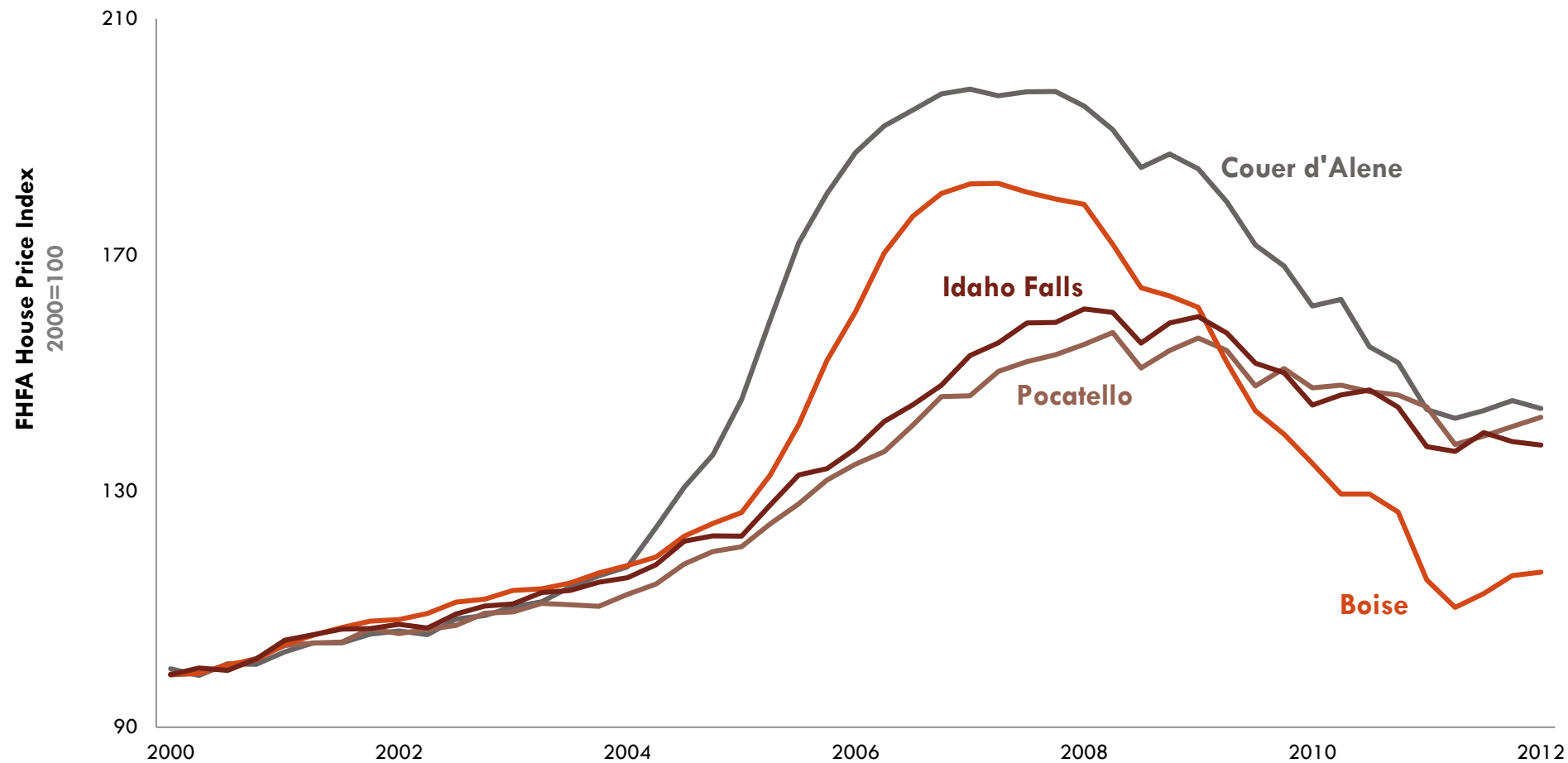
FHFA House Price Index (formerly OFHEO)
(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

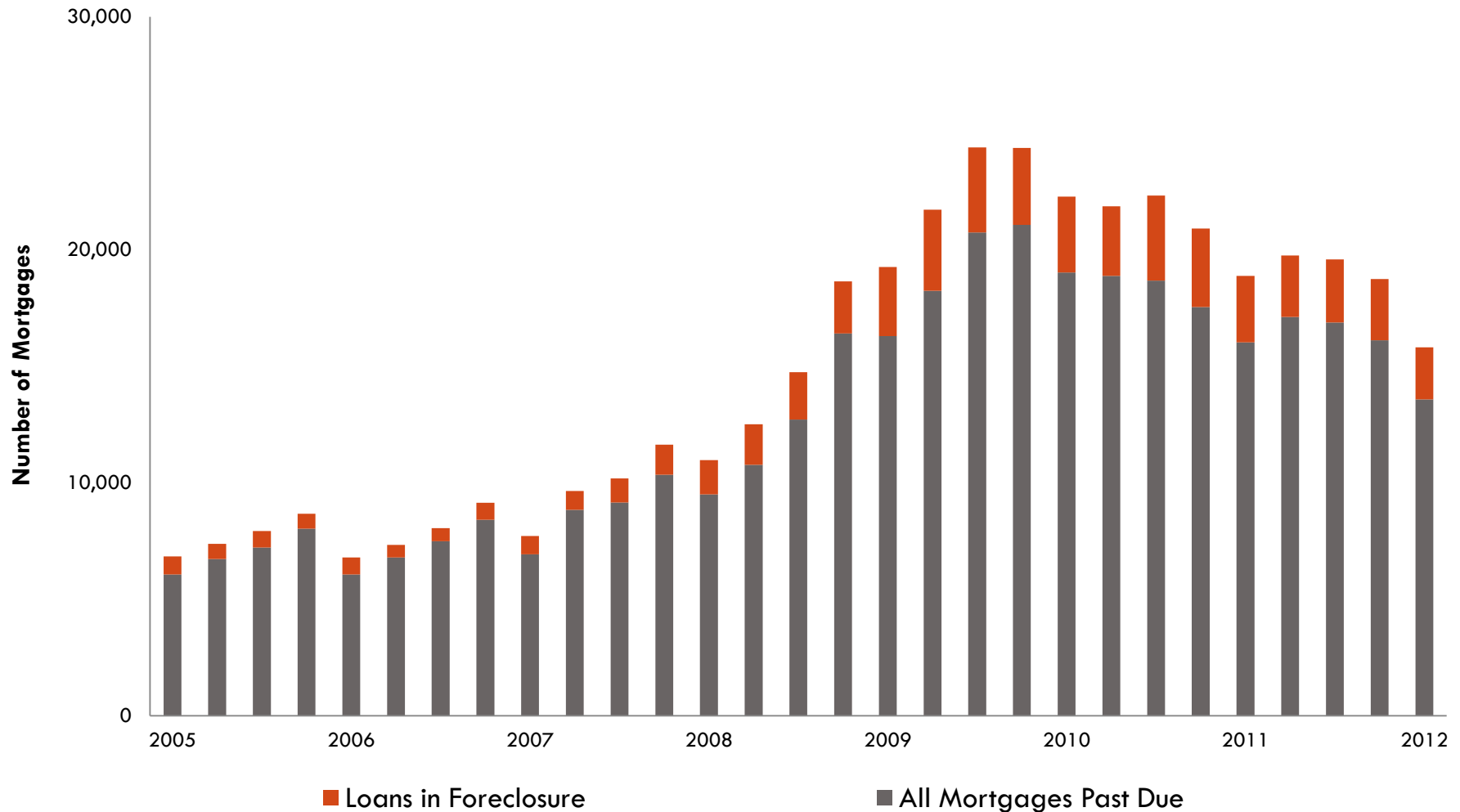
House prices in Boise saw largest drop, but starting to improve

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



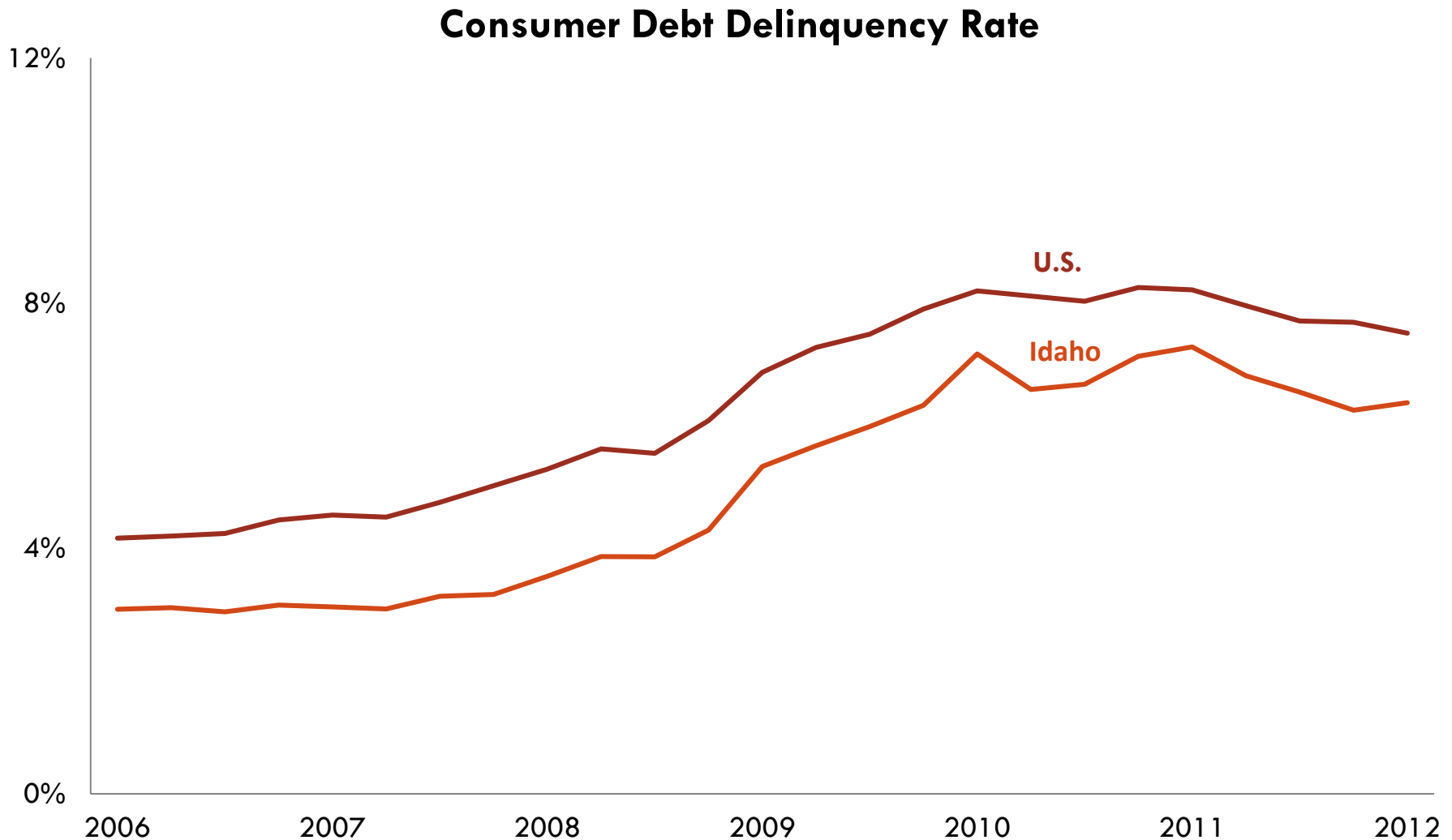
Source: Federal Housing Finance Agency (formerly OFHEO)

Numbers of foreclosures and delinquent mortgages decreasing, but still above pre-recession levels



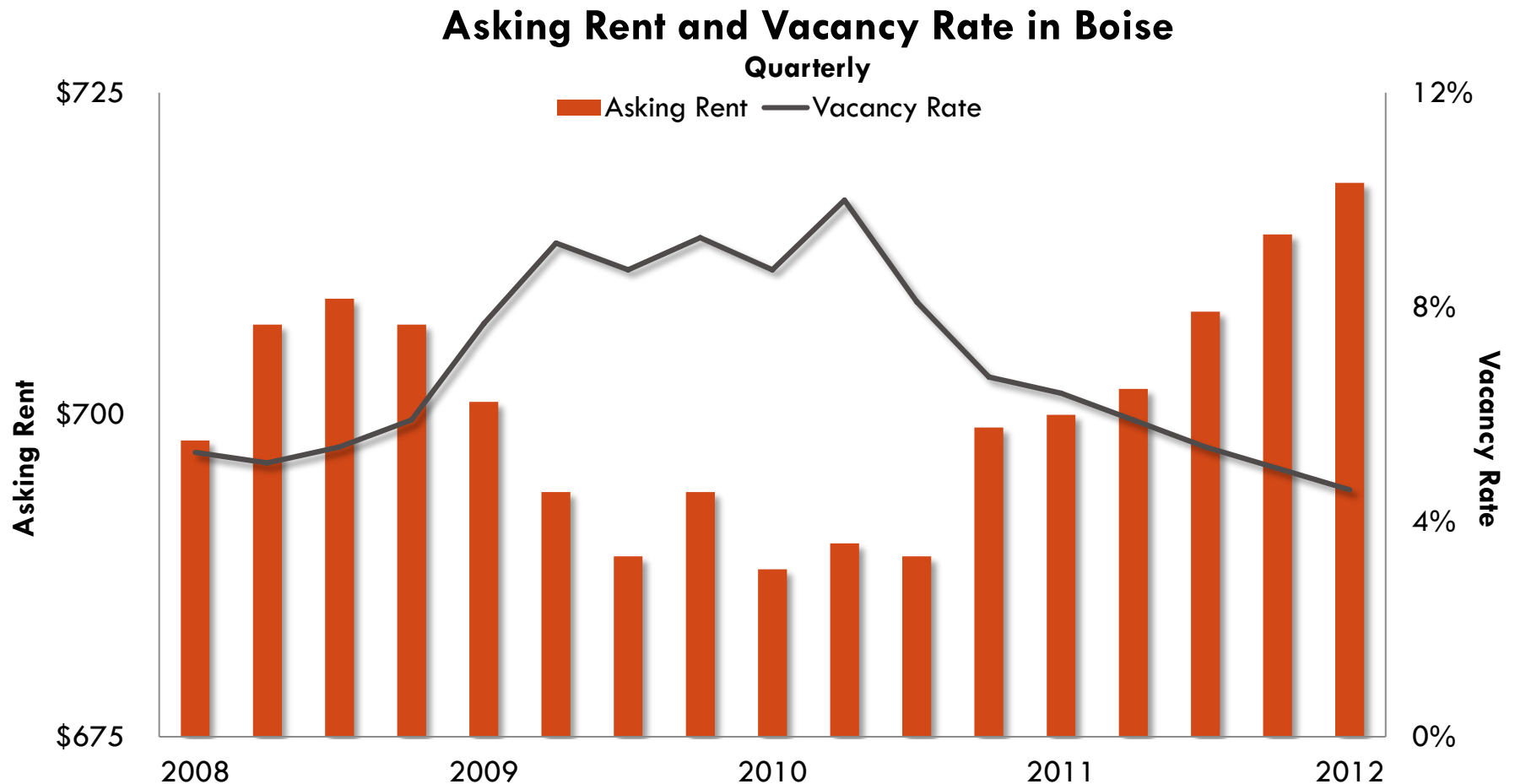
Source: Mortgage Bankers Association, National Delinquency Survey

Idaho's consumer debt delinquency rate remains below national average



Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel

Rents up, vacancies down in Boise

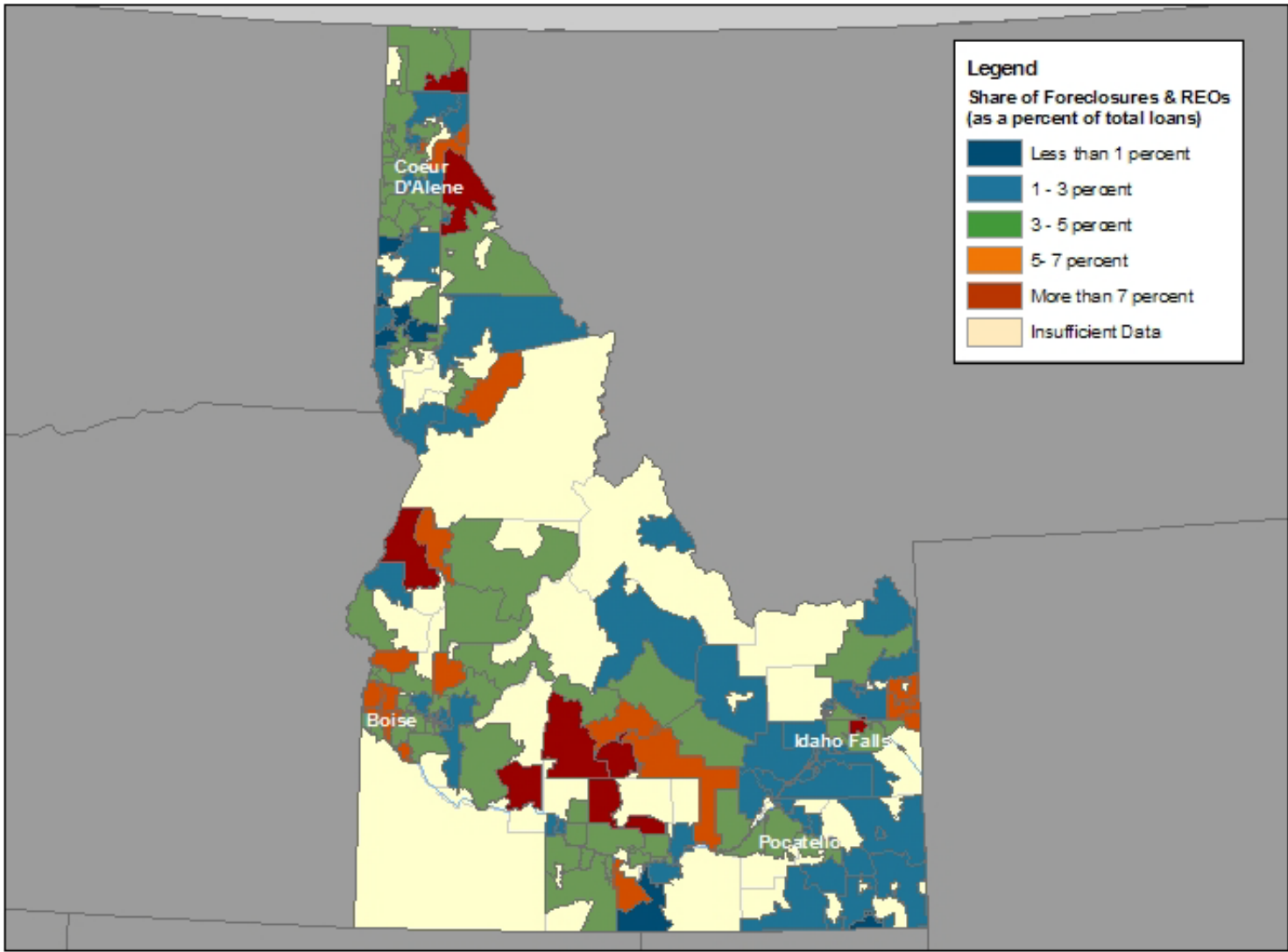


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Maps

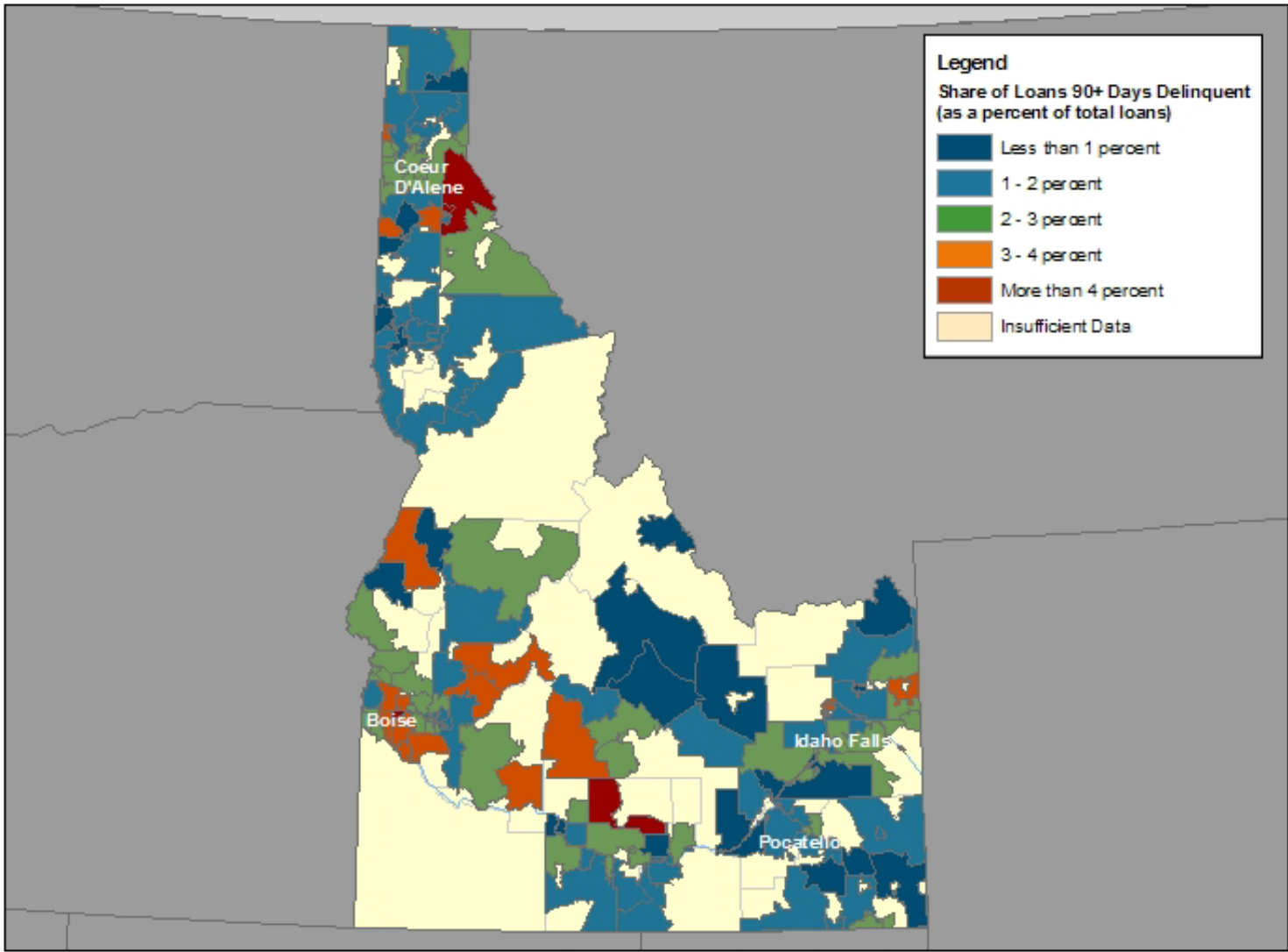
Areas Affected by Concentrated Foreclosures

April 2012



Areas at Risk of Additional Foreclosures

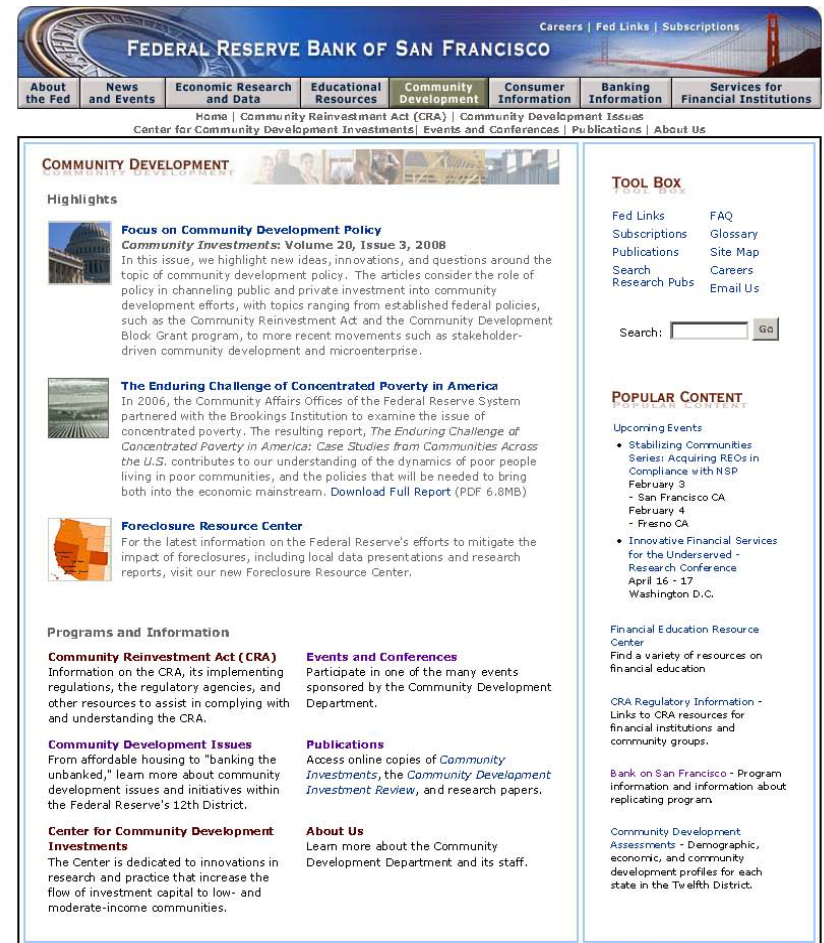
April 2012



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/>