

HOUSING AND LABOR MARKET TRENDS: UTAH

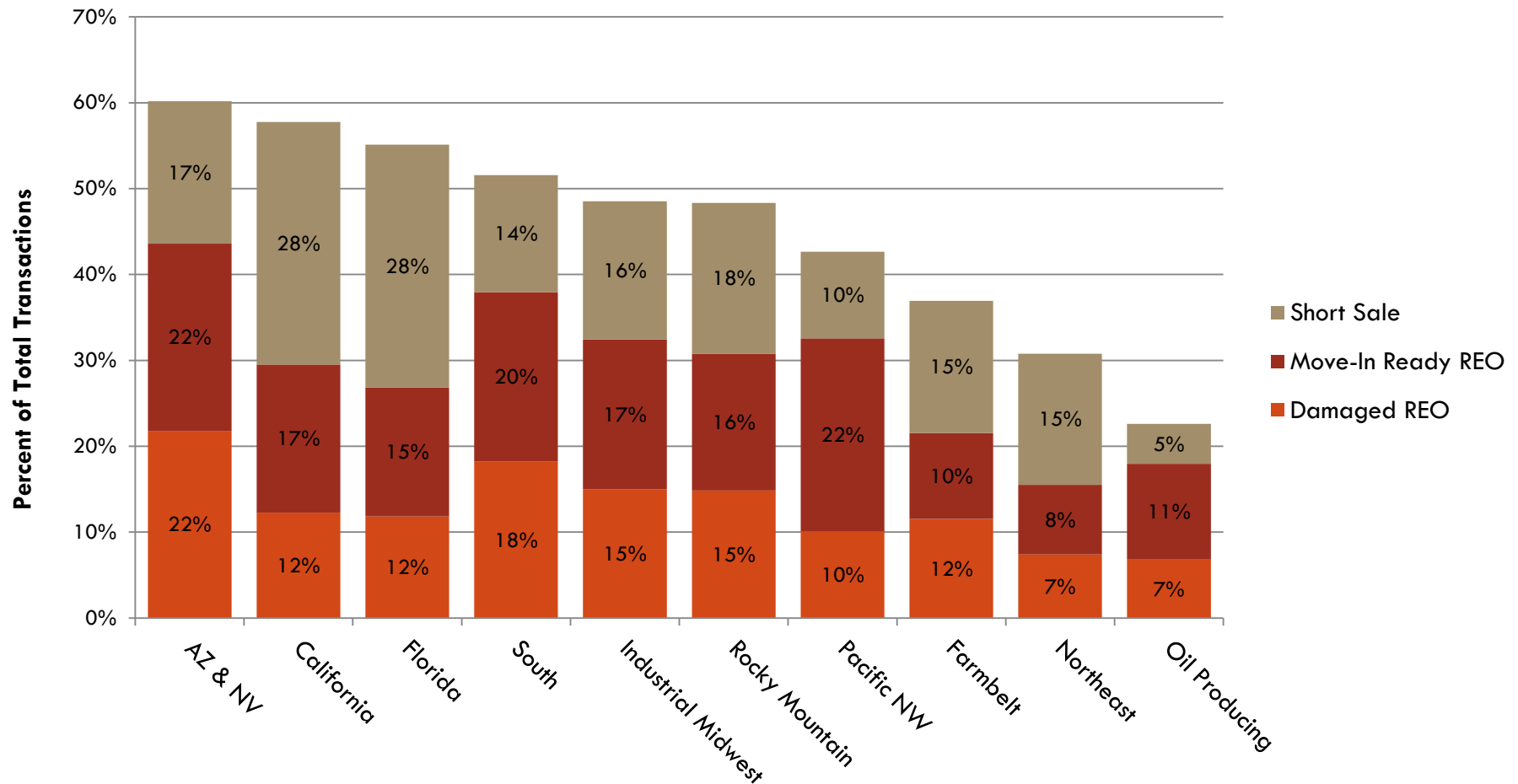
January 2012

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

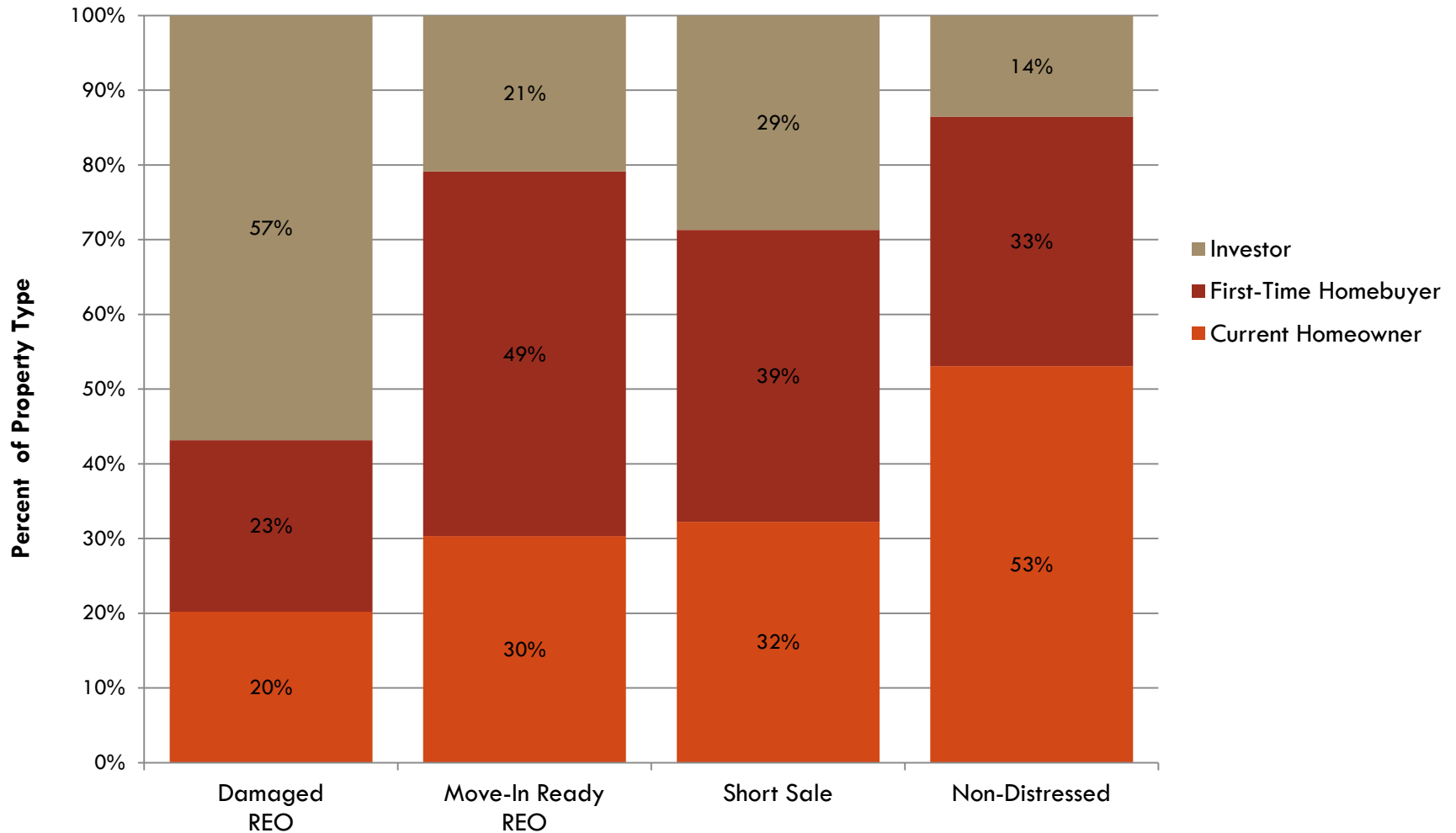
Composition of distressed sales by geography

Proportion of Distressed Property Transactions – December 2011



Neighborhood stabilization: concerns over investor purchases of distressed properties

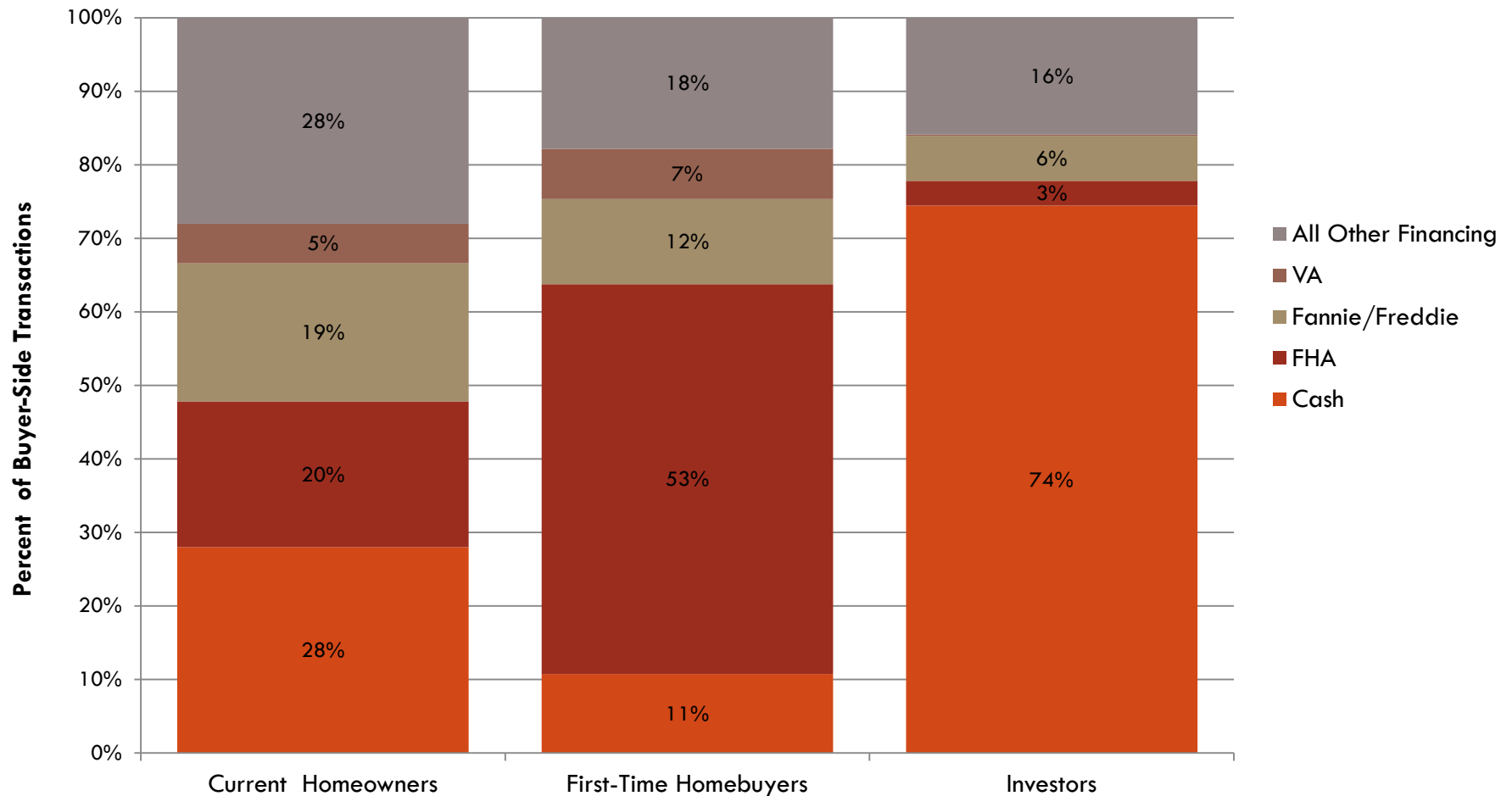
Who Is Buying Properties?—December 2011



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

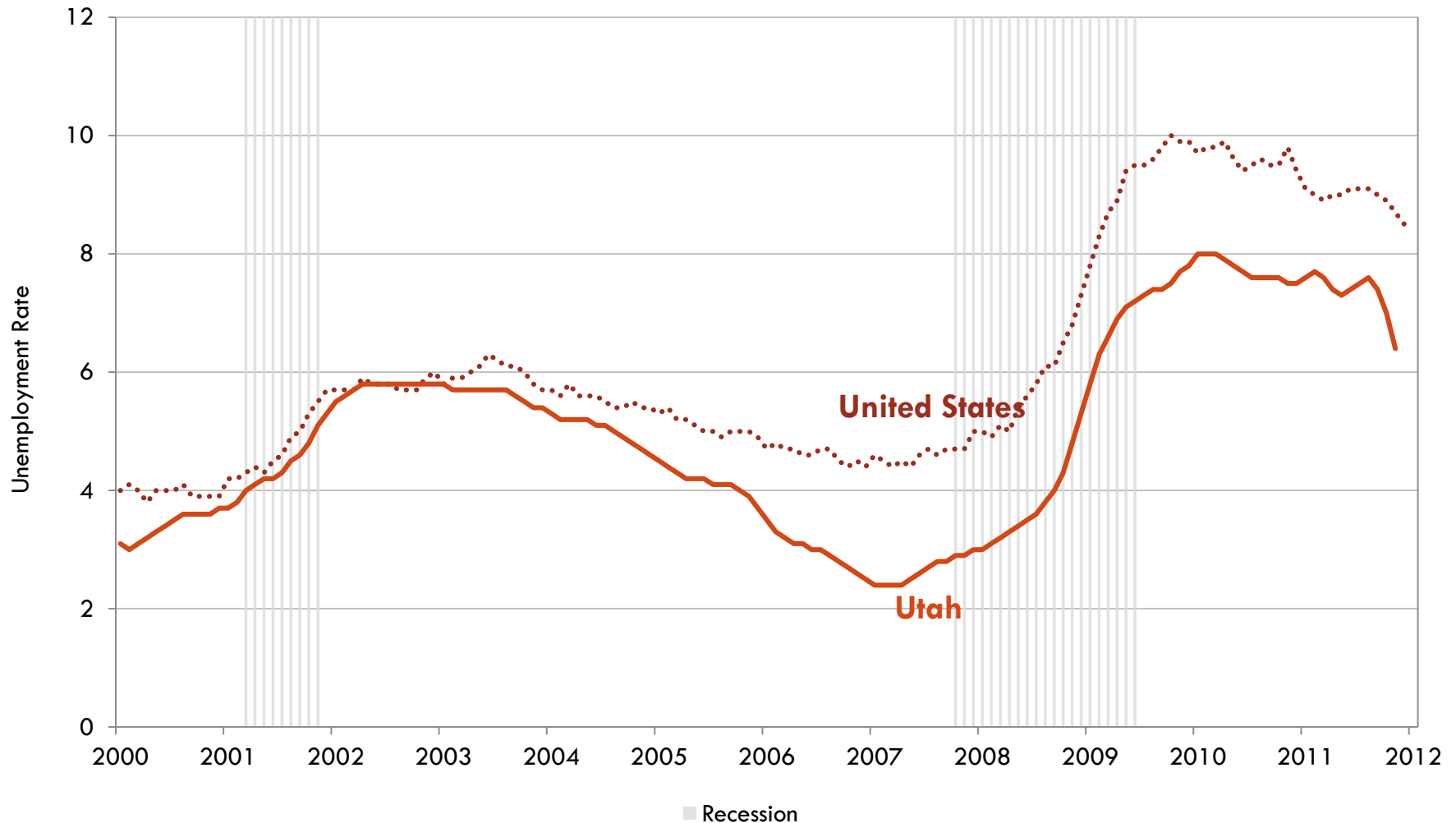
Financing for home purchases

Financing for Homebuyers—December 2011



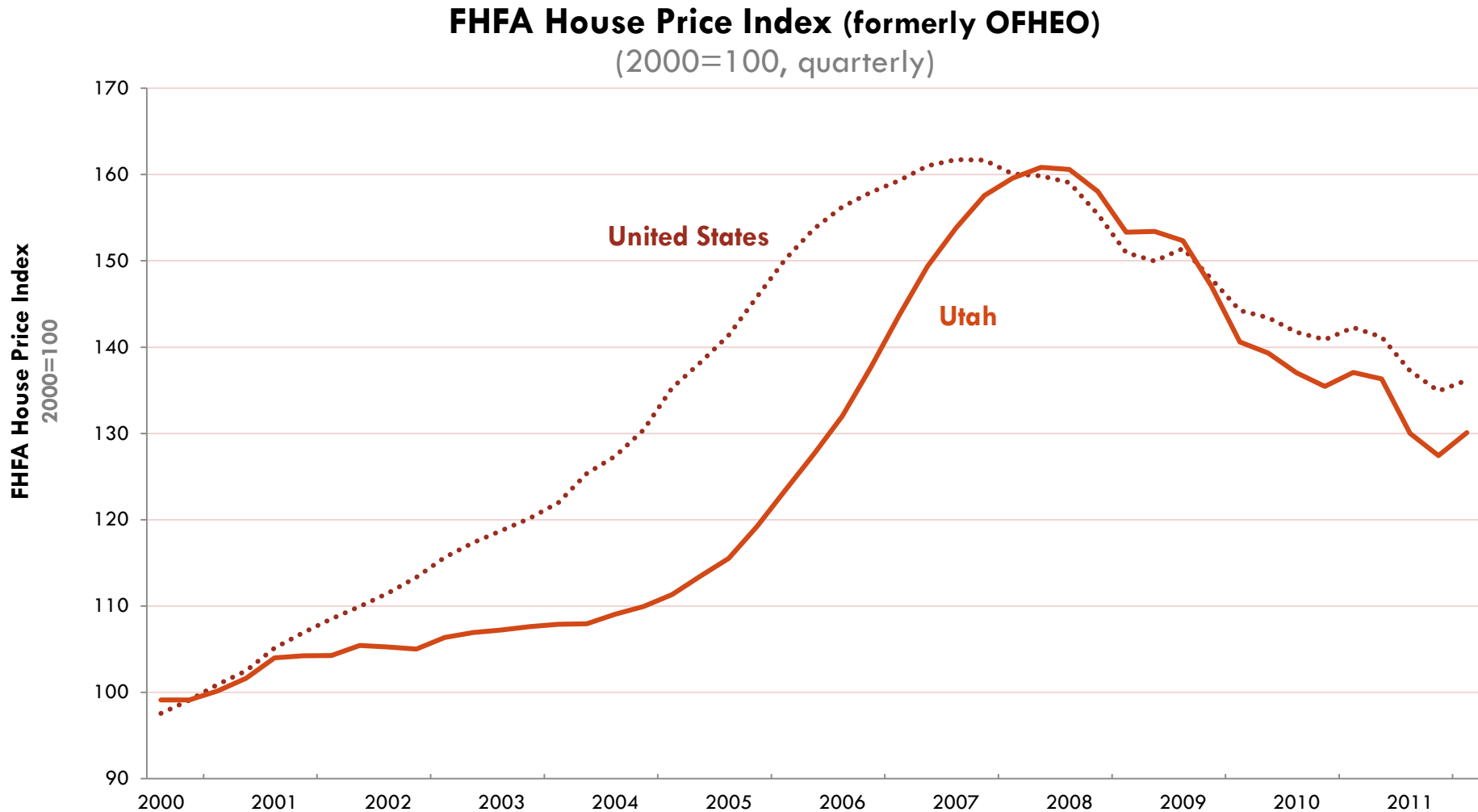
Utah Trends

Unemployment rate in Utah fell sharply to 6.4 percent at the end of 2011



Source: Bureau of Labor Statistics

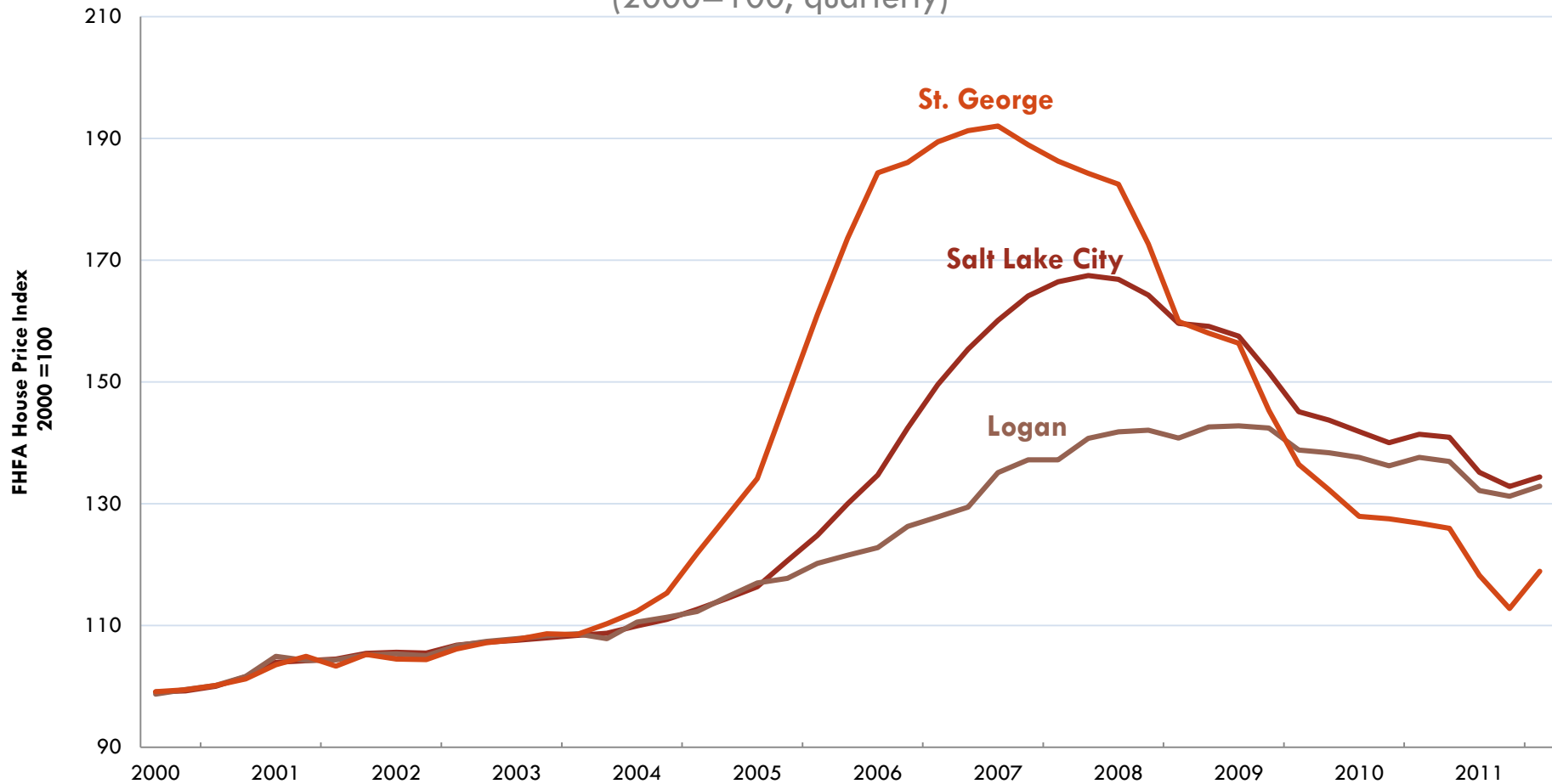
Utah house prices show slight uptick in late 2011



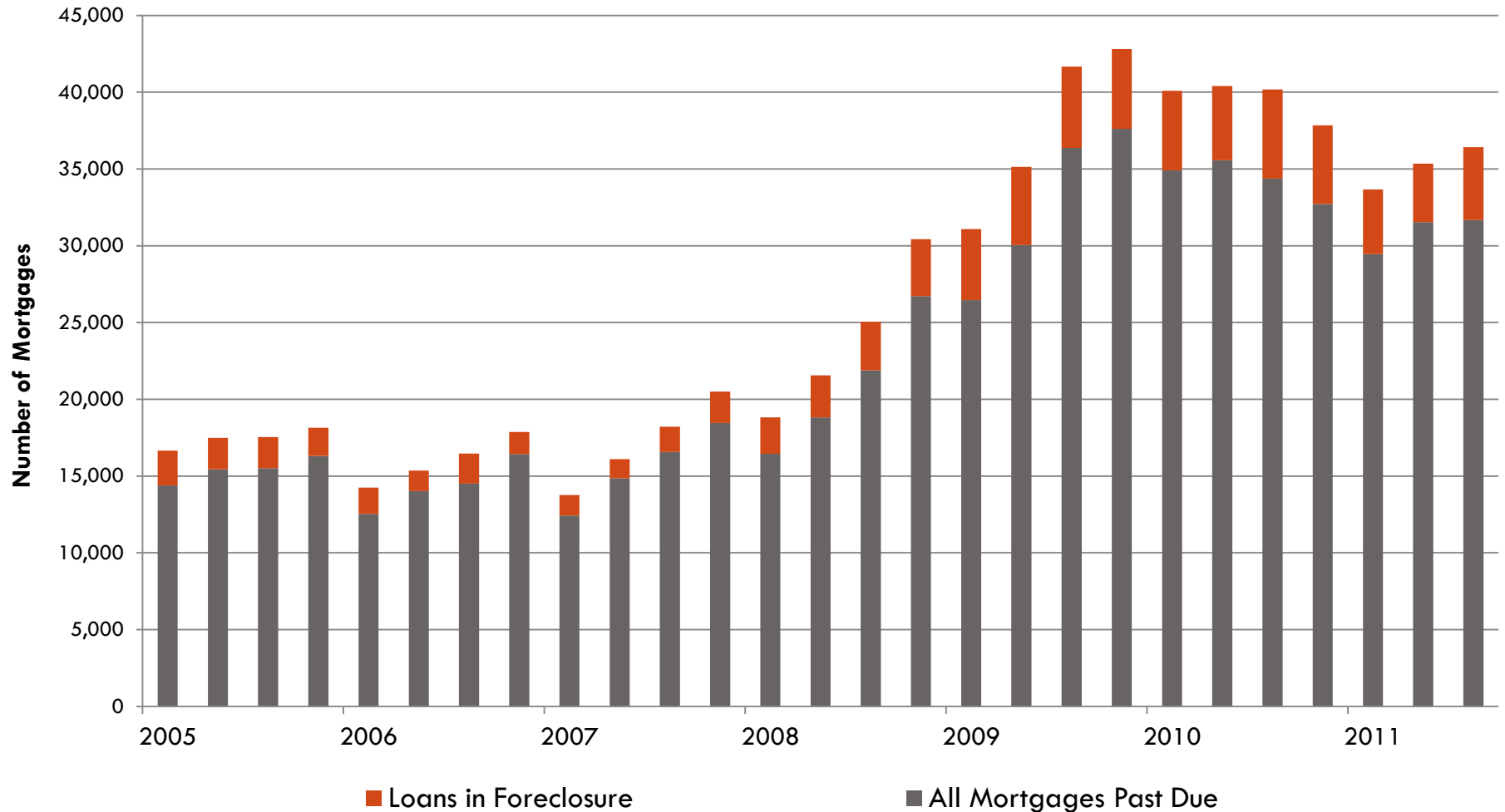
Source: Federal Housing Finance Agency (formerly OFHEO)

House prices at the metro level

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



Numbers of loans in foreclosure and mortgages past due rose in 2011



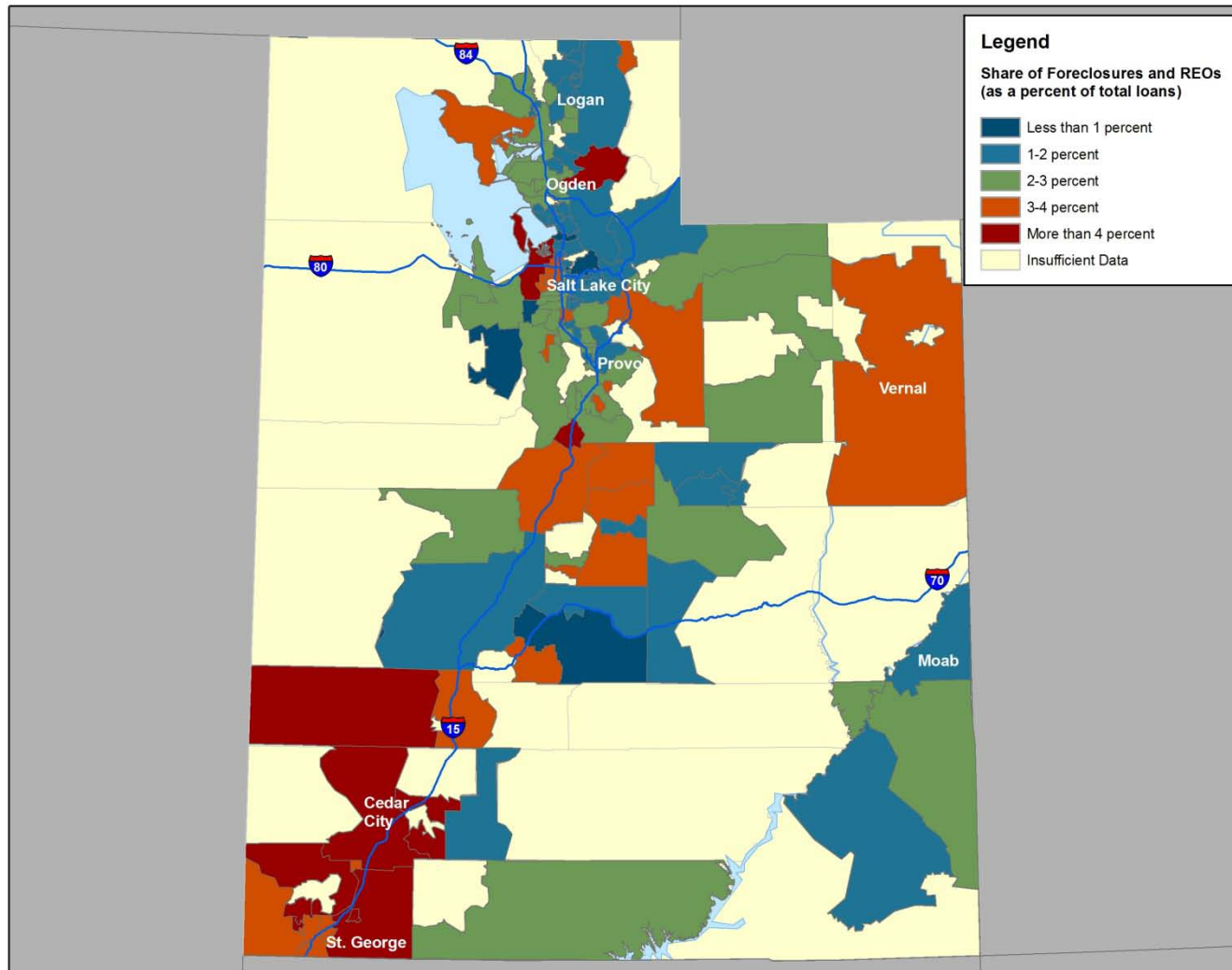
Loans in Foreclosure

All Mortgages Past Due

Maps

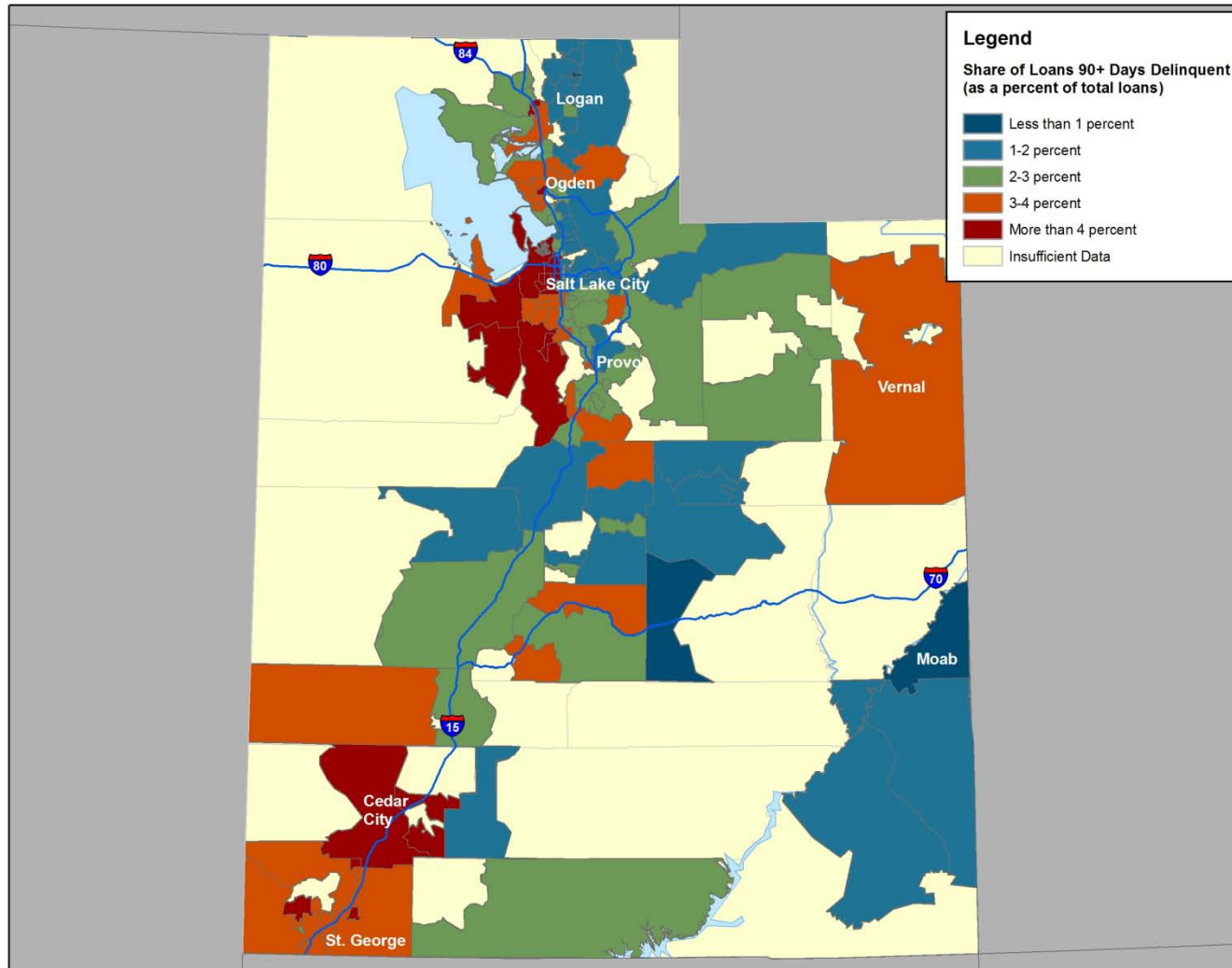
Areas Affected by Concentrated Foreclosures

November 2011



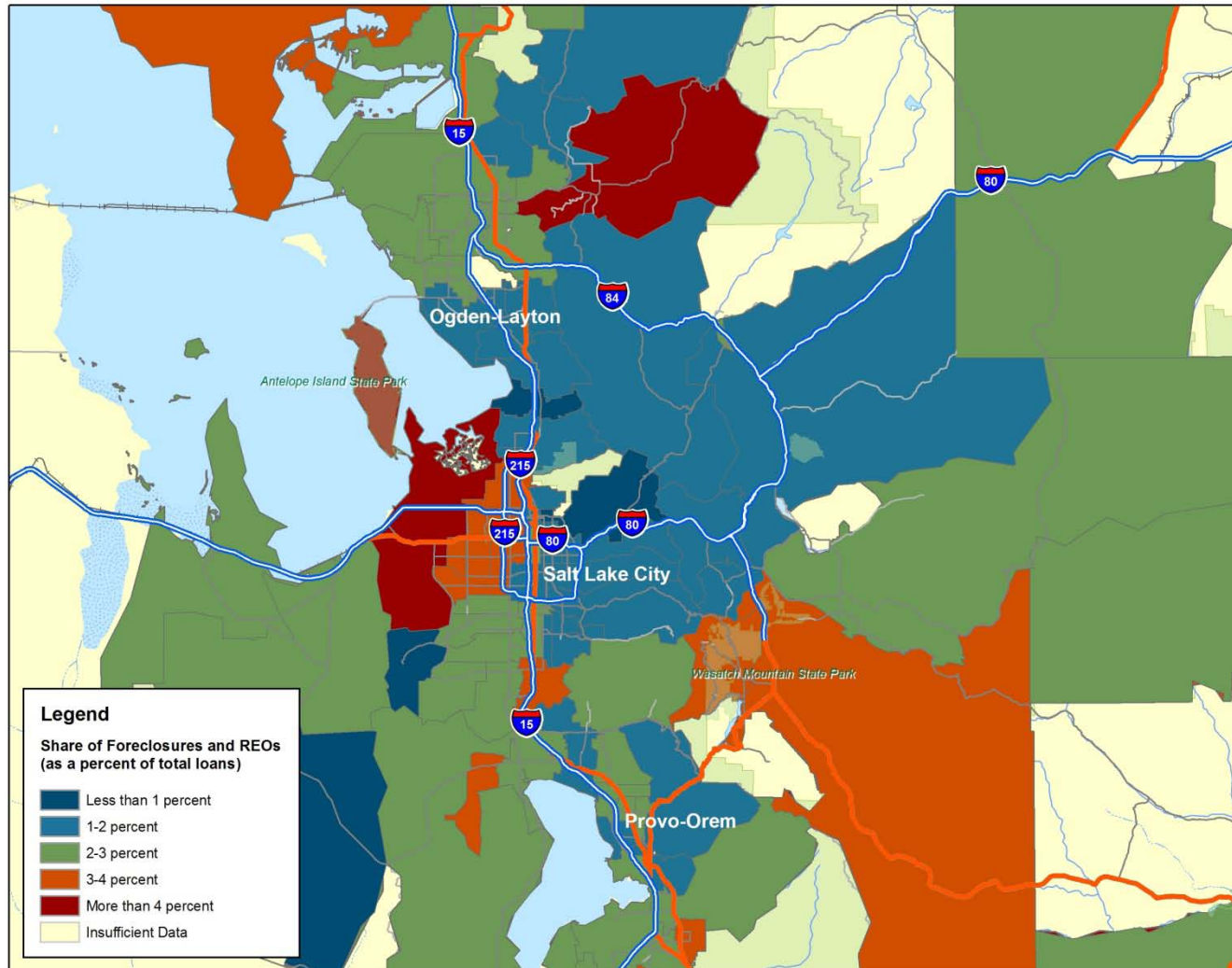
Areas at Risk of Additional Foreclosures

November 2011



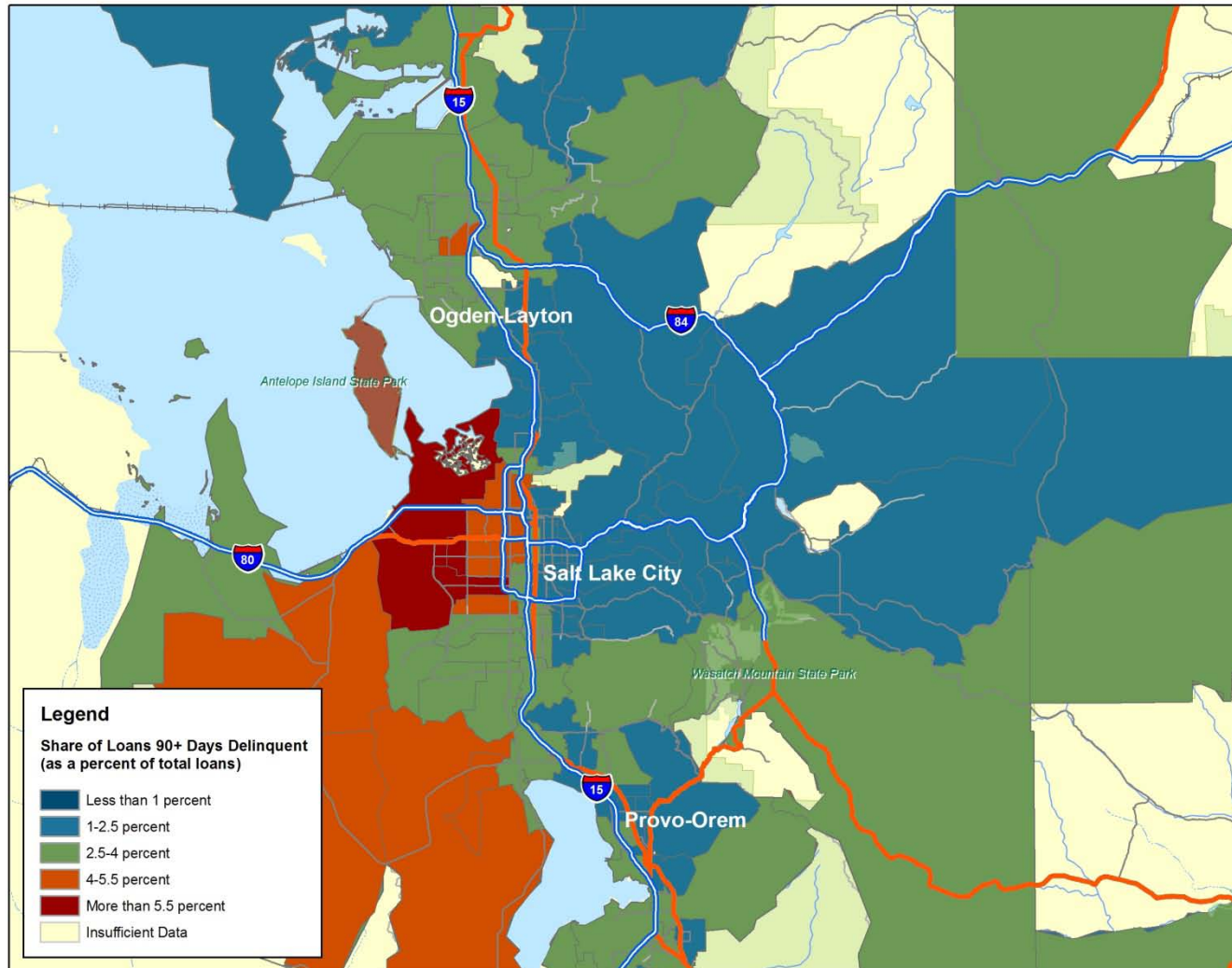
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Areas at Risk of Additional Foreclosures

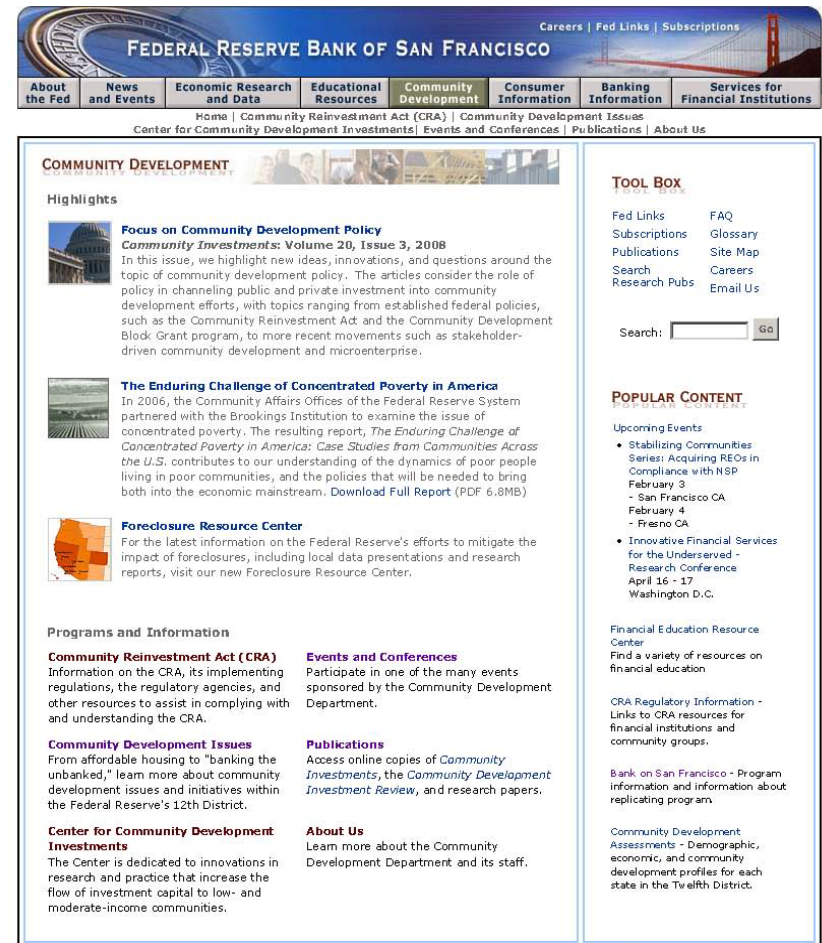
November 2011



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/>