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**

- **Damaged REO**: 20% Investors, 23% First-Time Homebuyer, 57% Current Homeowner
- **Move-In Ready REO**: 30% Investors, 49% First-Time Homebuyer, 21% Current Homeowner
- **Short Sale**: 32% Investors, 39% First-Time Homebuyer, 29% Current Homeowner
- **Non-Distressed**: 53% Investors, 33% First-Time Homebuyer, 14% Current Homeowner

Source: Campbell/Inside Mortgage Finance Housing Pulse Monthly Survey of Real Estate Market Conditions December 2011
Financing for home purchases

Financing for Homebuyers—December 2011

<table>
<thead>
<tr>
<th>Percent of Buyer-Side Transactions</th>
<th>Current Homeowners</th>
<th>First-Time Homebuyers</th>
<th>Investors</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Financing</td>
<td>28%</td>
<td>18%</td>
<td>16%</td>
</tr>
<tr>
<td>VA</td>
<td>19%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>Fannie/Freddie</td>
<td>12%</td>
<td>12%</td>
<td>3%</td>
</tr>
<tr>
<td>Cash</td>
<td>5%</td>
<td>20%</td>
<td>74%</td>
</tr>
</tbody>
</table>

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions December 2011
Utah Trends
Unemployment rate in Utah fell sharply to 6.4 percent at the end of 2011.
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)

Source: Federal Housing Finance Agency (formerly OFHEO)
Numbers of loans in foreclosure and mortgages past due rose in 2011

Source: Mortgage Bankers Association, National Delinquency Survey
Areas Affected by Concentrated Foreclosures
November 2011

Legend
Share of Foreclosures and REOs (as a percent of total loans)
- Less than 1 percent
- 1-2 percent
- 2-3 percent
- 3-4 percent
- More than 4 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures
November 2011

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 1 percent
- 1-2 percent
- 2-3 percent
- 3-4 percent
- More than 4 percent
- Insufficient Data

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

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures

November 2011

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 1 percent
- 1-2.5 percent
- 2.5-4 percent
- 4-5.5 percent
- More than 5.5 percent
- Insufficient Data

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/