

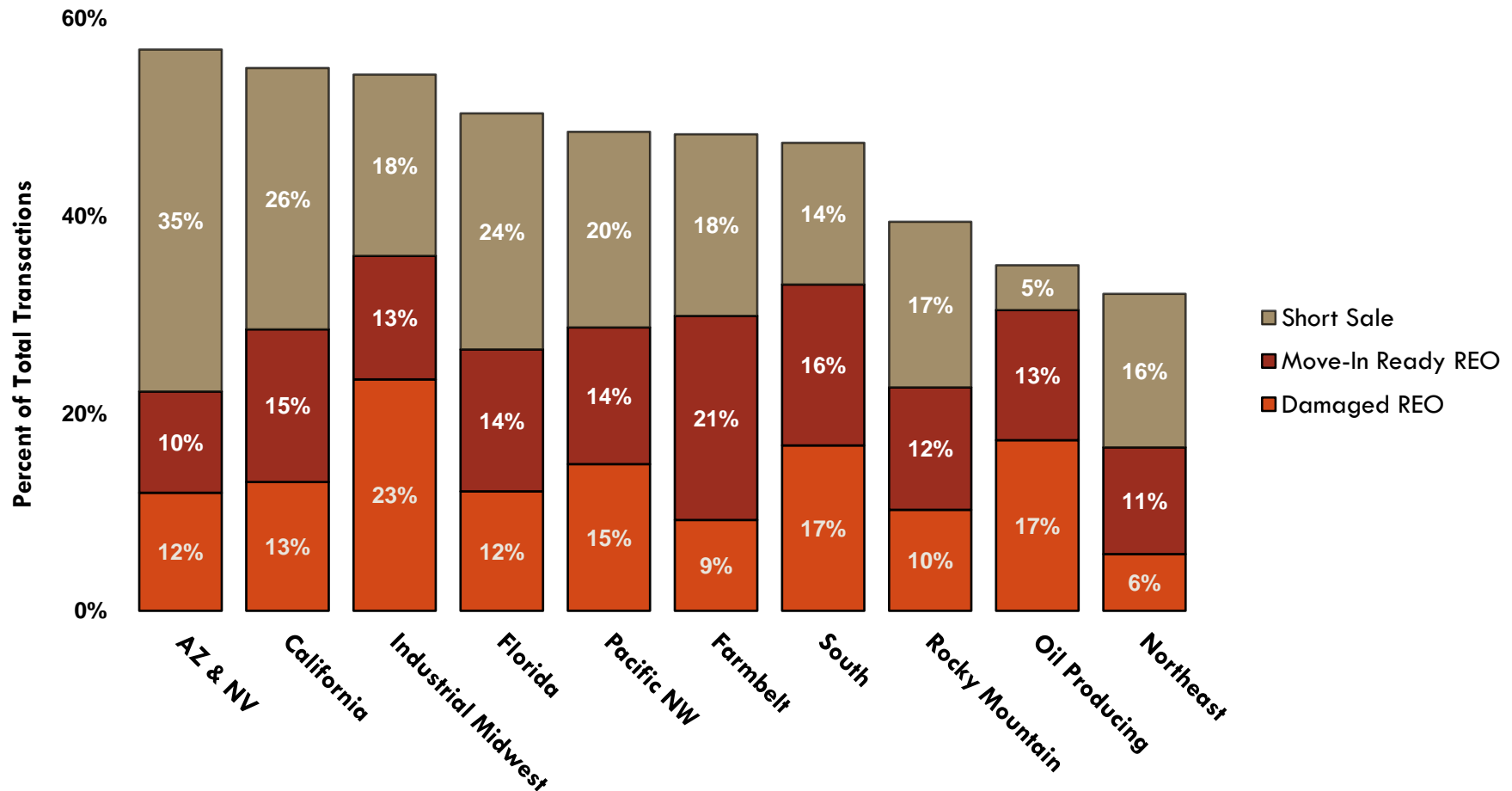
# HOUSING AND LABOR MARKET TRENDS: WASHINGTON

June 2012

# National Trends

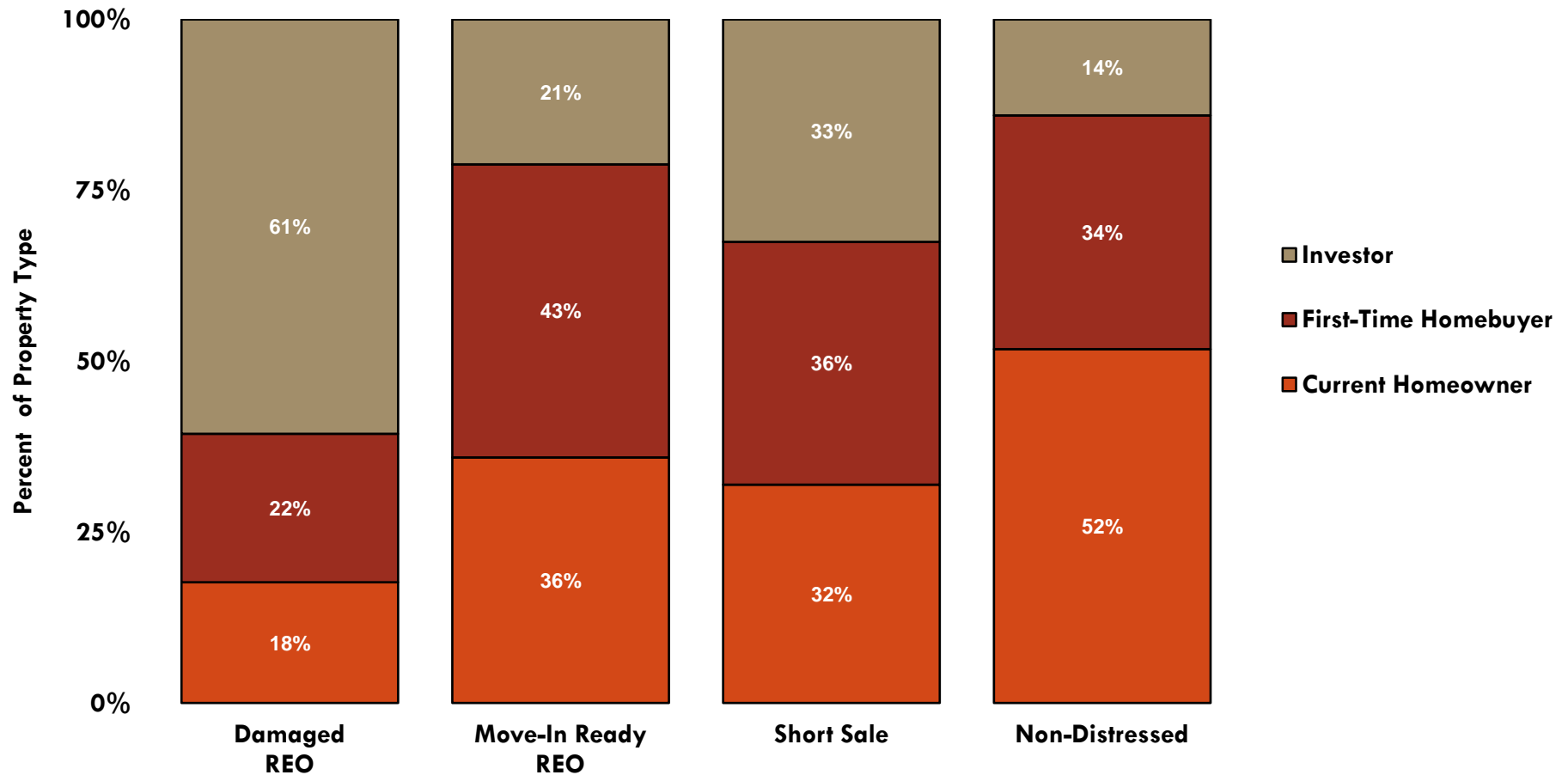
# Composition of distressed sales by geography

Proportion of Distressed Property Transactions—April 2012



# Neighborhood stabilization: concerns over investor purchases of distressed properties

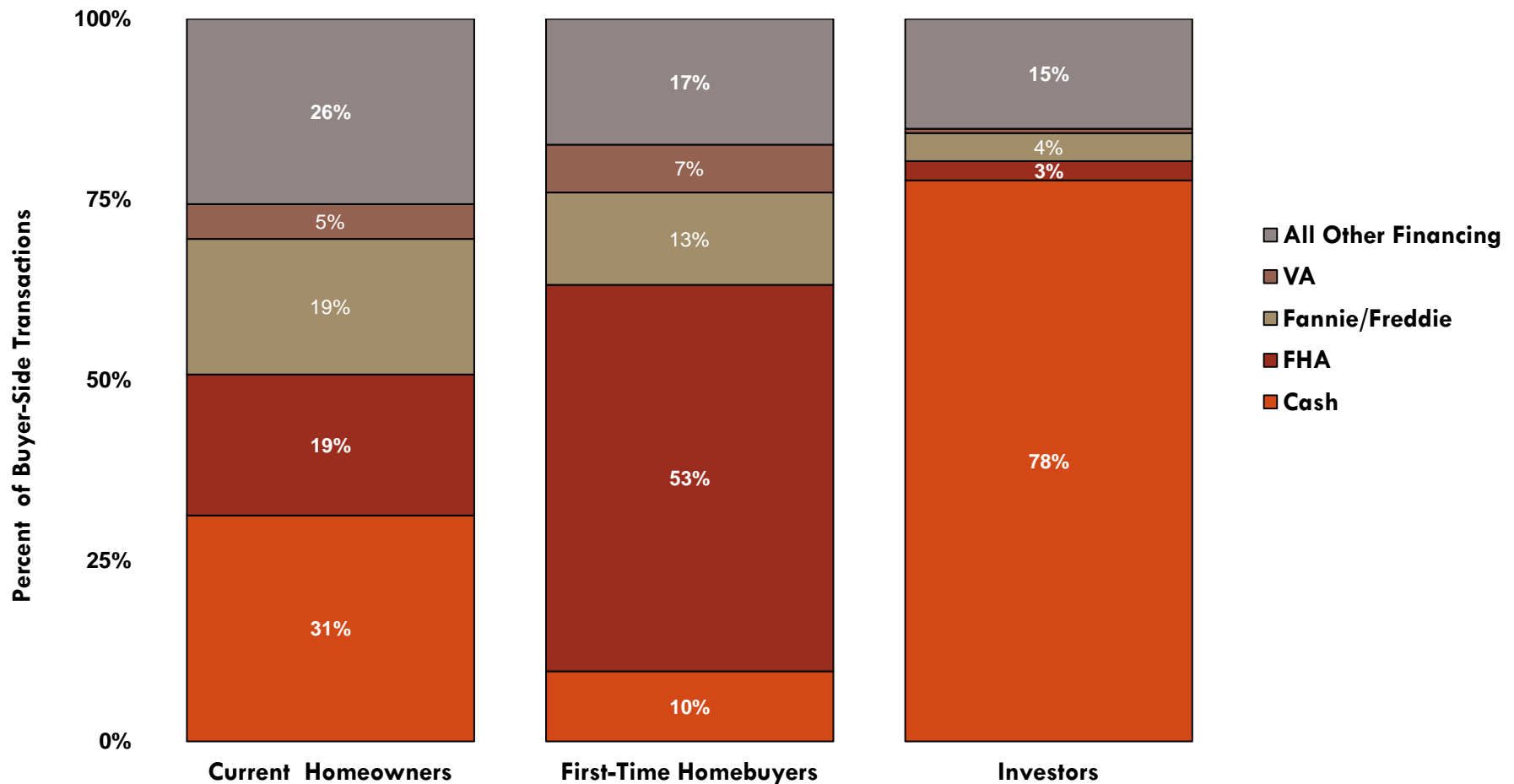
Who Is Buying Properties?—April 2012



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

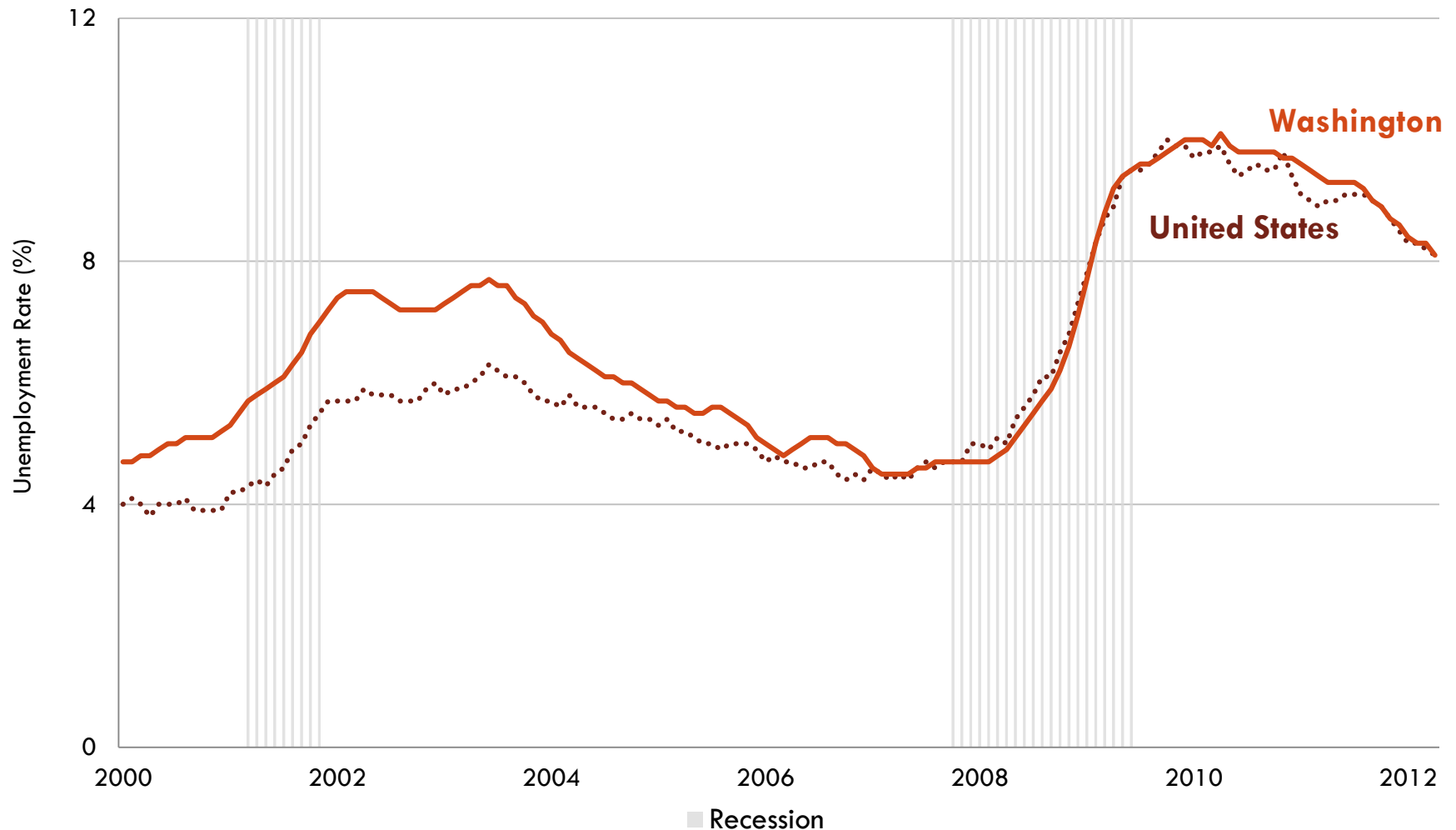
# Financing for home purchases

Financing for Homebuyers—April 2012

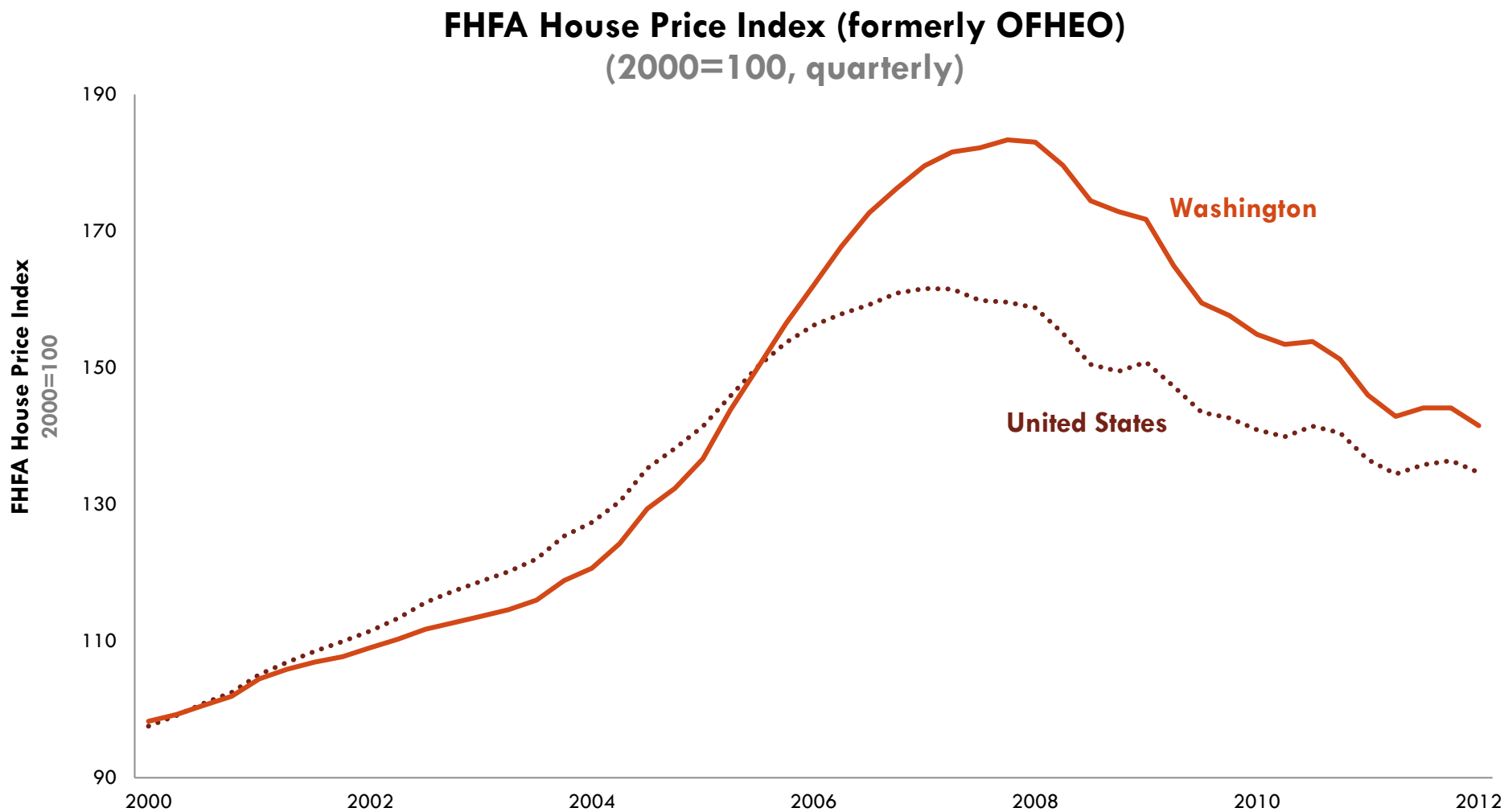


# Washington Trends

# Unemployment rate in Washington continues to mirror national trend



# Washington's house values at 2005 levels

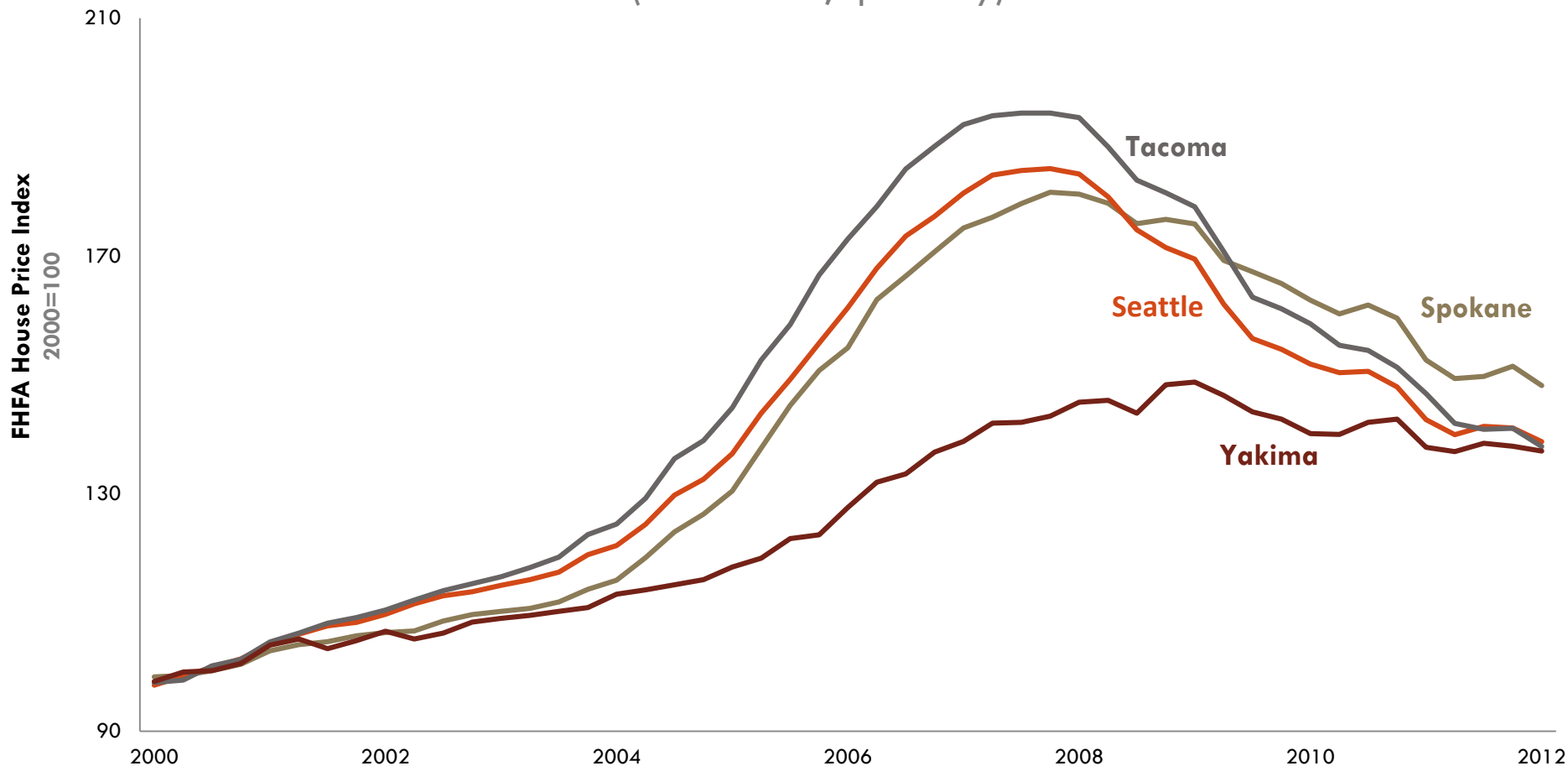


Source: Federal Housing Finance Agency (formerly OFHEO)

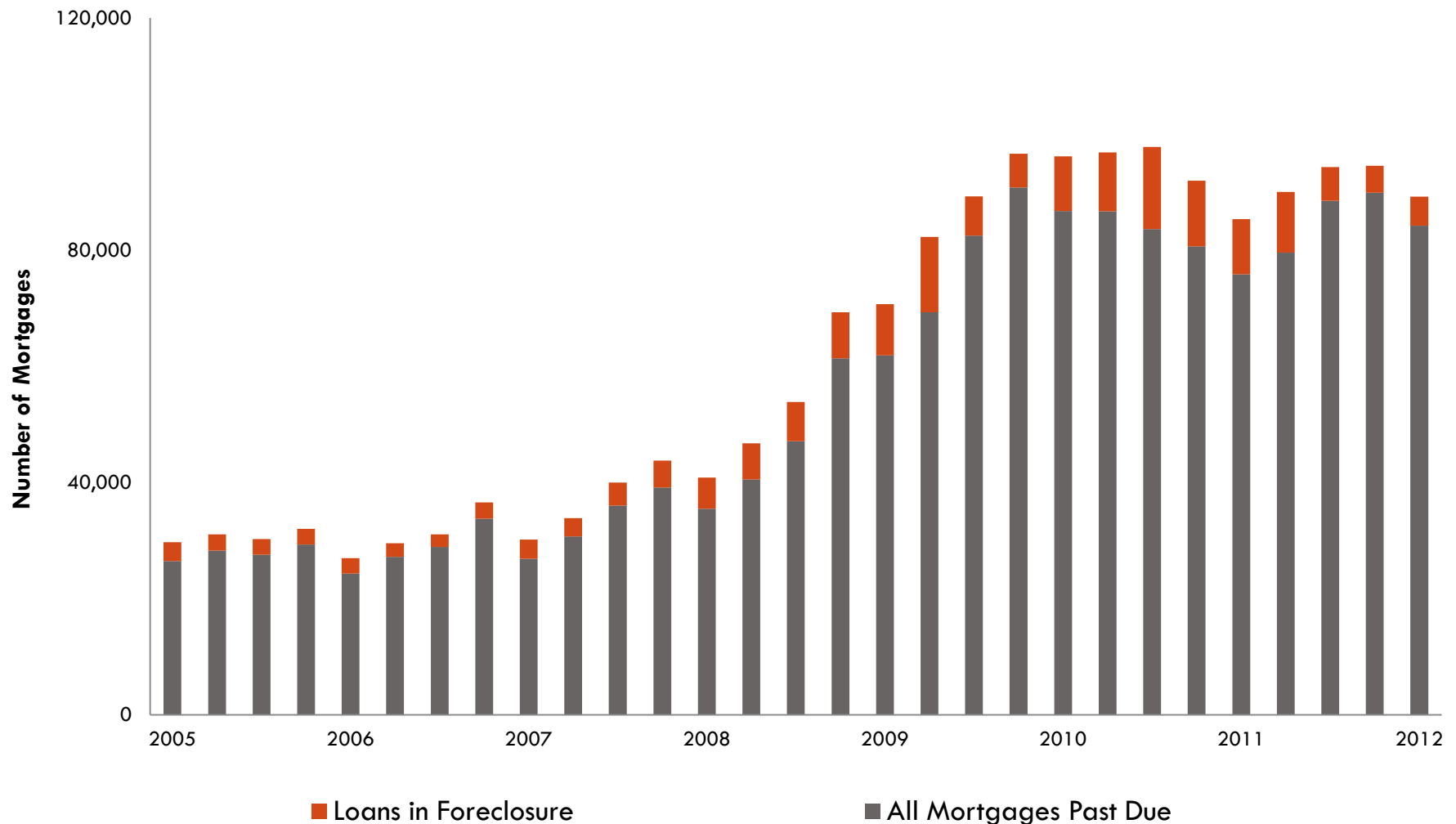


# House prices at metropolitan level

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

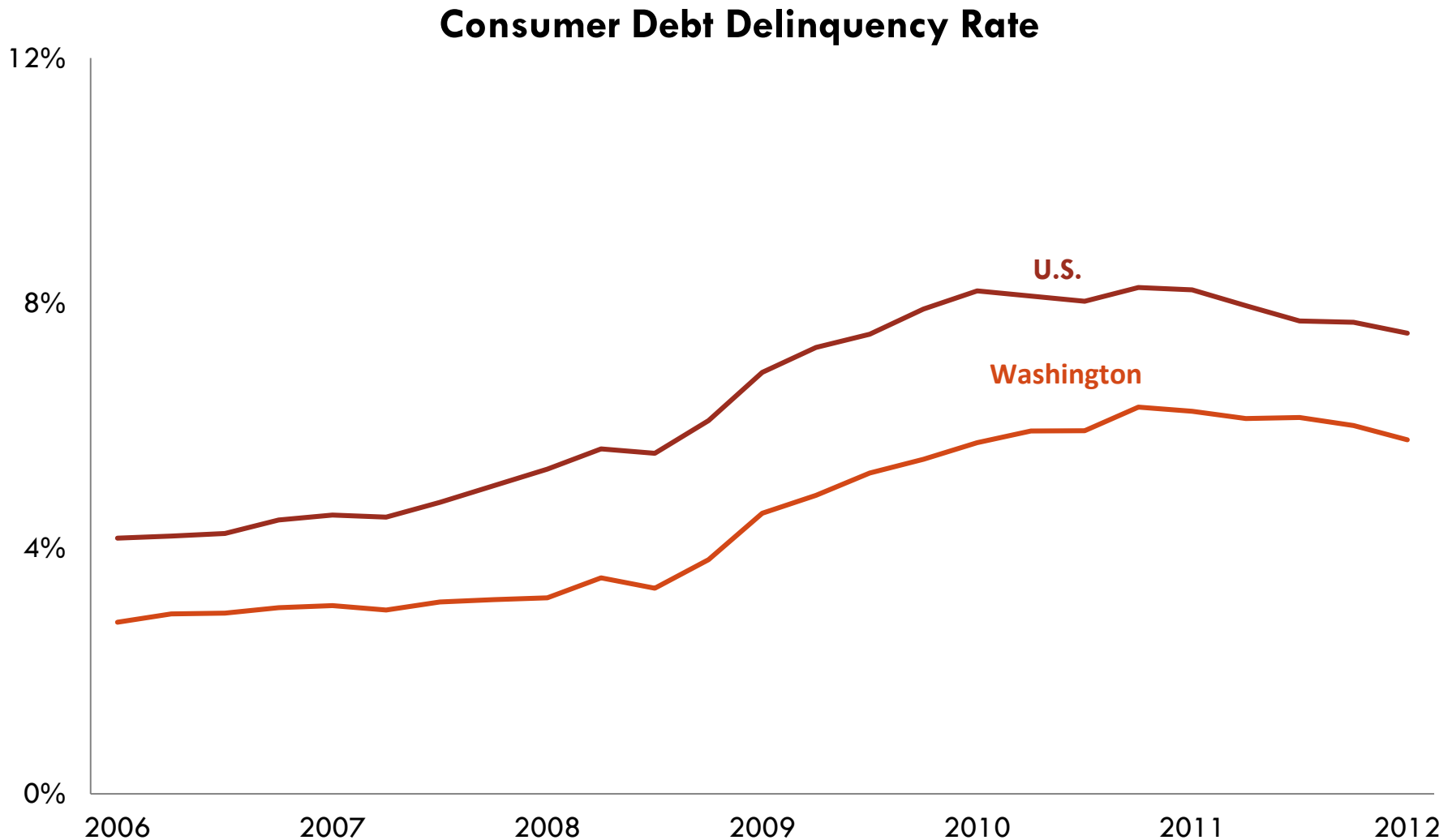


# Numbers of WA delinquent mortgages fell in Q1 2012 while loans in foreclosure rose slightly



Source: Mortgage Bankers Association, National Delinquency Survey

# Washington's consumer debt delinquency rate down from 2010 peak

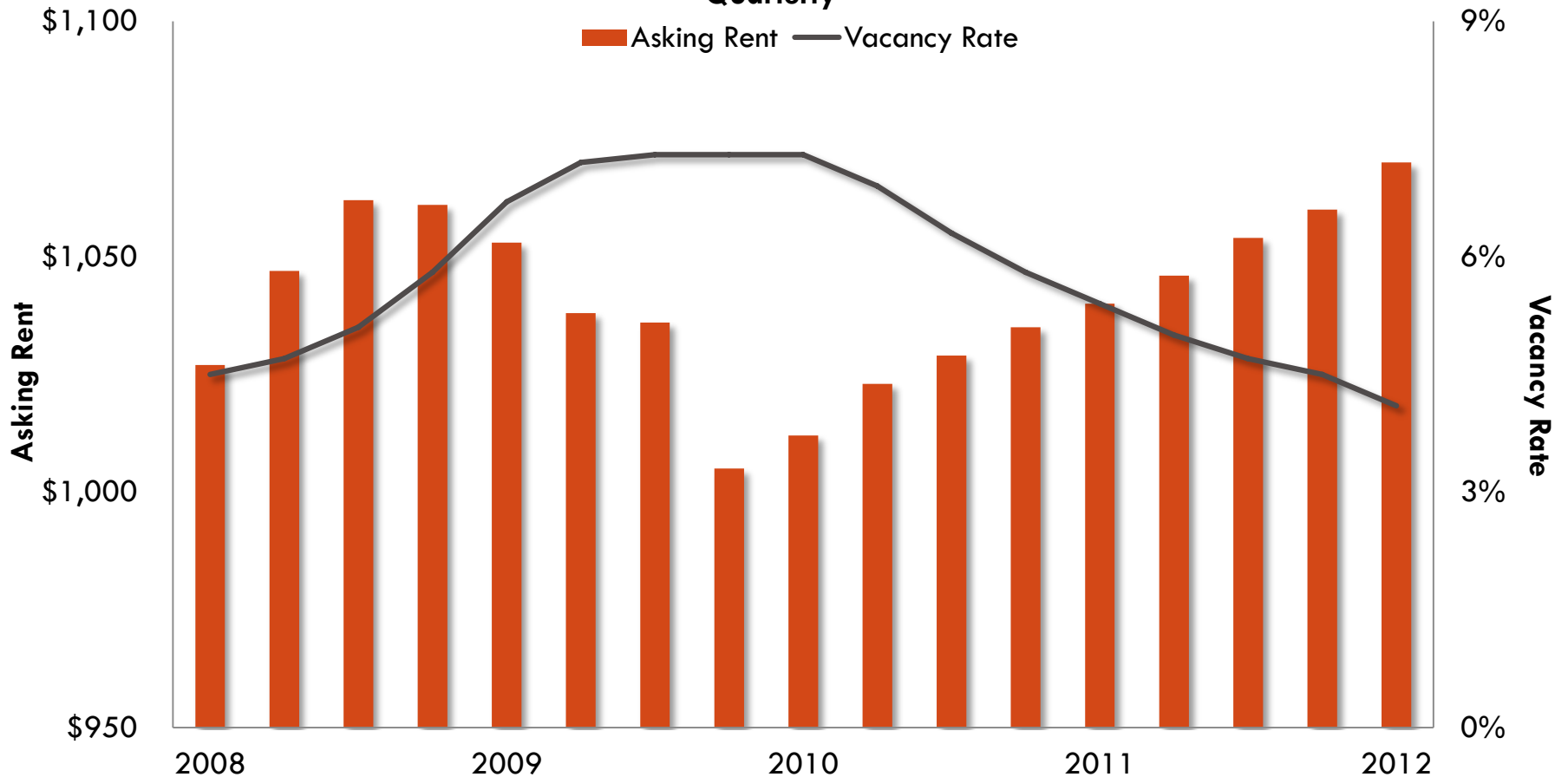


Note: Delinquency status of 90+ days past due or worse. Excludes first mortgage. Source: FRBNY Consumer Credit Panel

# Seattle rents up, vacancies down

## Asking Rent and Vacancy Rate in Seattle

Quarterly

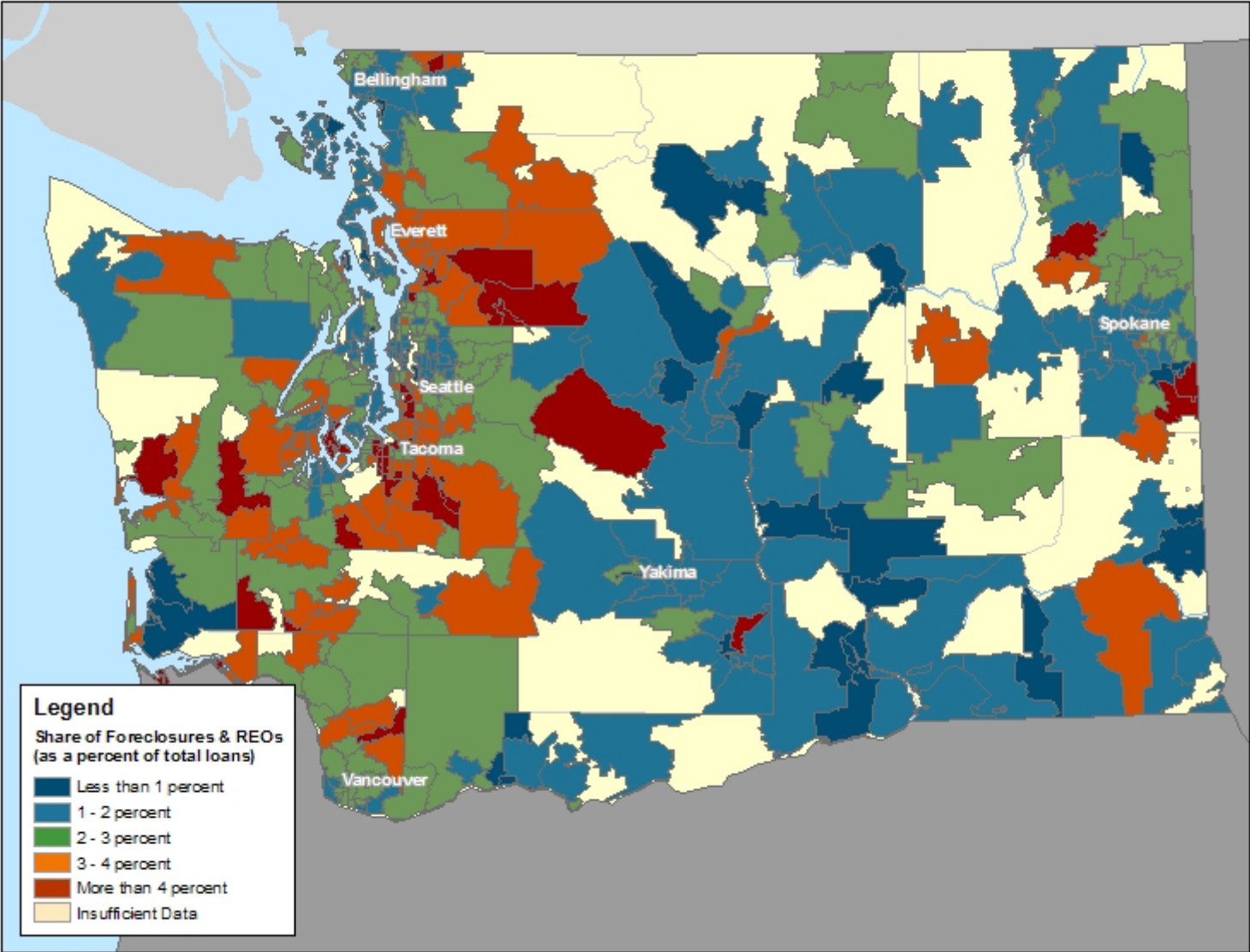


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

# Washington Foreclosure Data Maps

# Areas Affected by Concentrated Foreclosures

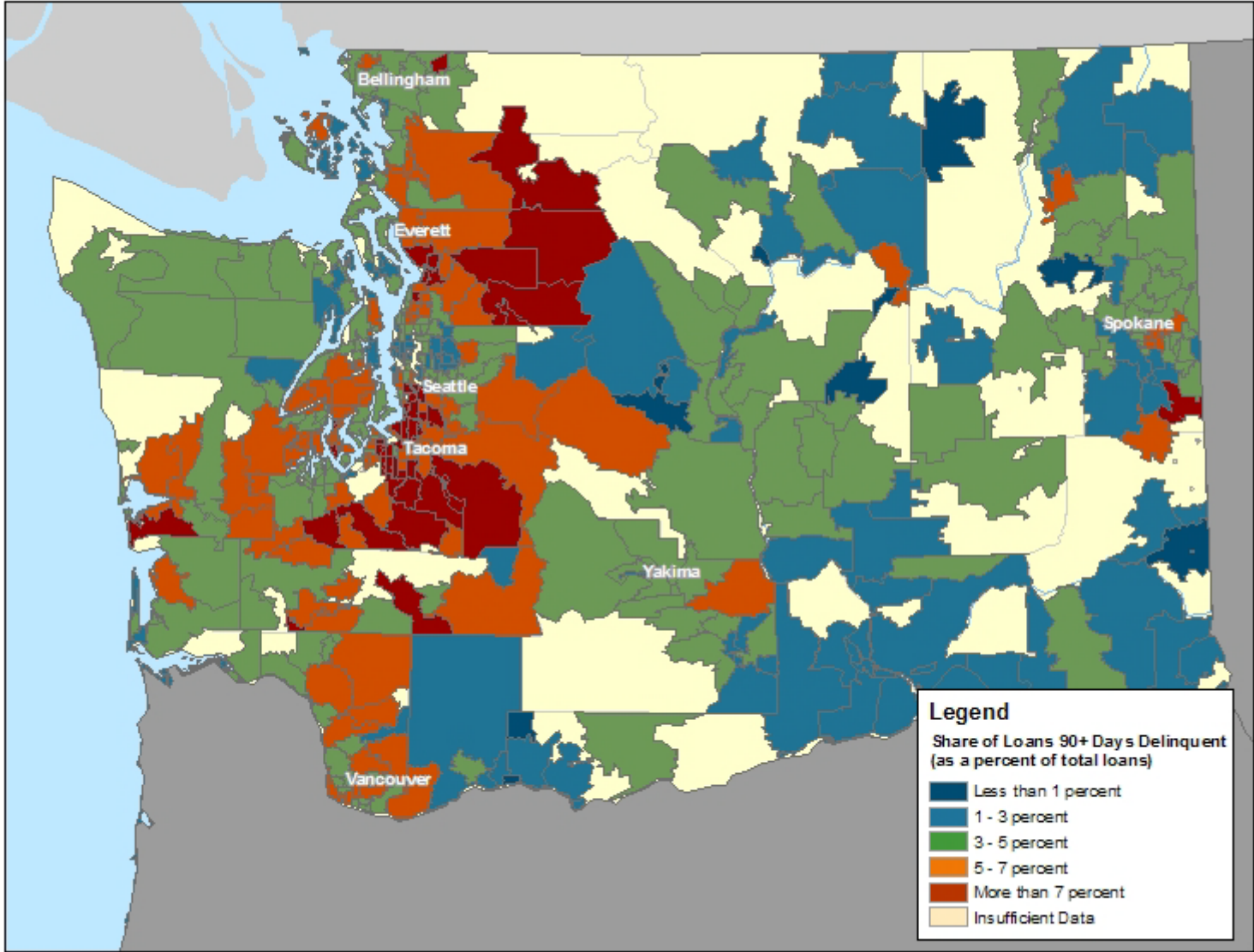
April 2012



Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

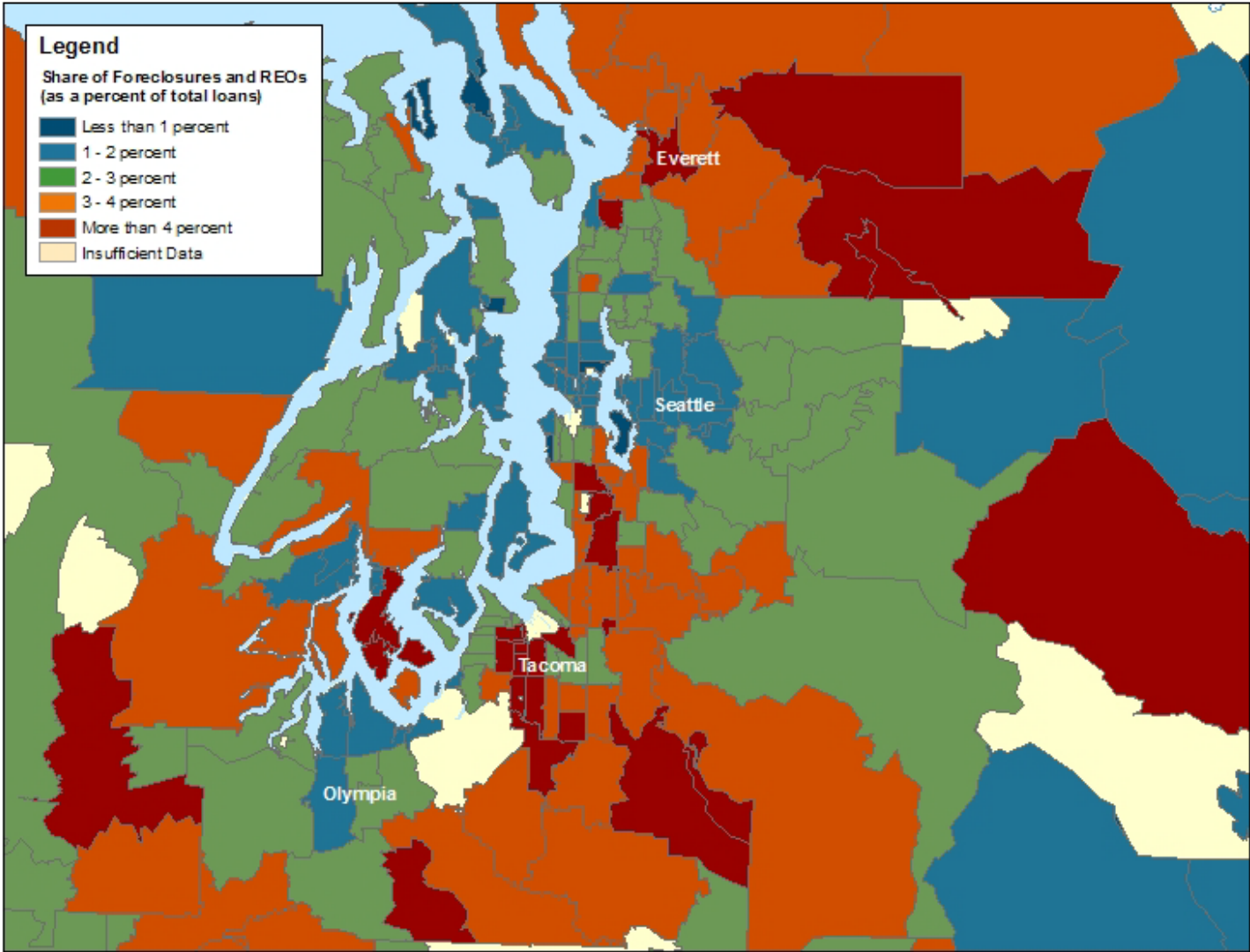
# Areas at Risk of Additional Foreclosures

April 2012



# Areas Affected by Concentrated Foreclosures

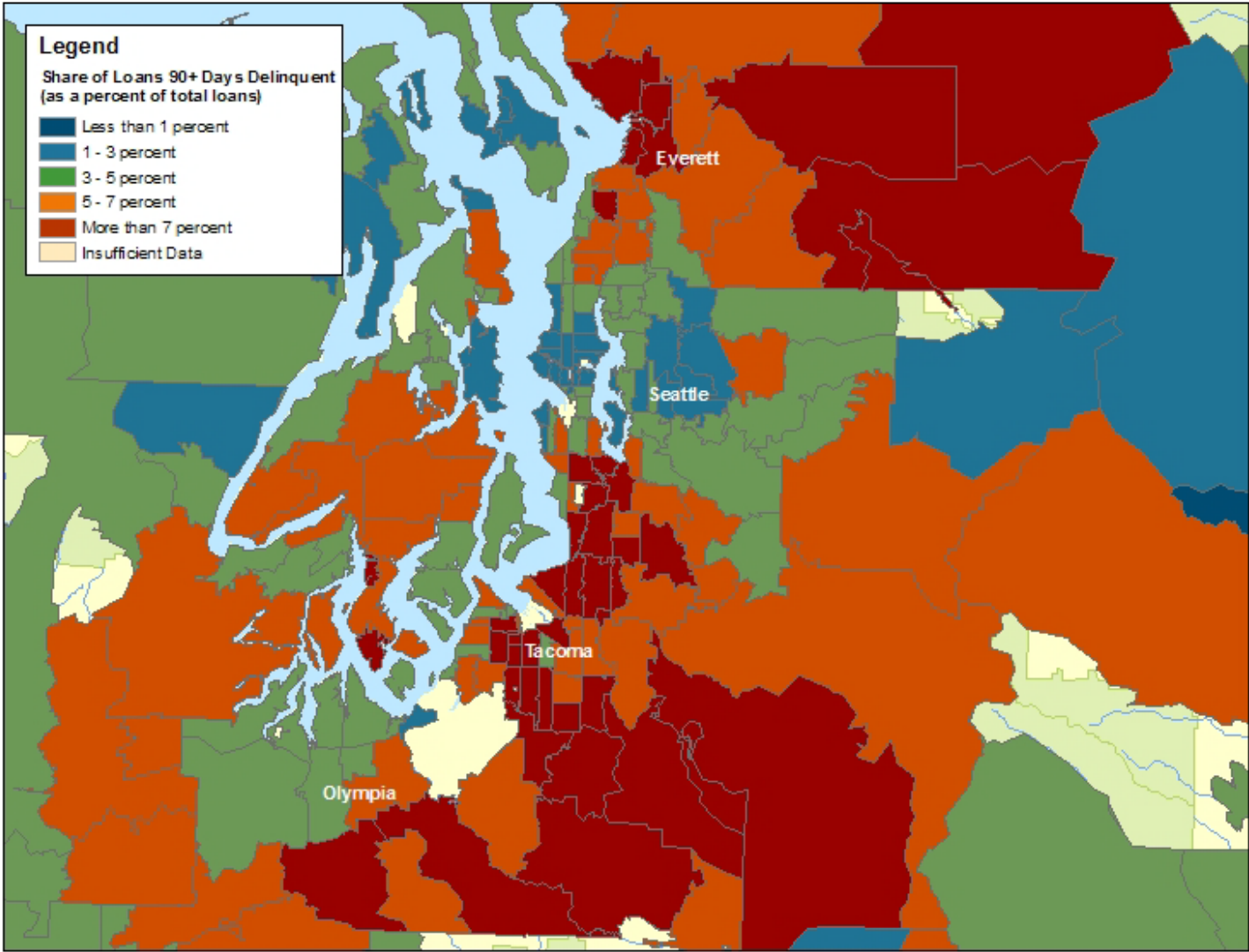
April 2012





# Areas at Risk of Additional Foreclosures

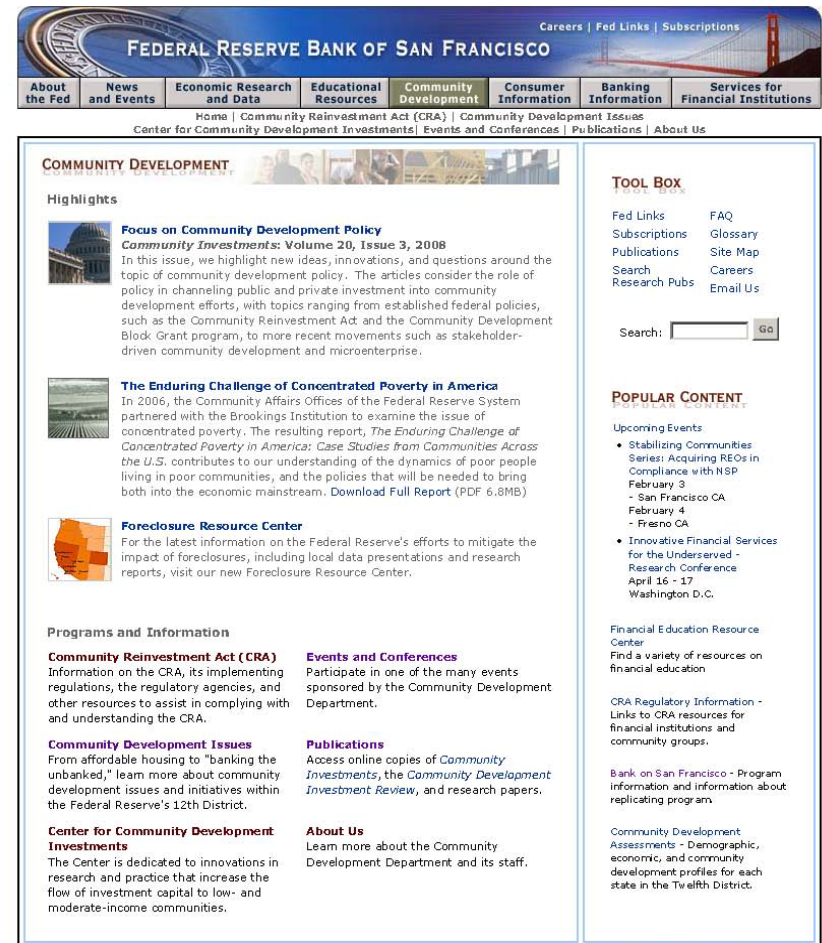
April 2012



# 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/>