TRENDS IN DELINQUENCIES AND FORECLOSURES IN WASHINGTON

January 2011
Even though NBER officially announced the recession’s end in June of 2009, pace of recovery remains slow

- Unemployment rate in November rose to 9.8% from 9.6%, demonstrating continued weakness in the labor market
  - On the more positive side, the private sector has been adding jobs each month, and part of the rise in unemployment is due to an increase in the labor force—that is, the number of people who started looking for work

- Housing is the one major sector of the economy where we still do not see signs of recovery
  - New and existing home sales remain near historic lows, and inventories of foreclosed homes remain very high

- Public sector budget crisis in many states is of major concern, and threatens viability of services to LMI communities
National Trends
Unemployment continues to hover around 10%
Recovery, particularly in labor market, remains elusive

Source: Bureau of Labor Statistics, November 2010
Case-Shiller Index shows continued softness in housing market

Source: Case-Shiller Home Price Index
FHFA House Price Index rises slightly in 3rd Qtr of 2010

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

Source: Federal Housing Finance Agency (formerly OFHEO), includes refinancing and is not seasonally adjusted
Nationally, delinquencies drop in 2010, but still more than 4.5 million homes in distress

Source: Mortgage Bankers Association, National Delinquency Survey
Despite improvement, high rates of delinquency remain concentrated in western and southern states.

Source: Lender Processing Service Inc. Applied Analytics, November 2010
HAMP modifications down; borrowers still face challenges in obtaining permanent modifications.

Source: HAMP Service Performance Report Through October 2010
Household debt falling from 2008 peak

Total Debt Balance and Composition

- Mortgage
- Auto Loan
- Credit Card
- Student Loan

Trillions of Dollars

Source: Federal Reserve Bank of New York
Many states within 12th District face severe budget shortfalls

Total End-of-Year Shortfall as Percentage of 2010 Budget

Source: Data from Center for Budget and Policy Priorities
Washington Trends
Unemployment rate in Washington has mirrored national trends

Source: Bureau of Labor Statistics
Unemployment rates in Washington vary by county.

[Map showing unemployment rates by county in Washington, with various counties shaded in different colors to indicate unemployment rates ranging from less than 7% to greater than 10%.]

Source: Bureau of Labor Statistics, July 2010
Washington’s house values begin to stabilize

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Tacoma has seen the largest swing in house prices

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Number of foreclosures rising; mortgages past due holding steady

Source: Mortgage Bankers Association, National Delinquency Survey
Washington Foreclosure Data Maps
Areas Affected by Concentrated Foreclosures
November 2010

Legend
Share of Foreclosures & 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
July 2010

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Seattle Area Data Maps

Areas Affected by Concentrated Foreclosures
July 2010

Legend
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- 3 - 4 percent
- More than 4 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures
July 2010

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 1 percent
- 1 - 3 percent
- 3 - 5 percent
- 5 - 7 percent
- More than 7 percent
- Insufficient Data
Areas at Risk of Additional Foreclosures
November 2010

Legend
Share of Loans 90+ Days Delinquent (as a percent of total loans)
- Less than 1 percent
- 1 - 3 percent
- 3 - 5 percent
- 5 - 7 percent
- More than 7 percent
- Insufficient Data

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