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

<table>
<thead>
<tr>
<th>Percent of Property Type</th>
<th>Damaged REO</th>
<th>Move-In Ready REO</th>
<th>Short Sale</th>
<th>Non-Distressed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investor</td>
<td>57%</td>
<td>21%</td>
<td>29%</td>
<td>14%</td>
</tr>
<tr>
<td>First-Time Homebuyer</td>
<td>23%</td>
<td>49%</td>
<td>39%</td>
<td>33%</td>
</tr>
<tr>
<td>Current Homeowner</td>
<td>20%</td>
<td>30%</td>
<td>32%</td>
<td>53%</td>
</tr>
</tbody>
</table>

Source: Campbell/Inside Mortgage Finance HousingPulse Monthly Survey of Real Estate Market Conditions December 2011
Financing for Homebuyers—December 2011

Source: Campbell/Inside Mortgage Finance Housing Pulse Monthly Survey of Real Estate Market Conditions December 2011
Unemployment rate in Washington continues to mirror national trends

Source: Bureau of Labor Statistics
Washington’s house values show slight uptick in late 2011

Source: Federal Housing Finance Agency (formerly OFHEO)
House prices at metropolitan level

FHFA House Price Index (formerly OFHEO)

(2000=100, quarterly)

Source: Federal Housing Finance Agency (formerly OFHEO)
Numbers of WA delinquent mortgages rose throughout 2011

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

November 2011

Washington Data Maps

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 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 - 3 percent
- 3 - 5 percent
- 5 - 7 percent
- More than 7 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/