

HOUSING AND LABOR MARKET TRENDS - ALASKA

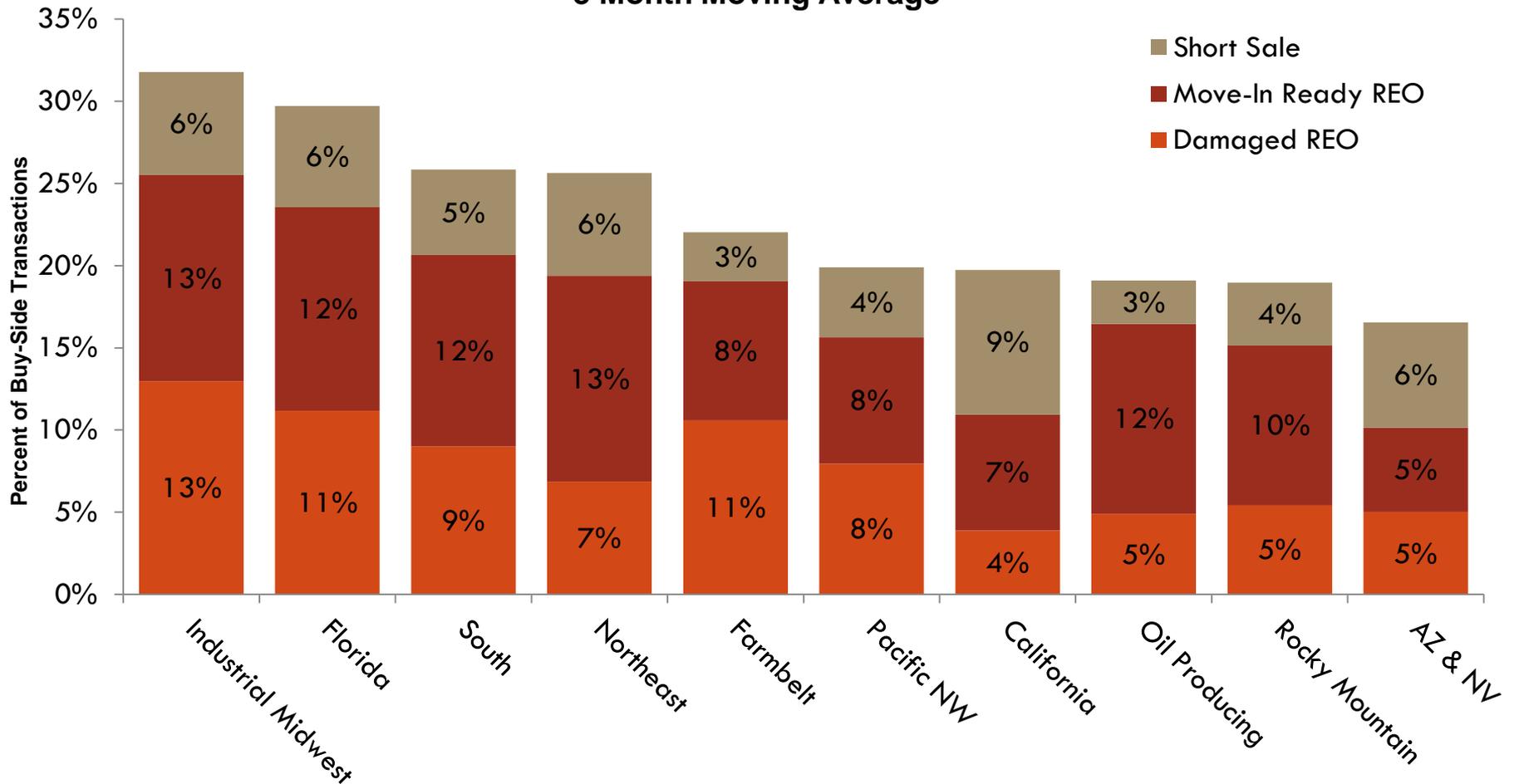
July 2014

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

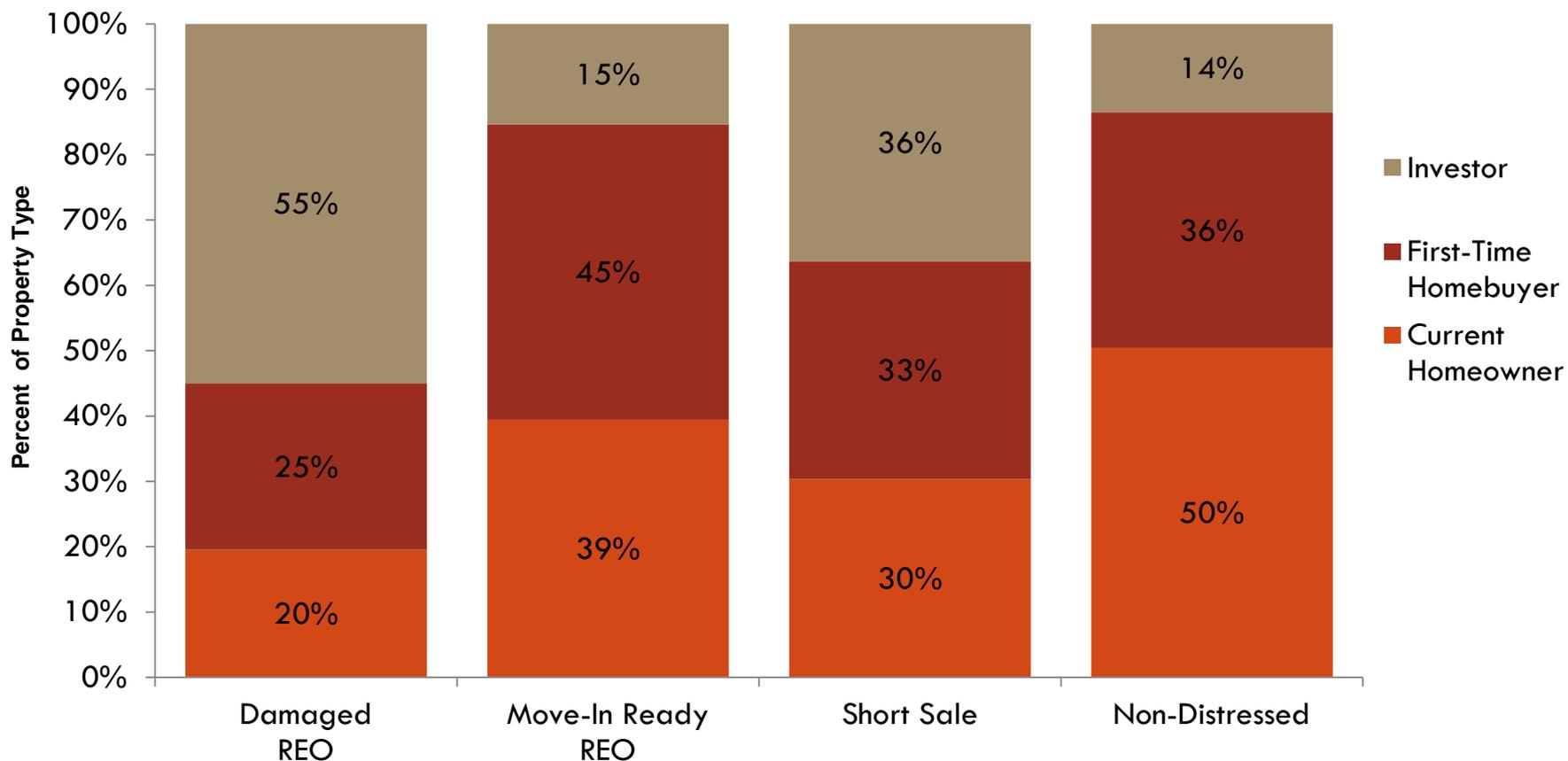
Composition of distressed sales by geography

**Proportion of Distressed Property Transactions—May 2014
3 Month Moving Average**



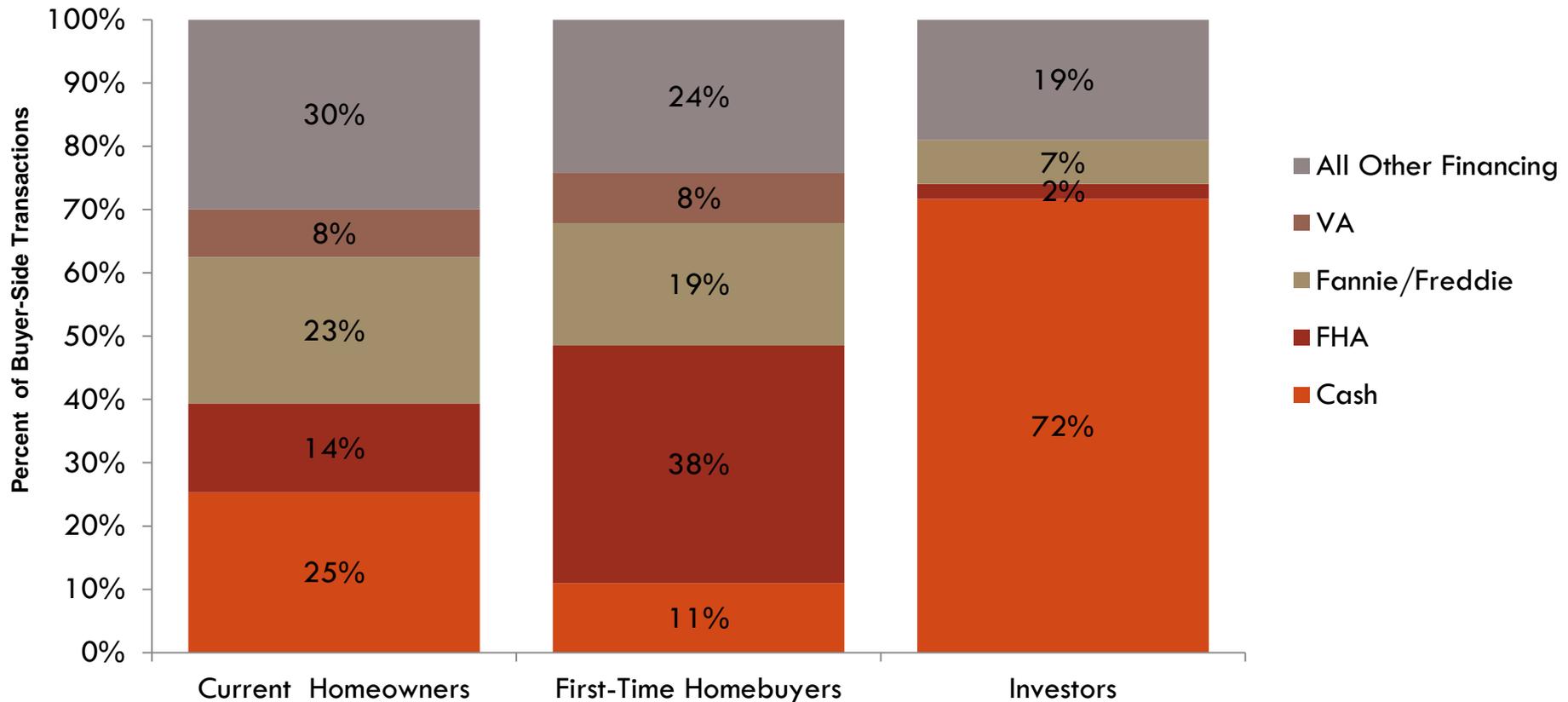
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—May 2014
3 Month Moving Average



Financing for home purchases

Financing for Homebuyers—May 2014
3 Month Moving Average



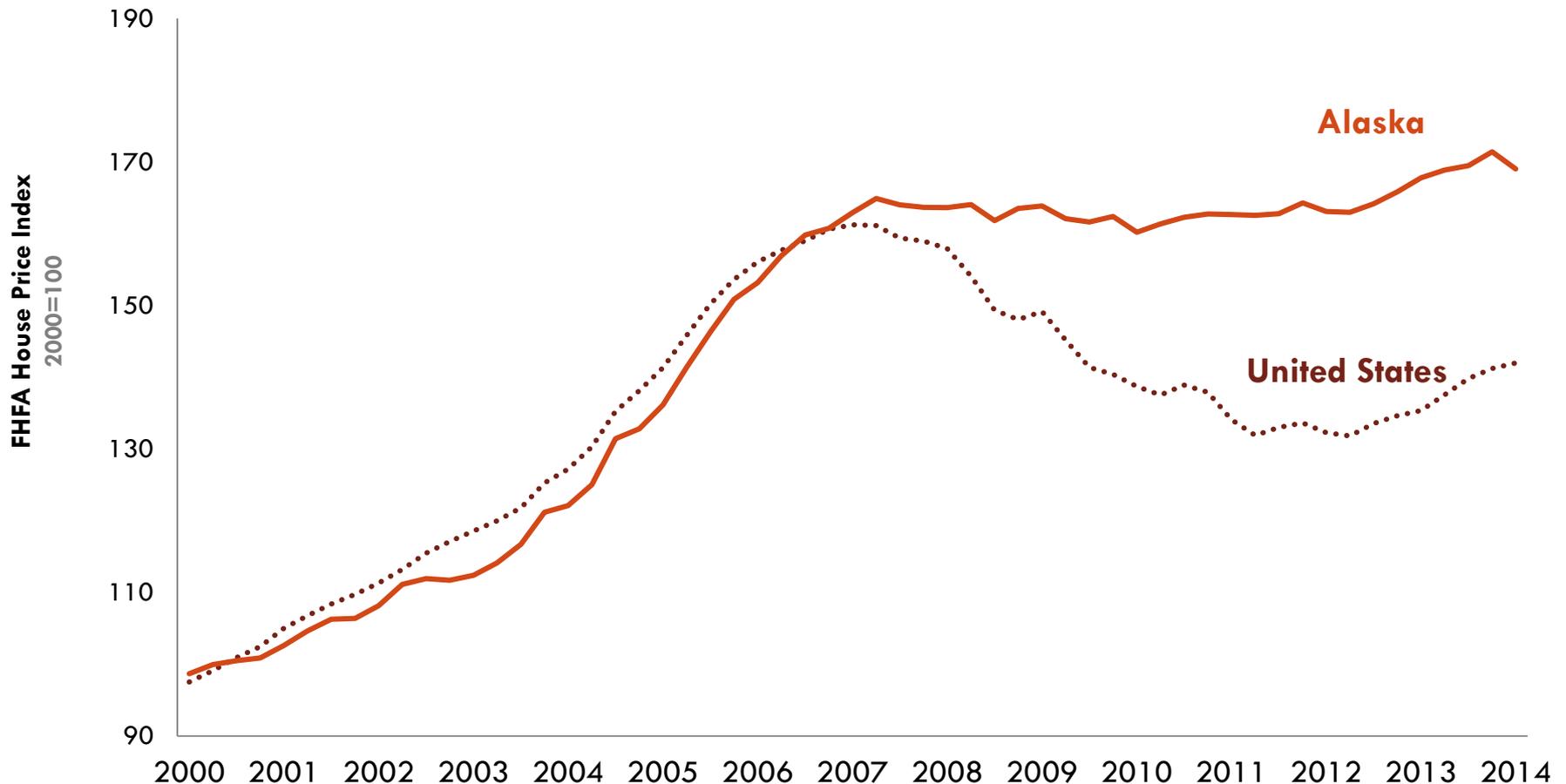
Alaska Trends

Unemployment rate in Alaska matches US rate at 6.4% in May 2014



Alaska's real estate market continues to rise slightly, without post-recession dip seen nationwide

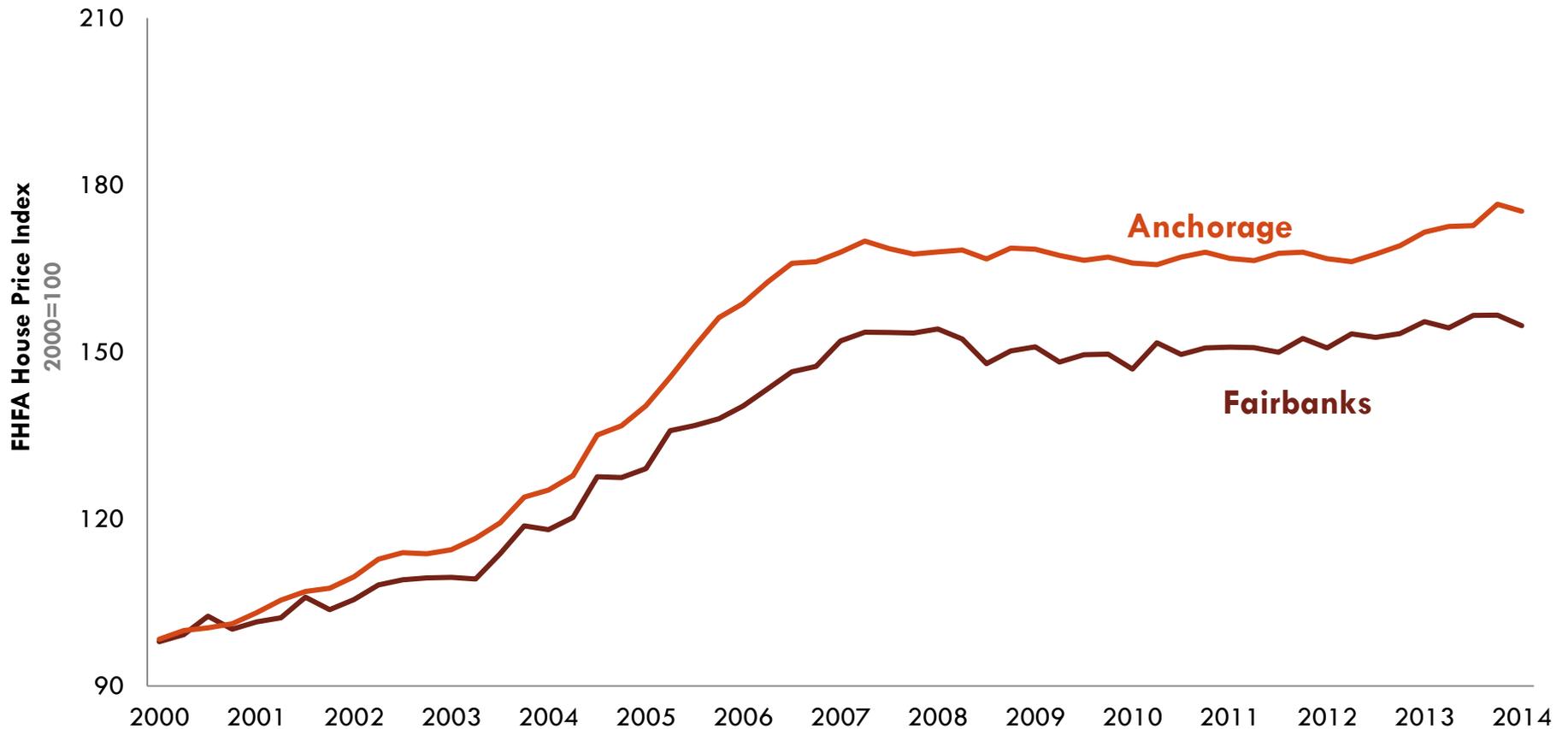
FHFA (formerly OFHEO) House Price Index
(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

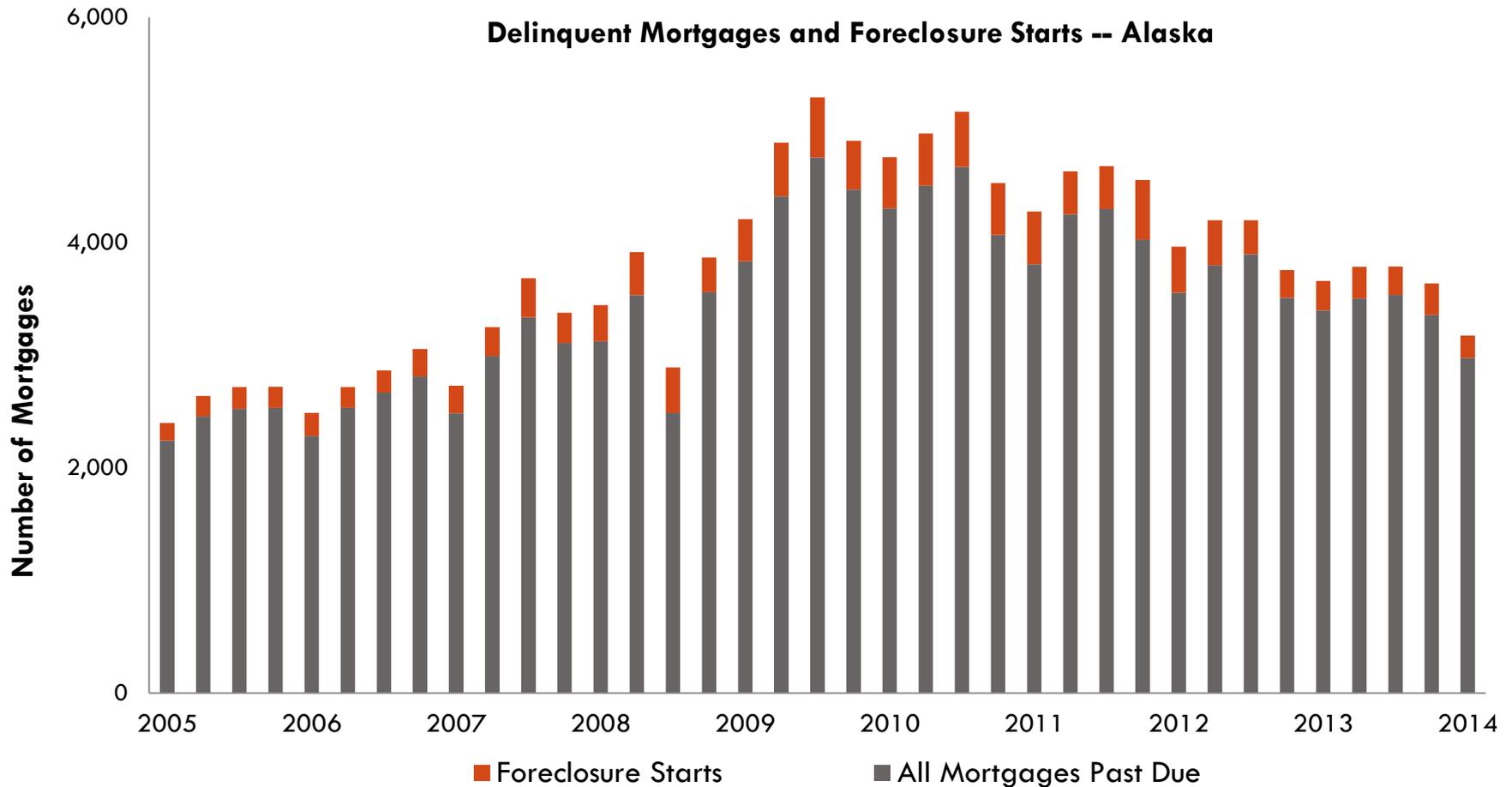
House prices at the metro level slowly rising

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



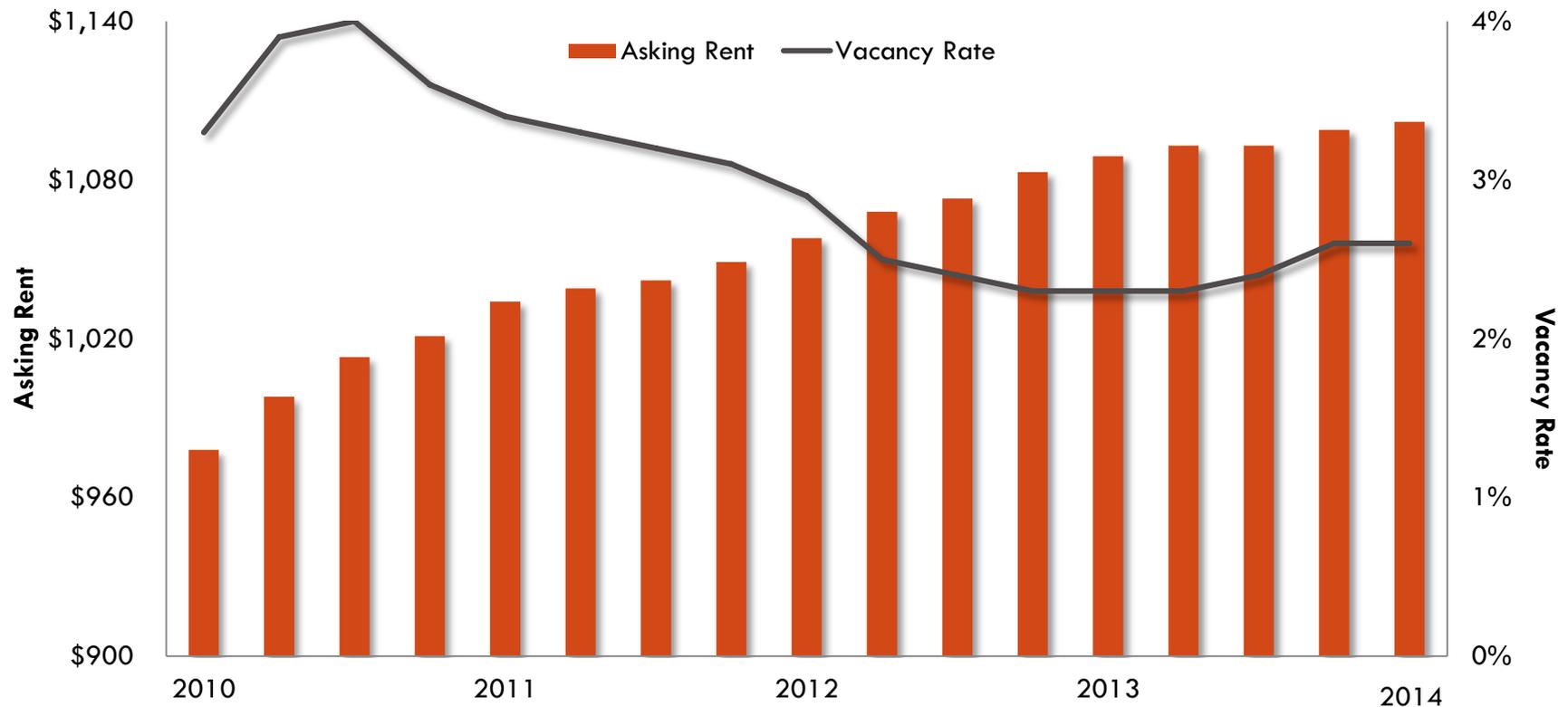
Source: Federal Housing Finance Agency (formerly OFHEO)

Numbers of delinquent mortgages and properties entering foreclosure process continue to fall



Asking rents still increasing (\$1102 in Q1 2014) while vacancy rate levels off

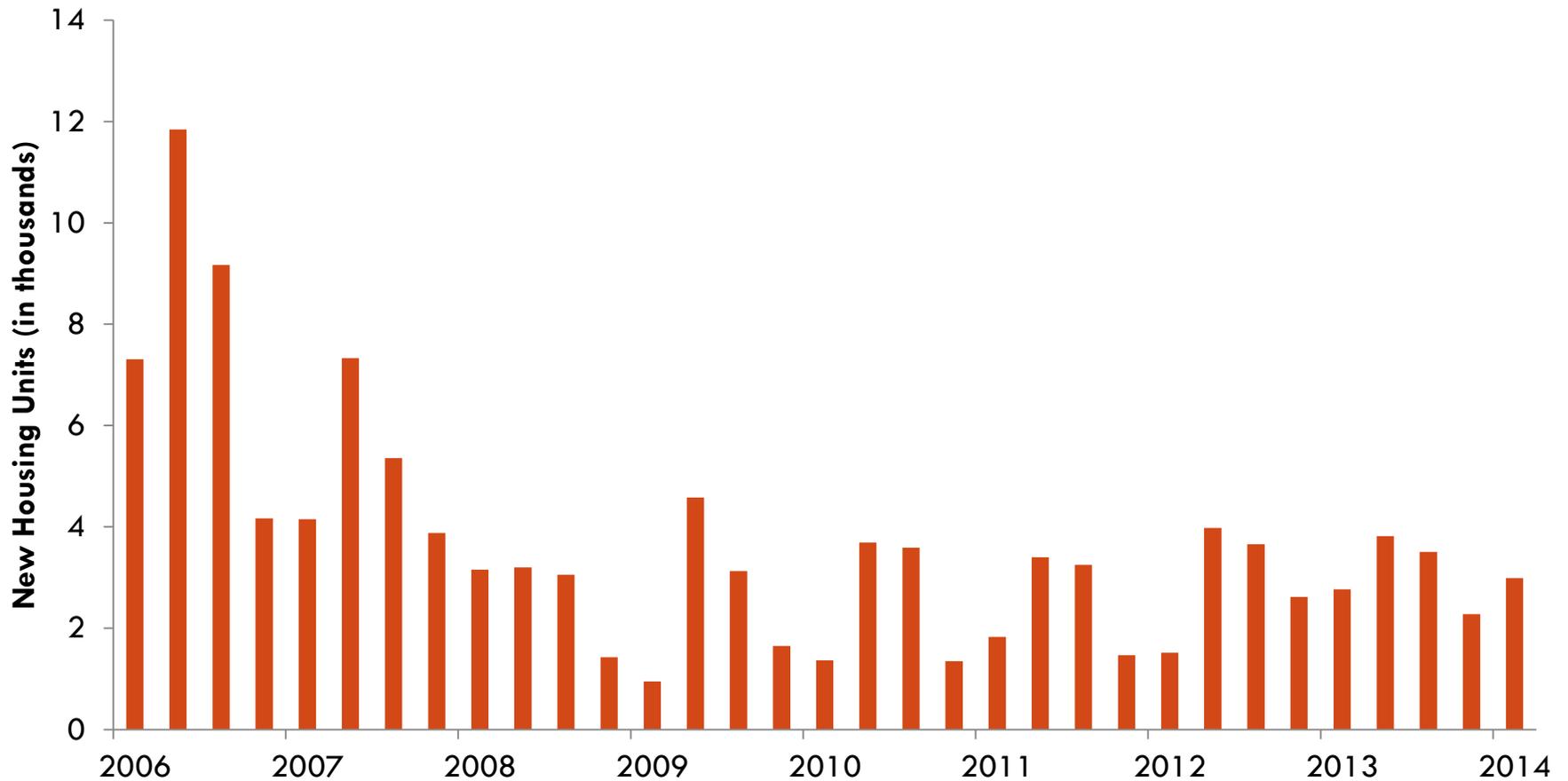
Asking Rent and Vacancy Rate in Anchorage Quarterly



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.

Slow upward trend in housing starts

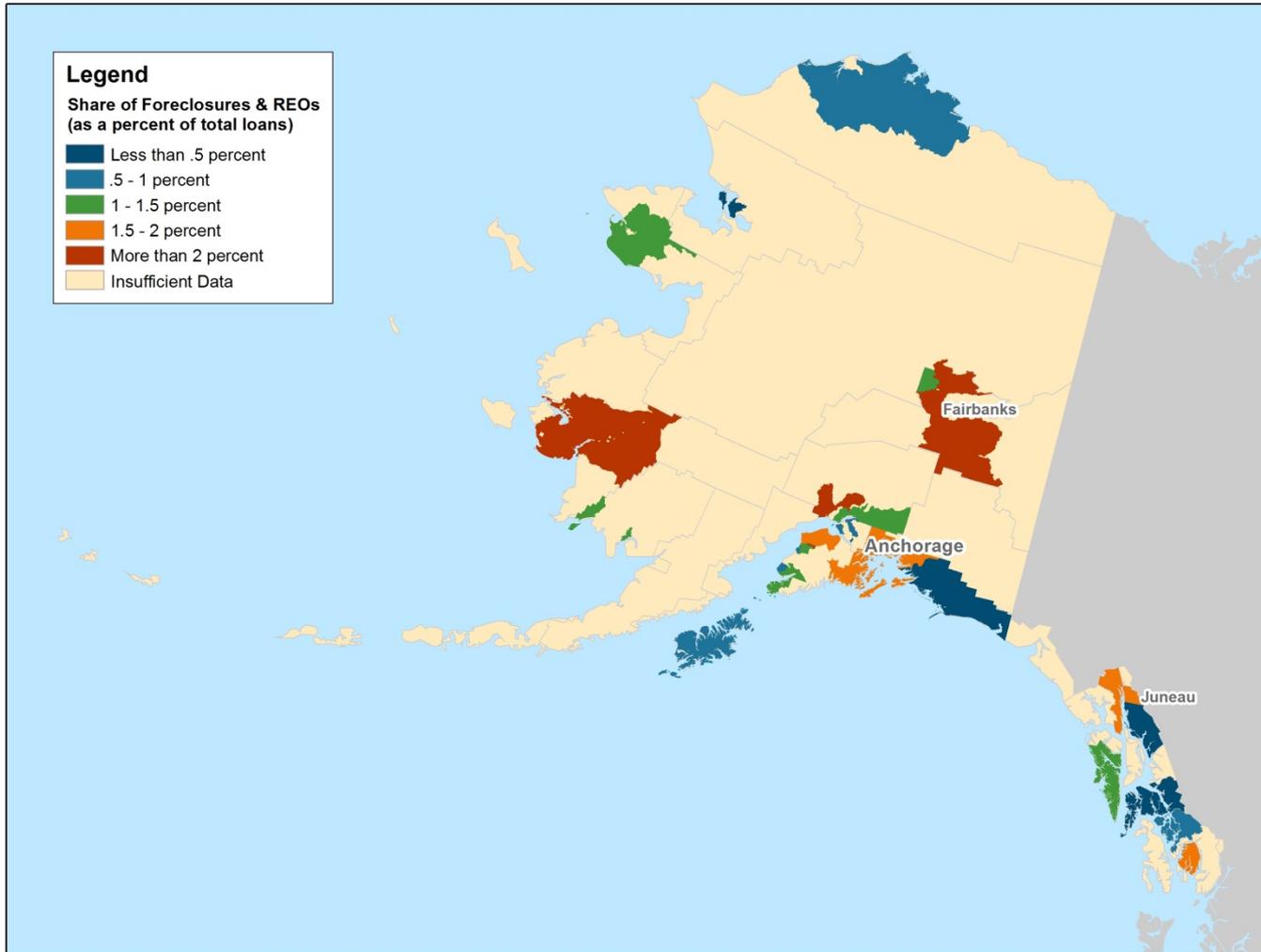
New Housing Starts - Alaska (Quarterly)



Alaska Foreclosure Data Maps

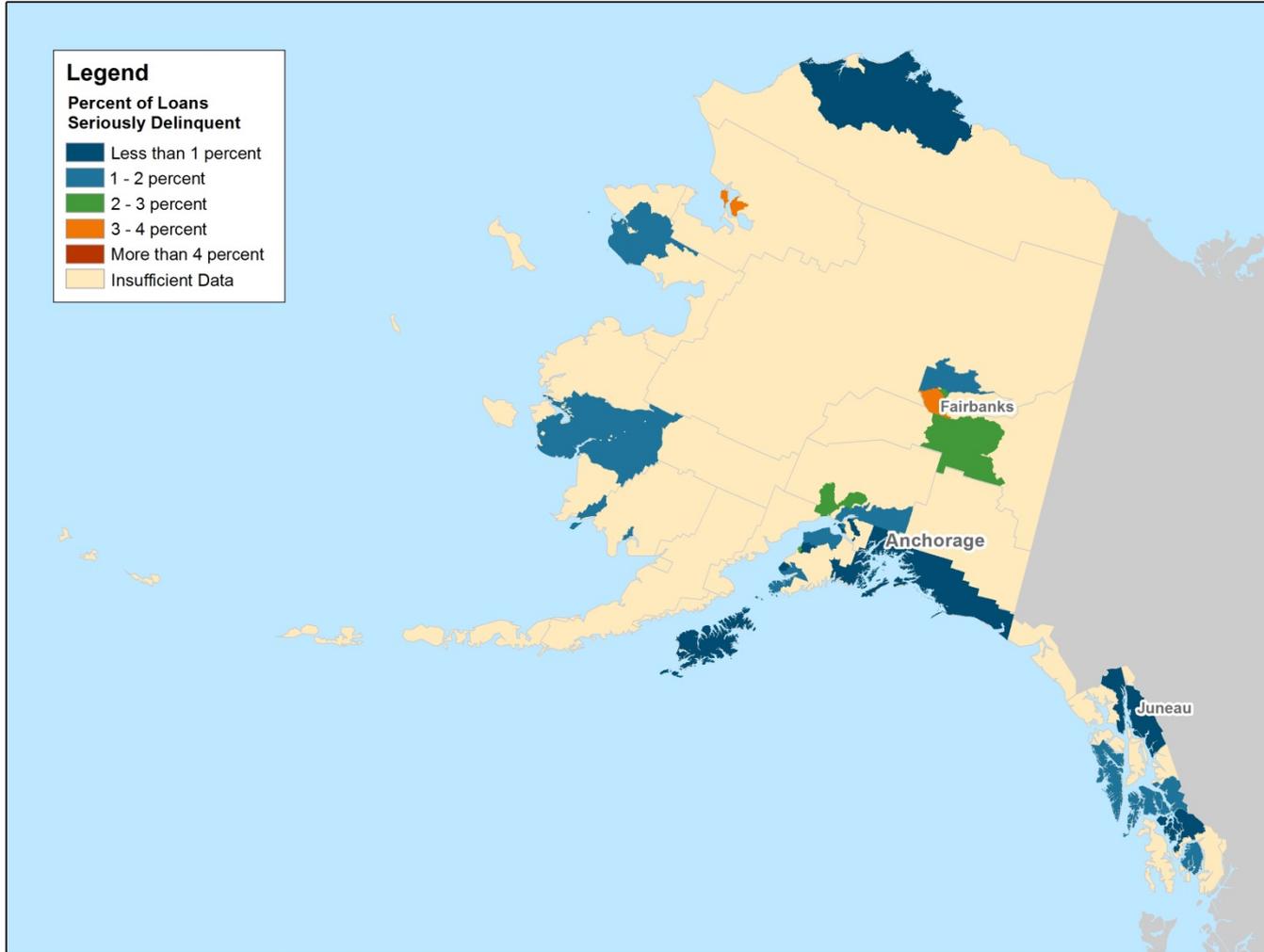
Areas Affected by Concentrated Foreclosures

May 2014



Areas at Risk of Additional Foreclosures

May 2014



Conclusion

For More Information: FRBSF Community Development Website

www.frbsf.org/community

- All publications and presentations available on our website
- Conference materials also posted shortly after events

