

HOUSING AND LABOR MARKET TRENDS: CALIFORNIA

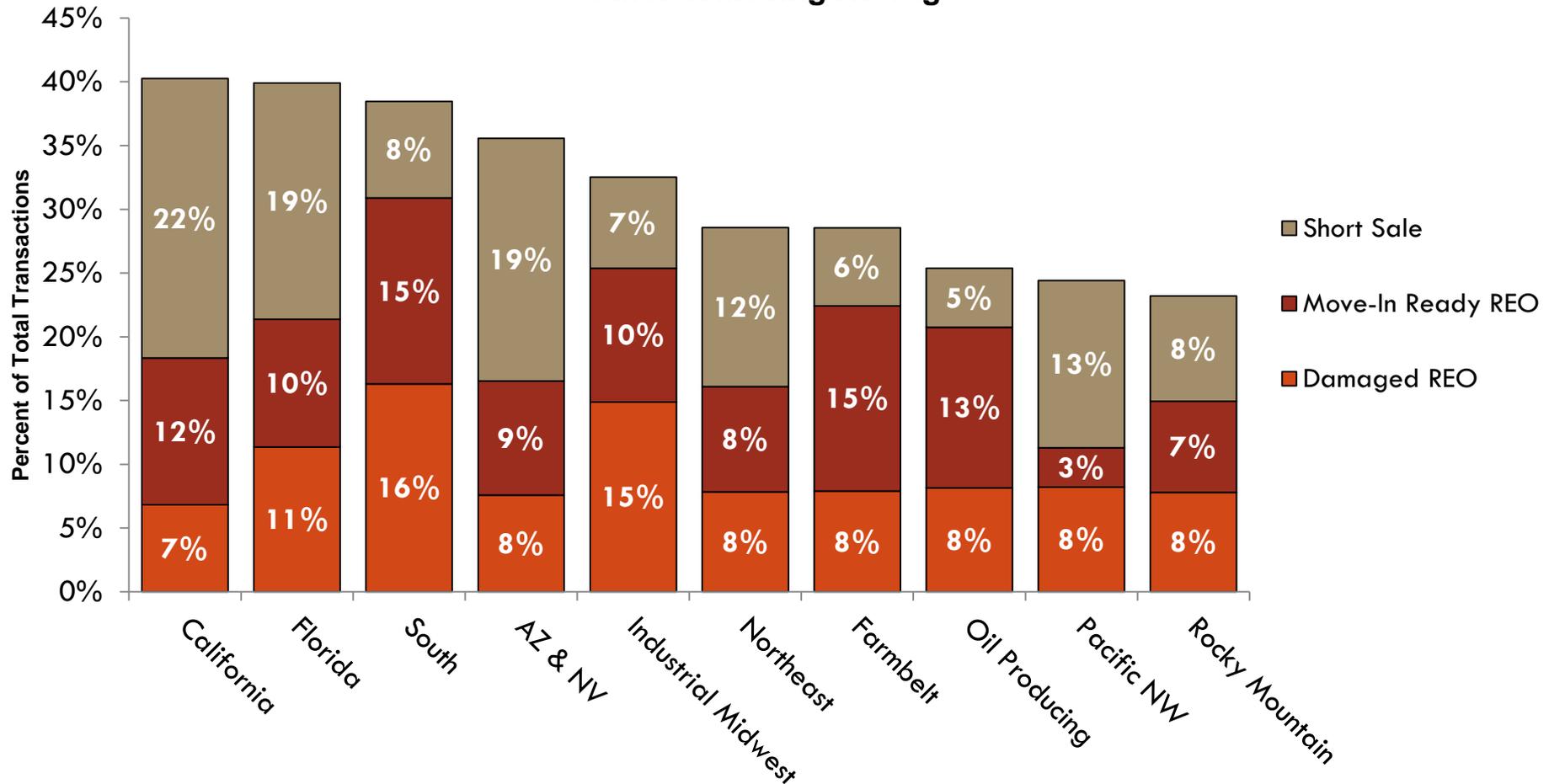
June 2013

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

Composition of distressed sales by geography

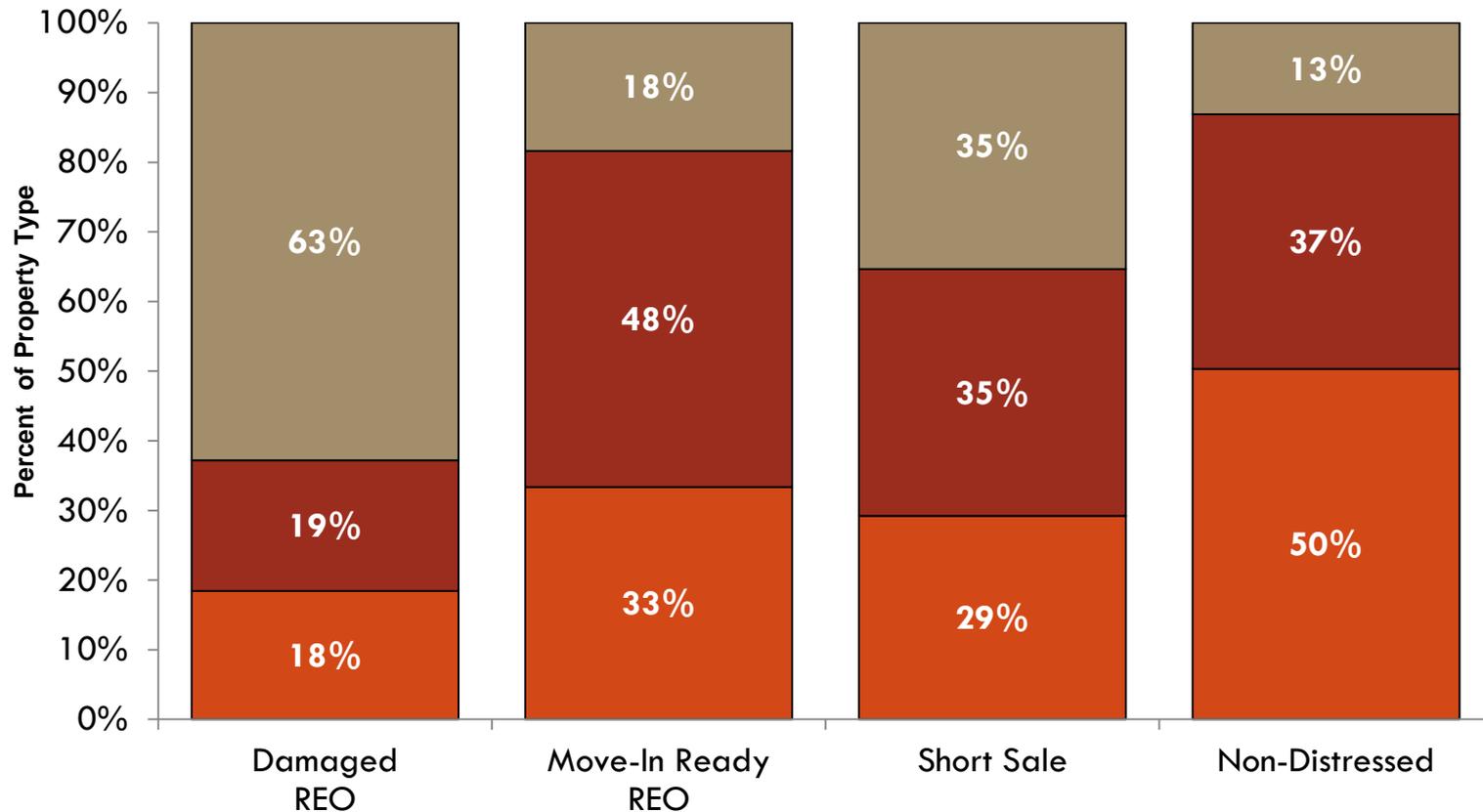
Proportion of Distressed Property Transactions—April 2013
3 Month Moving Average



Neighborhood stabilization: concerns over investor purchases of distressed properties

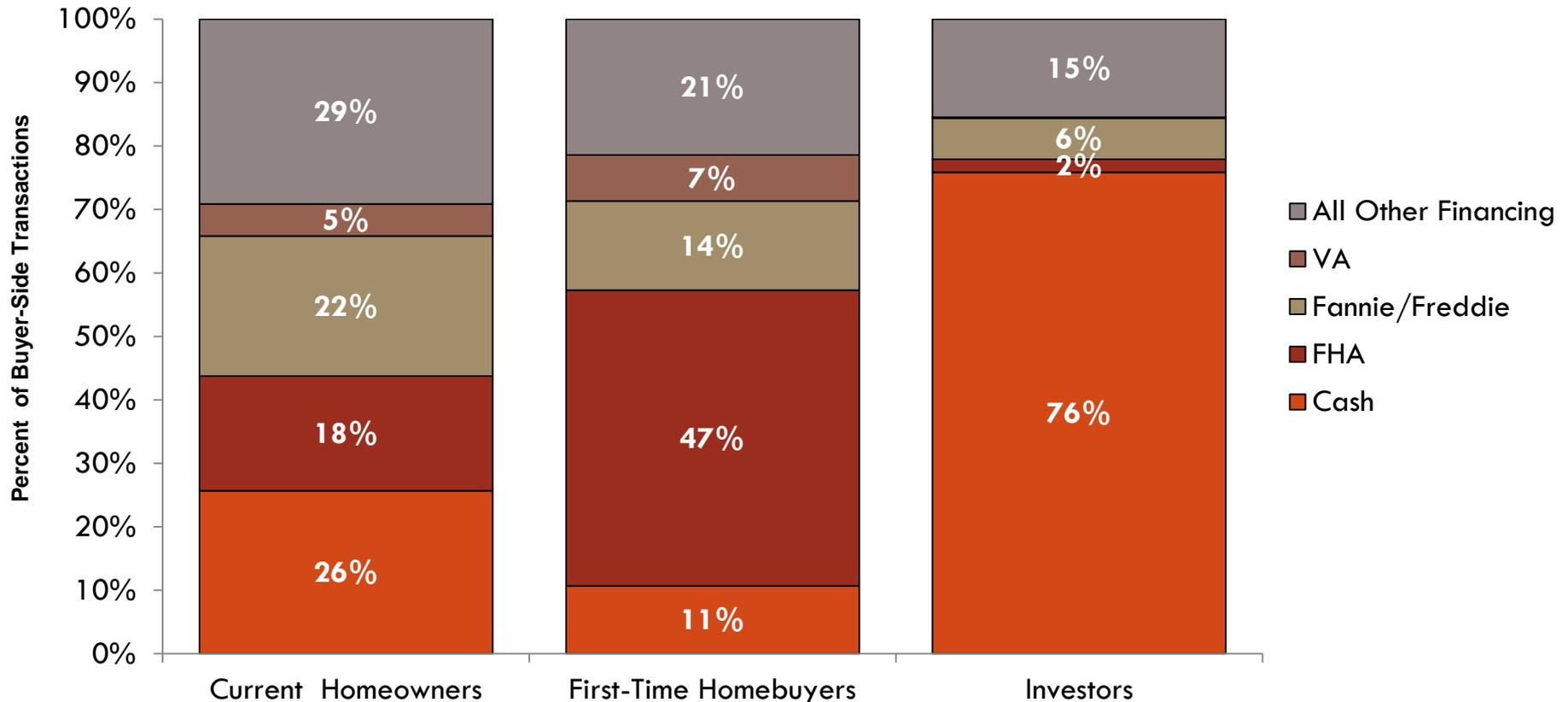
**Who Is Buying Properties?—April 2013
3 Month Moving Average**

■ Current Homeowner ■ First-Time Homebuyer ■ Investor



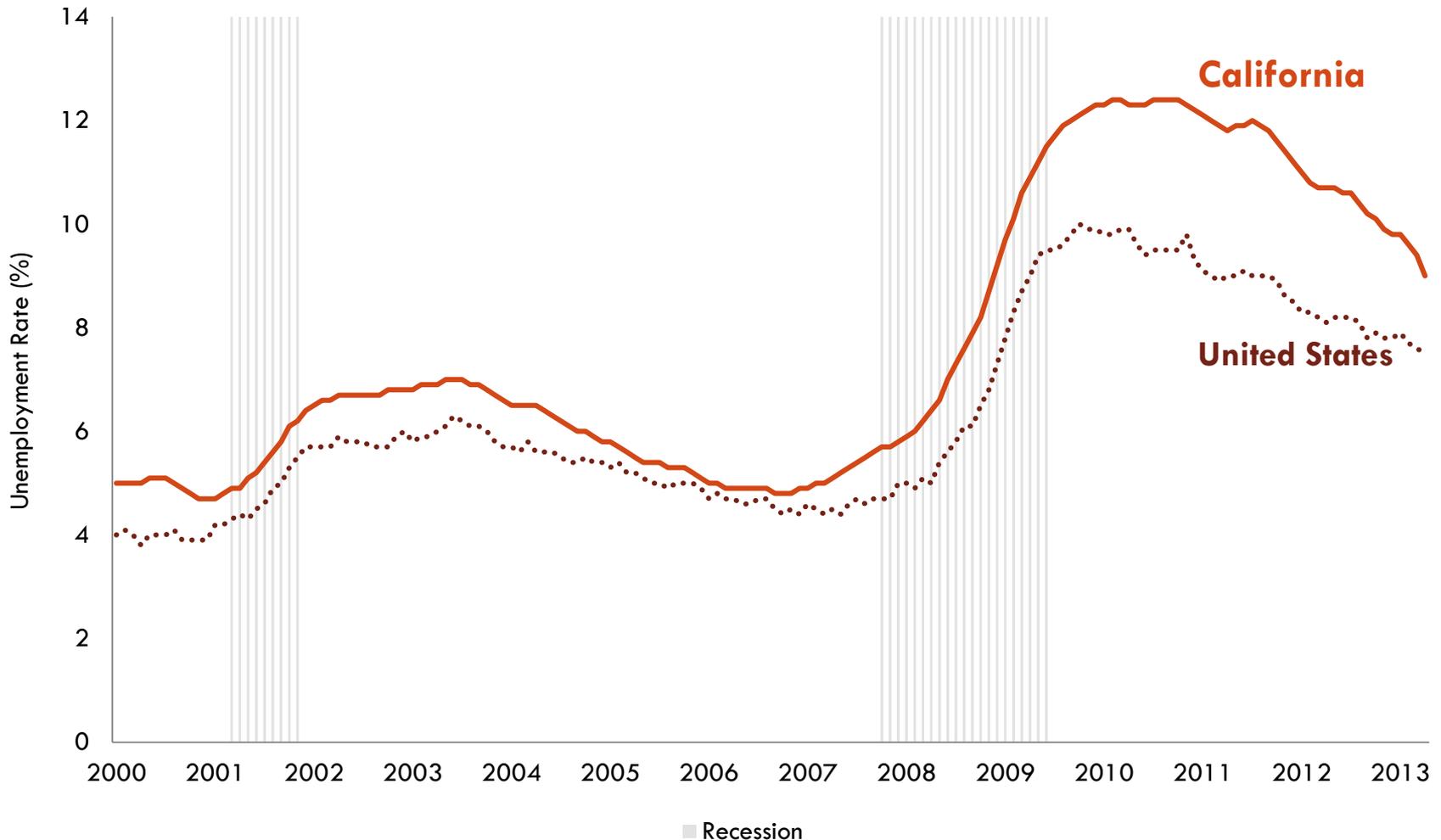
Financing for home purchases

Financing for Homebuyers — April 2013
3 Month Moving Average



California Trends

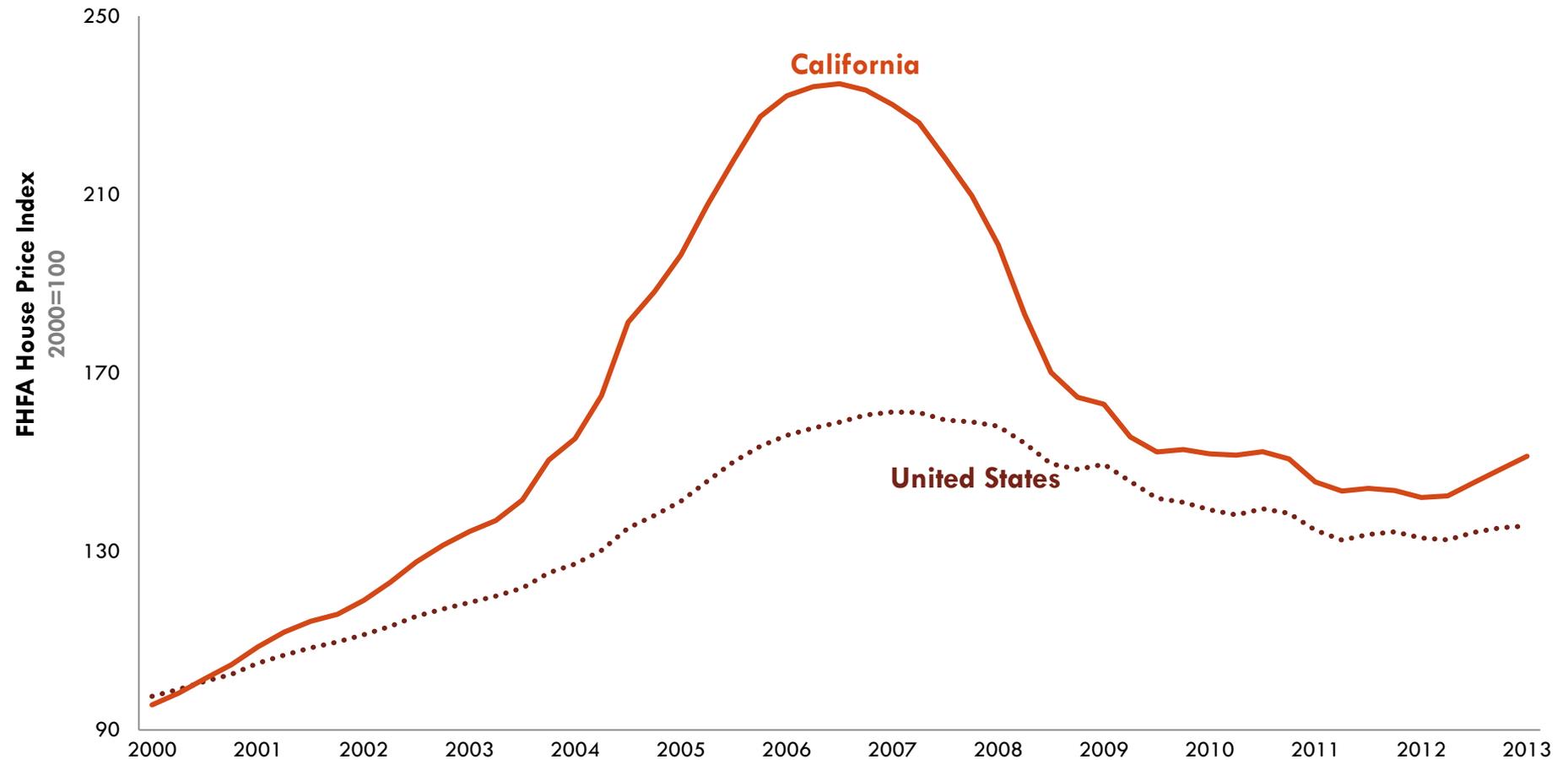
California's unemployment rate declining but still above national average



California house prices back on the rise

FHFA (formerly OFHEO) House Price Index

(2000=100, quarterly)

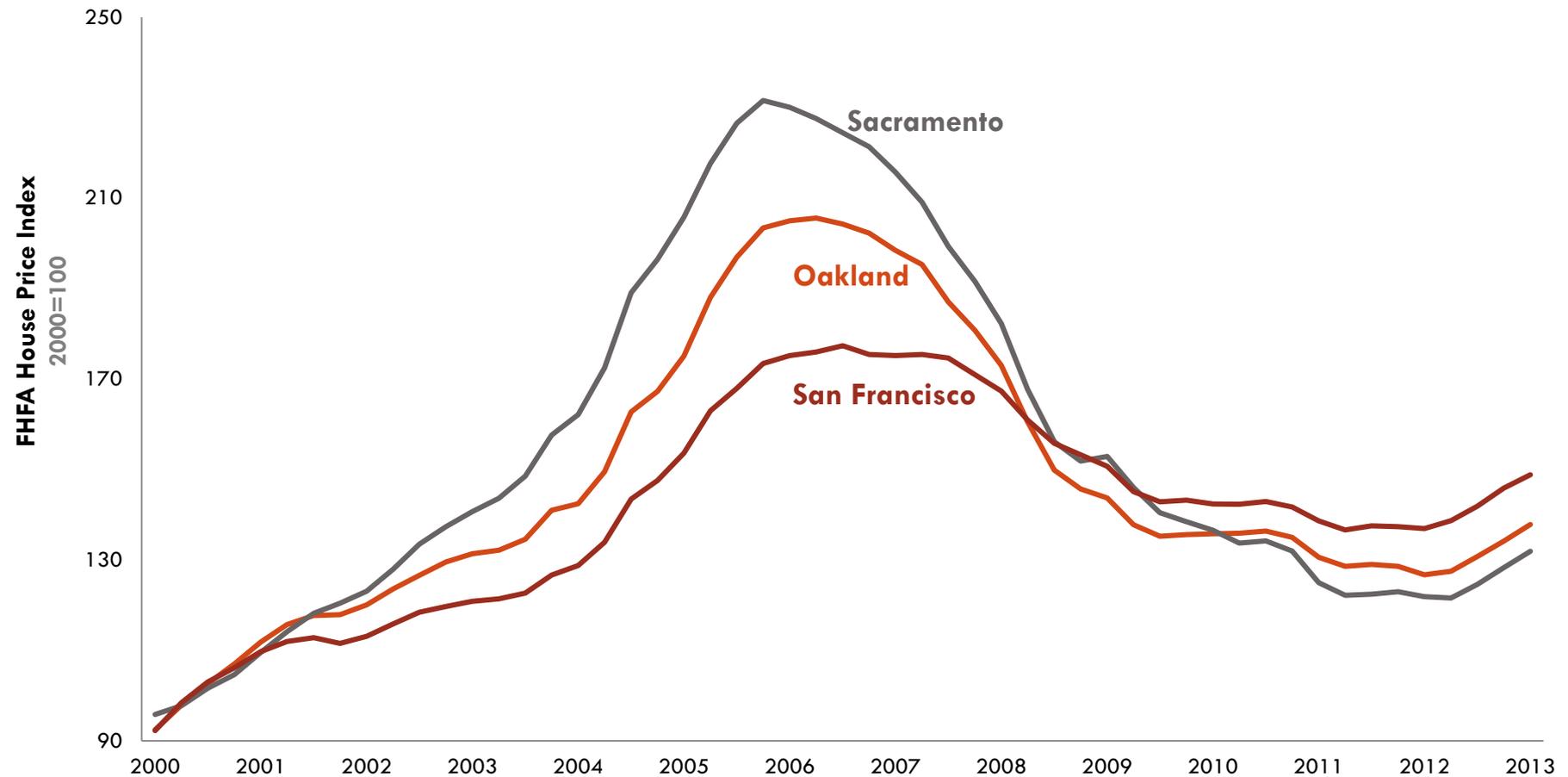


Source: Federal Housing Finance Agency (formerly OFHEO)

Northern California house prices on the rise

FHFA House Price Index: Northern California

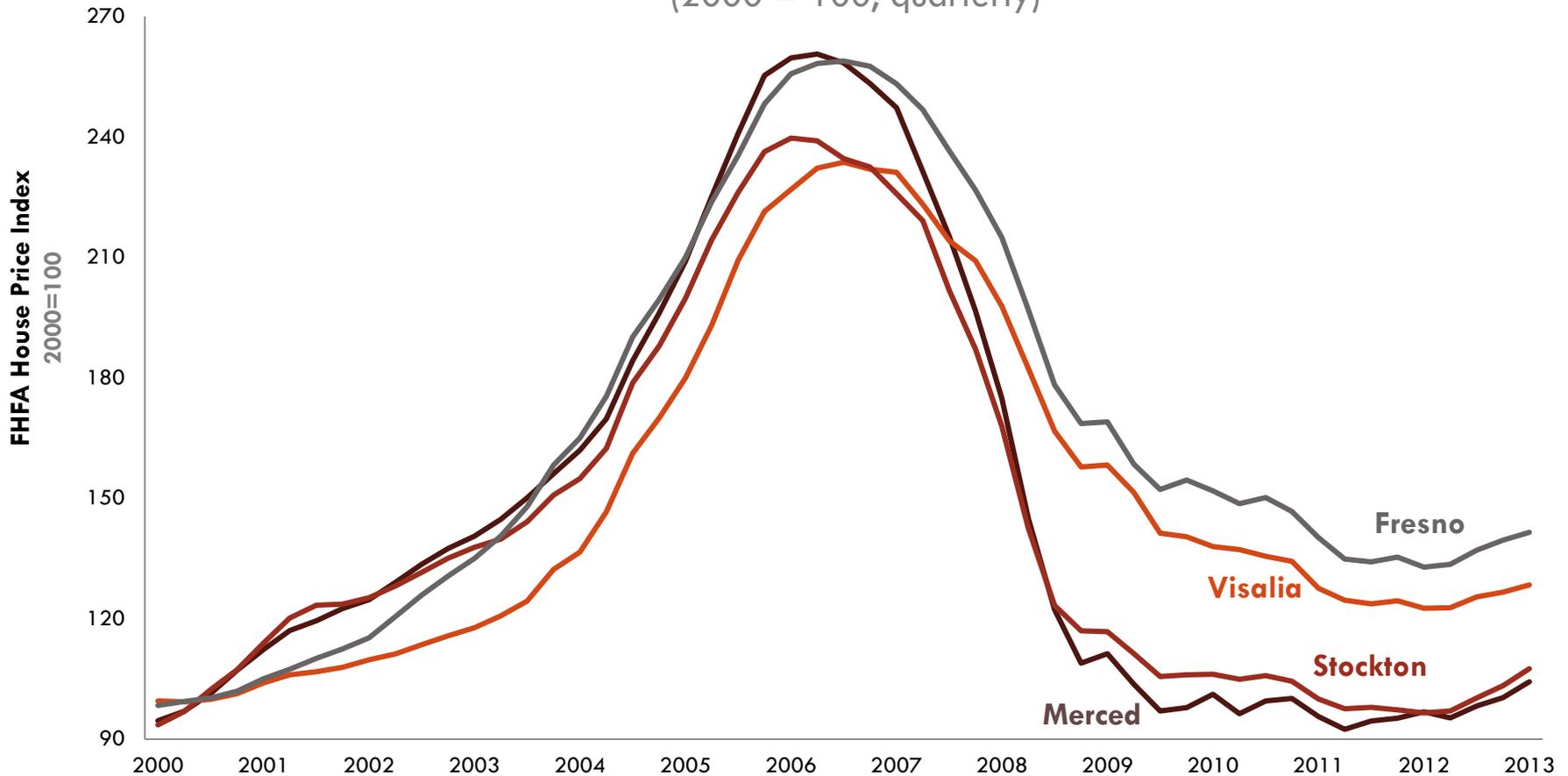
(2000 = 100)



Source: Federal Housing Finance Agency (formerly OFHEO)

Central Valley house prices trending up

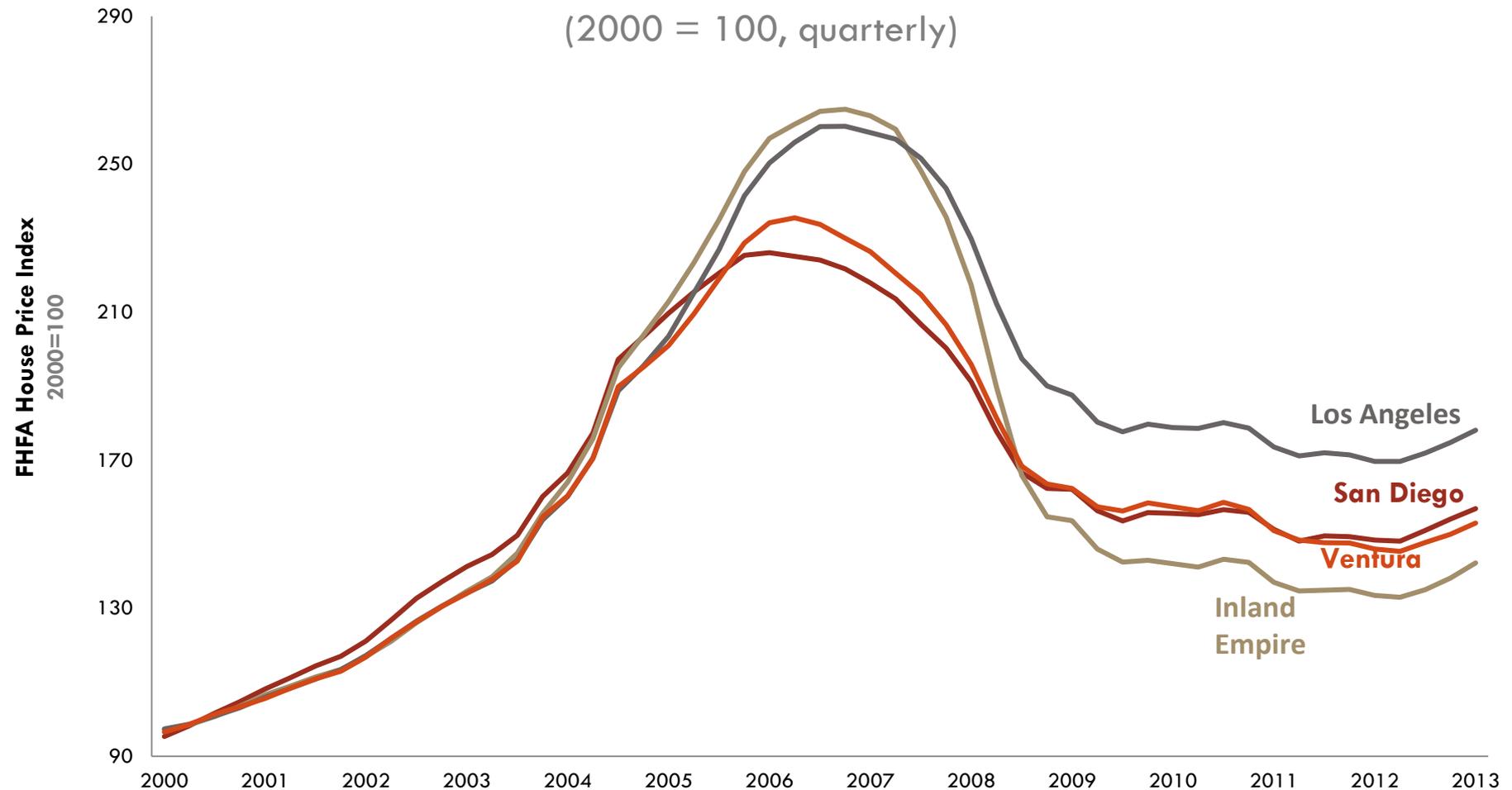
FHFA (formerly OFHEO) House Price Index: Central California
(2000 = 100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

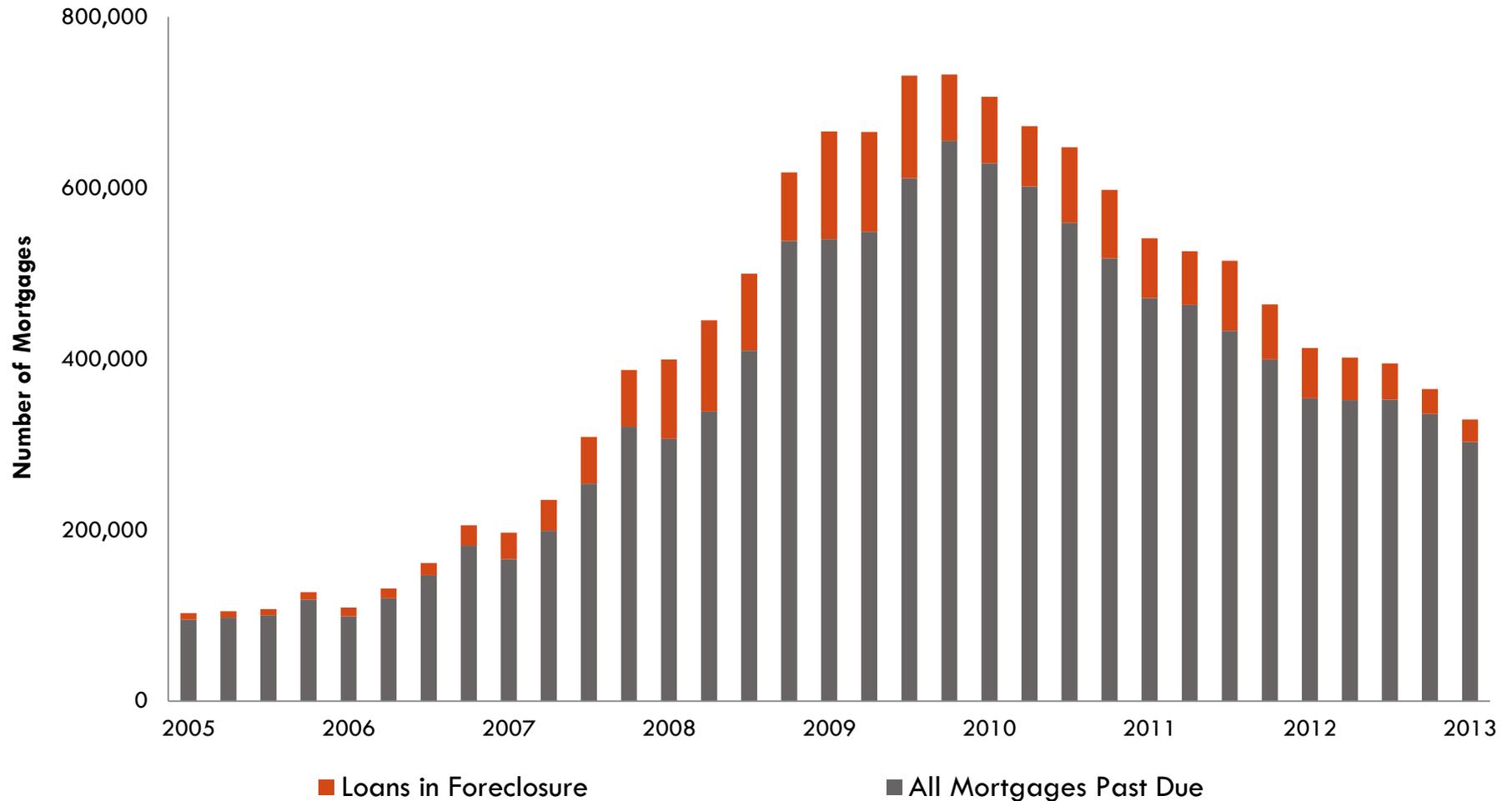
Southern California house prices trending up

FHFA House Price Index: Southern California
(2000 = 100, quarterly)

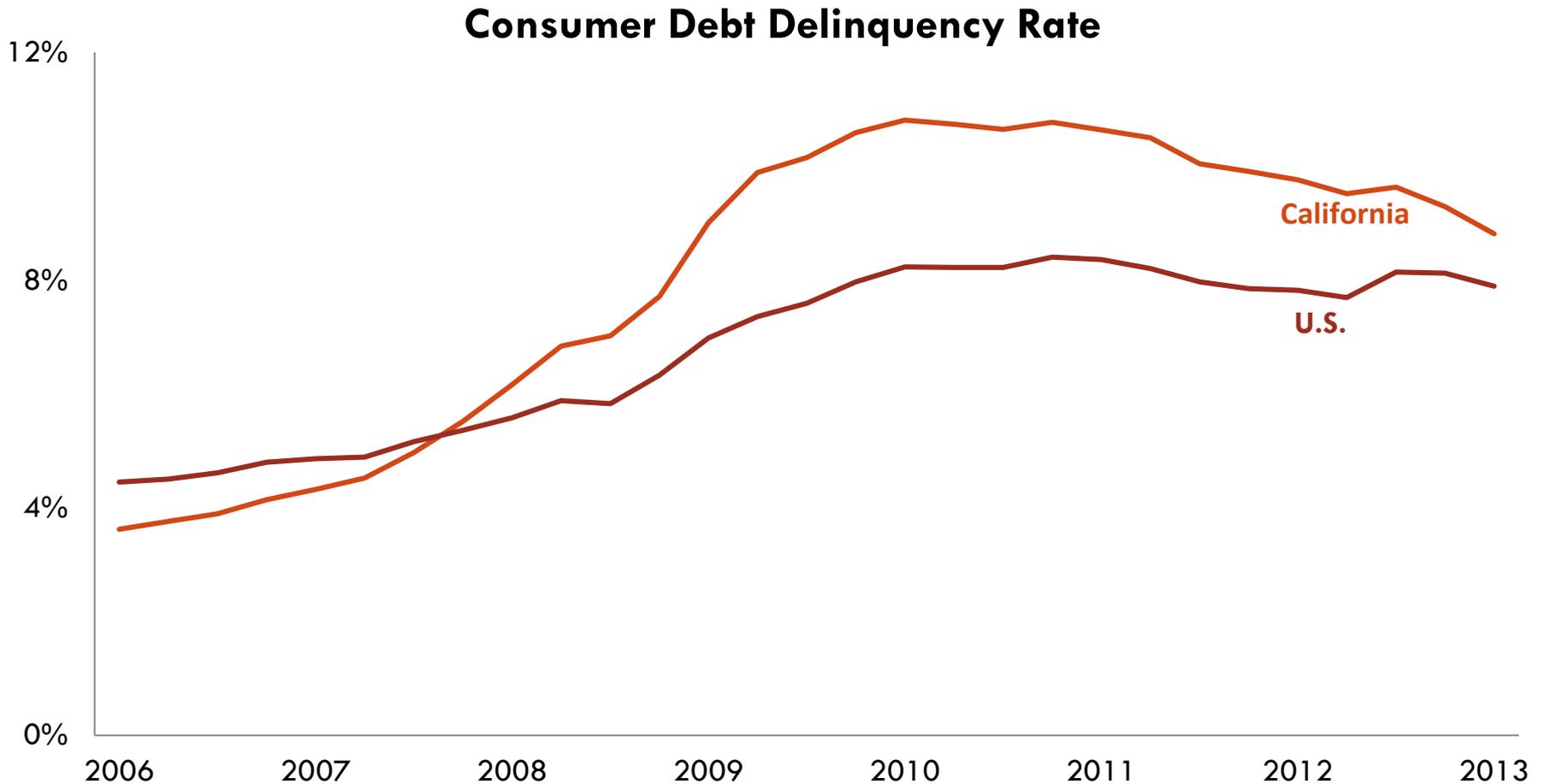


Source: Federal Housing Finance Agency (formerly OFHEO)

Number of delinquent mortgages and properties in foreclosure process continues to fall



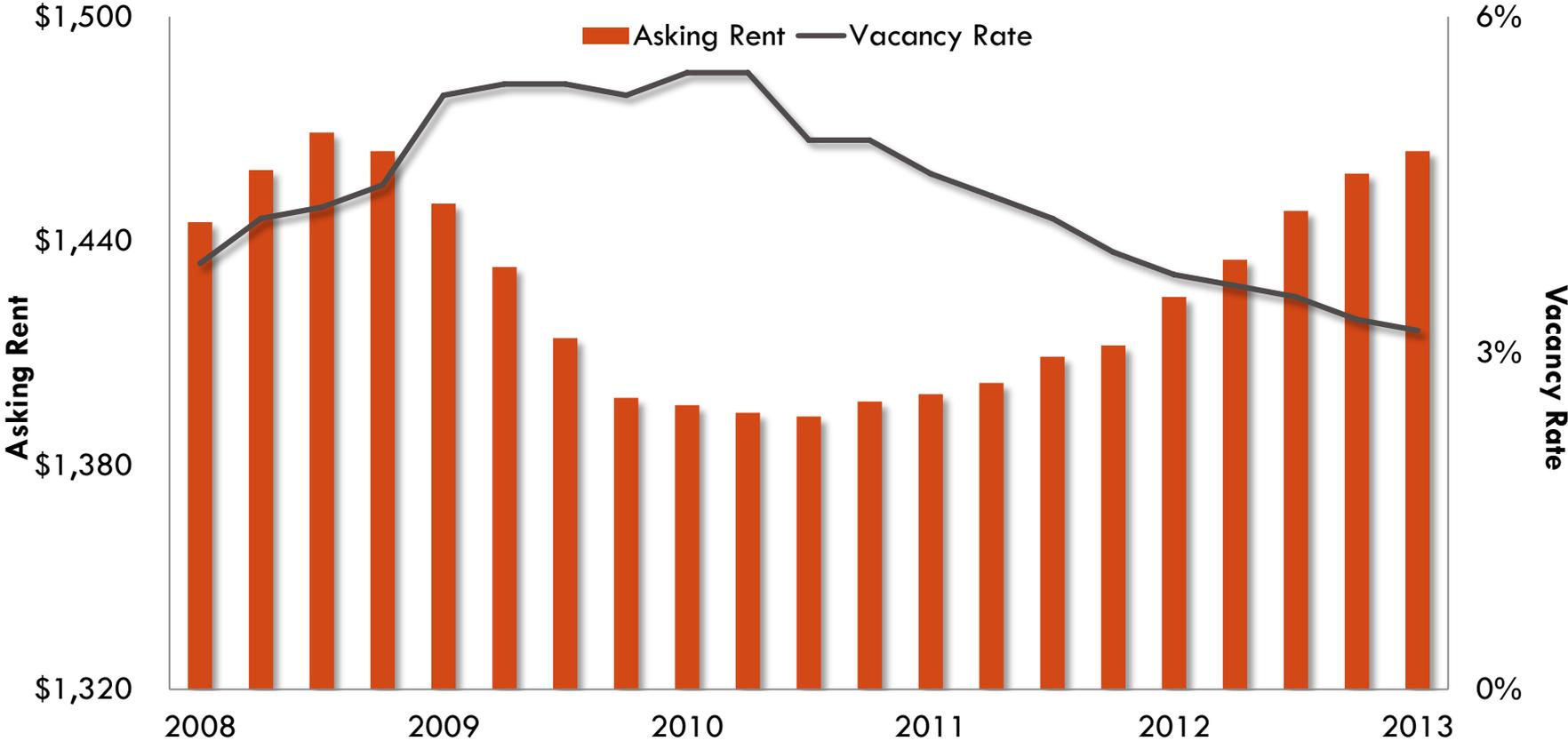
California's consumer debt delinquency rate continues decline



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

Rents up as vacancy rate falls in LA

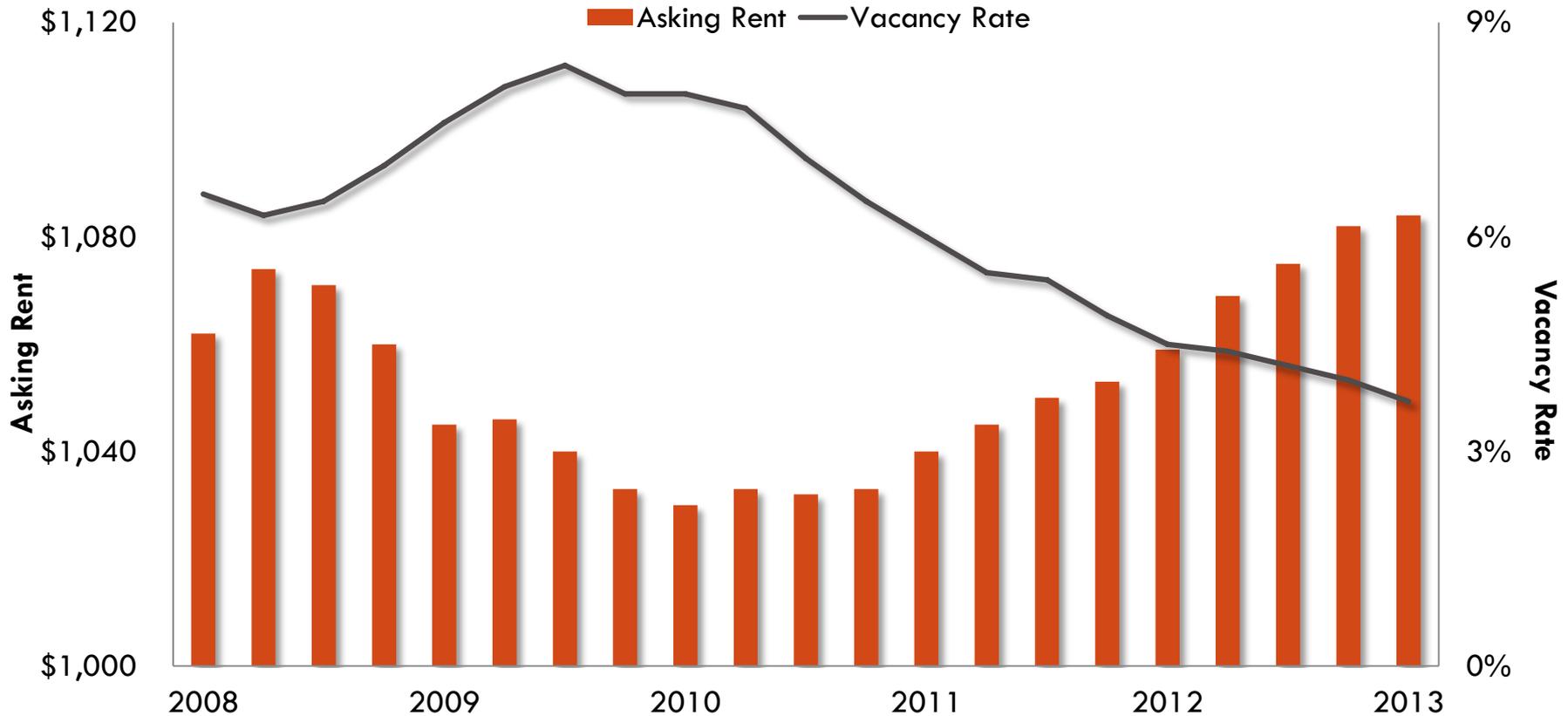
Asking Rent and Vacancy Rate in Los Angeles Quarterly



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.

Rents up, vacancies down in Inland Empire

Asking Rent and Vacancy Rate in San Bernardino/Riverside Quarterly

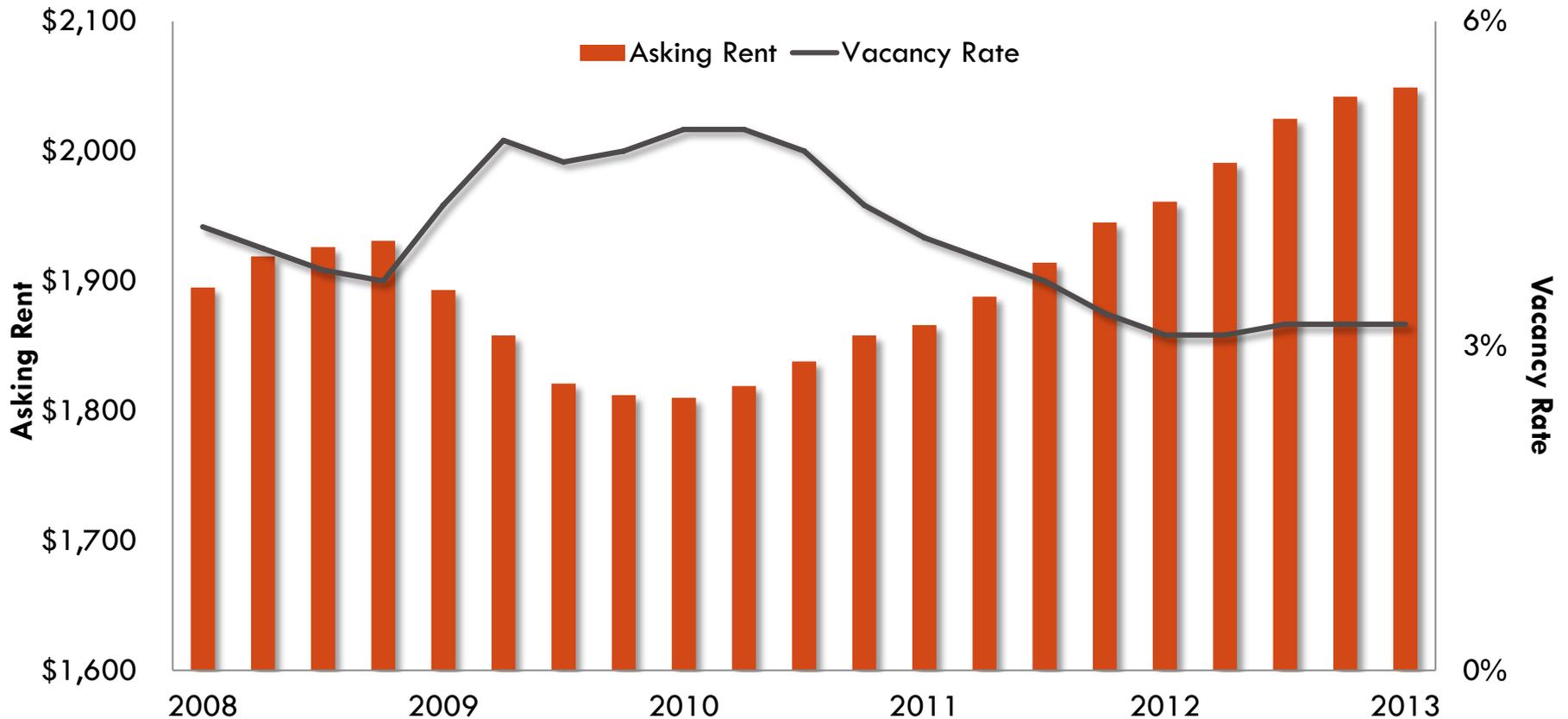


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Rents continue to rise as vacancy rate stabilizes in San Francisco

Asking Rent and Vacancy Rate in San Francisco

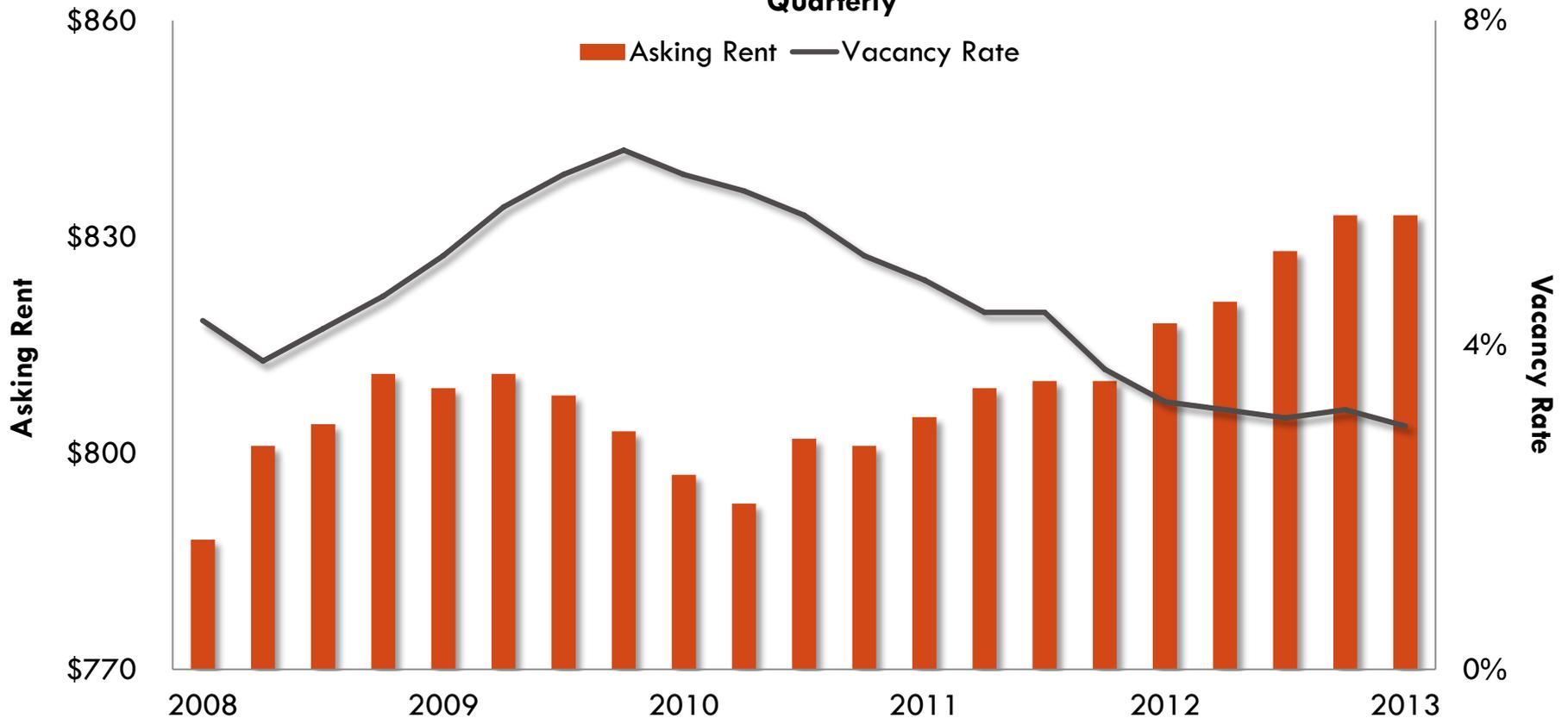
Quarterly



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.

Fresno rents stable, vacancies down

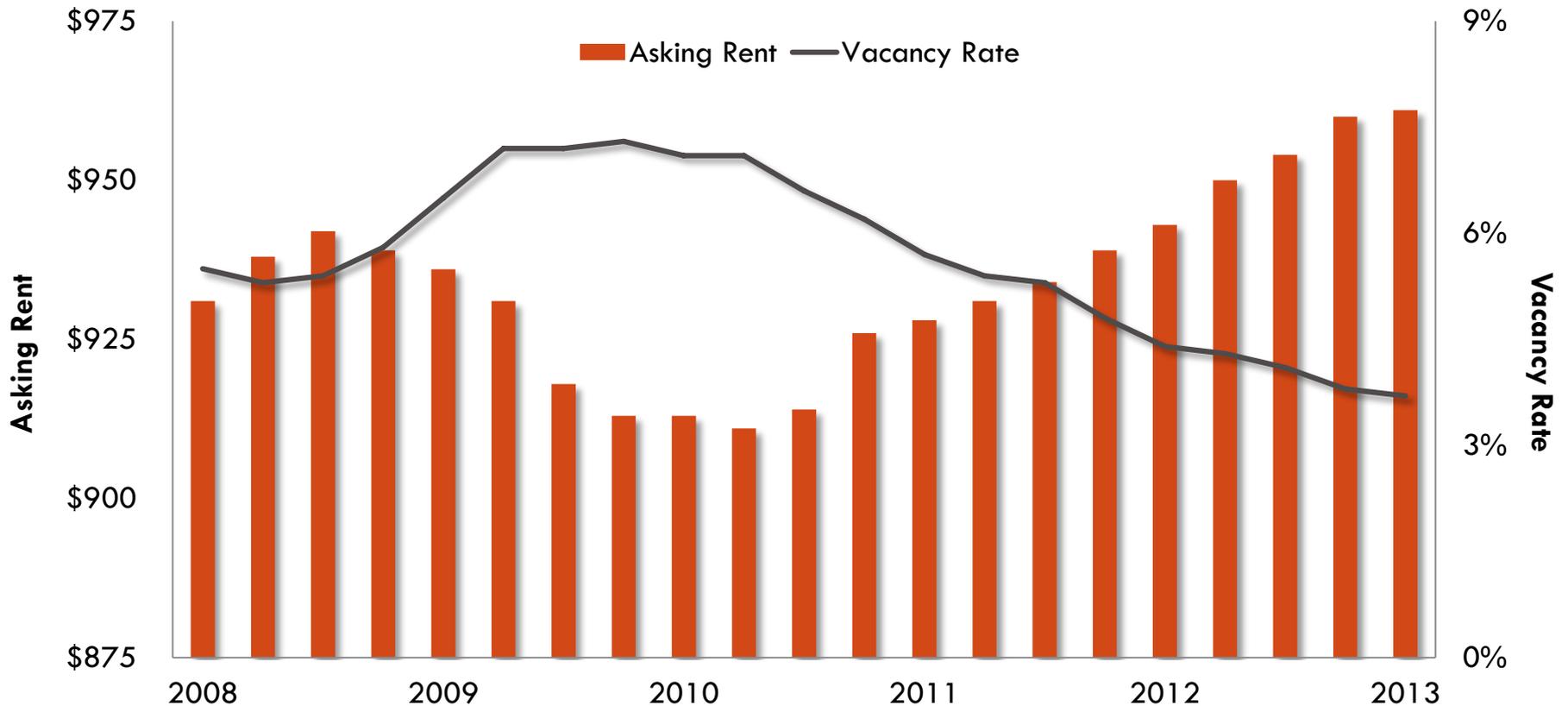
Asking Rent and Vacancy Rate in Fresno Quarterly



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.

Sacramento rents up, vacancies down

Asking Rent and Vacancy Rate in Sacramento Quarterly

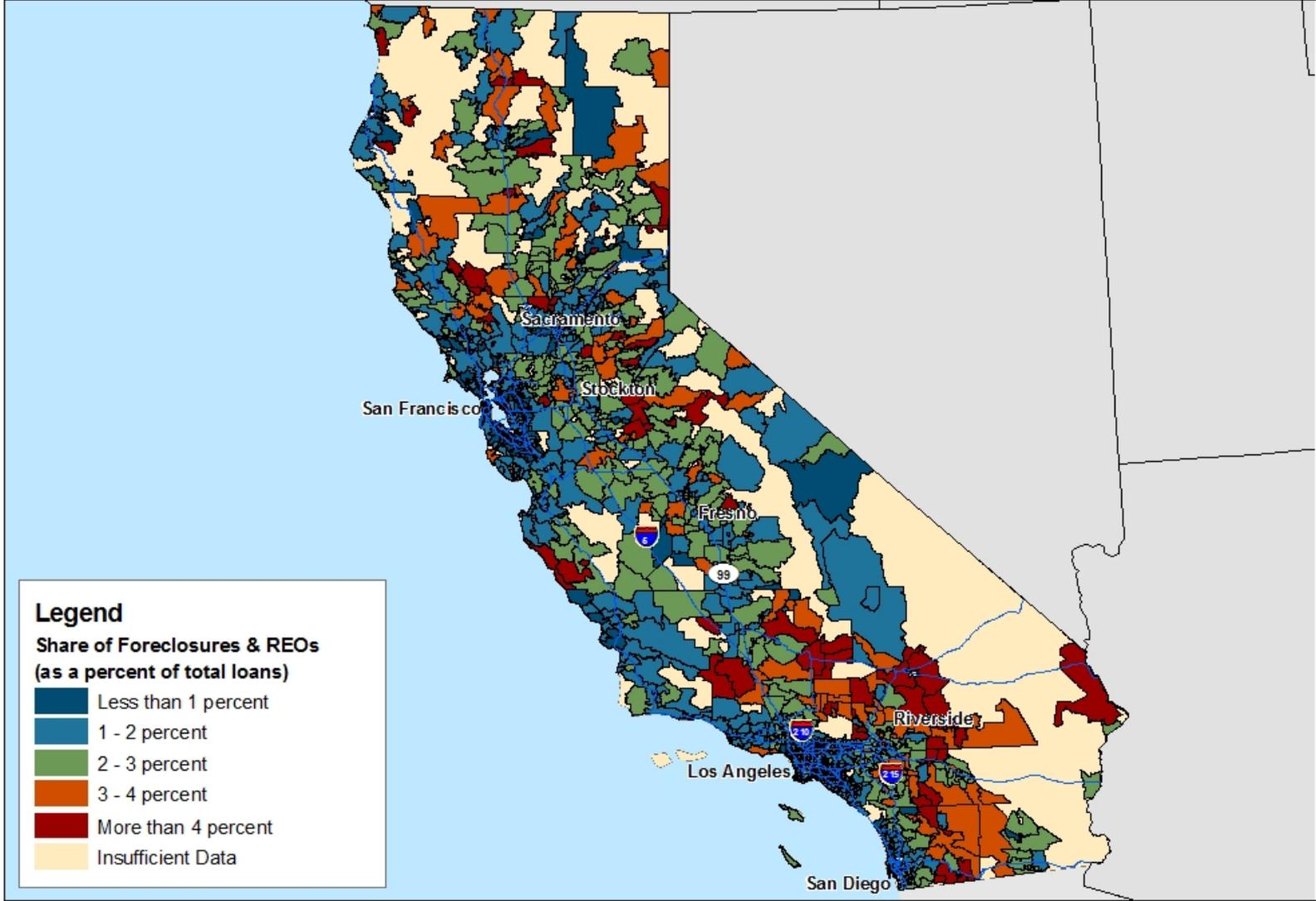


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

State & Local Data Maps

Areas Affected by Concentrated Foreclosures

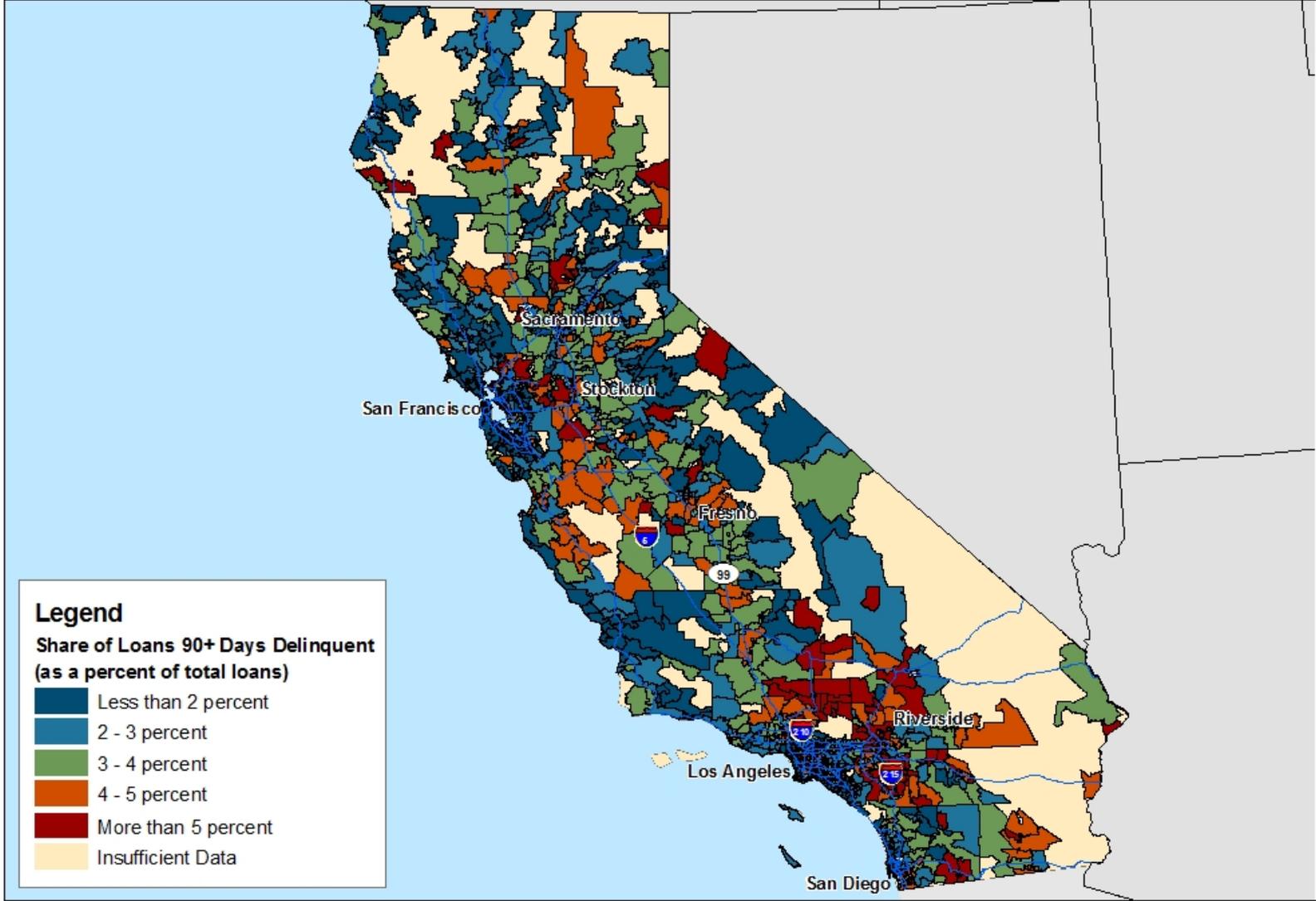
April 2013



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

Areas at Risk of Additional Foreclosures

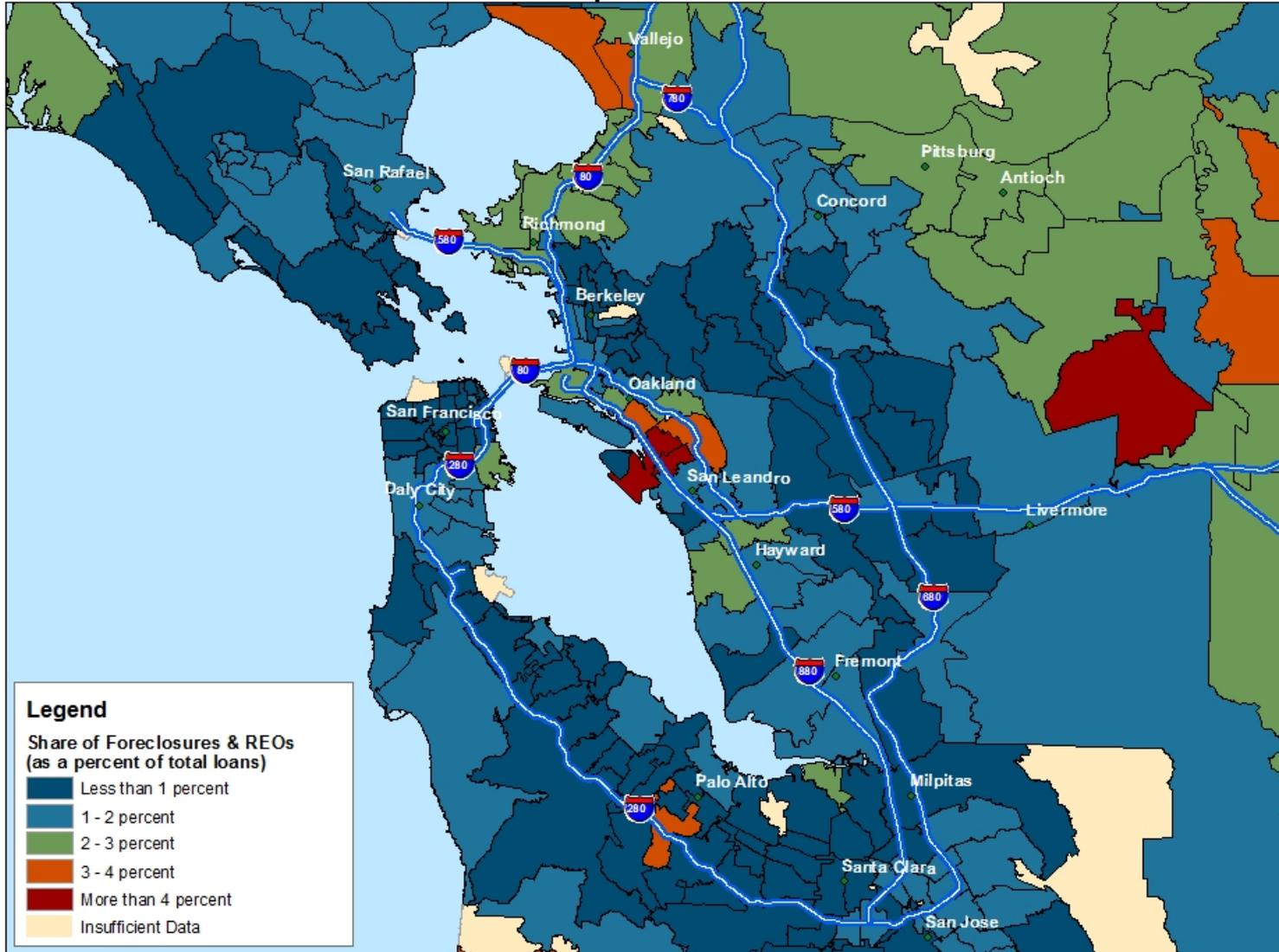
April 2013



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

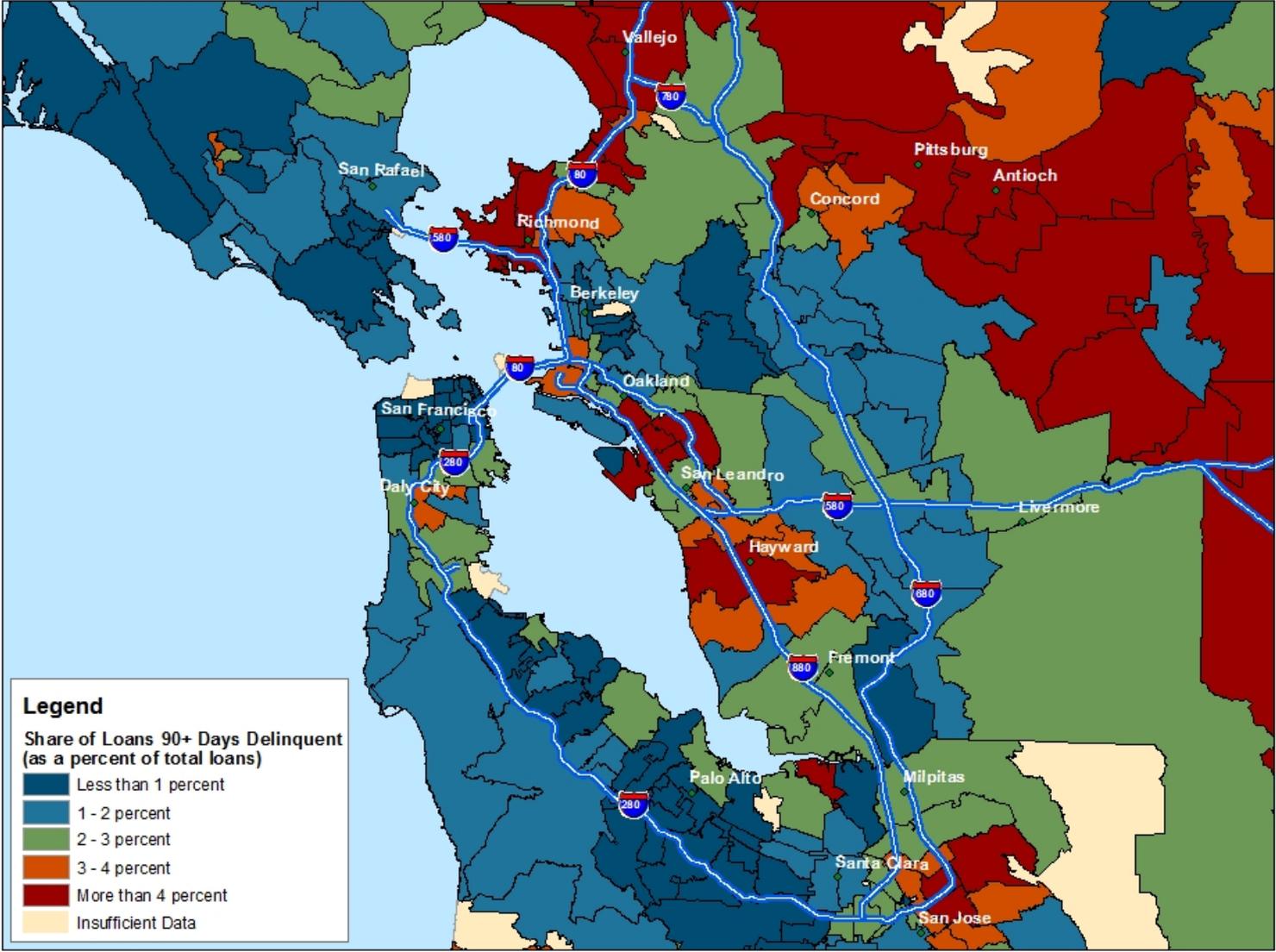
Areas Affected by Concentrated Foreclosures

April 2013



Areas At Risk of Additional Foreclosures

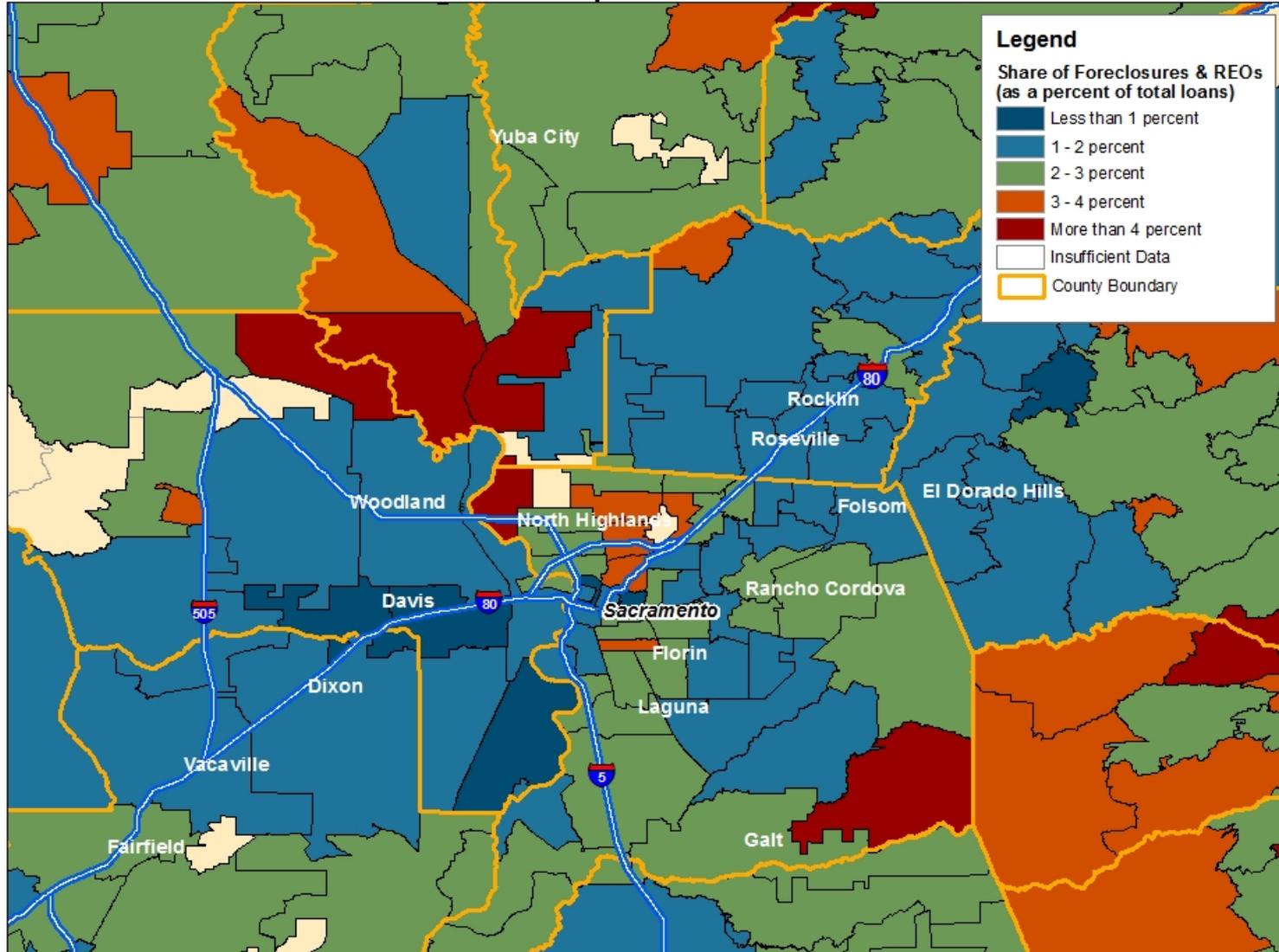
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Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

Areas Affected by Concentrated Foreclosures

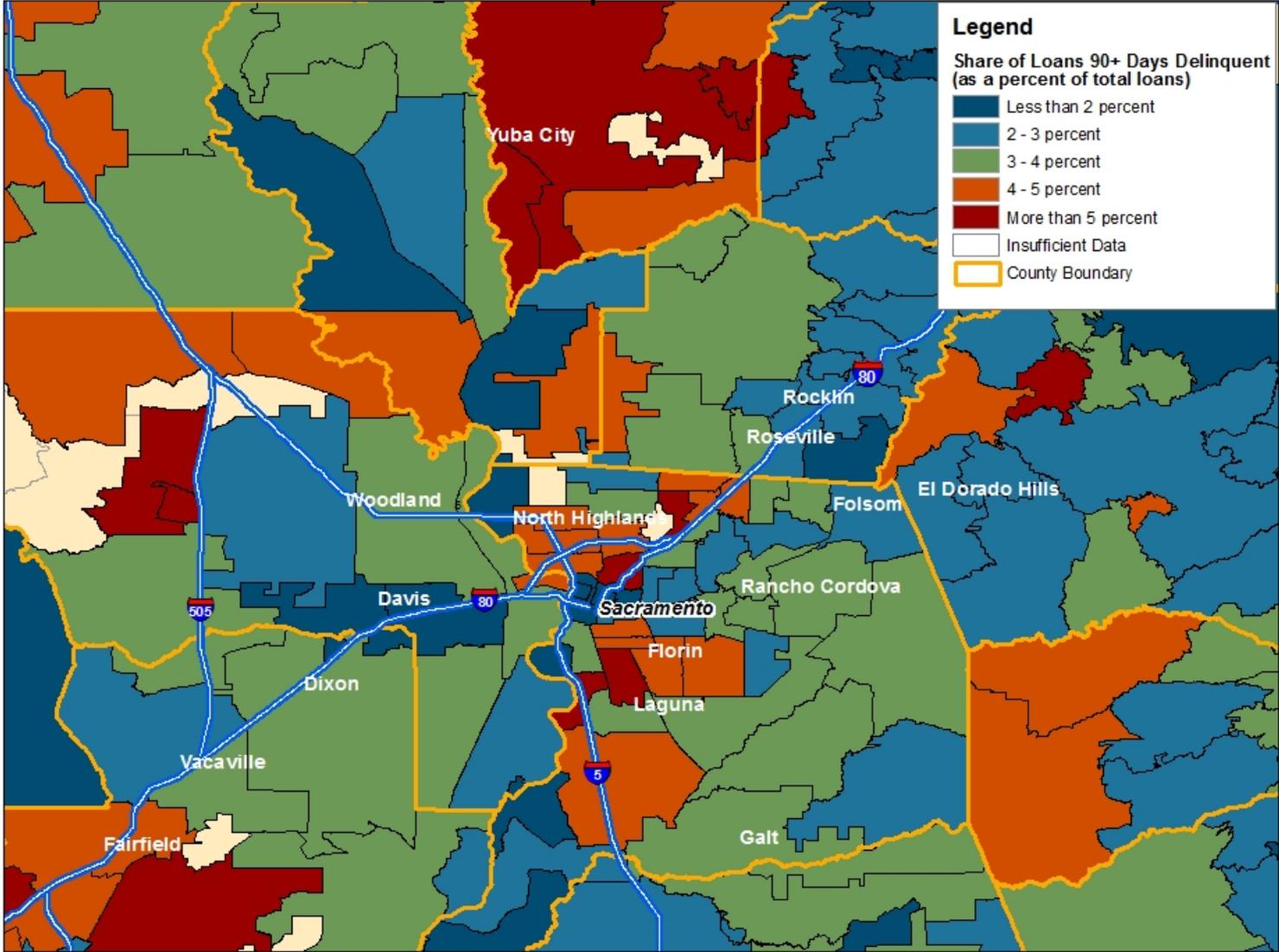
April 2013



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

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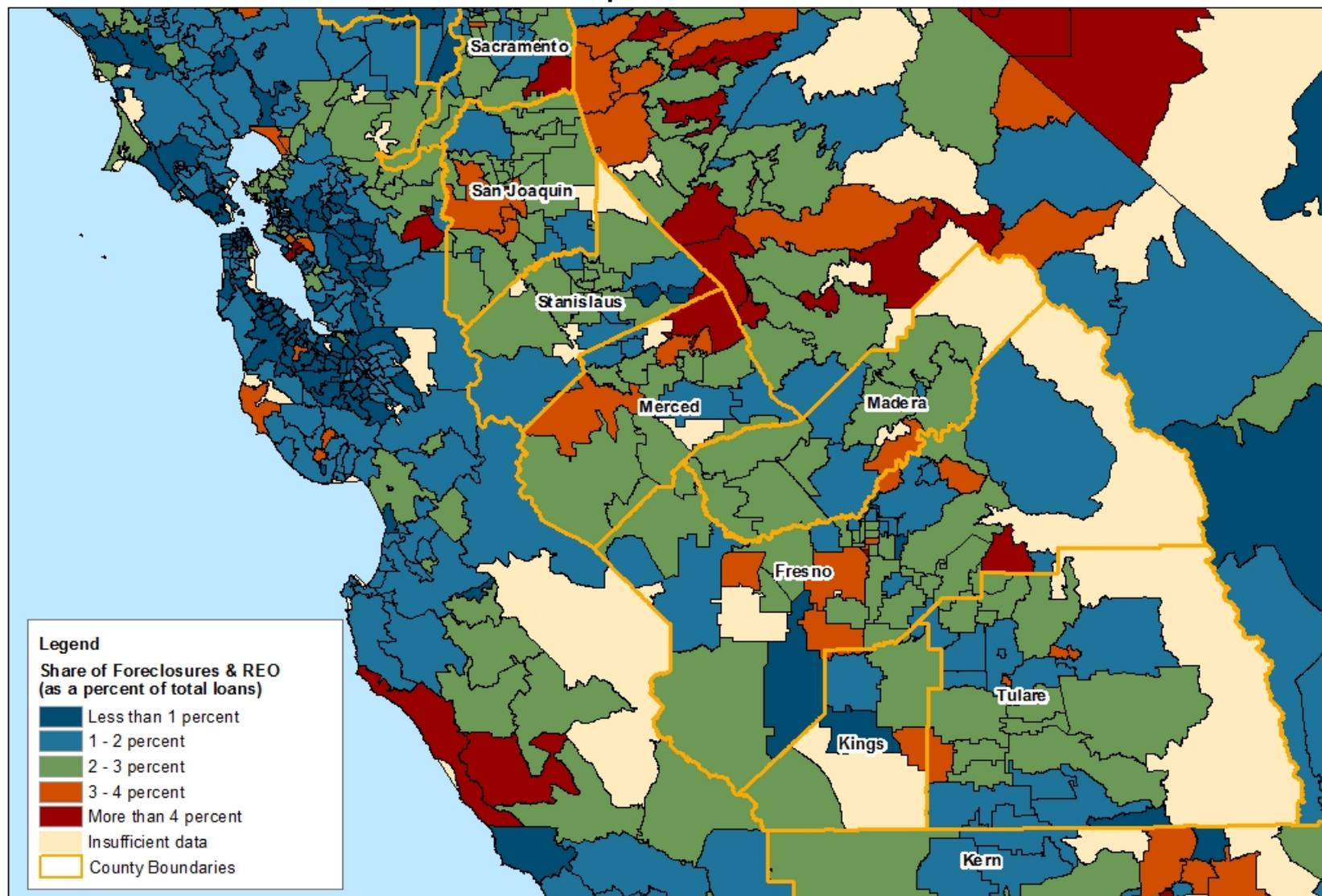
April 2013



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

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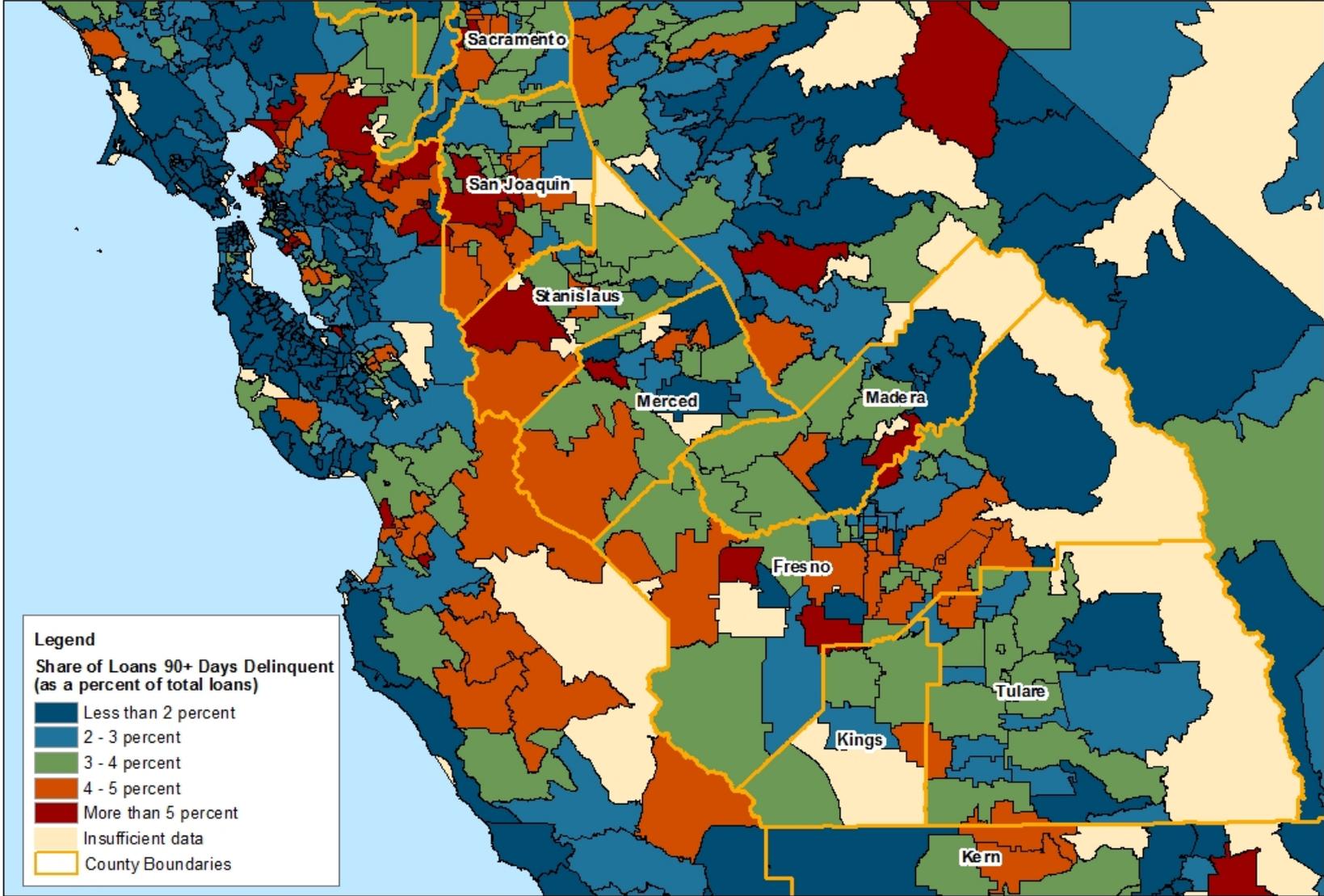
April 2013



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

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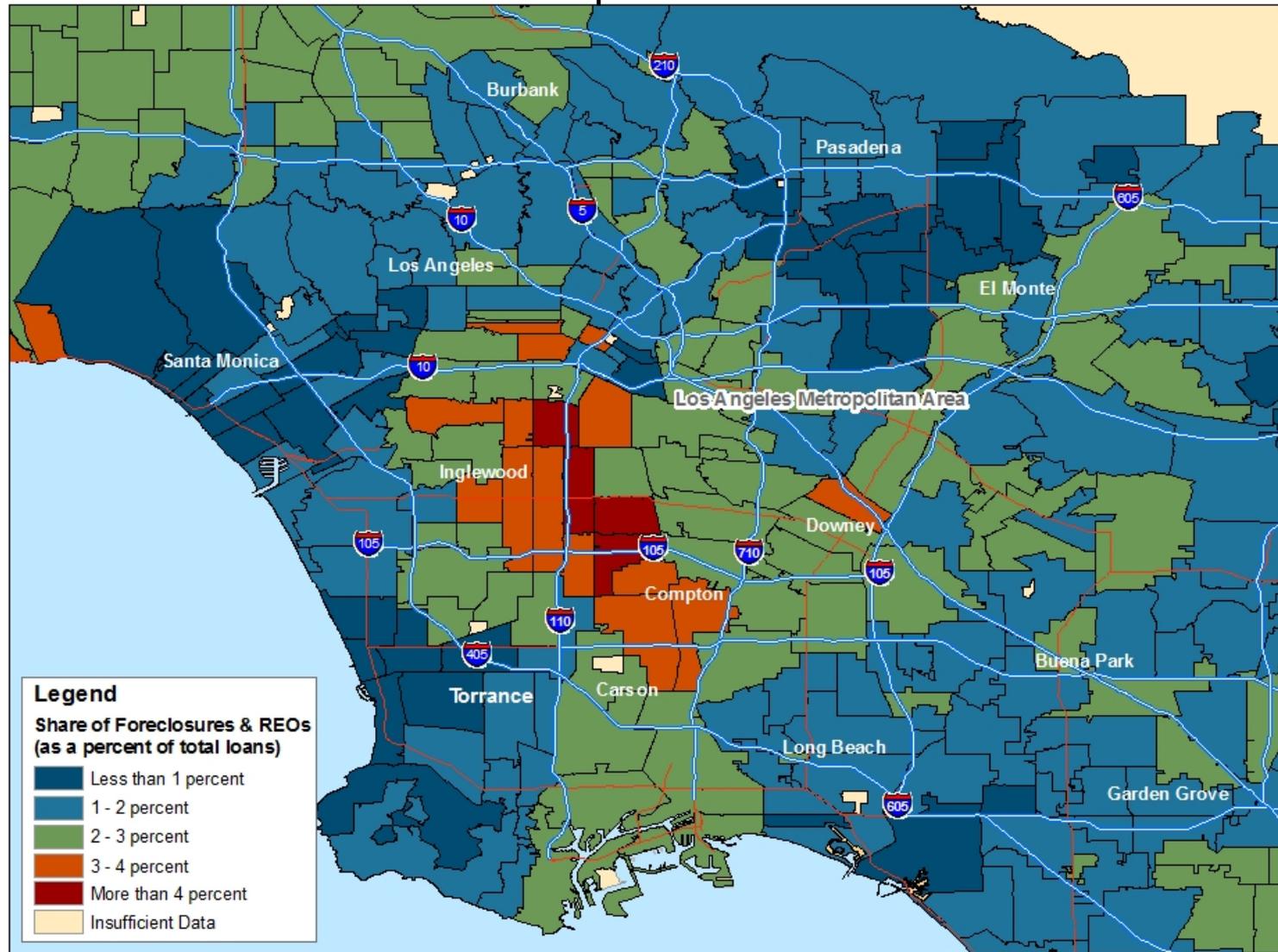
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Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

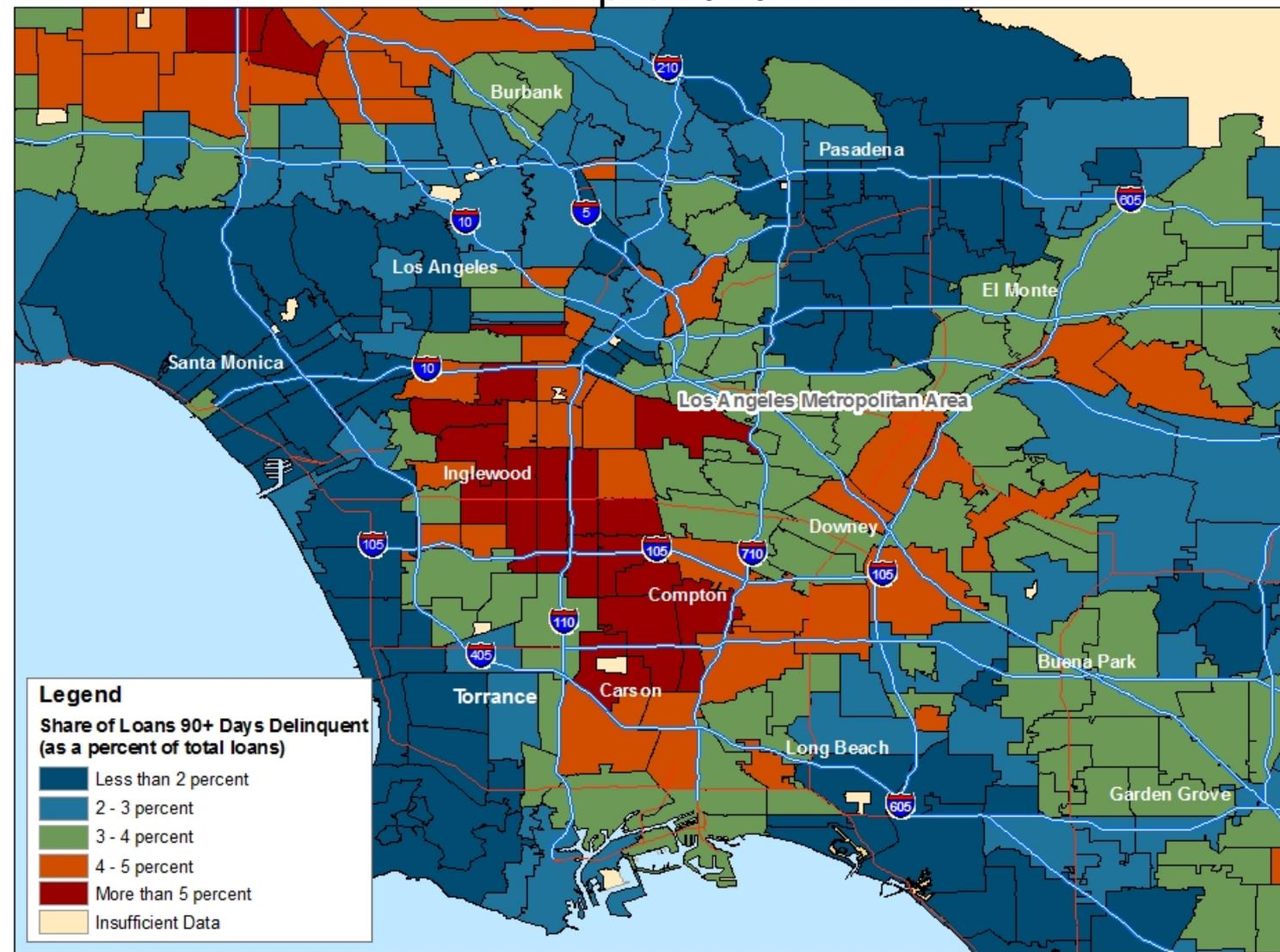
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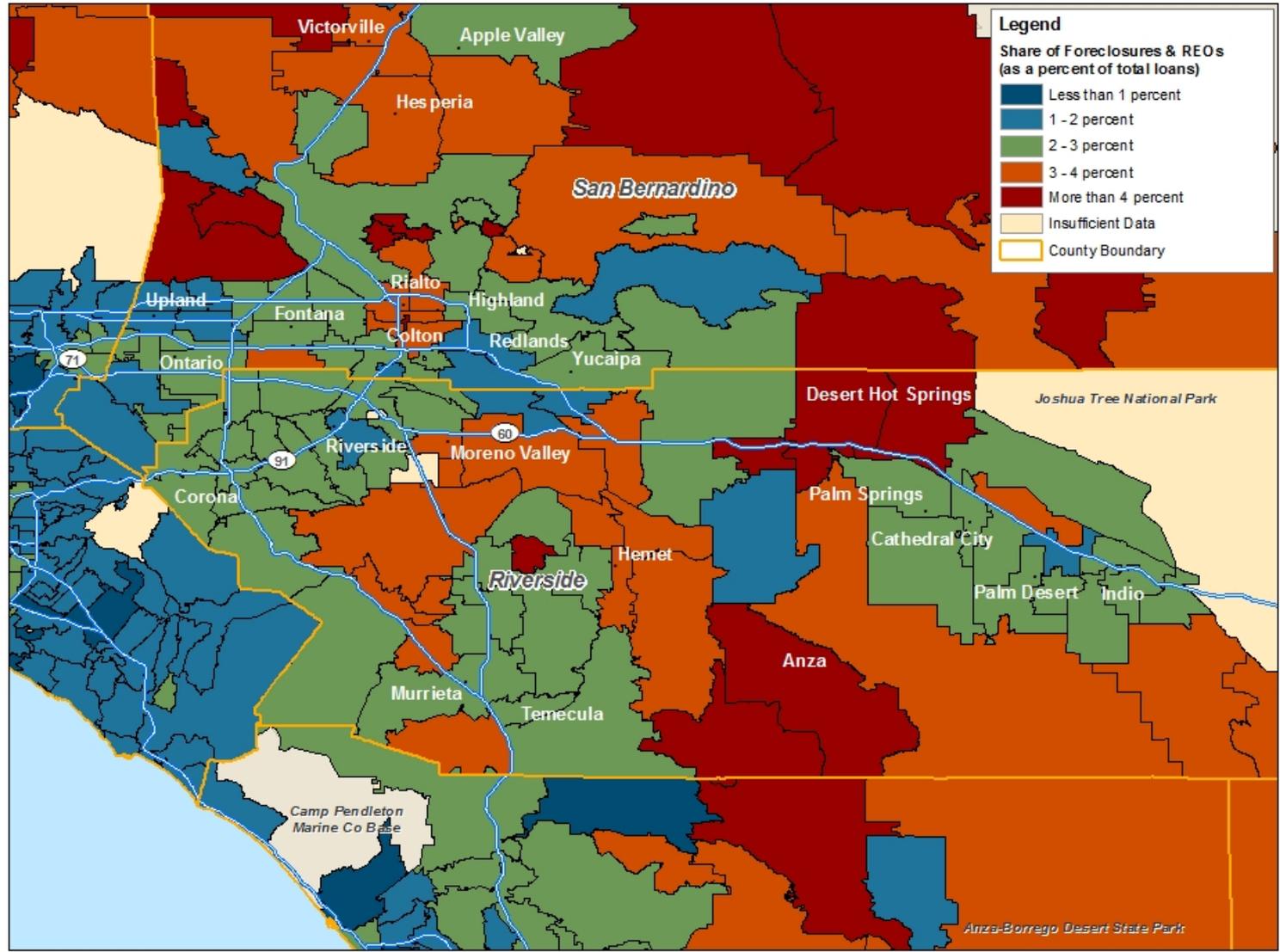
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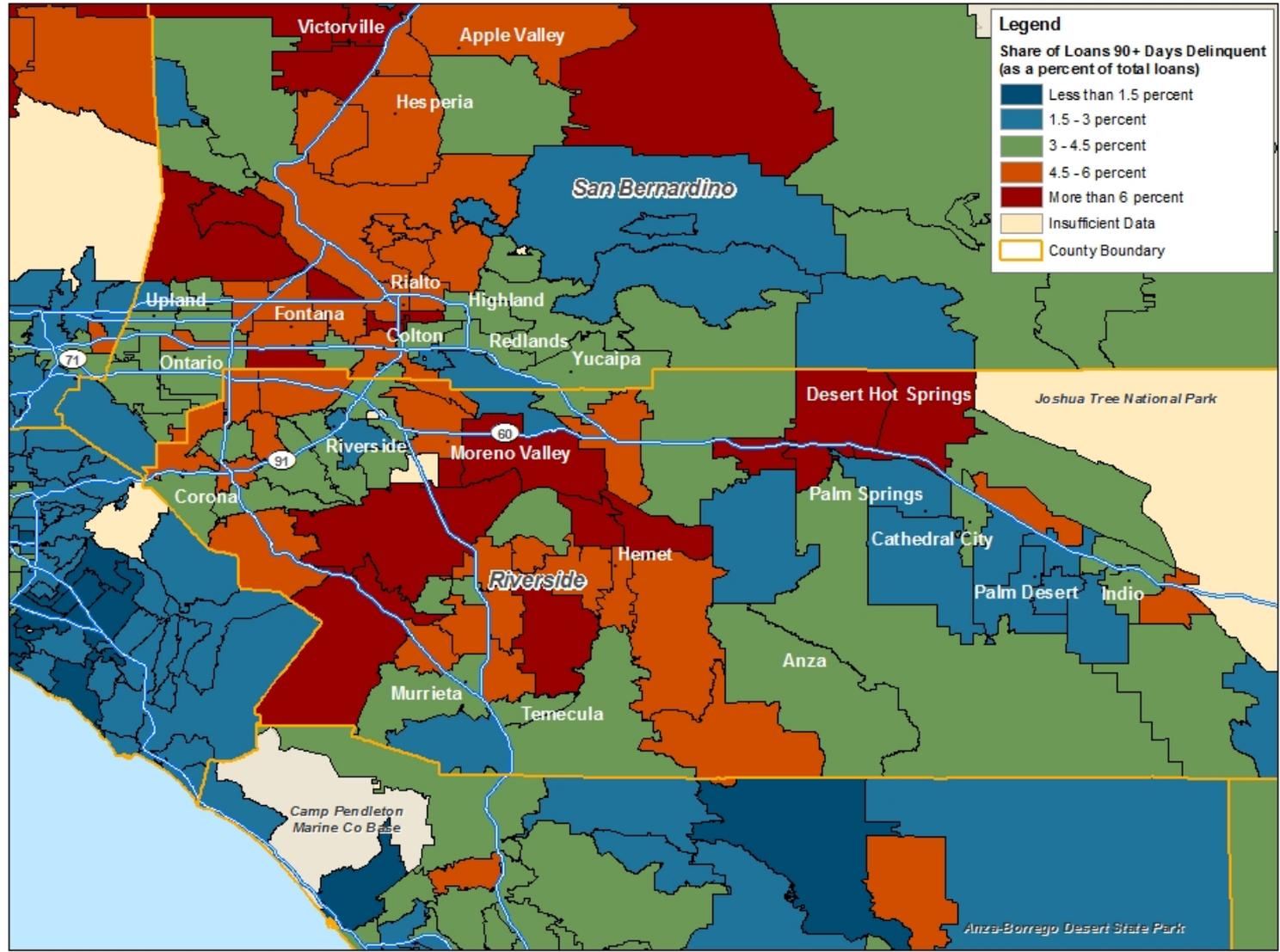
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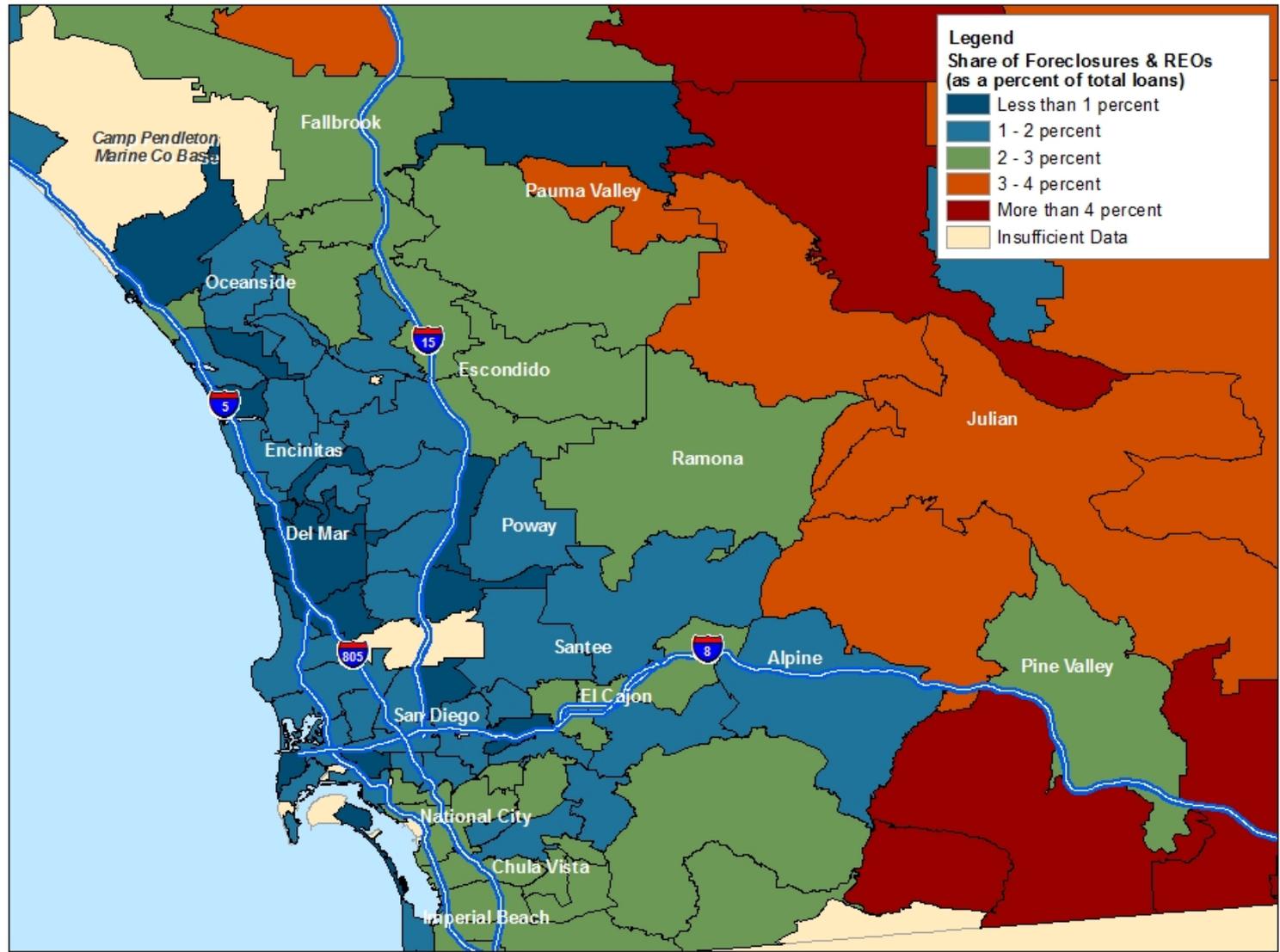
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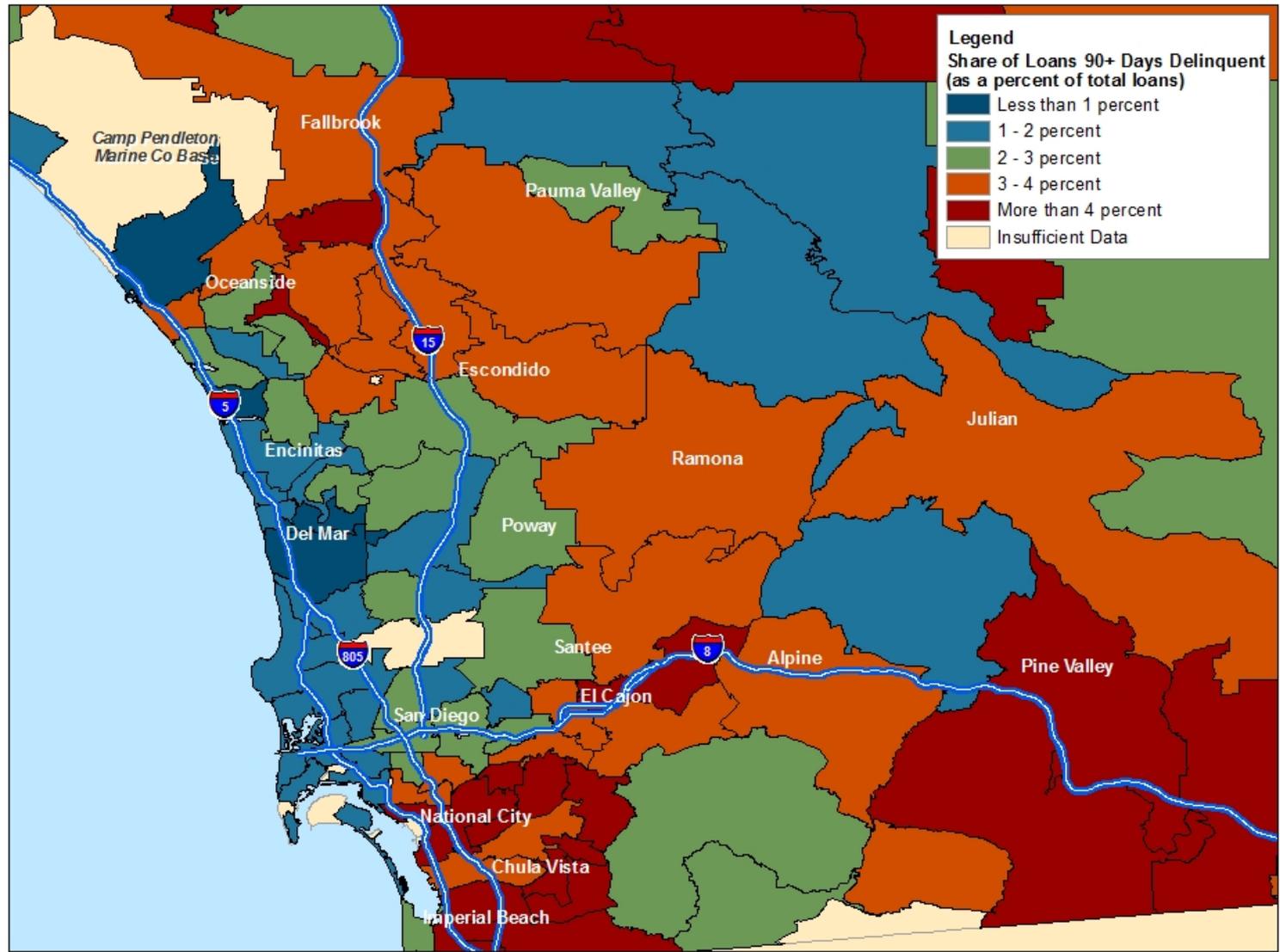
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Areas at Risk of Additional Foreclosures

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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

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COMMUNITY DEVELOPMENT

Highlights

Focus on Community Development Policy
Community Investments: Volume 20, Issue 3, 2008
In this issue, we highlight new ideas, innovations, and questions around the topic of community development policy. The articles consider the role of policy in channeling public and private investment into community development efforts, with topics ranging from established federal policies, such as the Community Reinvestment Act and the Community Development Block Grant program, to more recent movements such as stakeholder-driven community development and microenterprise.

The Enduring Challenge of Concentrated Poverty in America
In 2006, the Community Affairs Offices of the Federal Reserve System partnered with the Brookings Institution to examine the issue of concentrated poverty. The resulting report, *The Enduring Challenge of Concentrated Poverty in America: Case Studies from Communities Across the U.S.* contributes to our understanding of the dynamics of poor people living in poor communities, and the policies that will be needed to bring both into the economic mainstream. [Download Full Report \(PDF 6.8MB\)](#)

Foreclosure Resource Center
For the latest information on the Federal Reserve's efforts to mitigate the impact of foreclosures, including local data presentations and research reports, visit our new Foreclosure Resource Center.

Programs and Information

Community Reinvestment Act (CRA)
Information on the CRA, its implementing regulations, the regulatory agencies, and other resources to assist in complying with and understanding the CRA.

Community Development Issues
From affordable housing to "banking the unbanked," learn more about community development issues and initiatives within the Federal Reserve's 12th District.

Center for Community Development Investments
The Center is dedicated to innovations in research and practice that increase the flow of investment capital to low- and moderate-income communities.

Events and Conferences
Participate in one of the many events sponsored by the Community Development Department.

Publications
Access online copies of *Community Investments*, the *Community Development Investment Review*, and research papers.

About Us
Learn more about the Community Development Department and its staff.

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POPULAR CONTENT

Upcoming Events

- Stabilizing Communities Series: Acquiring REOs in Compliance with NSP
February 3
- San Francisco CA
February 4
- Fresno CA
- Innovative Financial Services for the Underserved - Research Conference
April 16 - 17
Washington D.C.

Financial Education Resource Center
Find a variety of resources on financial education

CRA Regulatory Information - Links to CRA resources for financial institutions and community groups.

Bank on San Francisco - Program information and information about replicating program

Community Development Assessments - Demographic, economic, and community development profiles for each state in the Twelfth District.

<http://www.frbsf.org/community/>