

HOUSING AND LABOR MARKET TRENDS: IDAHO

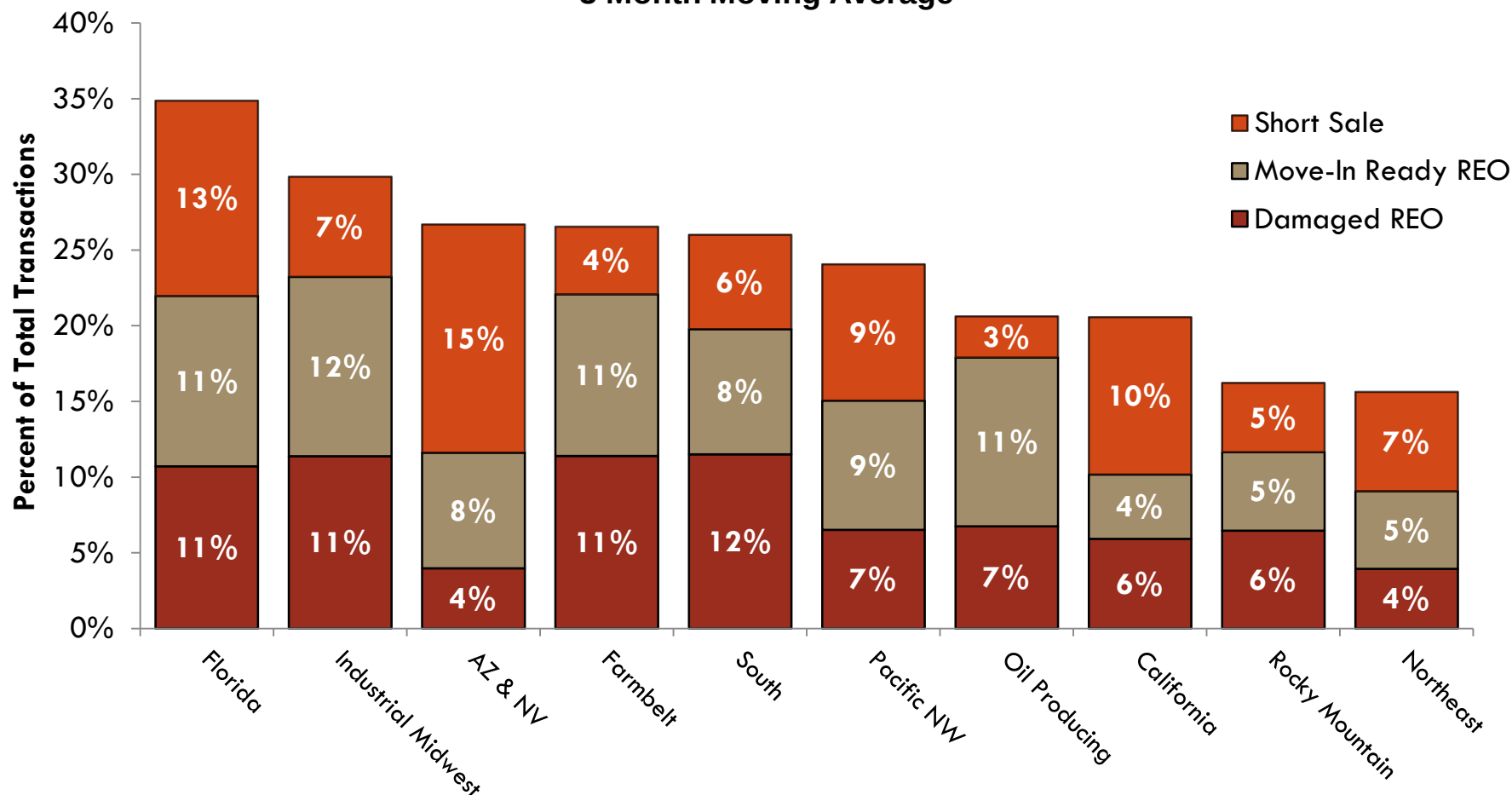
January 2014

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

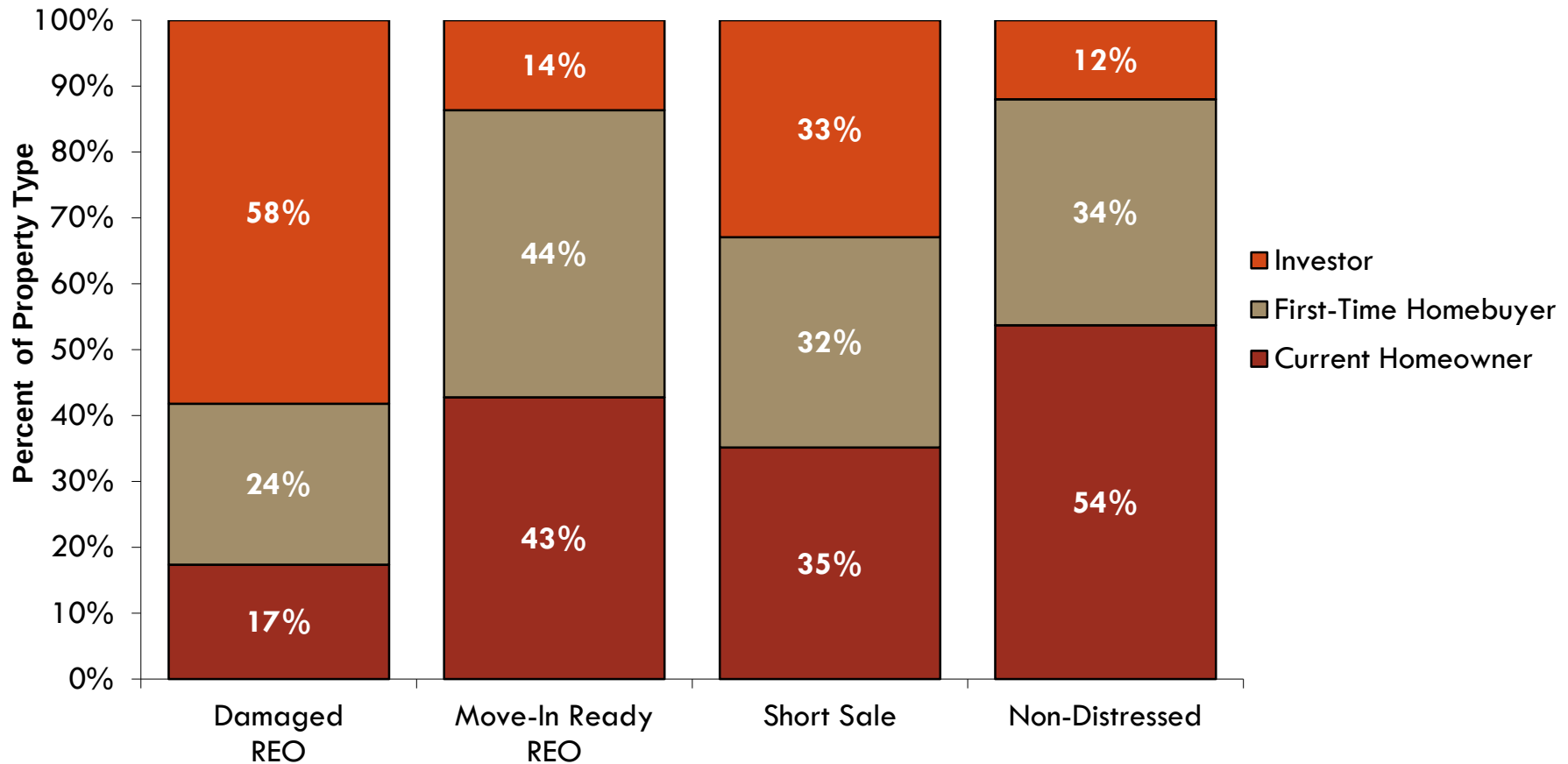
Composition of distressed sales by geography

**Proportion of Distressed Property Transactions—October 2013
3 Month Moving Average**



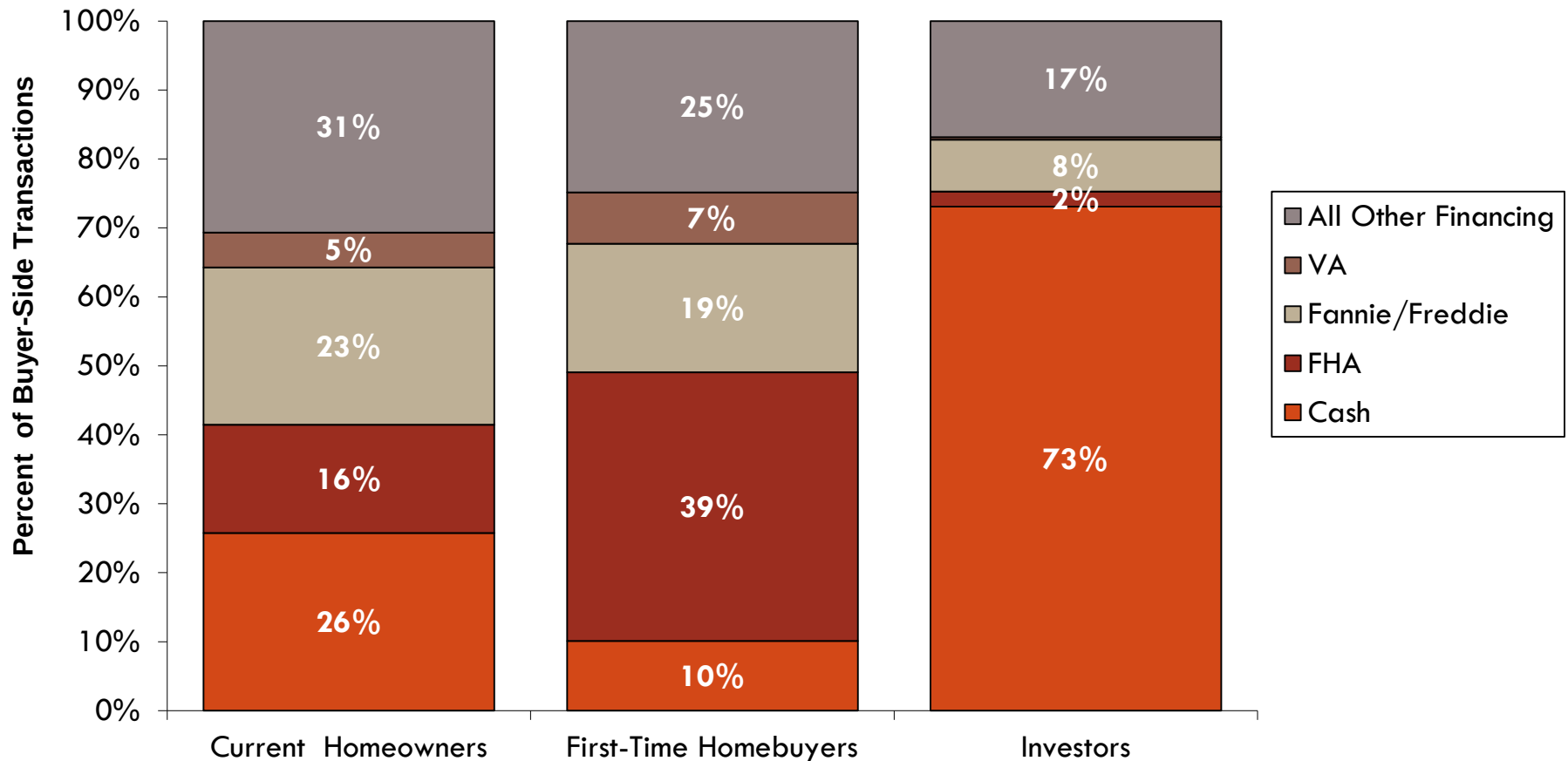
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—October 2013
U.S. 3 Month Moving Average



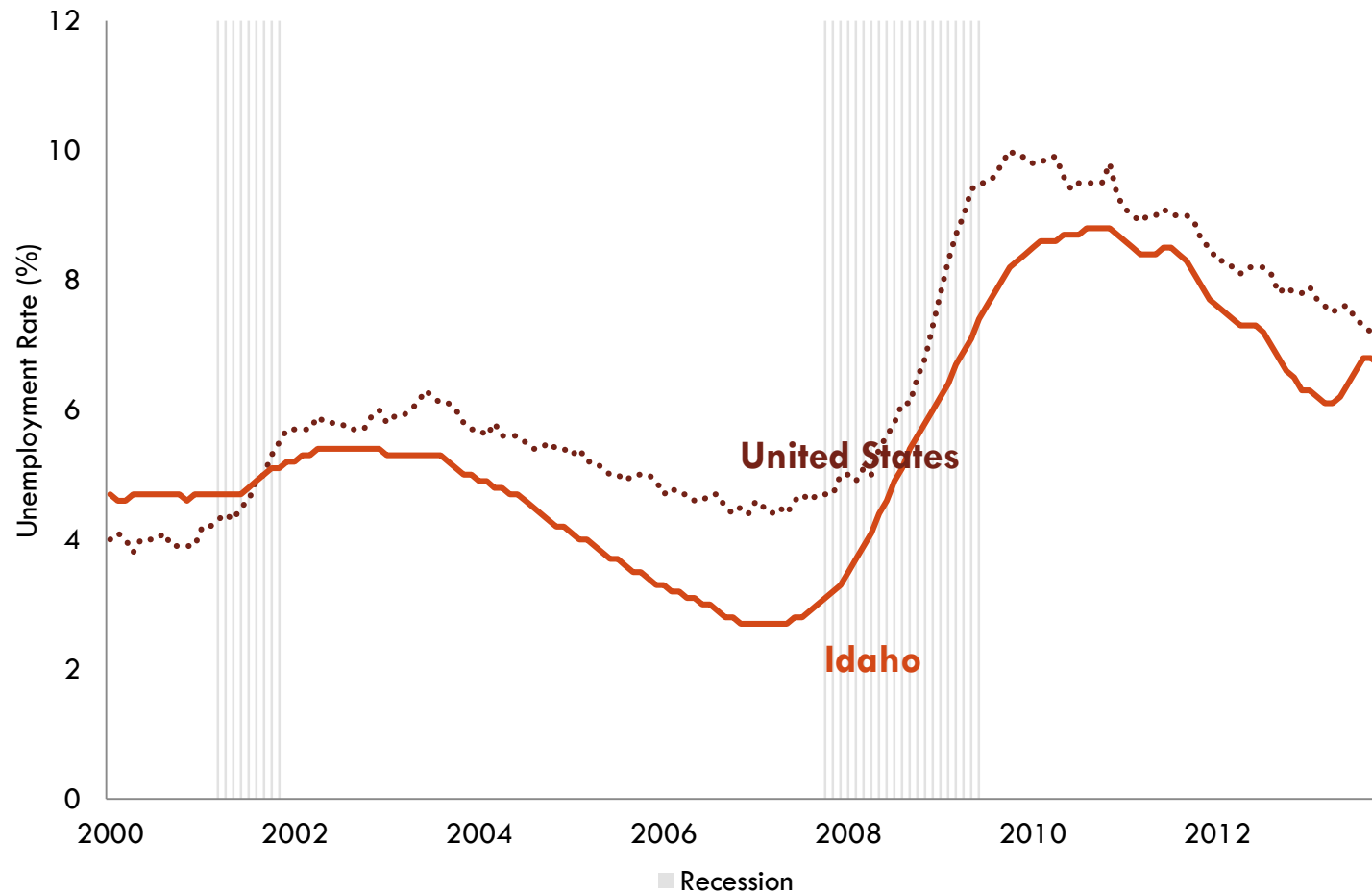
Financing for home purchases

Financing for Homebuyers—October 2013
U.S. 3 Month Moving Average



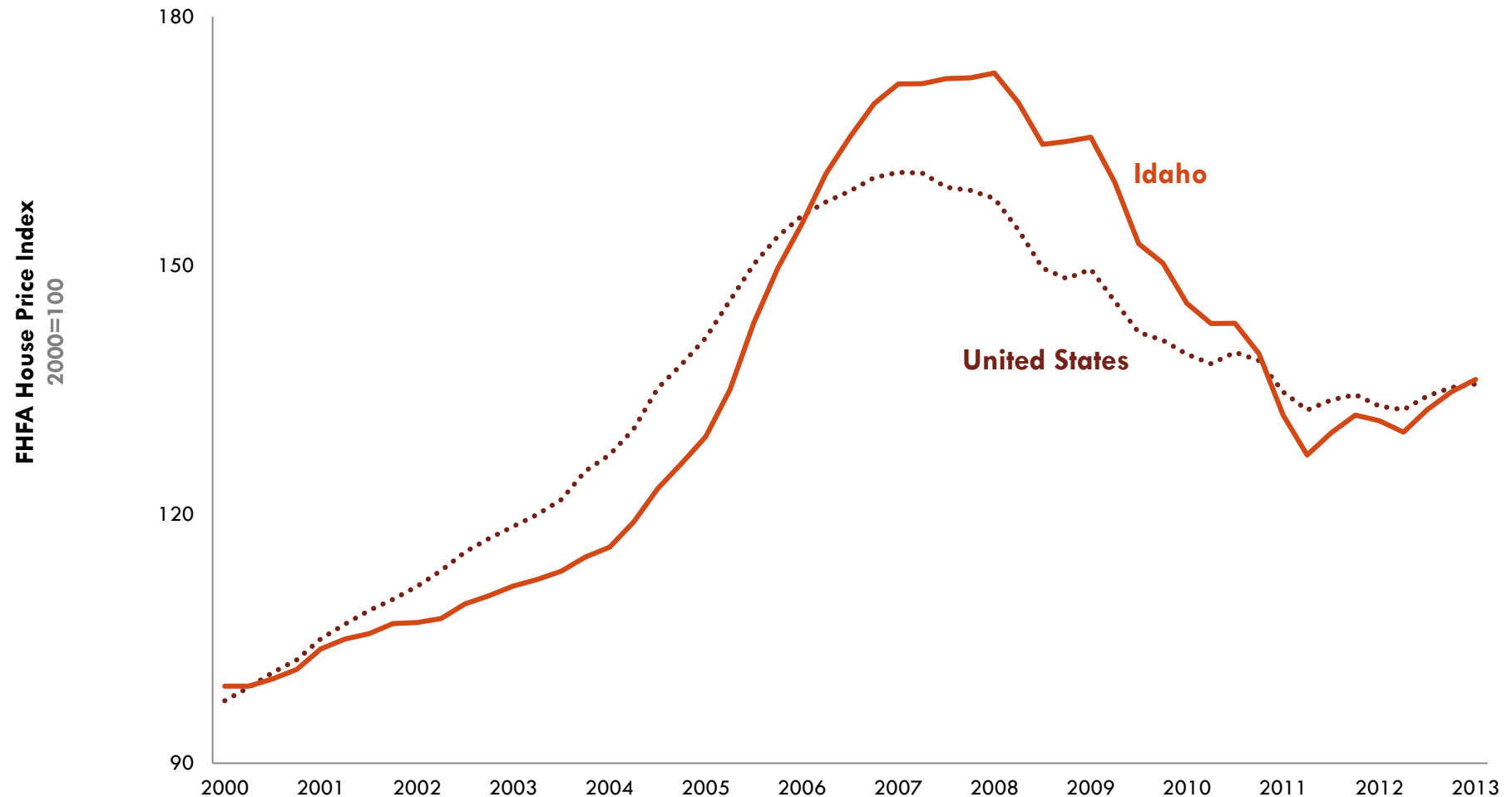
Idaho Trends

Idaho's unemployment rate just below US average



Idaho house prices trending upwards

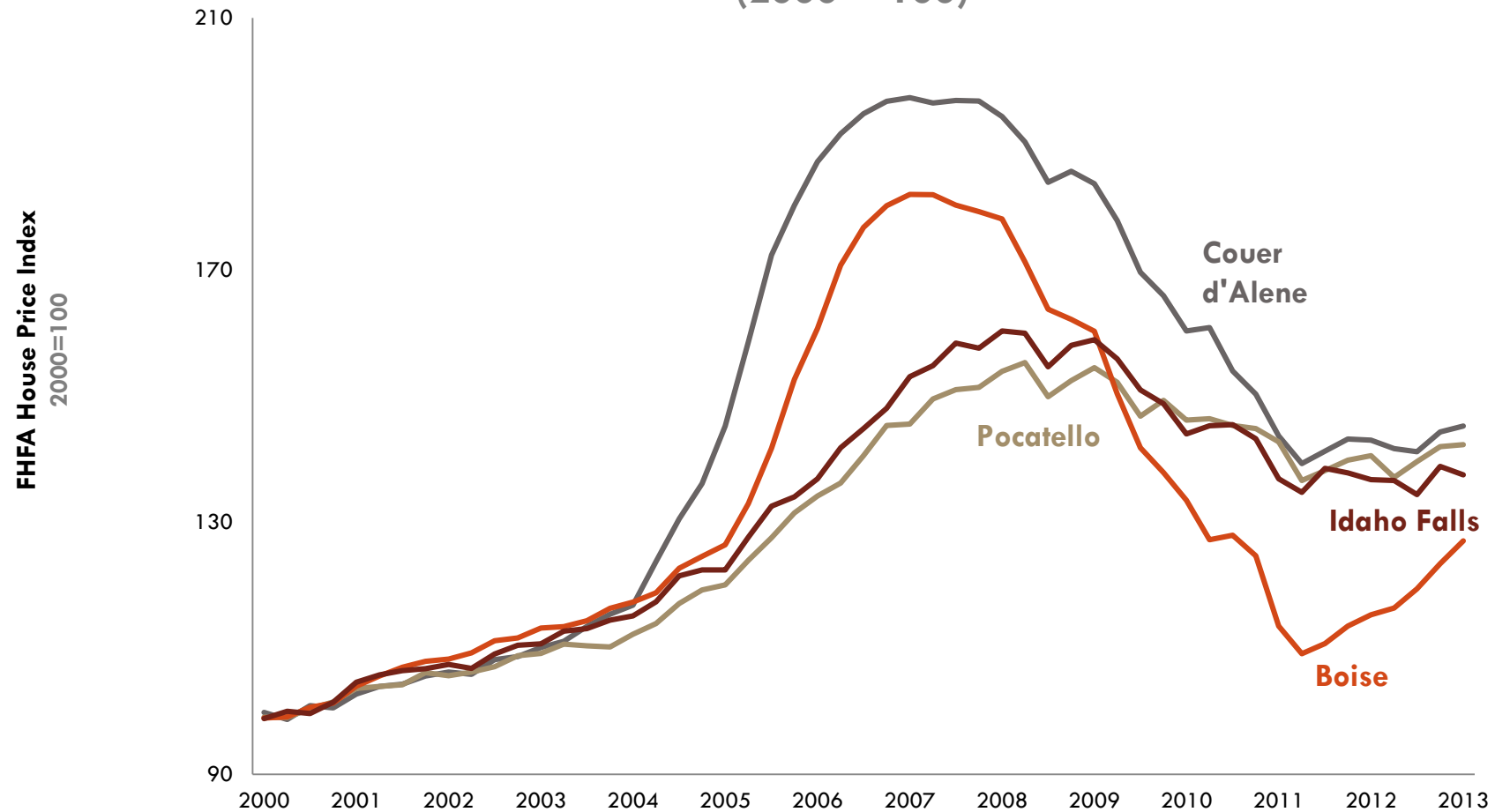
FHFA House Price Index (formerly OFHEO)
(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

House prices in Boise saw largest drop, now steadily rising

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



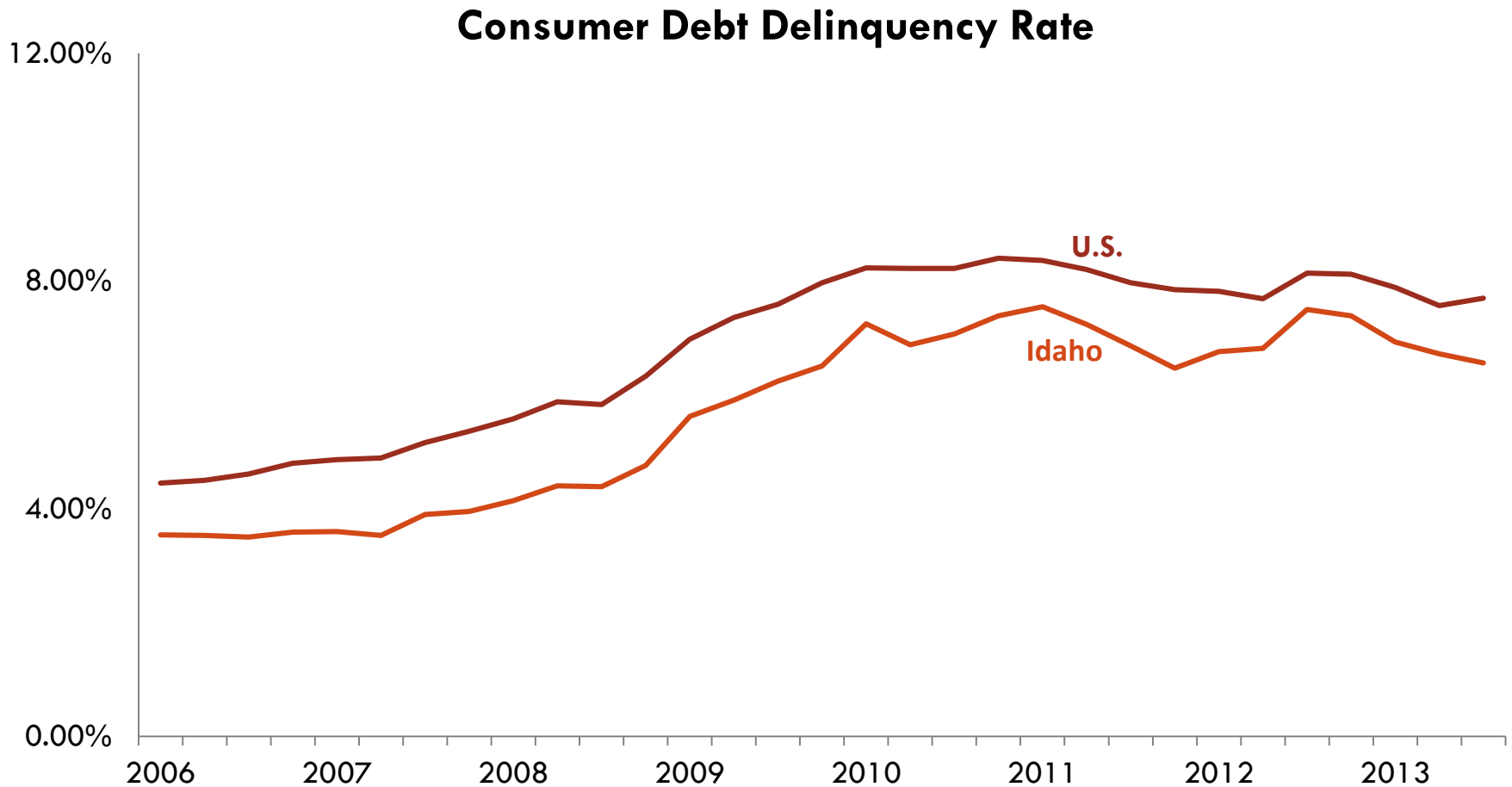
Source: Federal Housing Finance Agency (formerly OFHEO)

Numbers of foreclosures and delinquent mortgages falling slowly, still above pre-recession levels



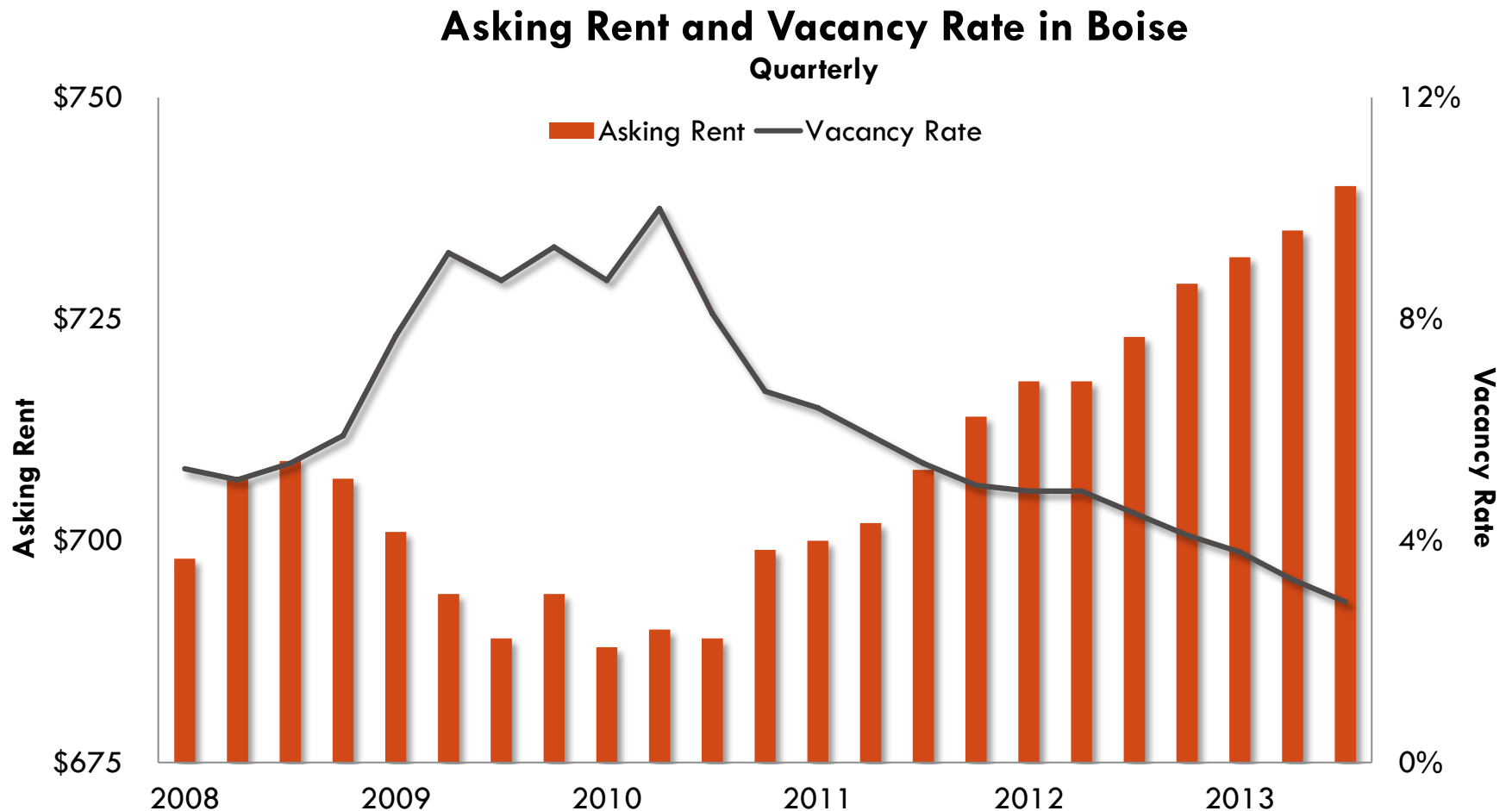
Source: Mortgage Bankers Association, National Delinquency Survey

Idaho's consumer debt delinquency rate remains below national average



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

Rents up, vacancies down in Boise

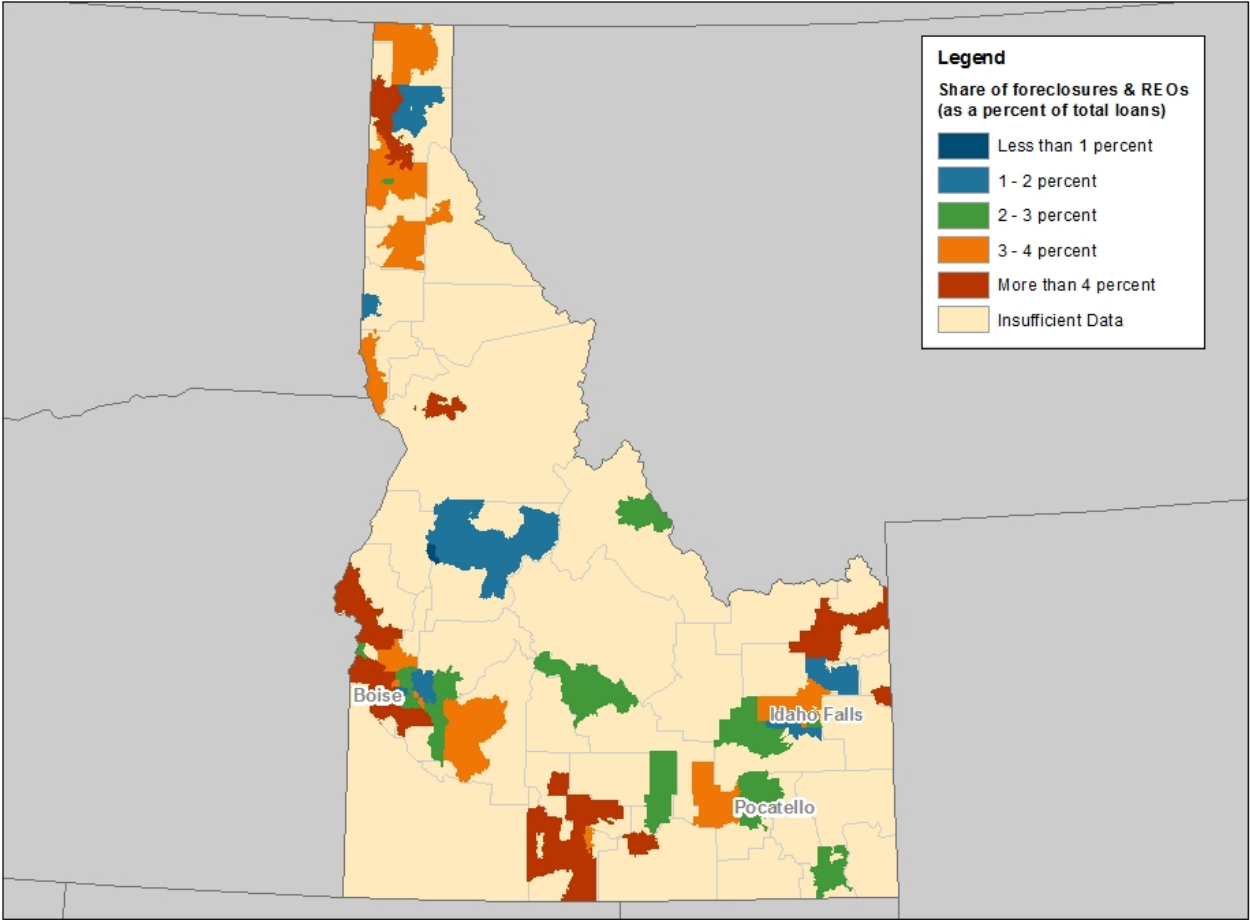


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Maps

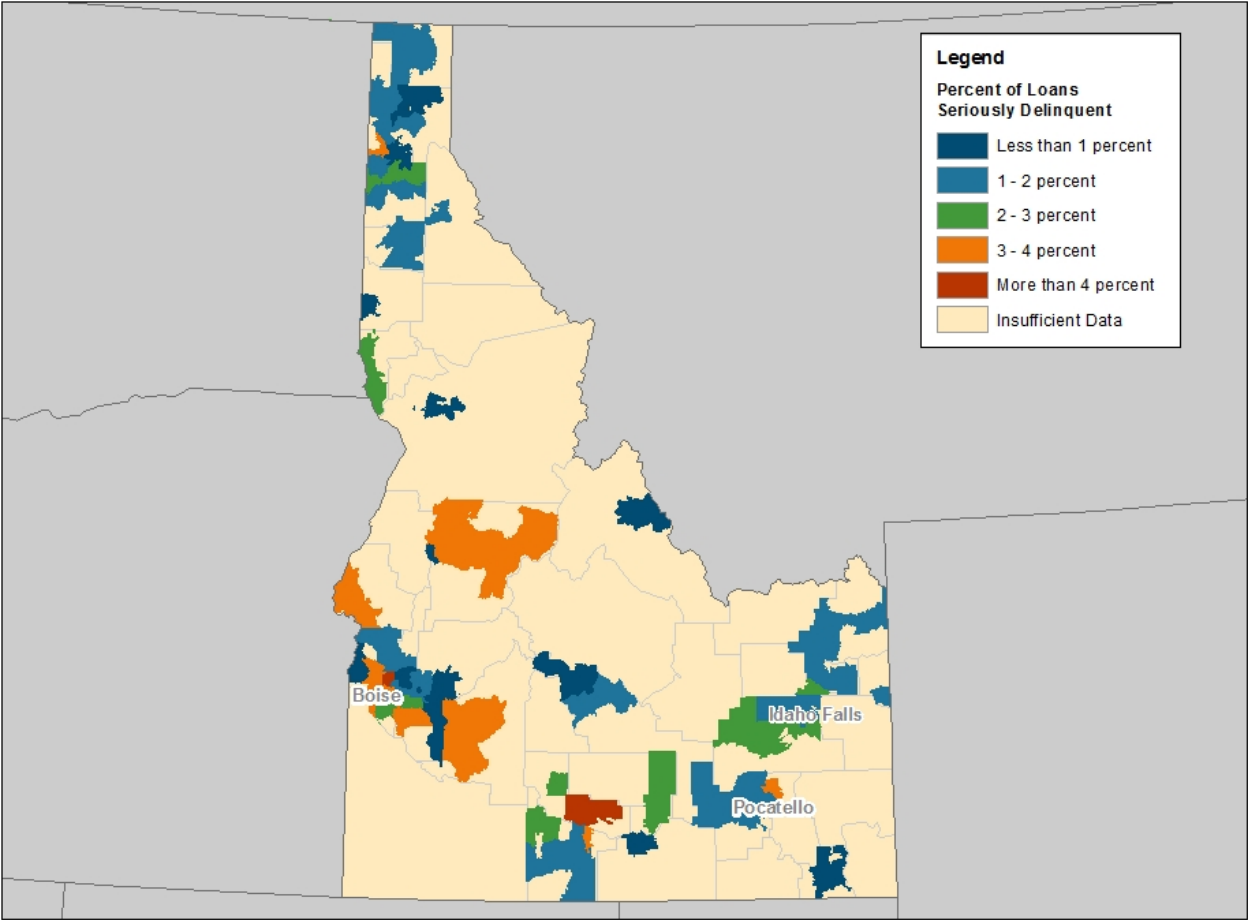
Areas Affected by Concentrated Foreclosures

October 2013



Areas at Risk of Additional Foreclosures

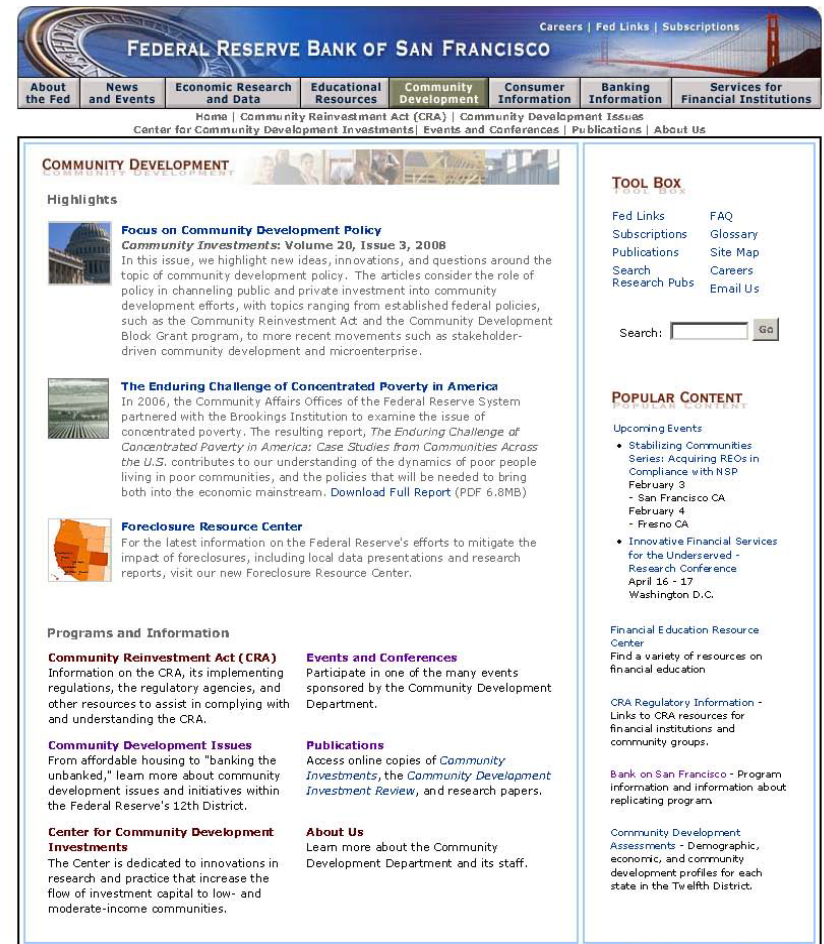
October 2013



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/>