

# HOUSING AND LABOR MARKET TRENDS: OREGON

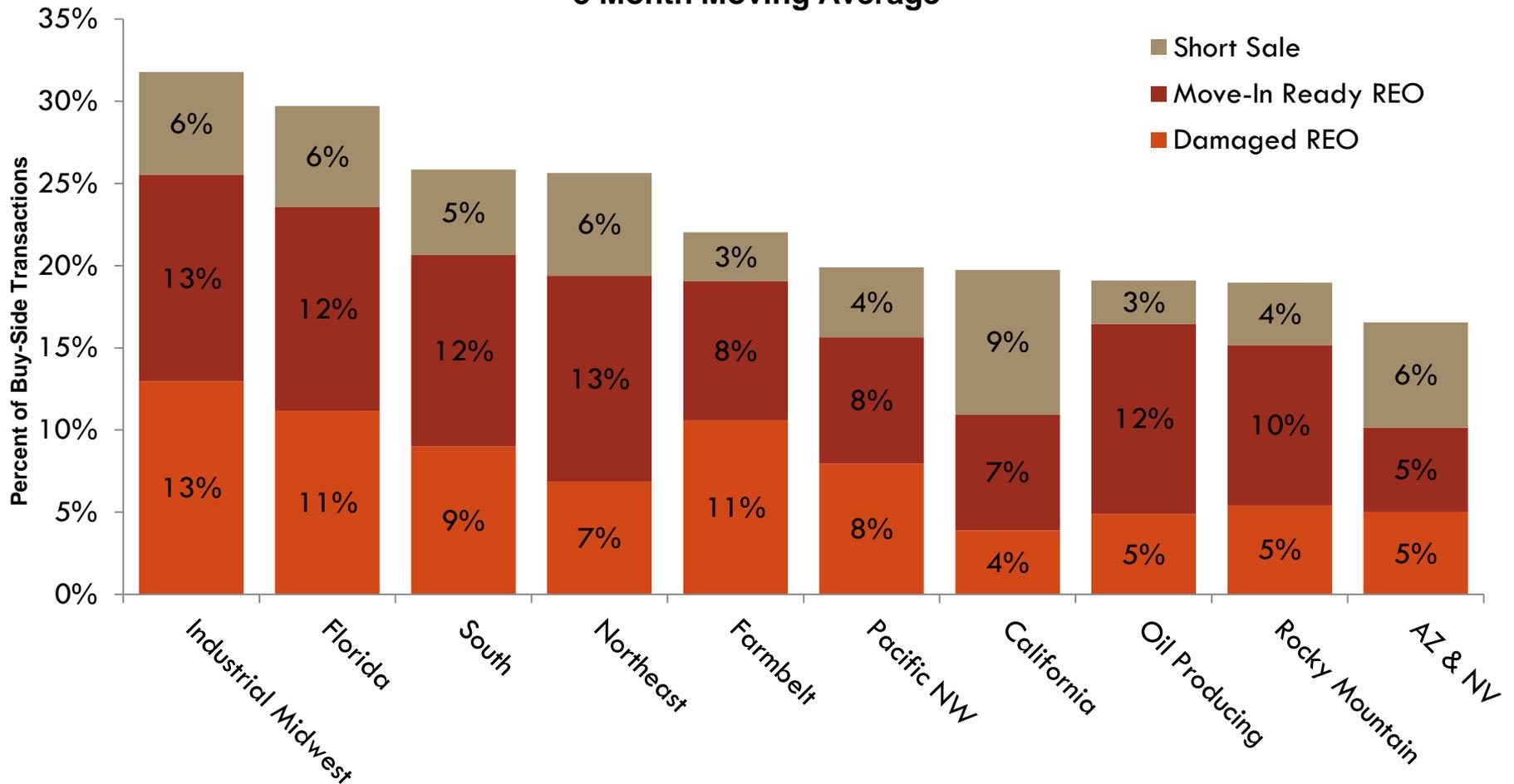
July 2014

Community Development Research  
Federal Reserve Bank of San Francisco

# National Trends

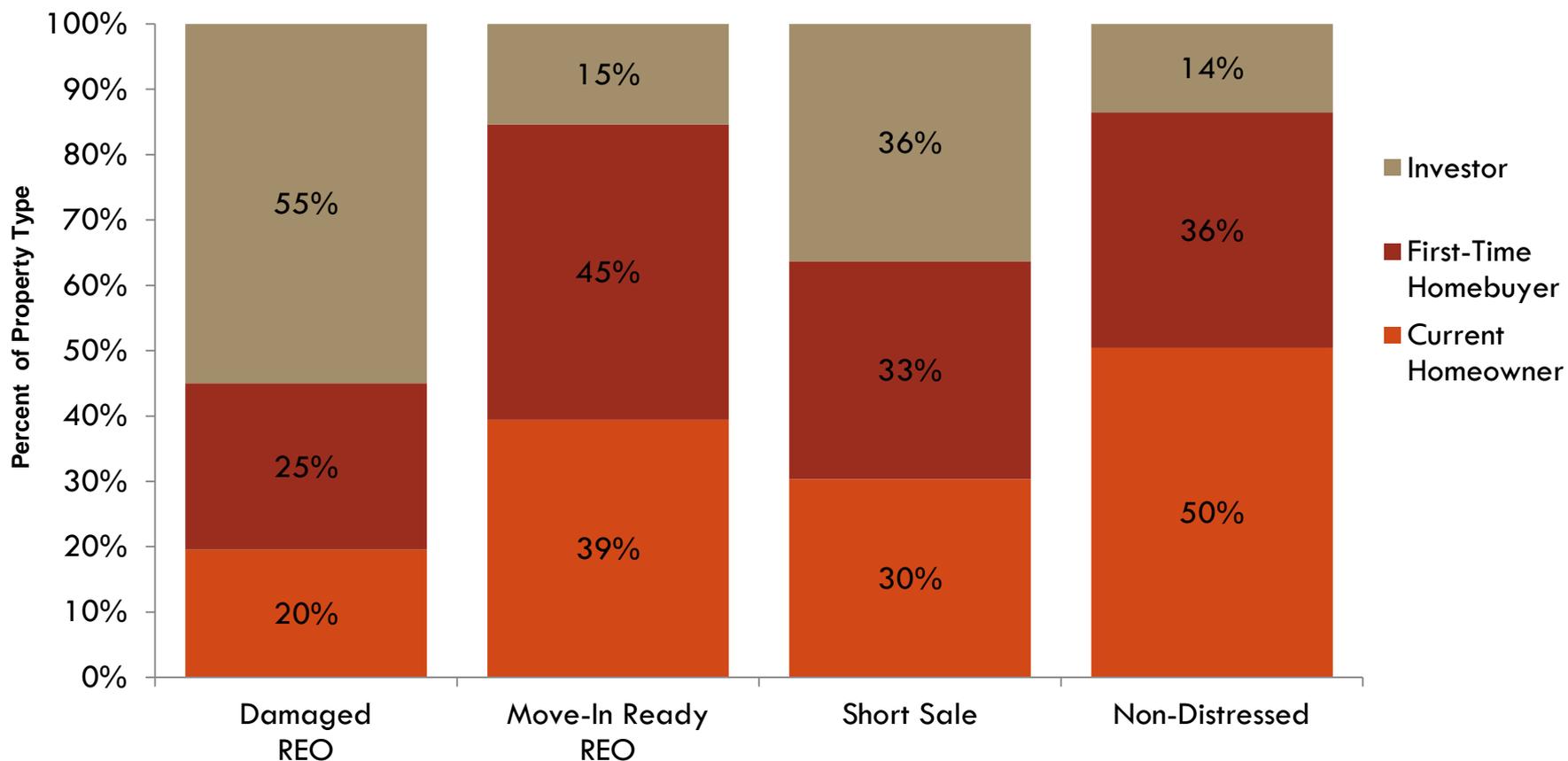
# Composition of distressed sales by geography

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



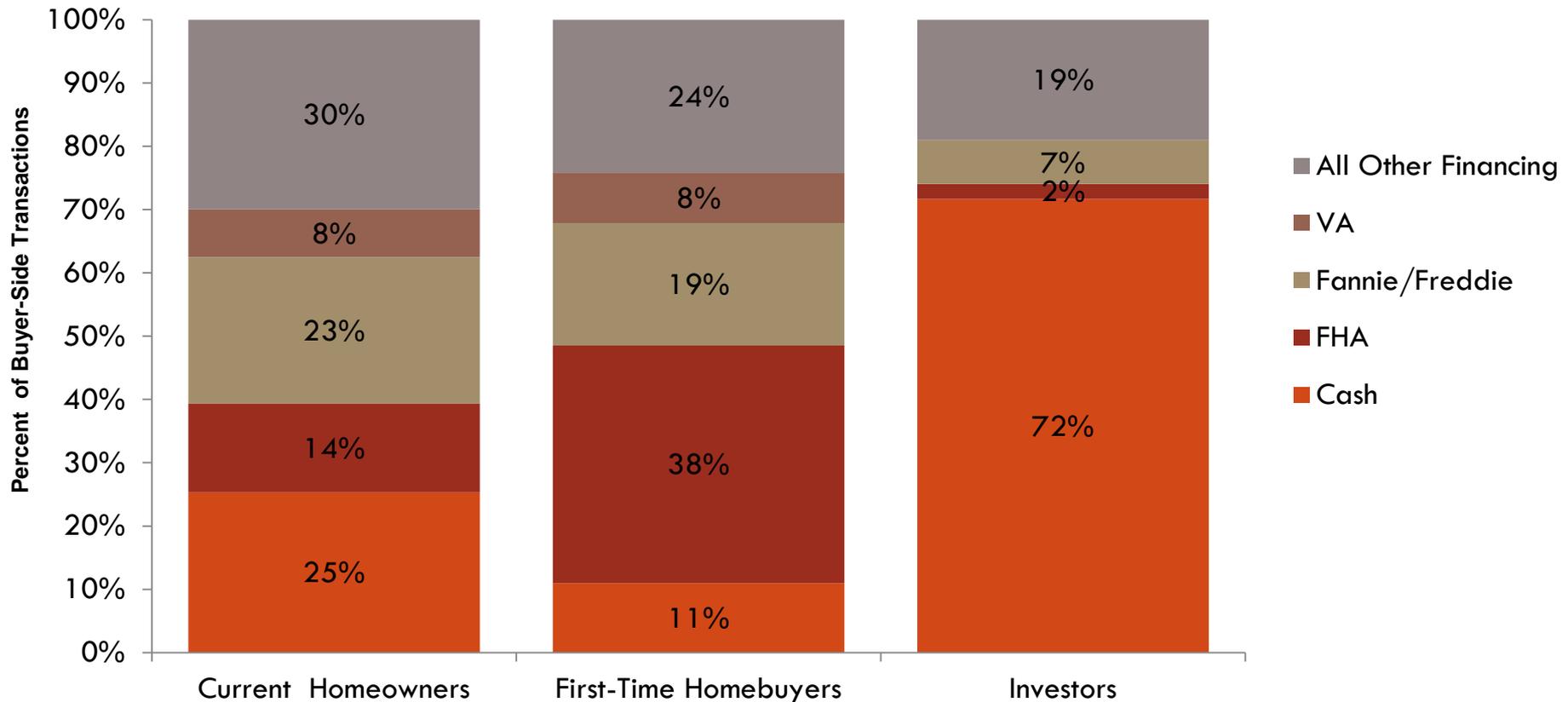
# Neighborhood stabilization: concerns over investor purchases of distressed properties

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



# Financing for home purchases

Financing for Homebuyers—May 2014  
3 Month Moving Average



# Oregon Trends

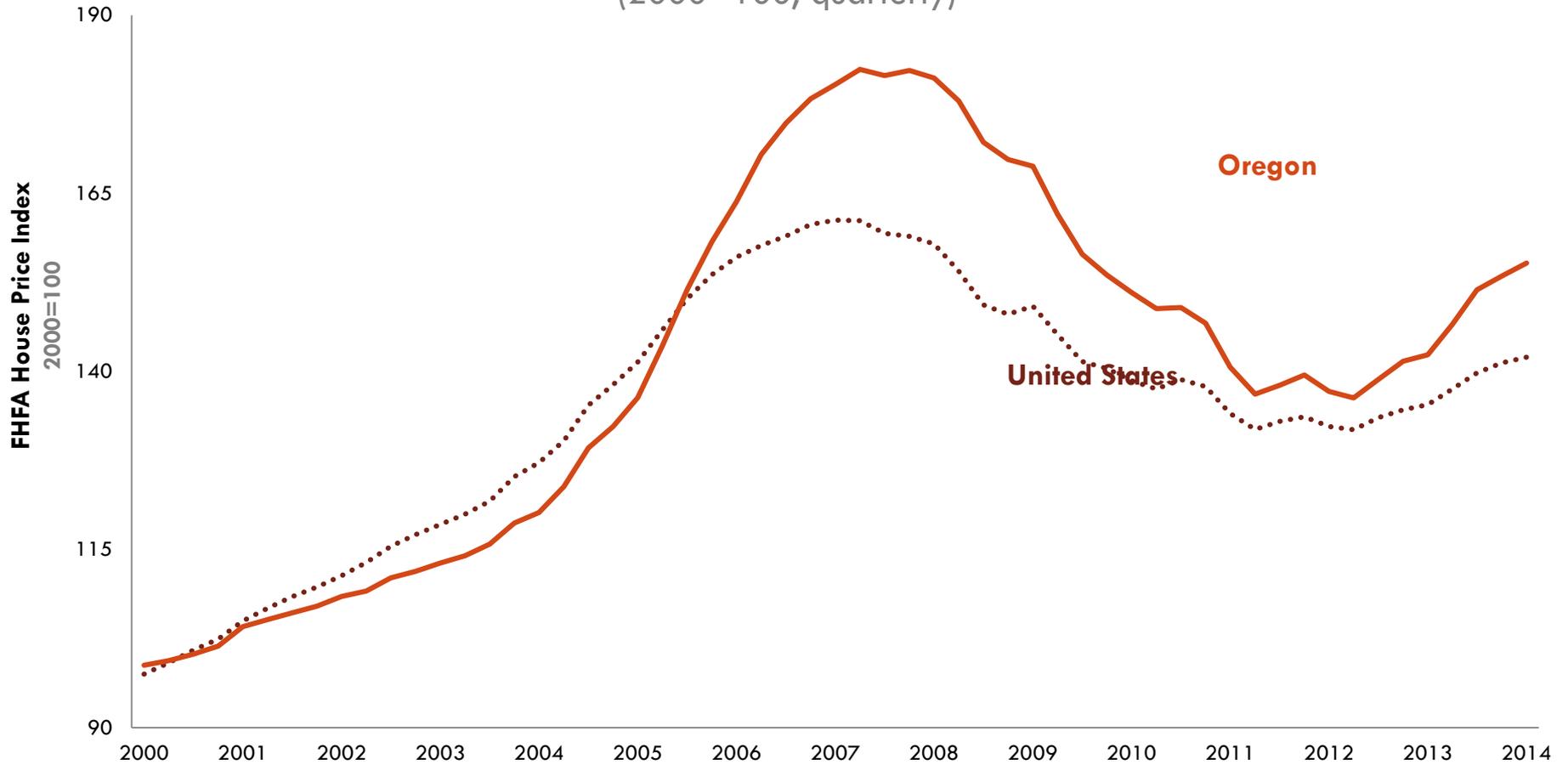
# Unemployment rate in Oregon, at 6.8% in May 2014, slightly higher than US average



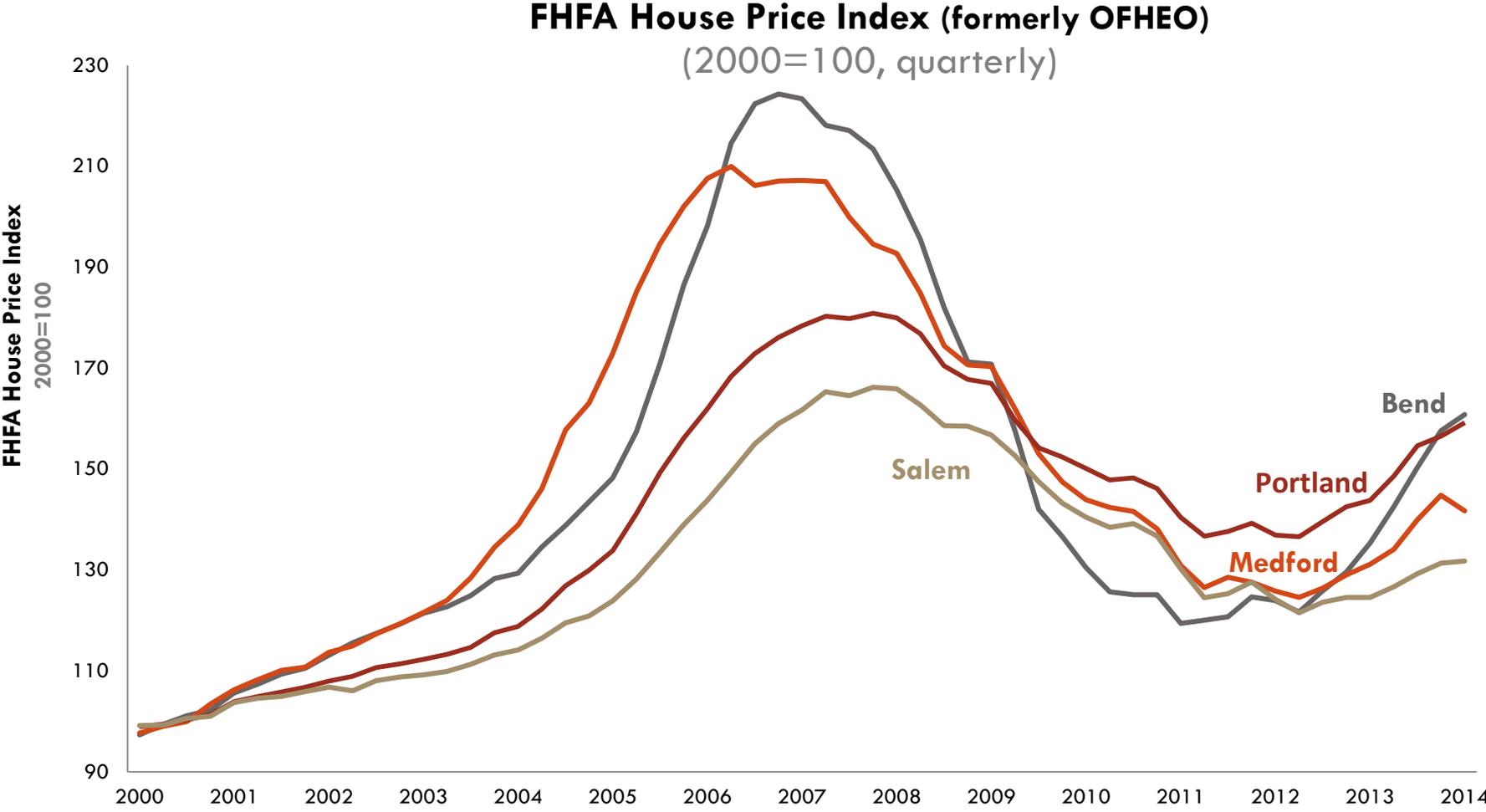
# Oregon house prices rising, outpacing US trends

## FHFA House Price Index (formerly OFHEO)

(2000=100, quarterly)

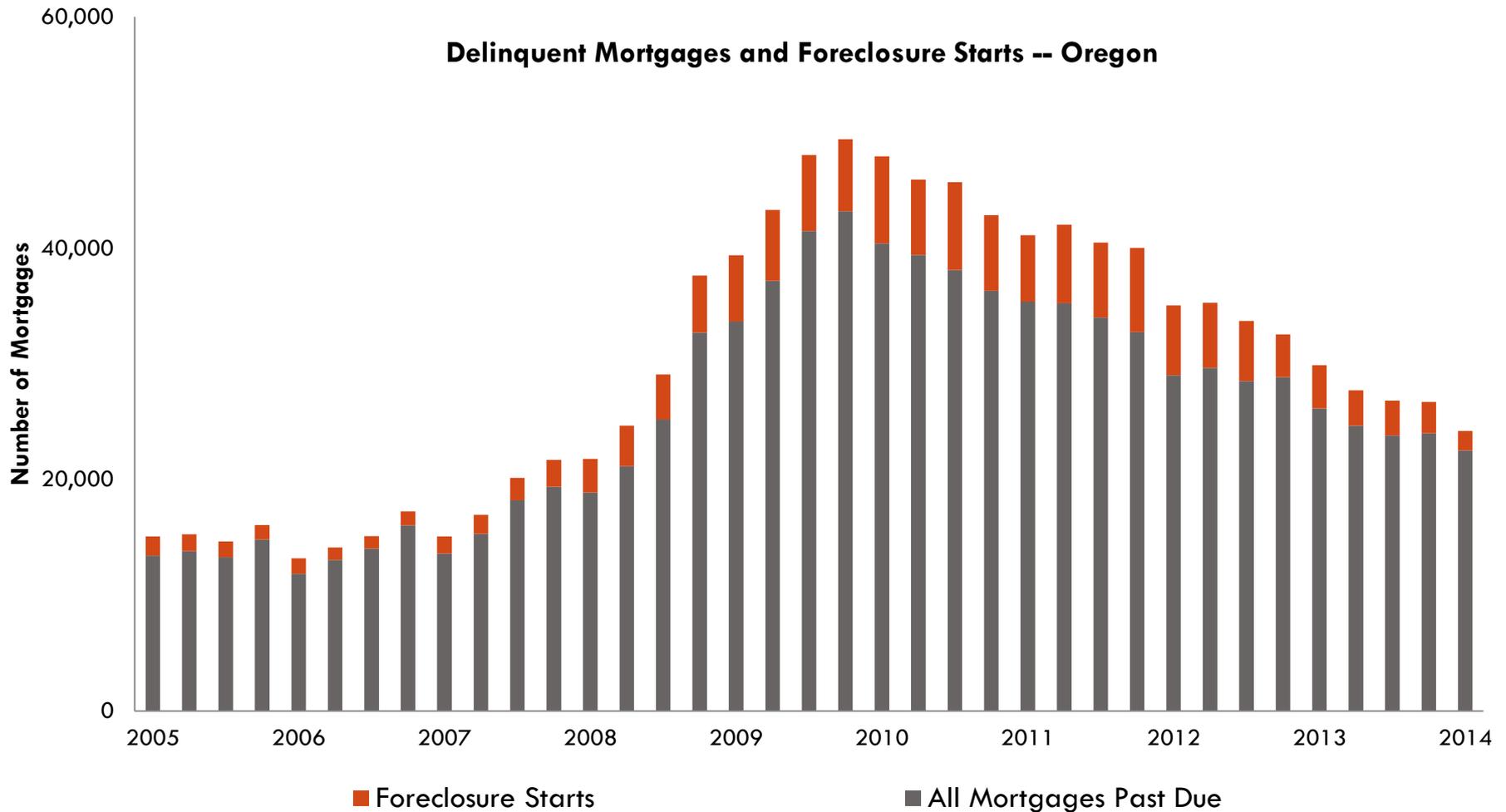


# Bend seeing steeper price uptick than other metros

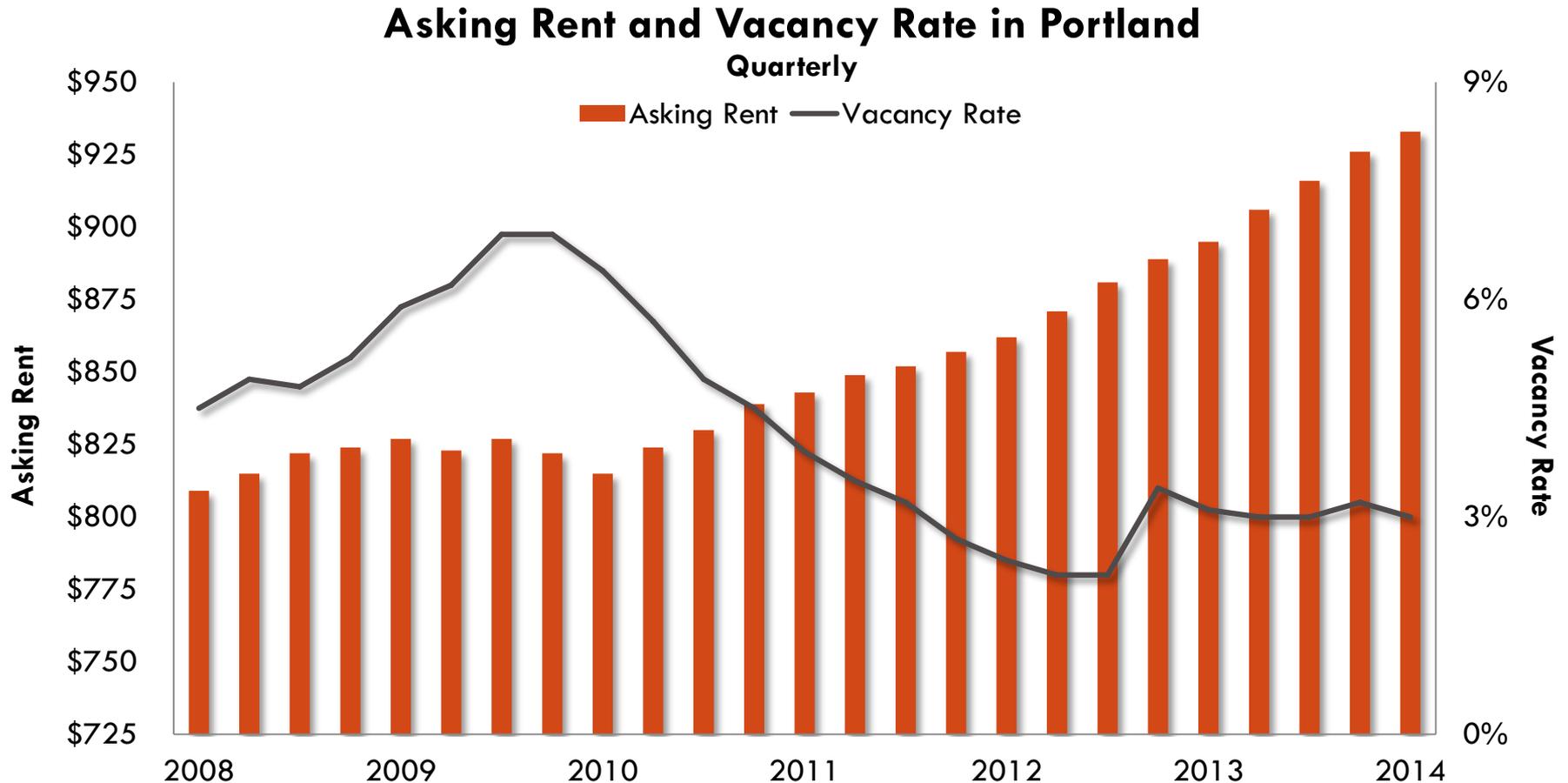


Source: Federal Housing Finance Agency (formerly OFHEO)

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



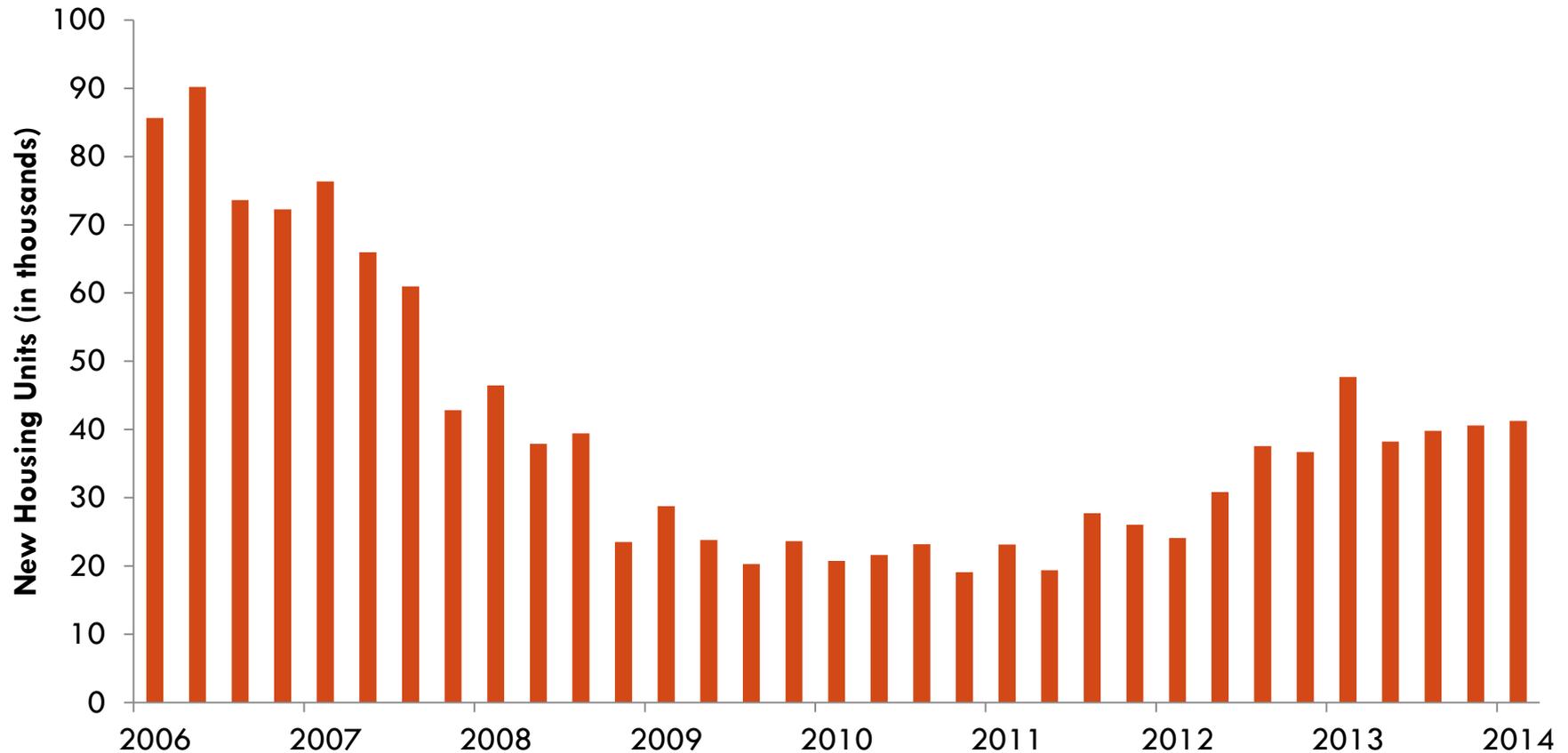
# Portland rents continue to rise (\$933 in Q1 2014), vacancy rate levels off at 3%



Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a

# New housing construction rising after several flat years following recession

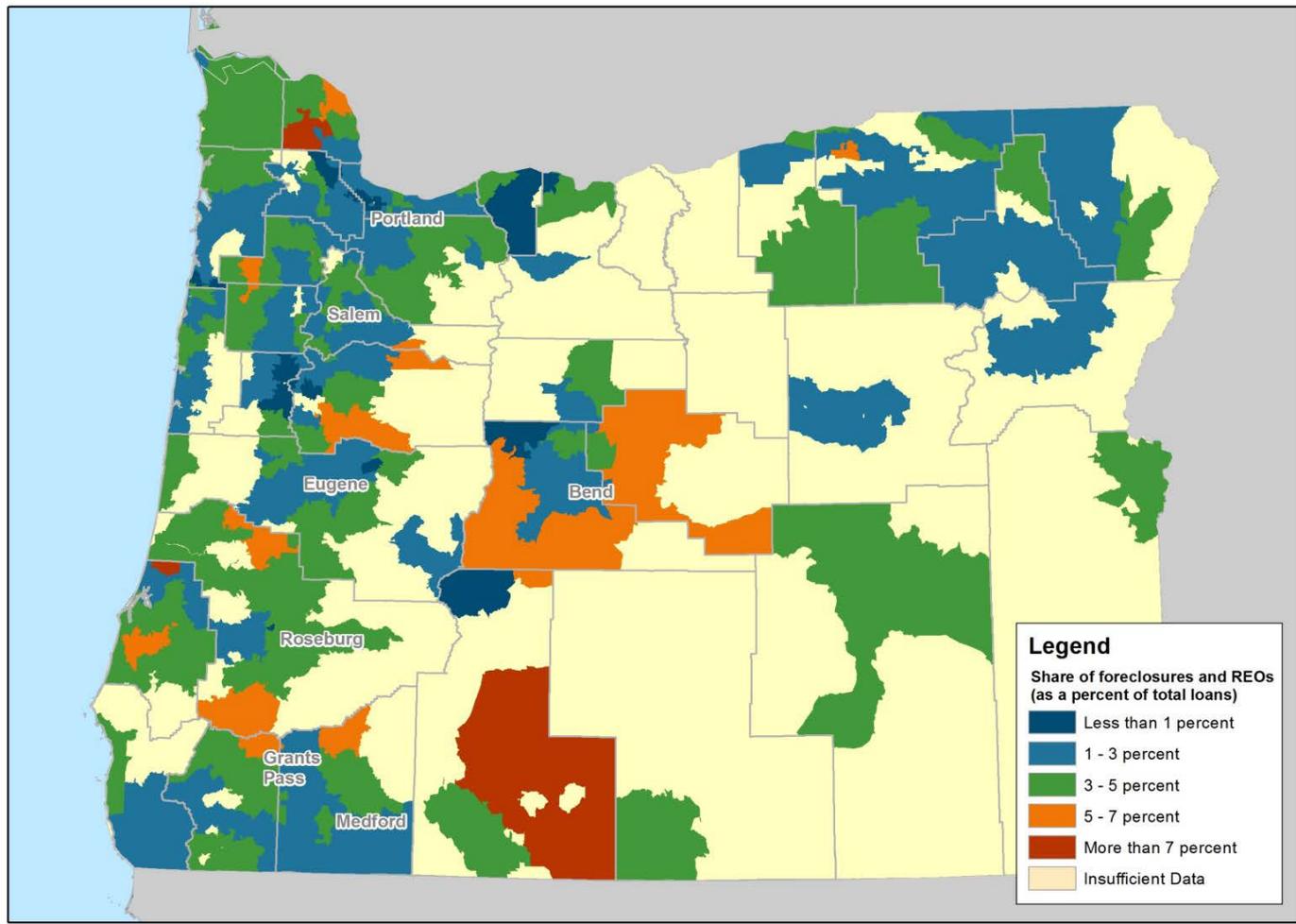
**New Housing Starts - Oregon (Quarterly)**



# Maps

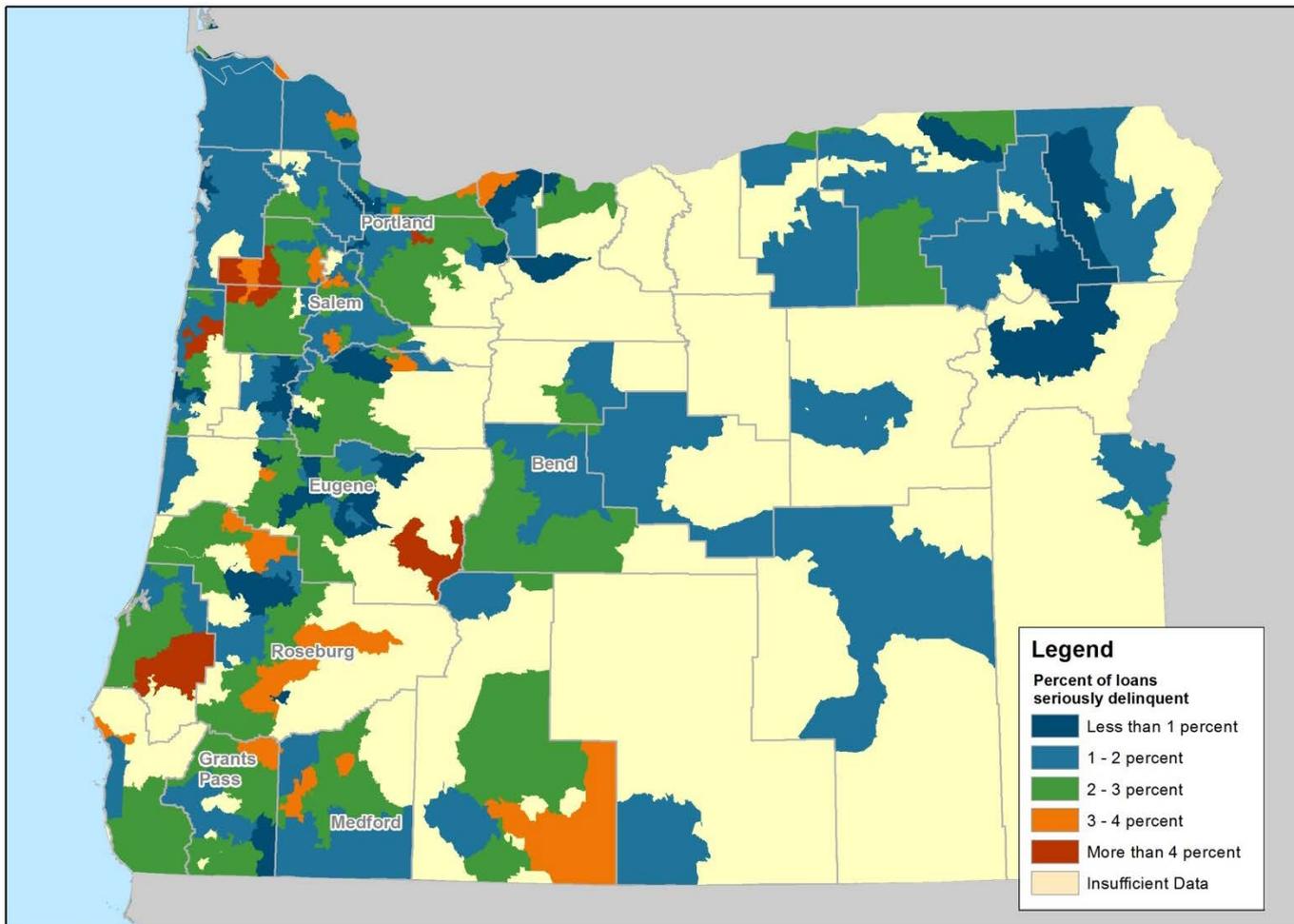
# Areas Affected by Concentrated Foreclosures

May 2014



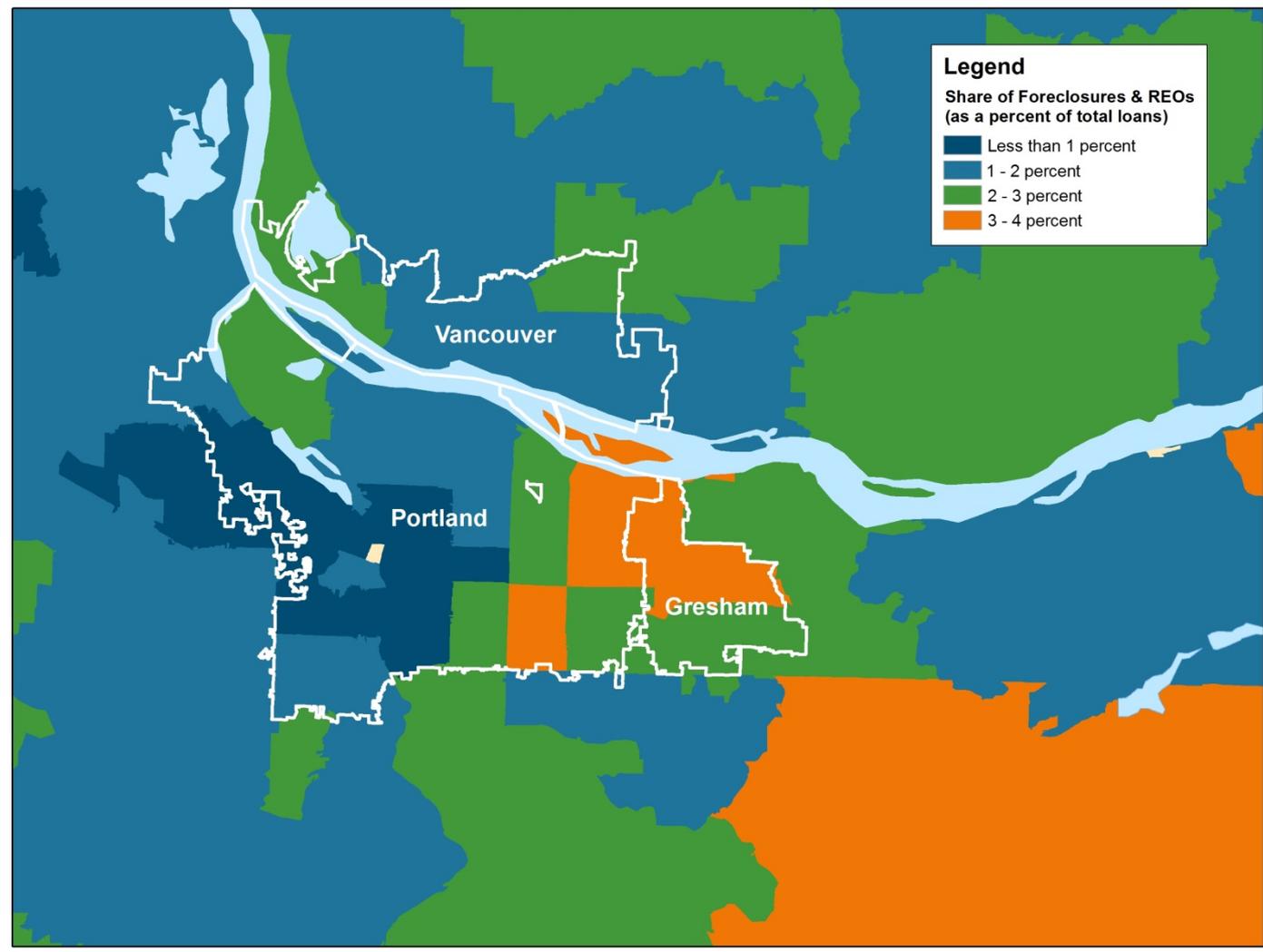
# Areas at Risk of Additional Foreclosures

May 2014



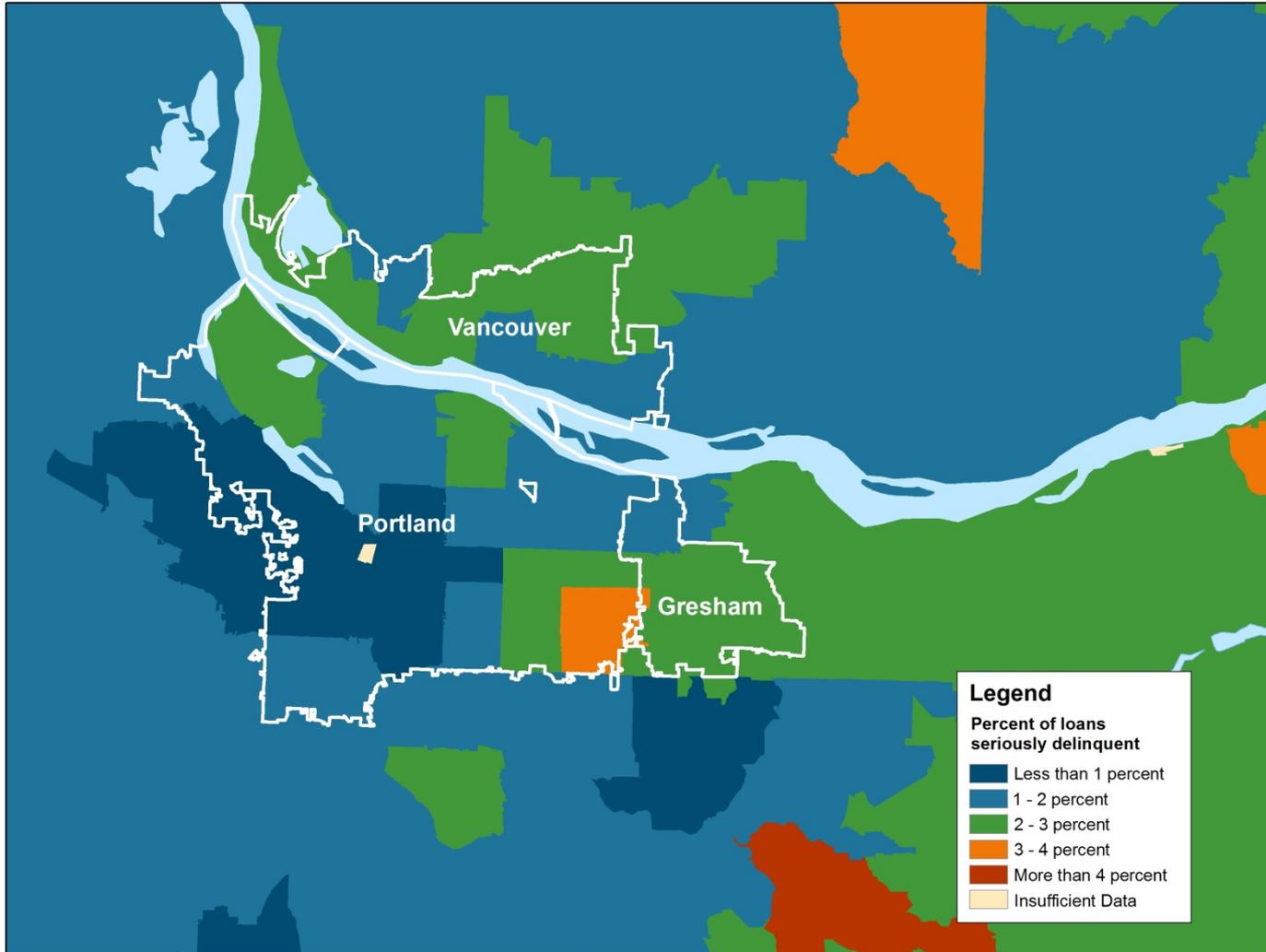
# Areas Affected by Concentrated Foreclosures

May 2014



# Areas at Risk of Additional Foreclosures

May 2014



# Conclusions

# For More Information: FRBSF Community Development Website

[www.frbsf.org/community](http://www.frbsf.org/community)

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

