

ARIZONA: HOUSING AND LABOR MARKET TRENDS

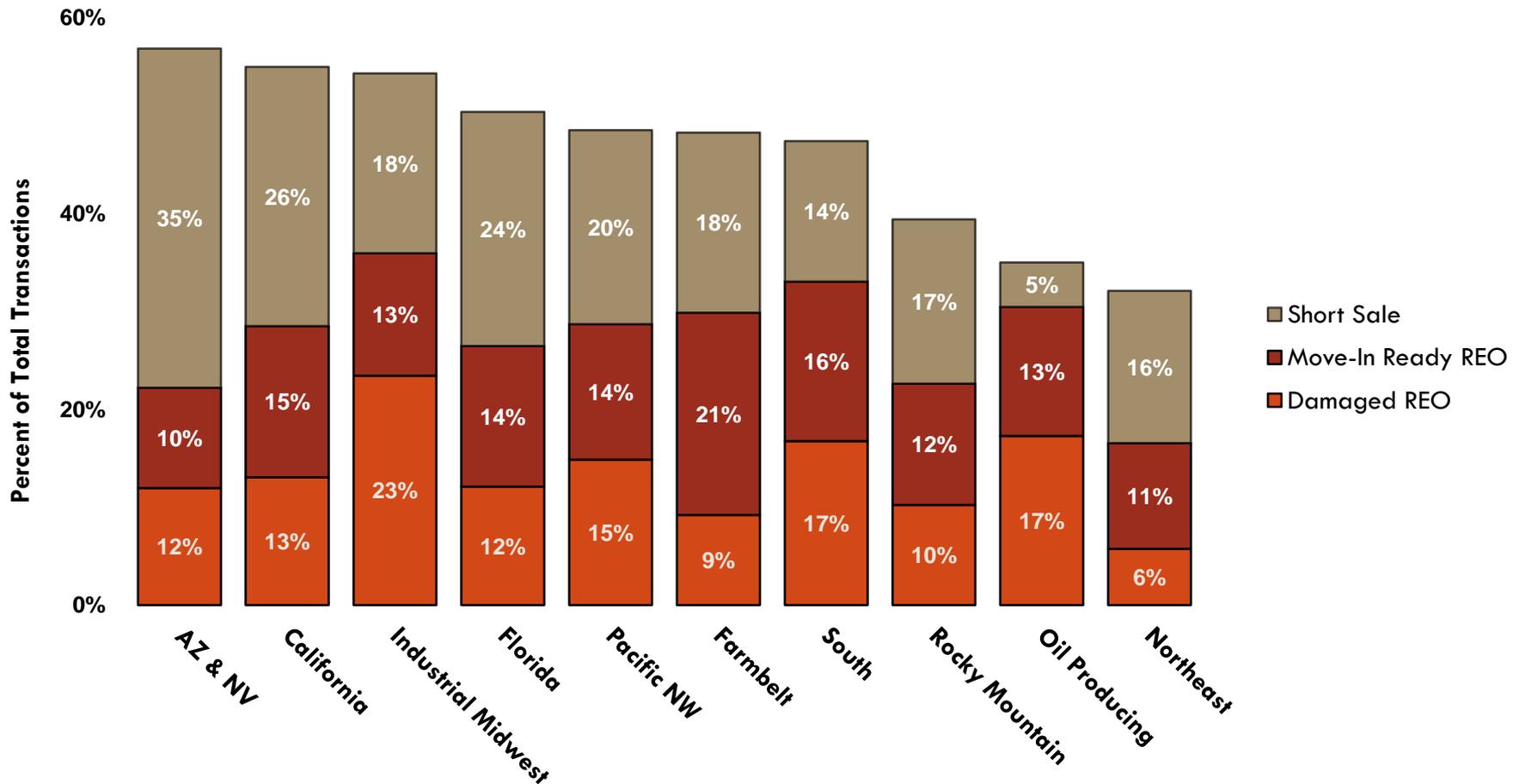
June 2012

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

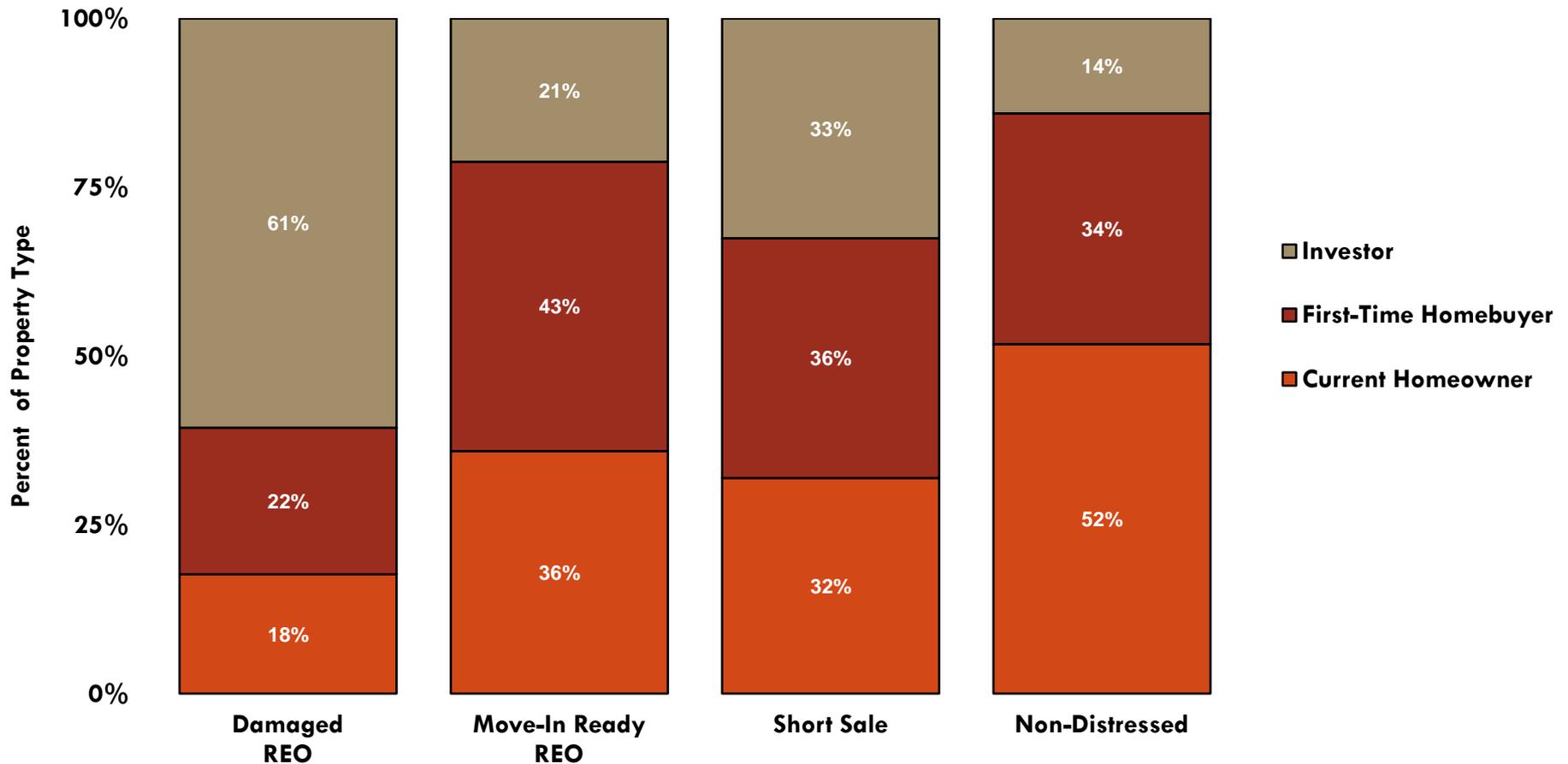
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—April 2012



Neighborhood stabilization: concerns over investor purchases of distressed properties

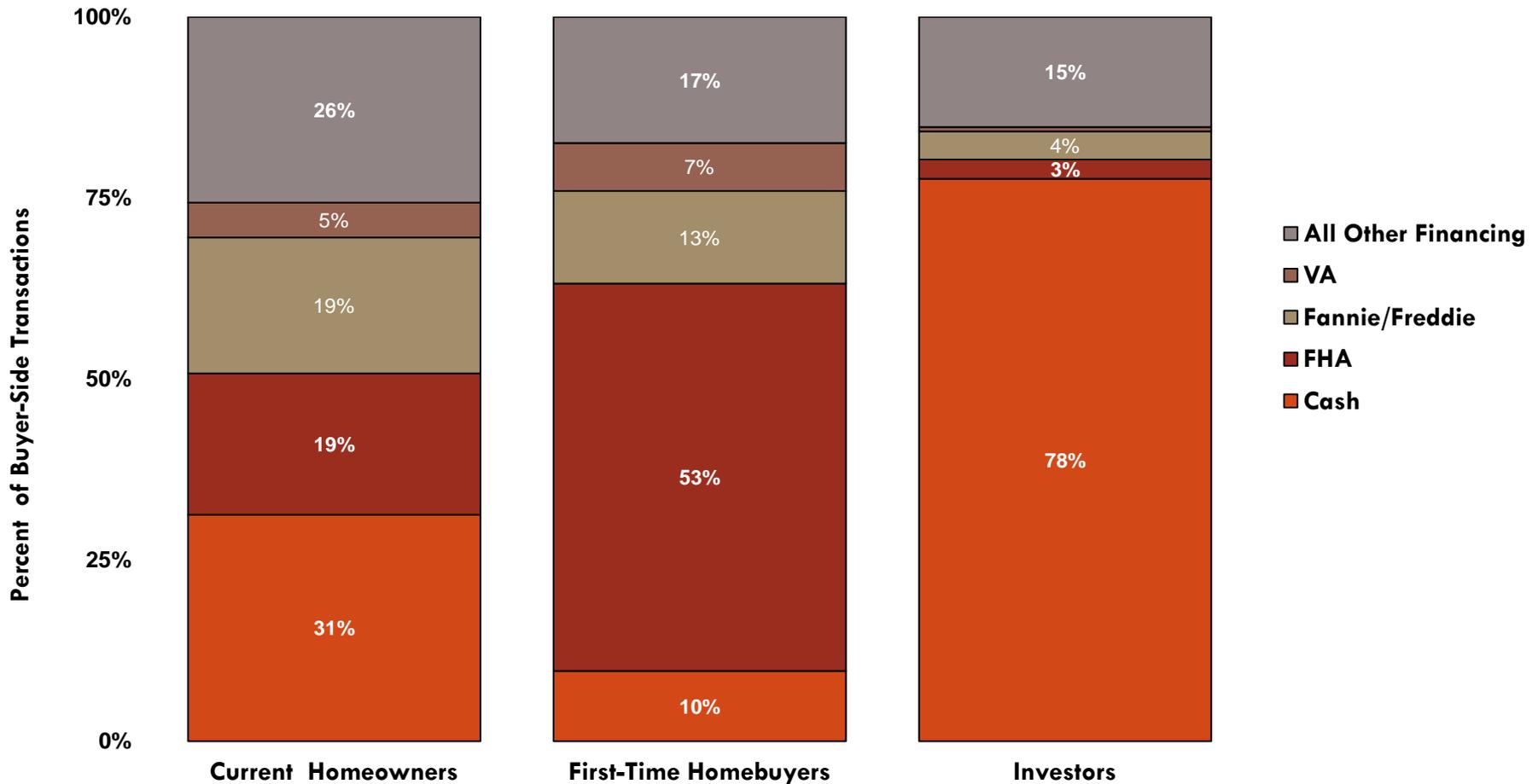
Who Is Buying Properties?—April 2012



Source: Campbell/Inside Mortgage Finance *HousingPulse* Monthly Survey of Real Estate Market Conditions April 2012

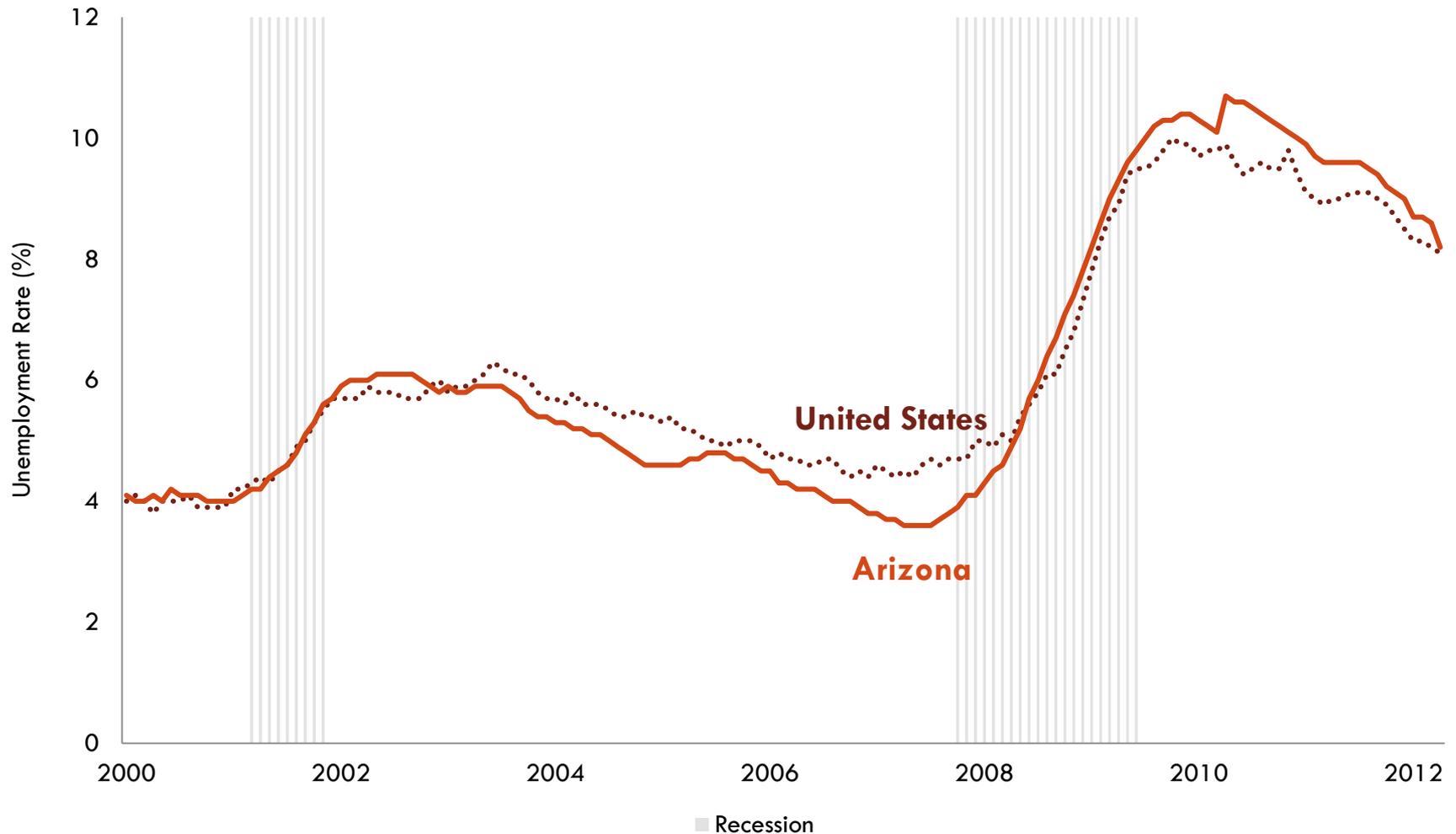
Financing for home purchases

Financing for Homebuyers—April 2012



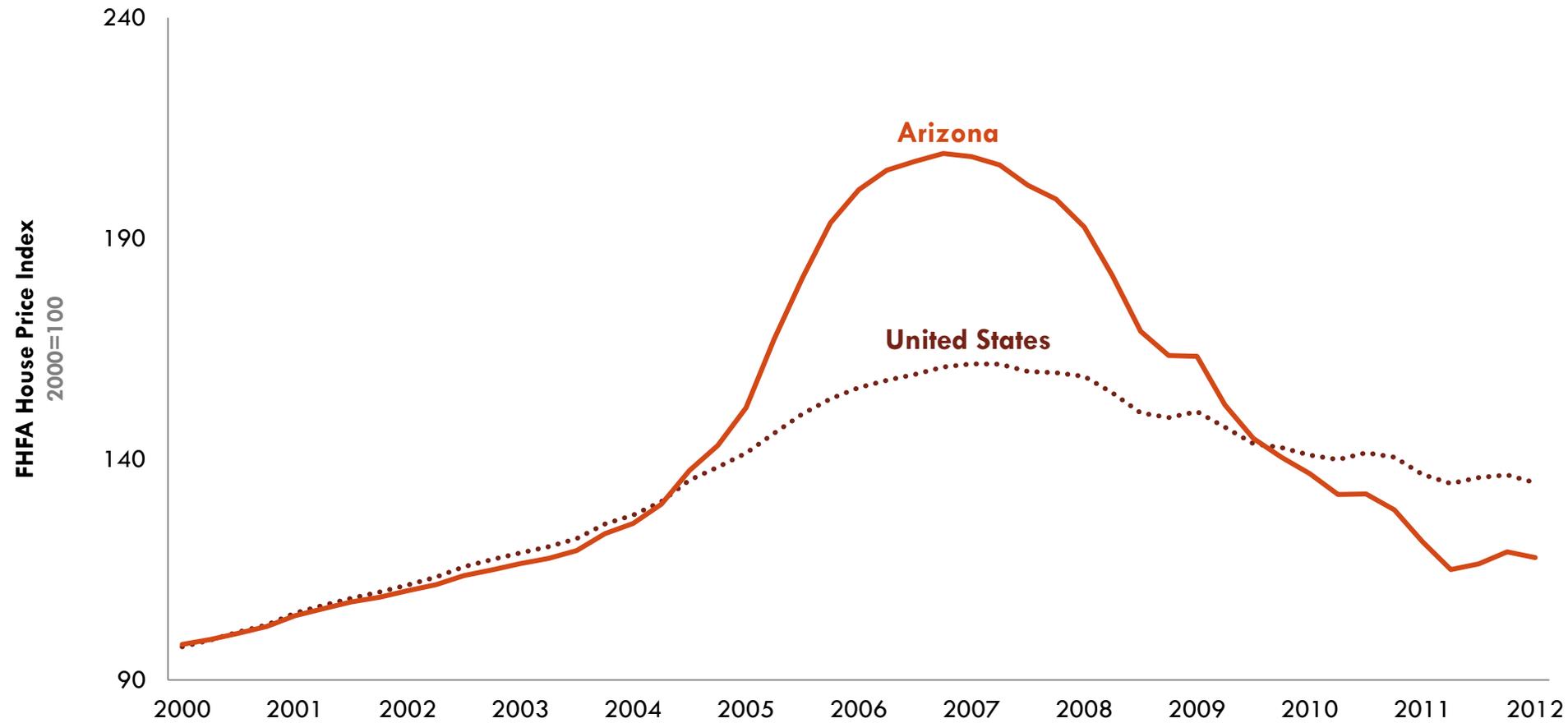
Arizona Trends

Arizona's unemployment rate keeping pace with US; down to 8.2 percent



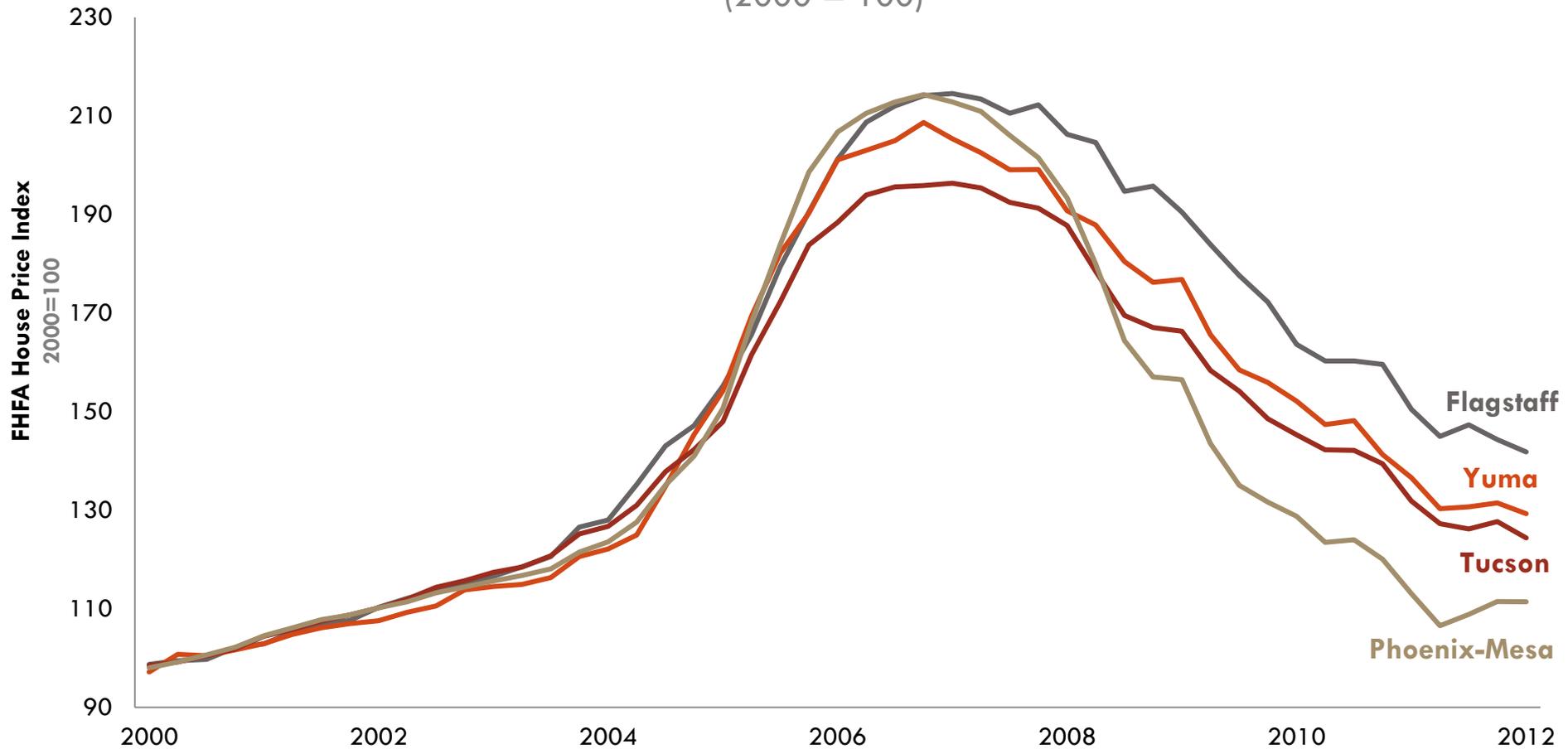
Arizona house prices down to 2003 levels

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

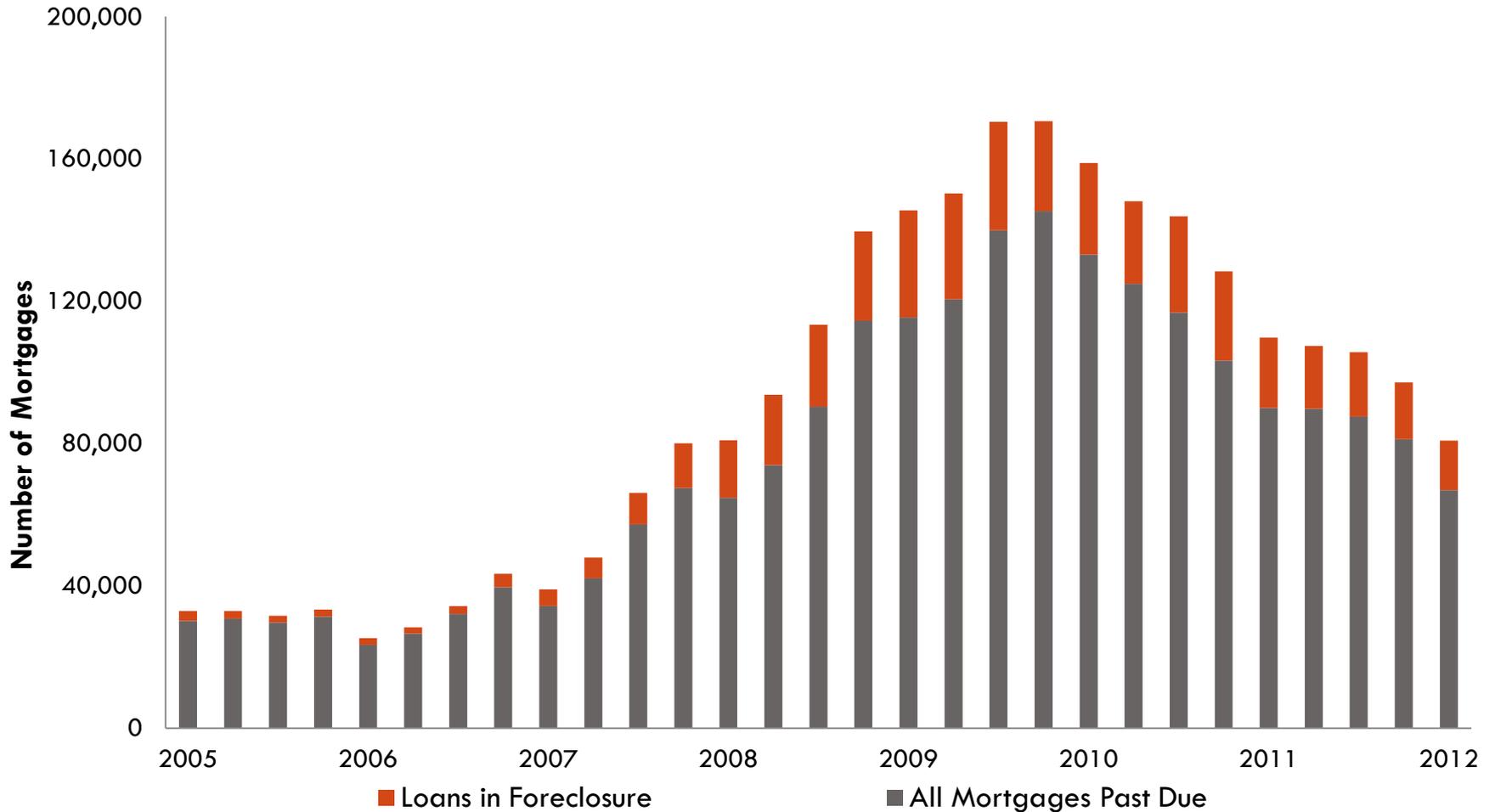


House prices continued downward trend in many metropolitan areas; little change in Phoenix-Mesa

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

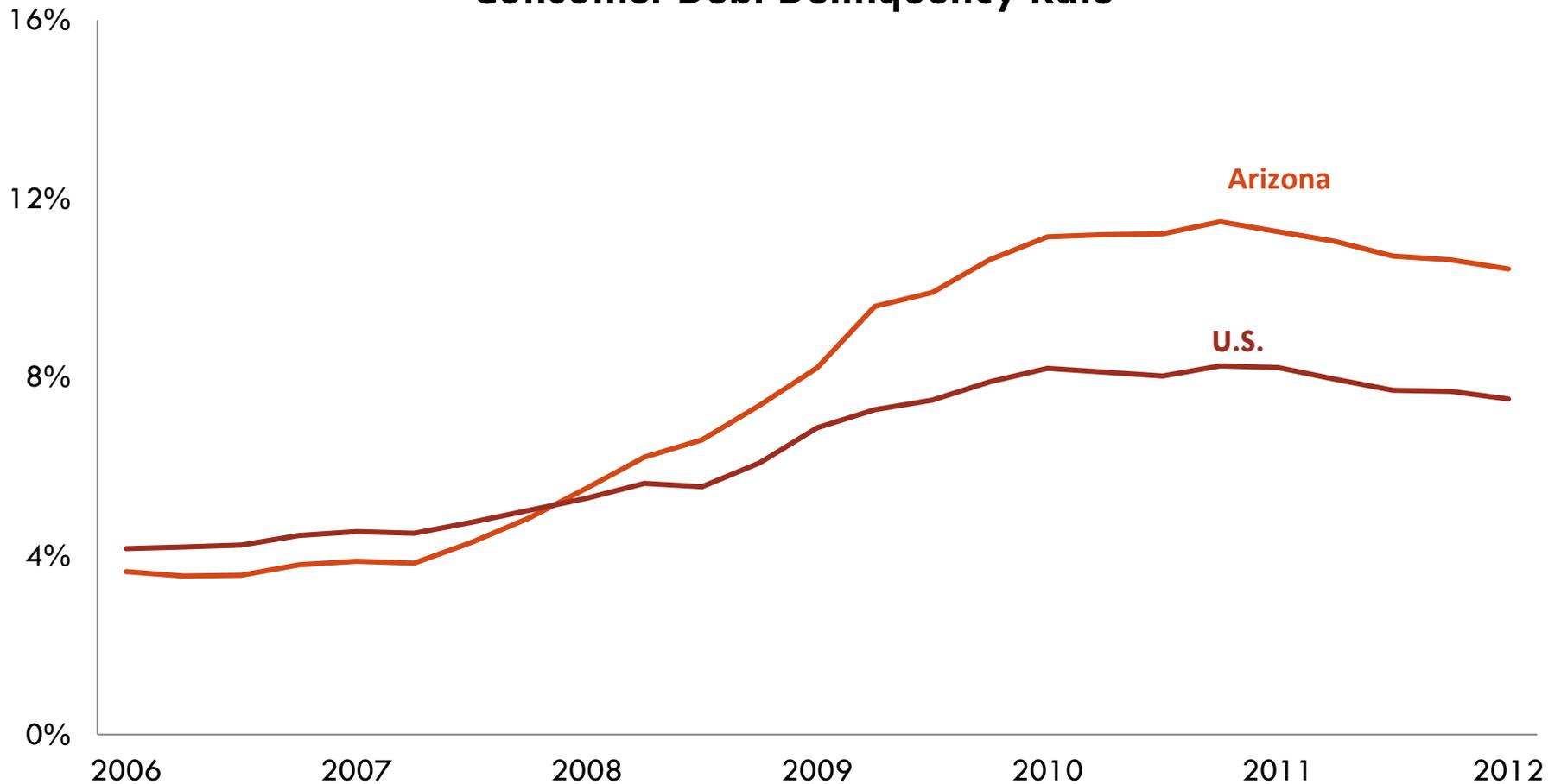


Number of delinquent mortgages and properties in foreclosure process continues to fall



Consumer debt delinquency down from 2010 peak

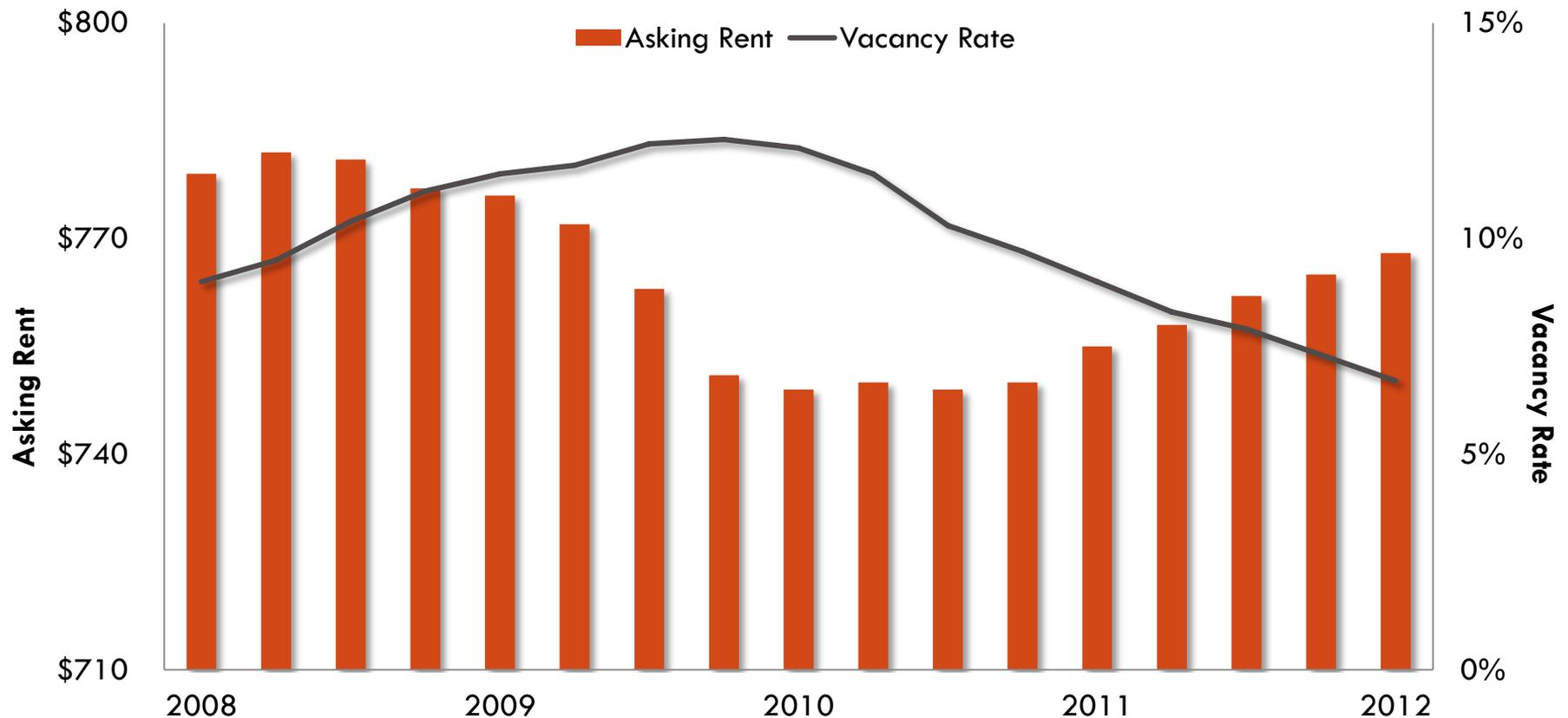
Consumer Debt Delinquency Rate



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

Asking rent has increased as vacancy rate falls in Phoenix

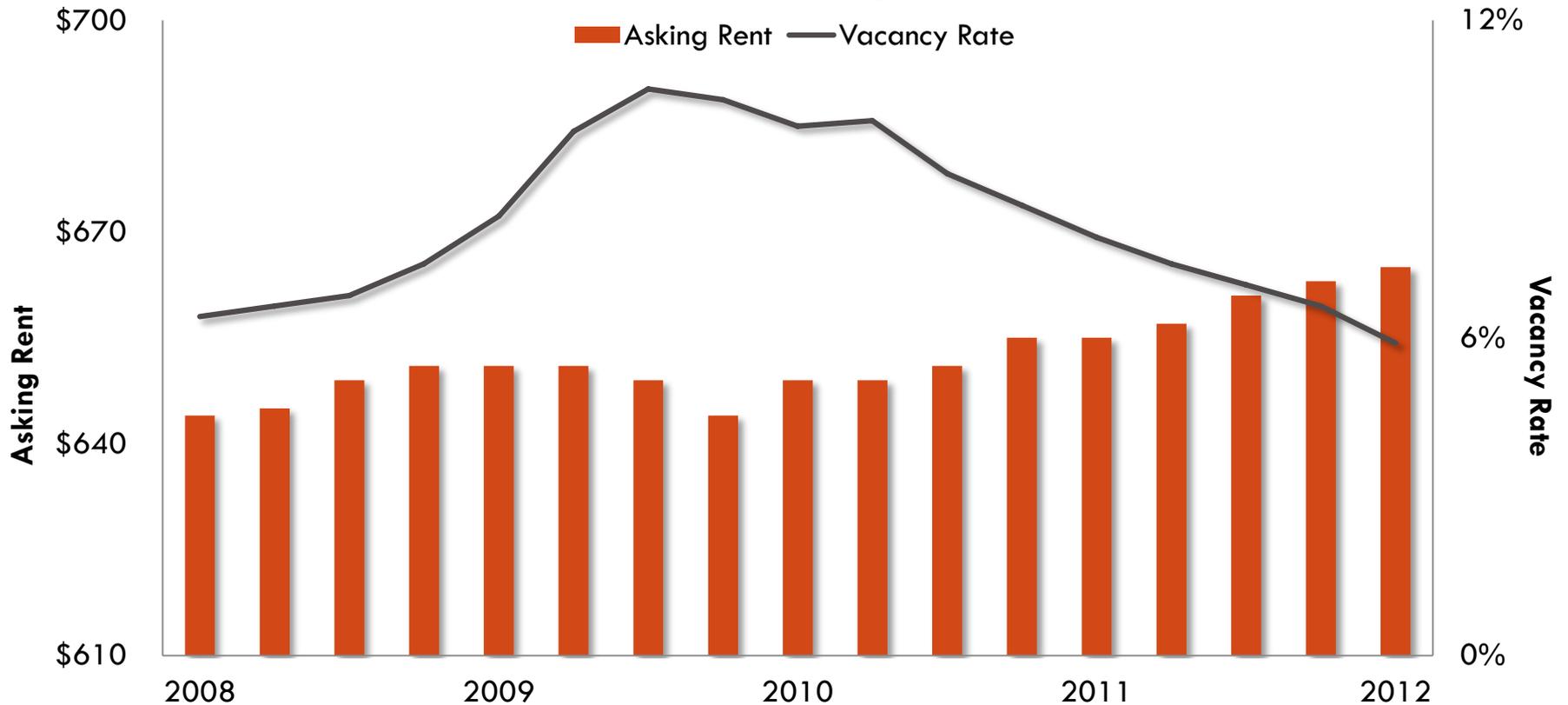
Asking Rent and Vacancy Rate in Phoenix Quarterly



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.

Tucson rents up; vacancies down

Asking Rent and Vacancy Rate in Tucson Quarterly

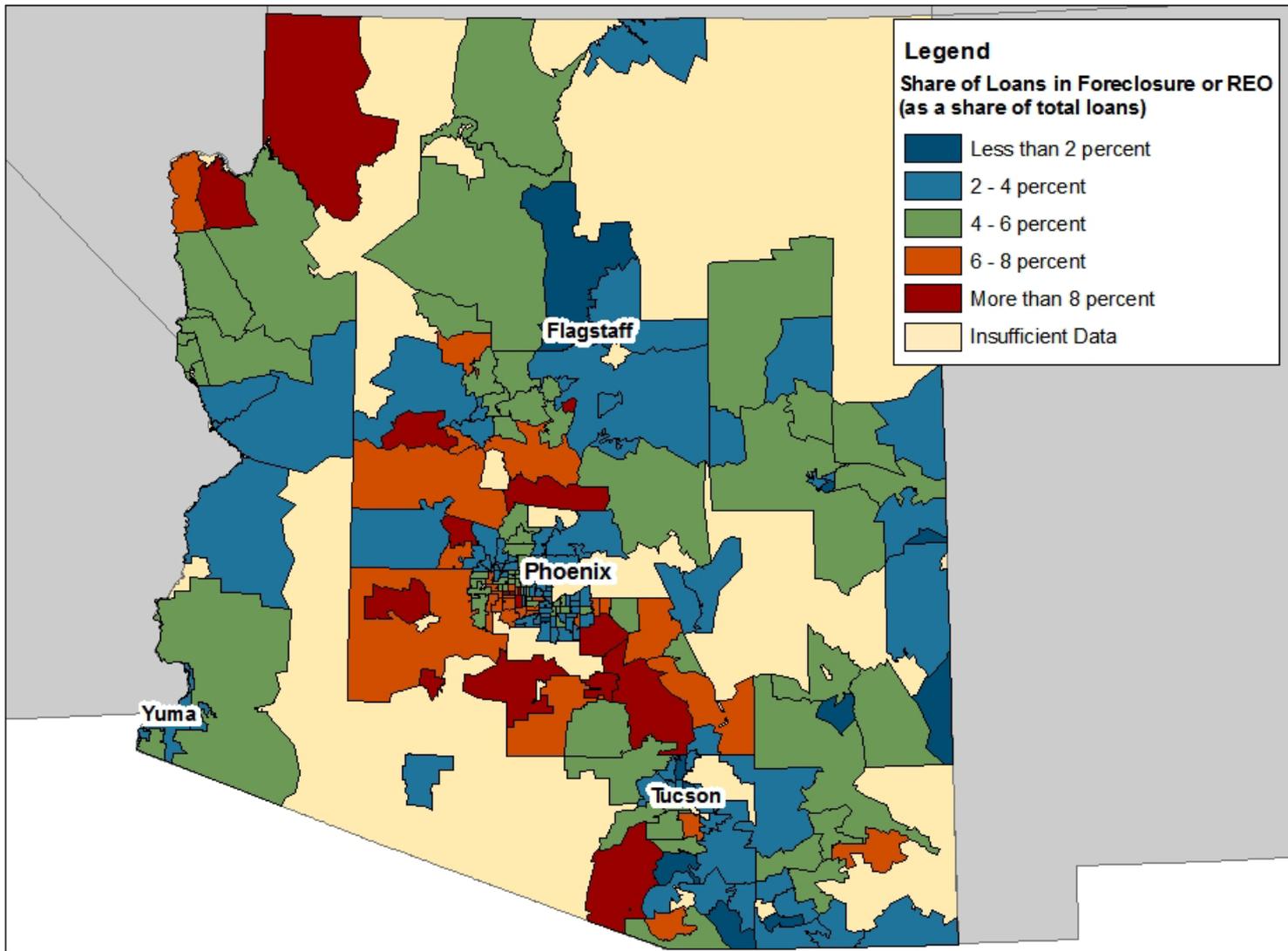


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Arizona Data Maps

Areas Affected by Concentrated Foreclosures

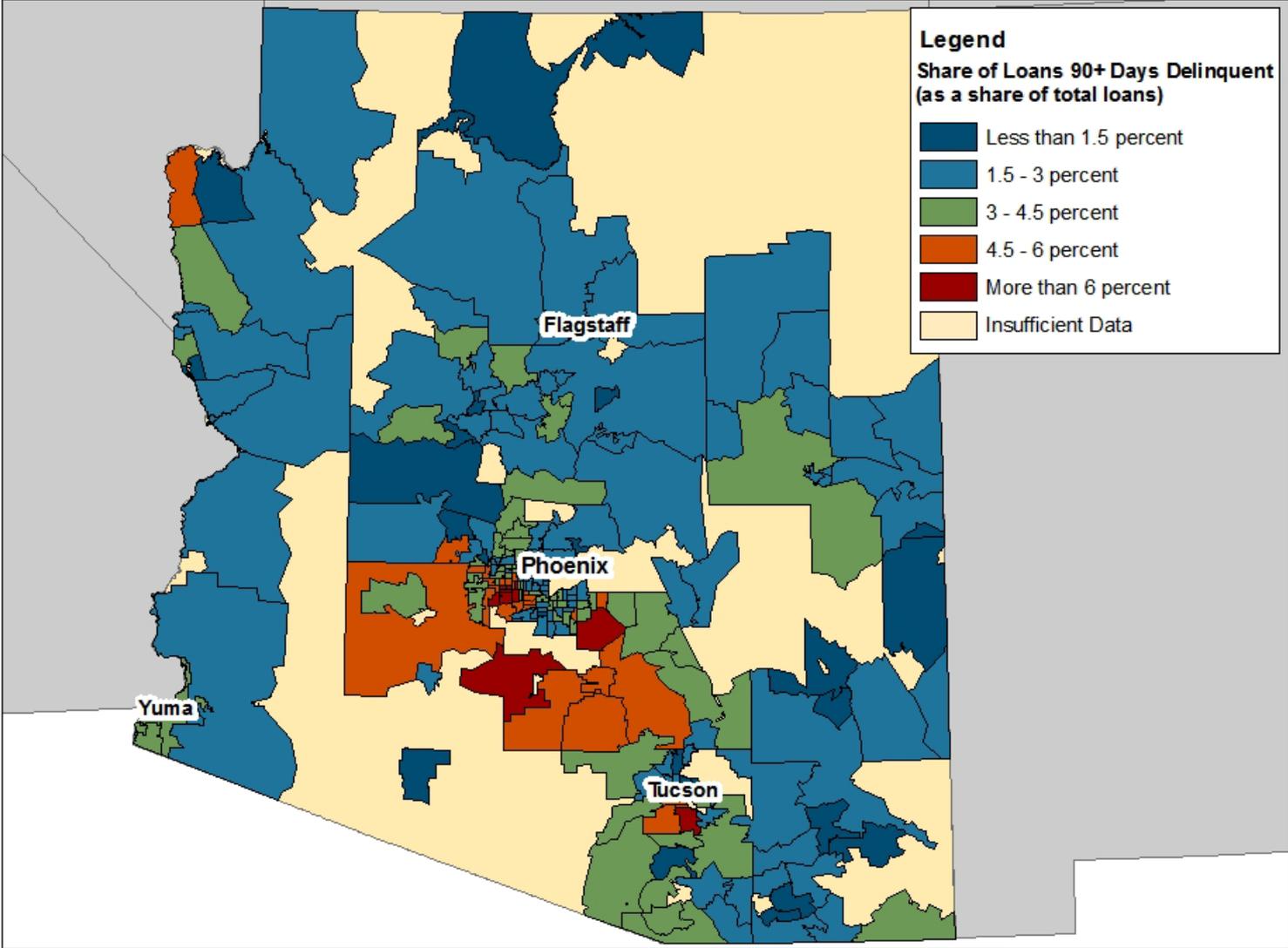
April 2012



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

Areas At Risk Of Additional Foreclosures

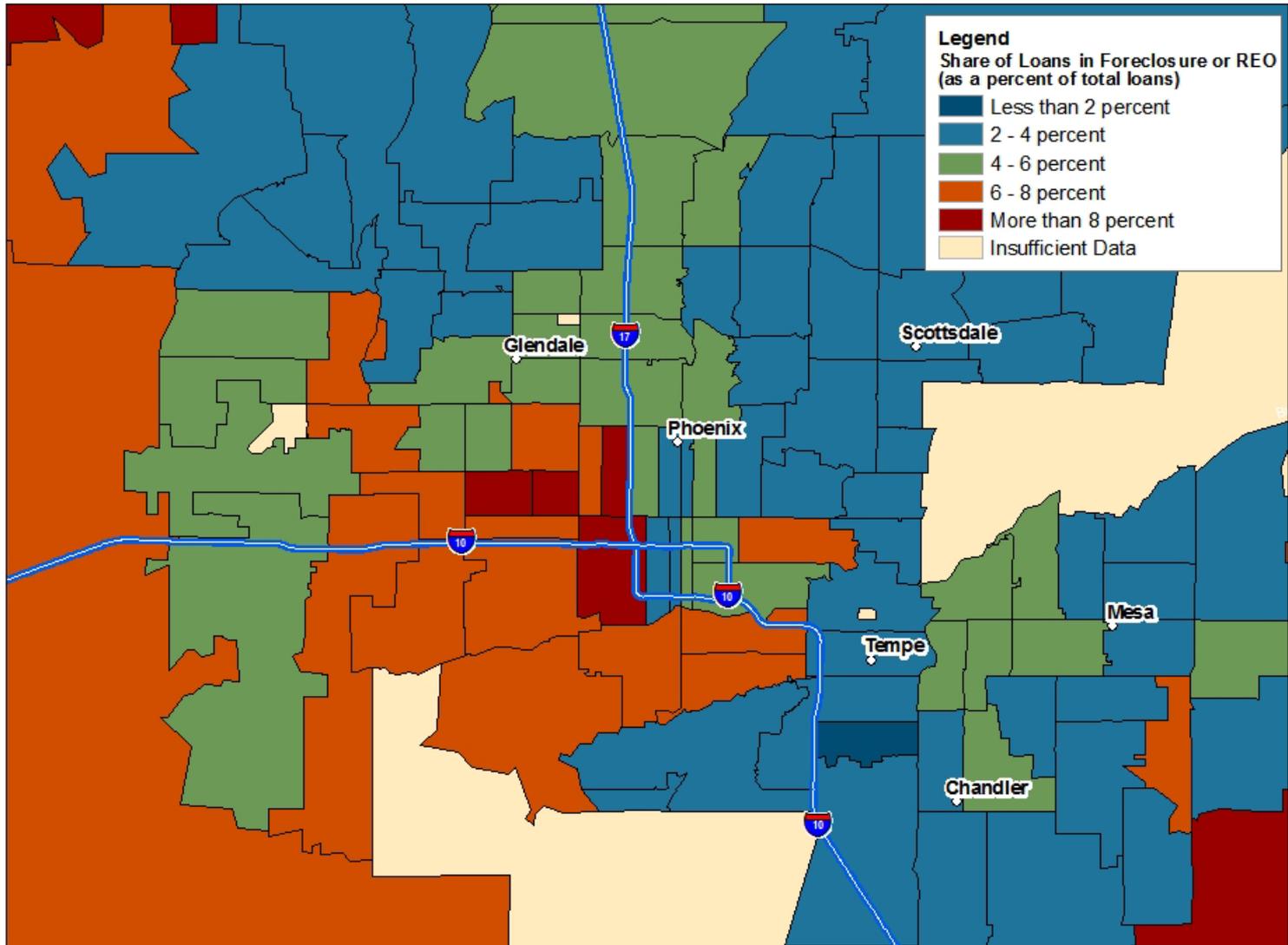
April 2012



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

Areas Affected by Concentrated Foreclosures

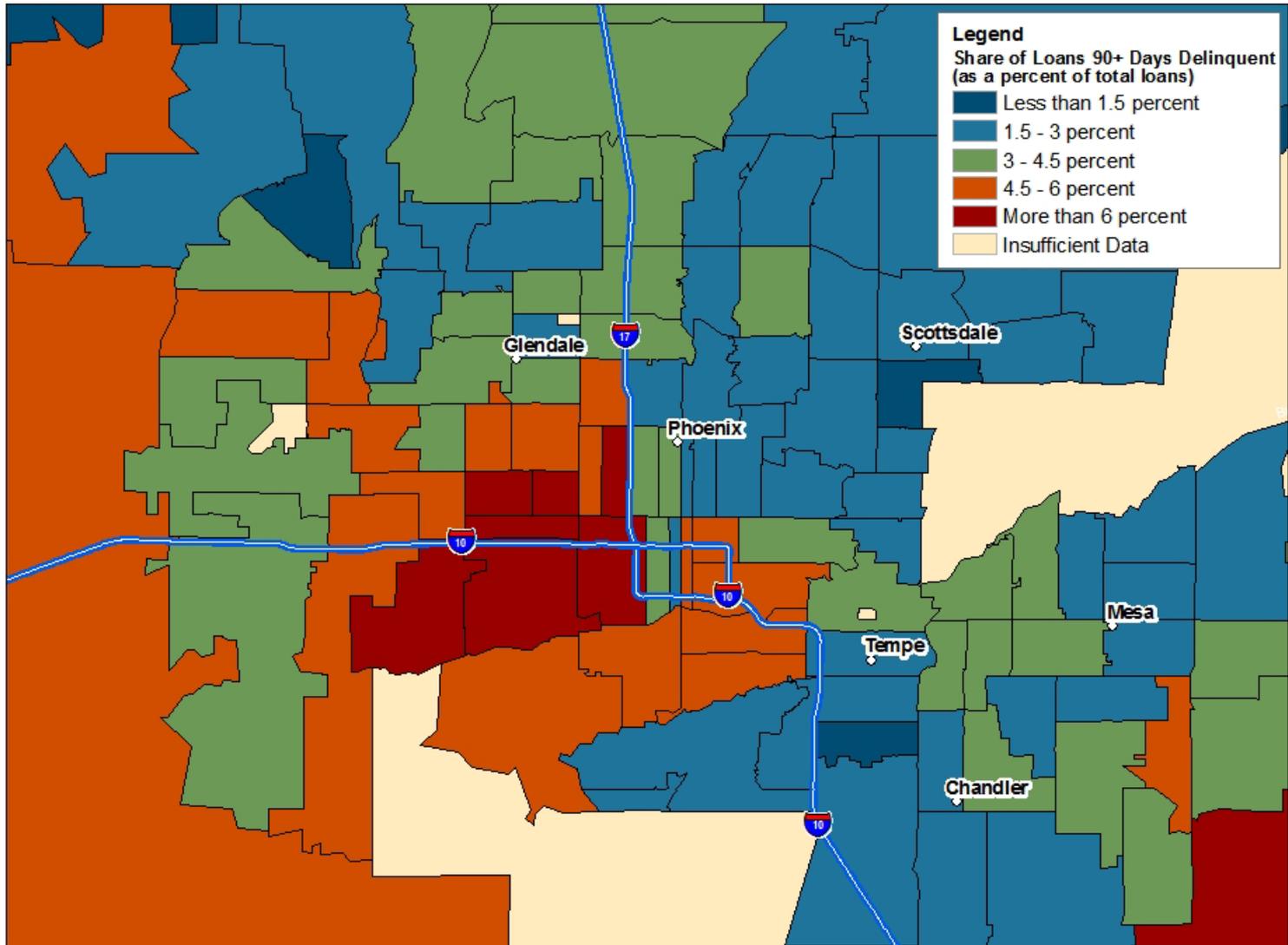
April 2012



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

Areas at Risk of Additional Foreclosures

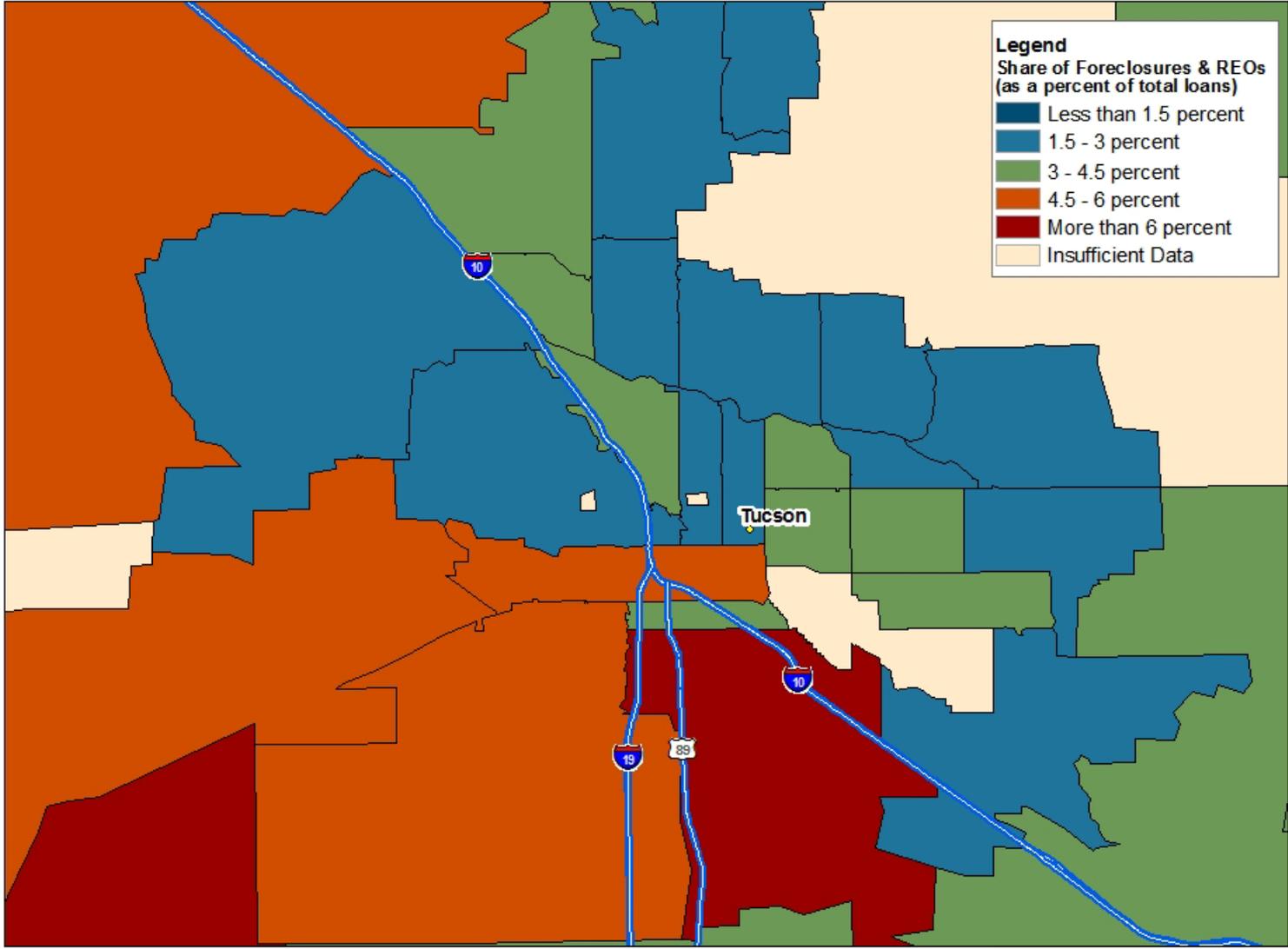
April 2012



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

Areas Affected by Concentrated Foreclosures

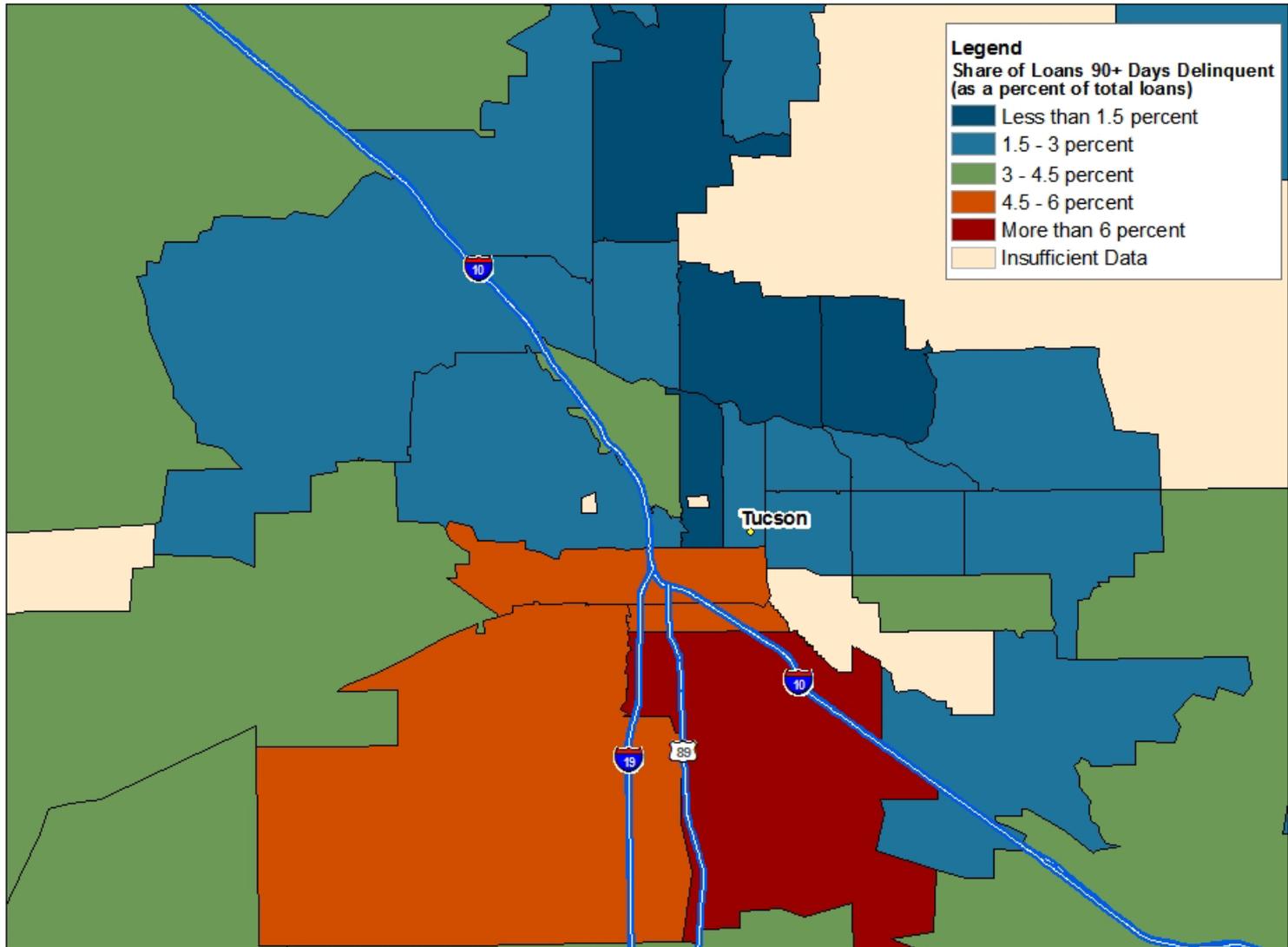
April 2012



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

Areas at Risk of Additional Foreclosures

April 2012



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

The screenshot shows the homepage of the Federal Reserve Bank of San Francisco's Community Development website. The header includes the bank's name and navigation links for Careers, Fed Links, and Subscriptions. A secondary navigation bar lists various topics: About the Fed, News and Events, Economic Research and Data, Educational Resources, Community Development, Consumer Information, Banking Information, and Services for Financial Institutions. Below this is a breadcrumb trail: Home | Community Reinvestment Act (CRA) | Community Development Issues | Center for Community Development Investments | Events and Conferences | Publications | About Us.

The main content area is titled "COMMUNITY DEVELOPMENT" and features a "Highlights" section with three items:

- 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.

Below the highlights is a "Programs and Information" section with four sub-sections:

- 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.

On the right side of the page, there is a "TOOL BOX" with links for Fed Links, Subscriptions, Publications, Search, Research Pubs, FAQ, Glossary, Site Map, Careers, and Email Us. Below this is a search bar with a "go" button. Further down is a "POPULAR CONTENT" section titled "Upcoming Events" with two items:

- 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.

At the bottom of the right sidebar, there are links for "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," and "Bank on San Francisco - Program information and information about replicating program."

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