

HOUSING AND LABOR MARKET TRENDS: OREGON

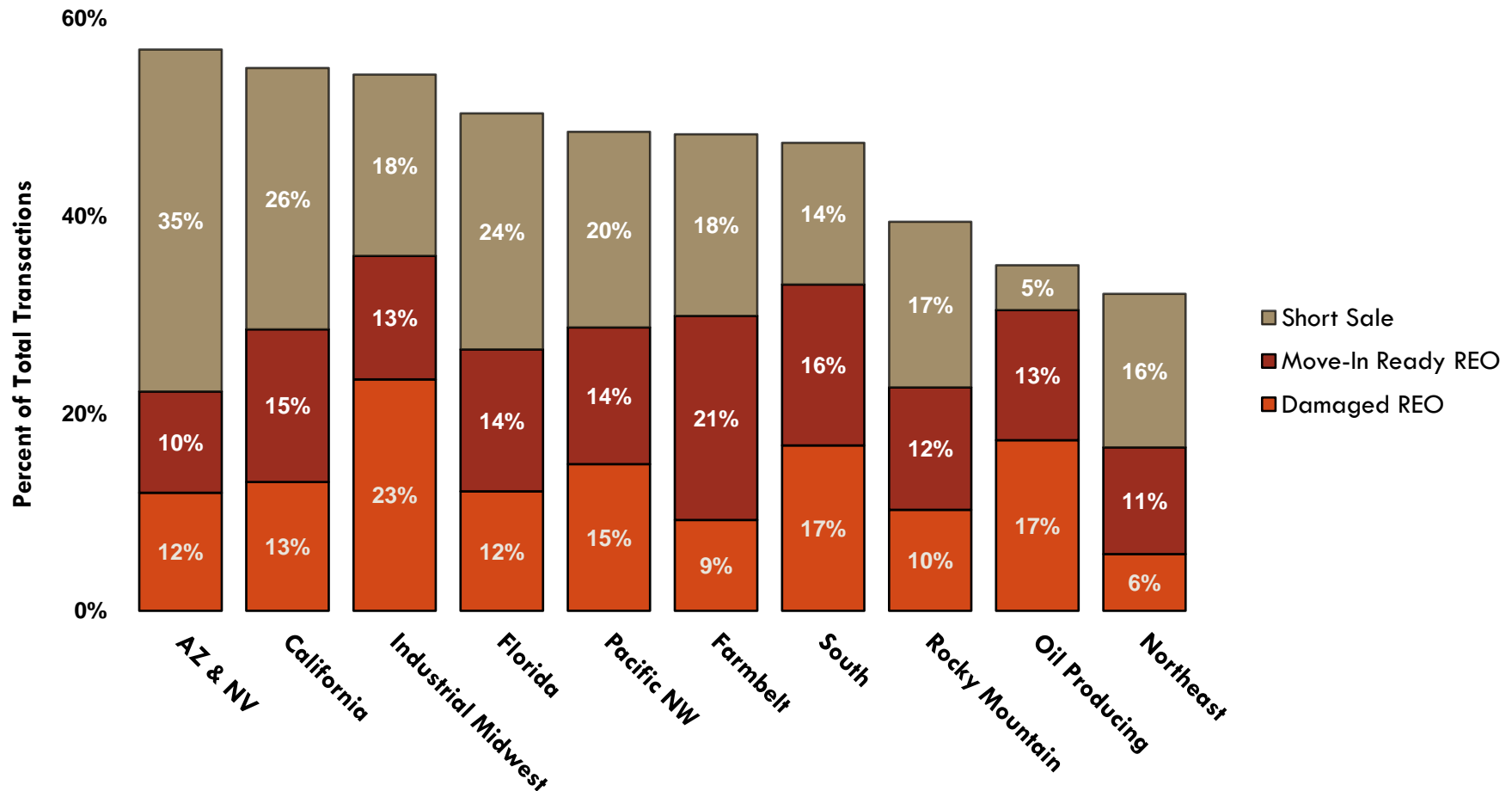
June 2012

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

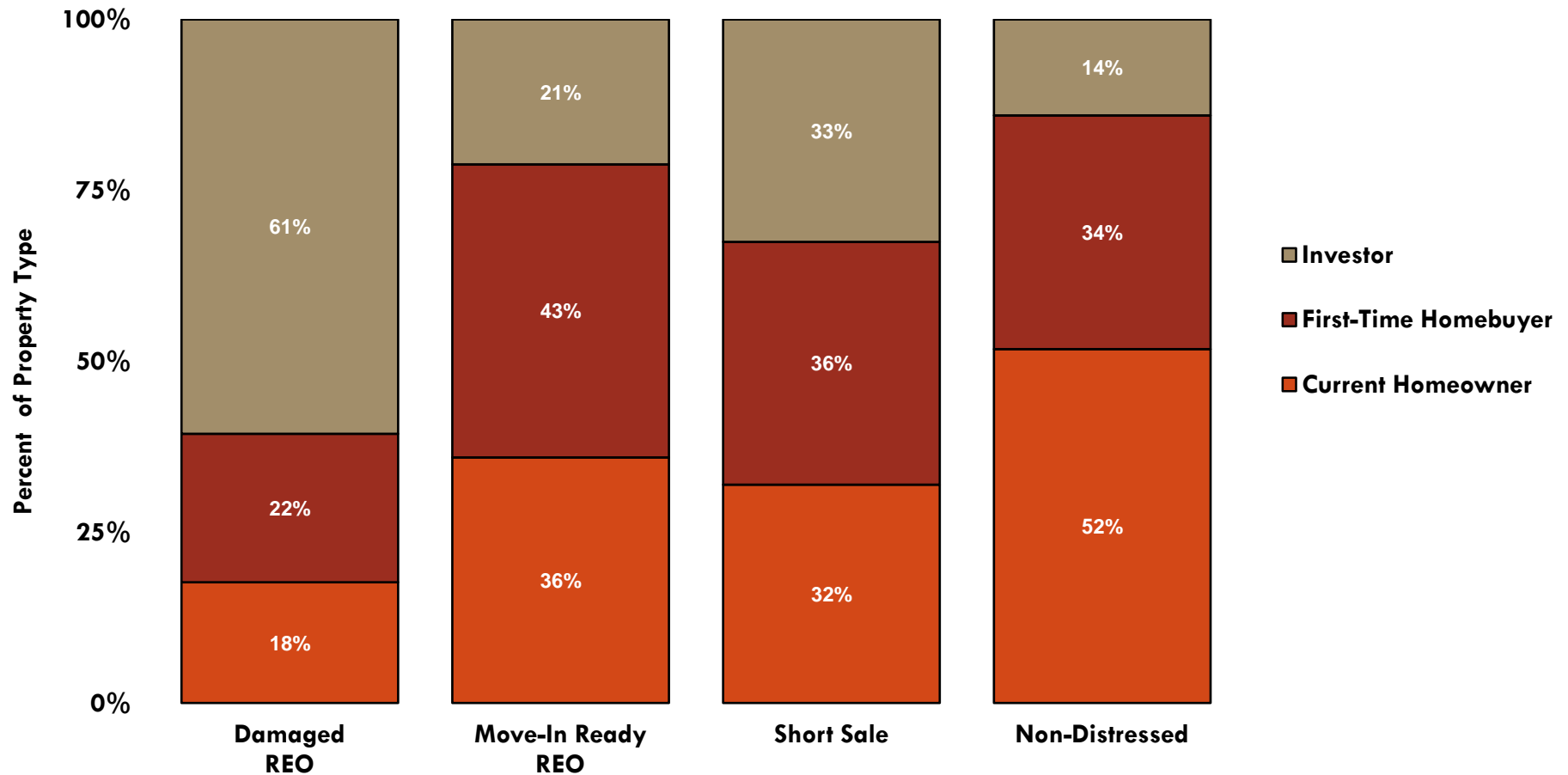
Composition of distressed sales by geography

Proportion of Distressed Property Transactions—April 2012



Neighborhood stabilization: concerns over investor purchases of distressed properties

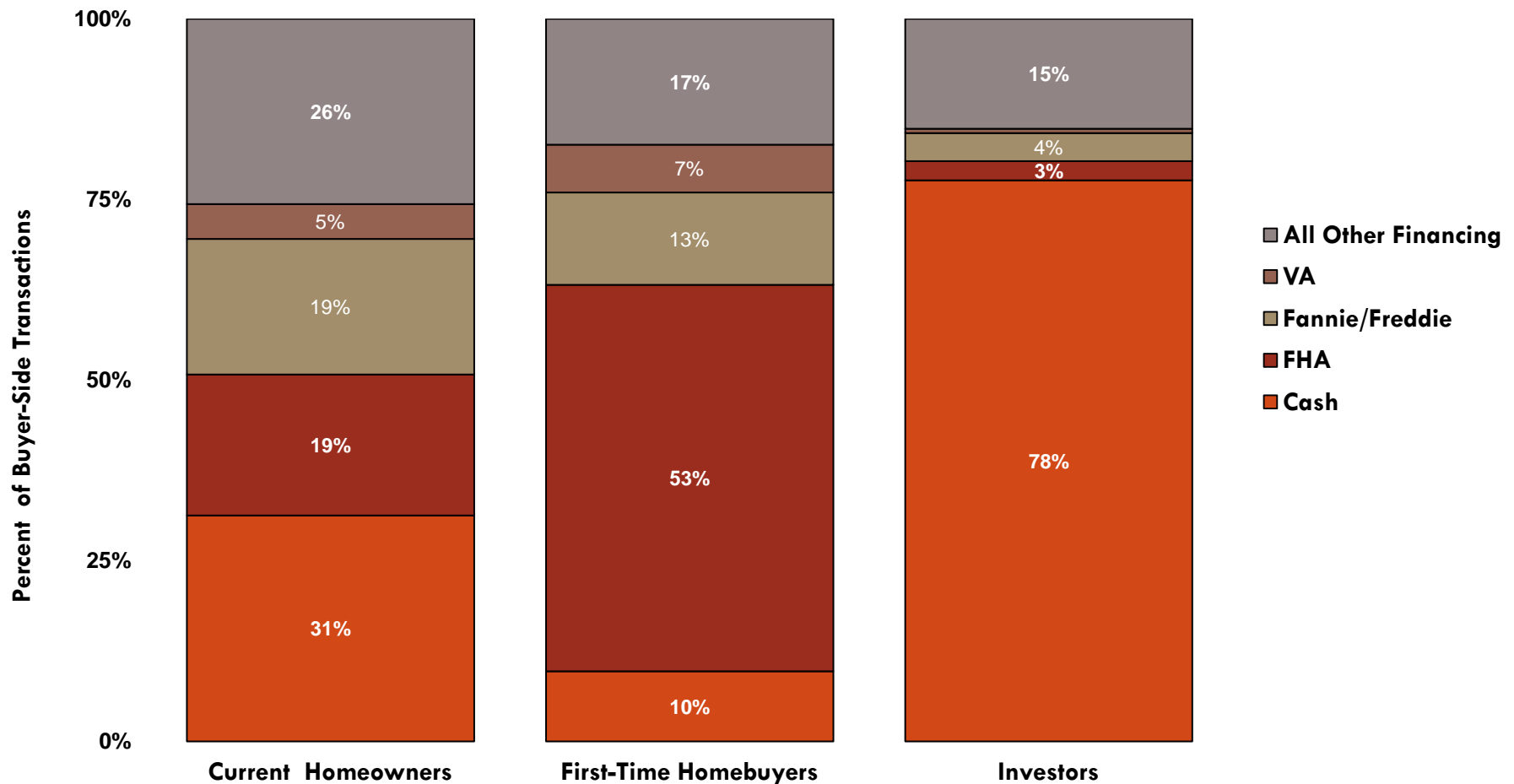
Who Is Buying Properties?—April 2012



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

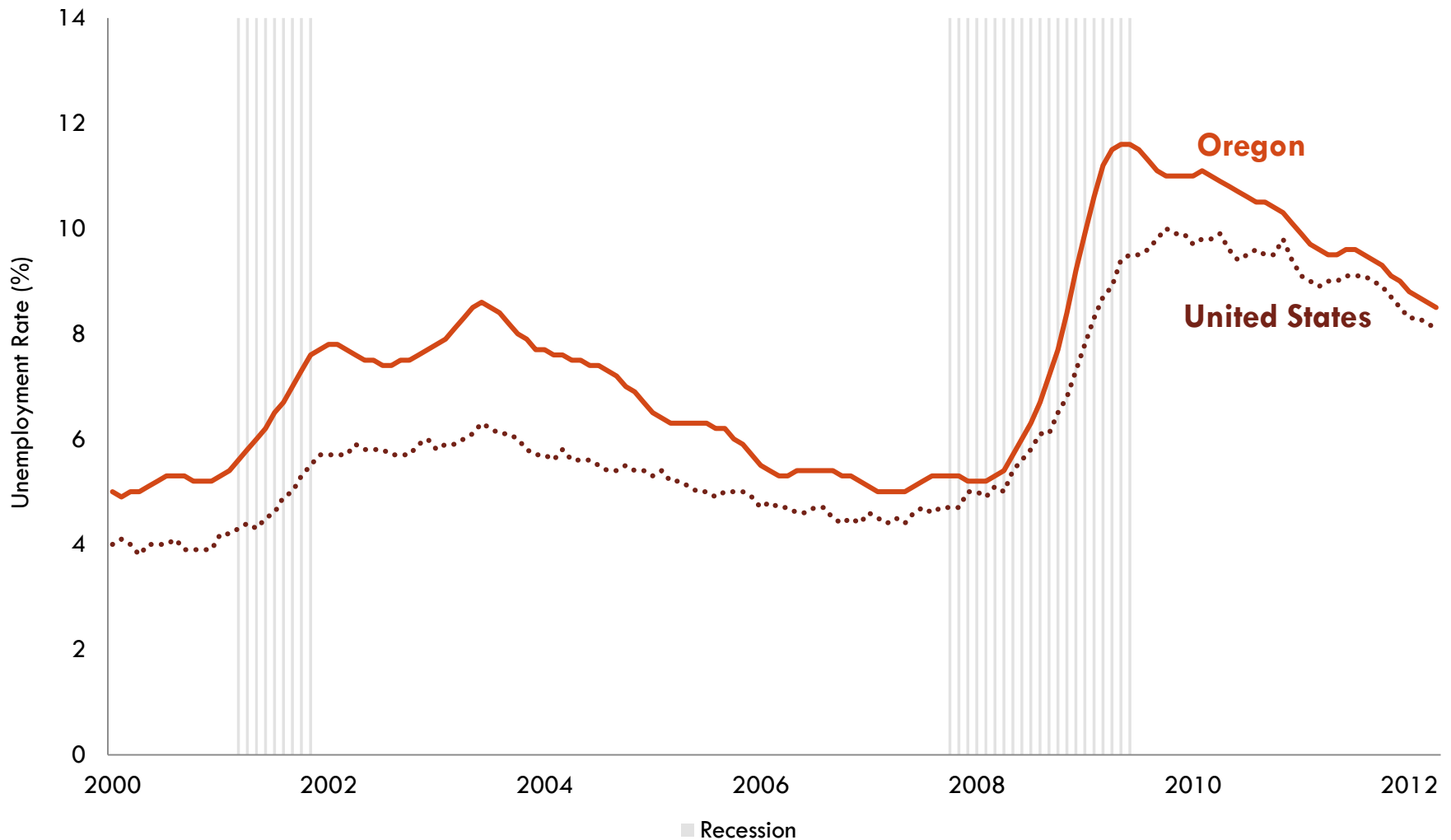
Financing for home purchases

Financing for Homebuyers—April 2012

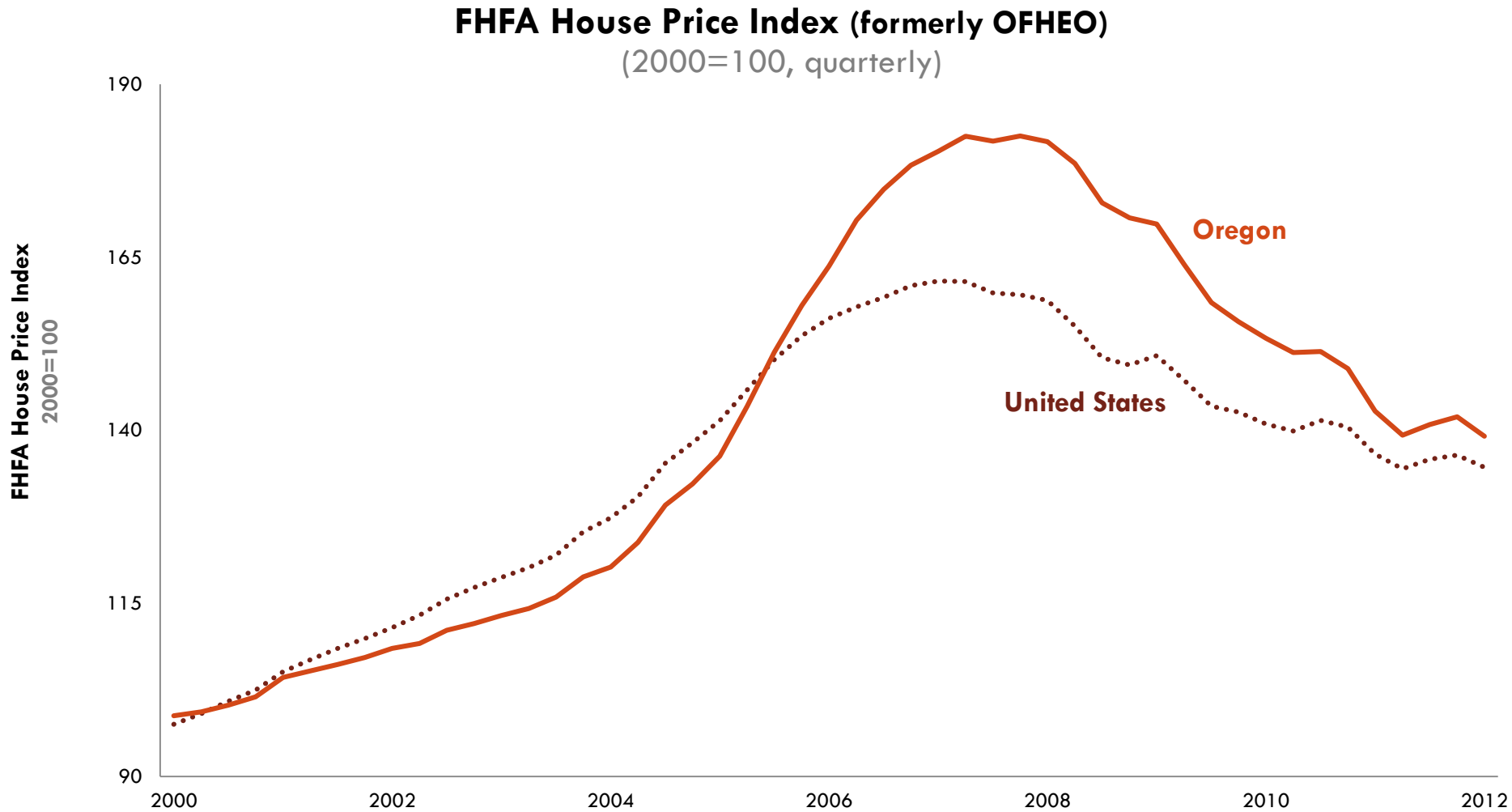


Oregon Trends

Unemployment rate in Oregon fell to 8.5 percent by April 2012



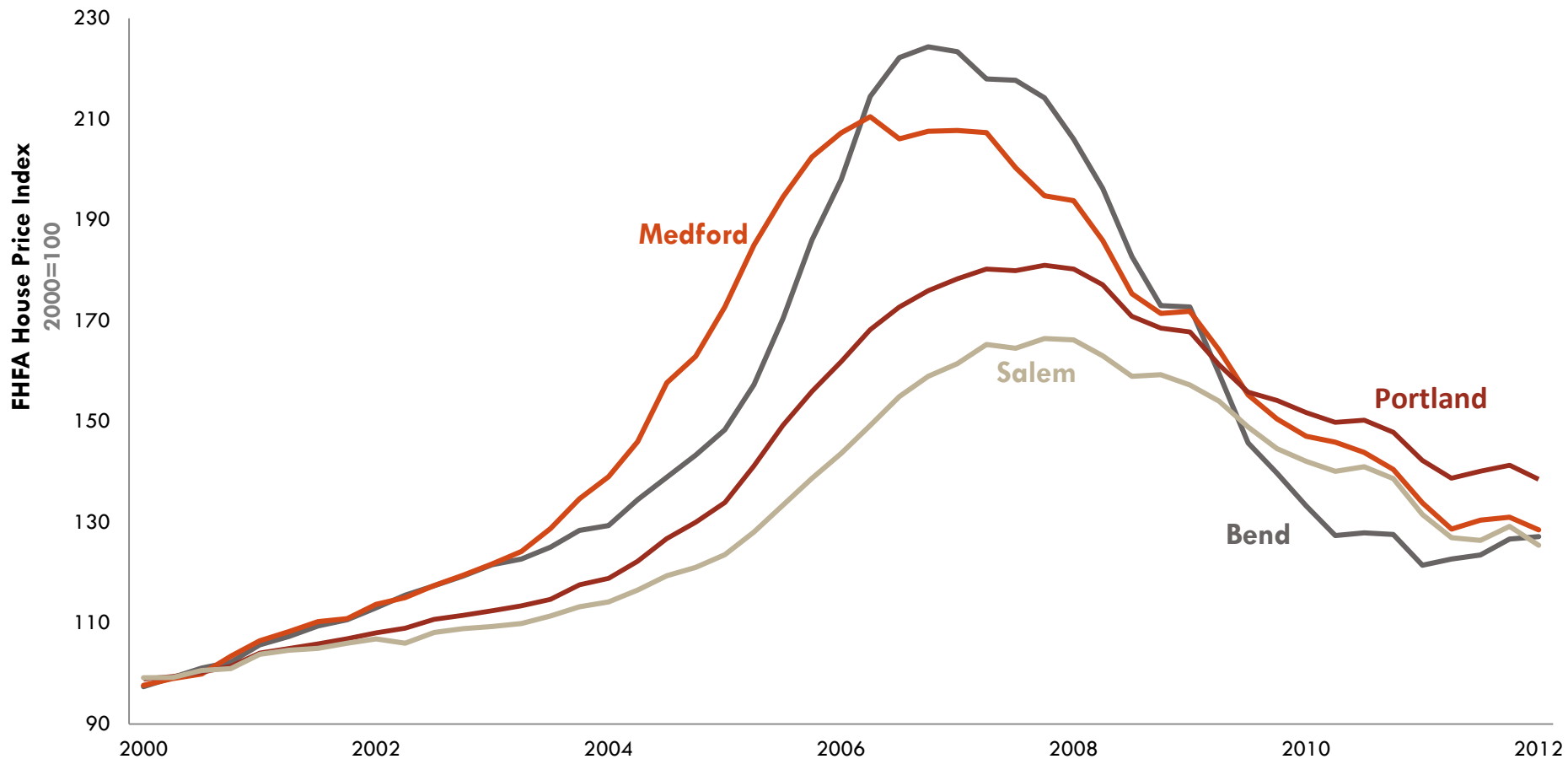
Oregon house prices have fallen to 2005 level



Source: Federal Housing Finance Agency (formerly OFHEO)

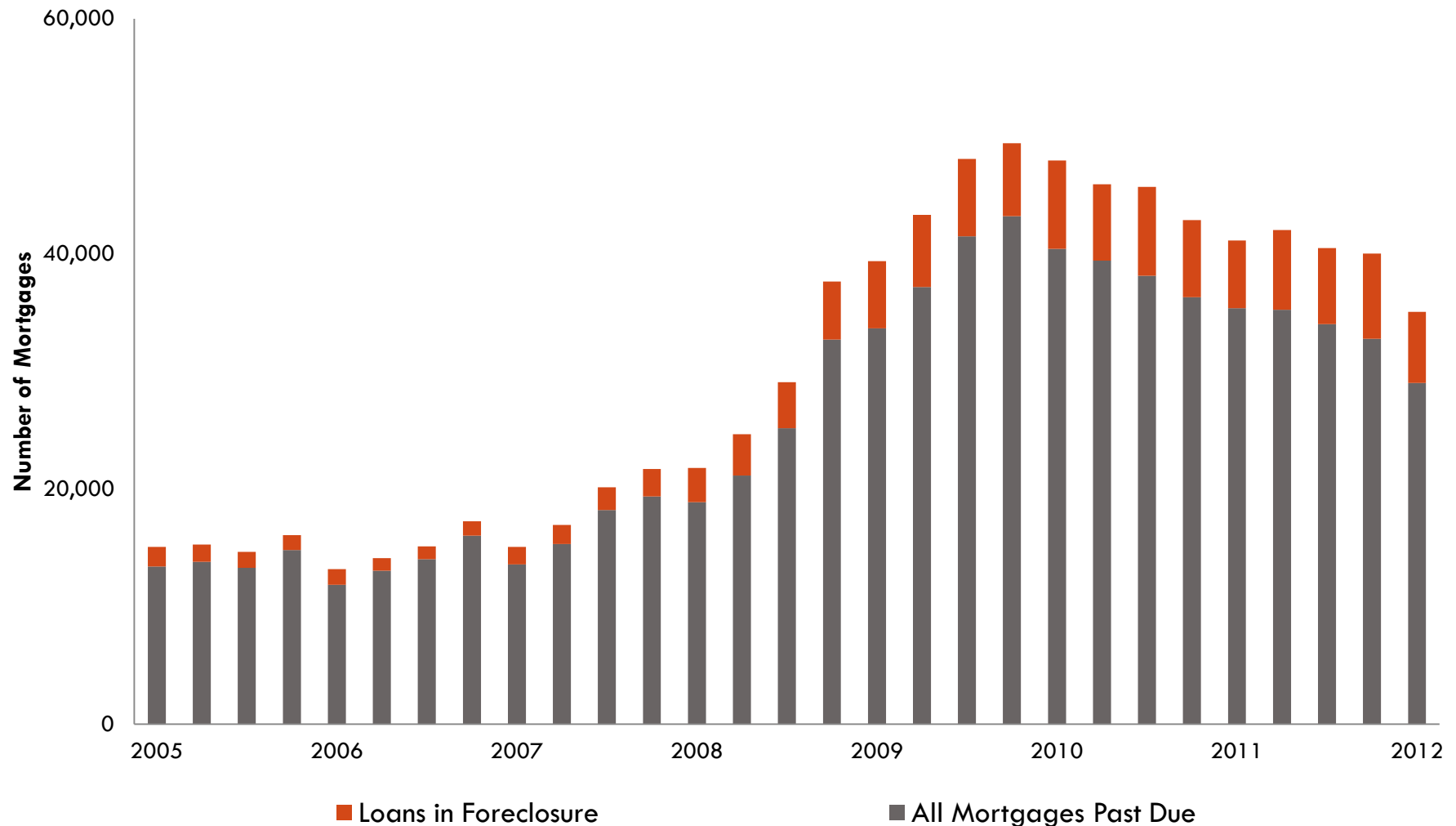
House prices at metropolitan level

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



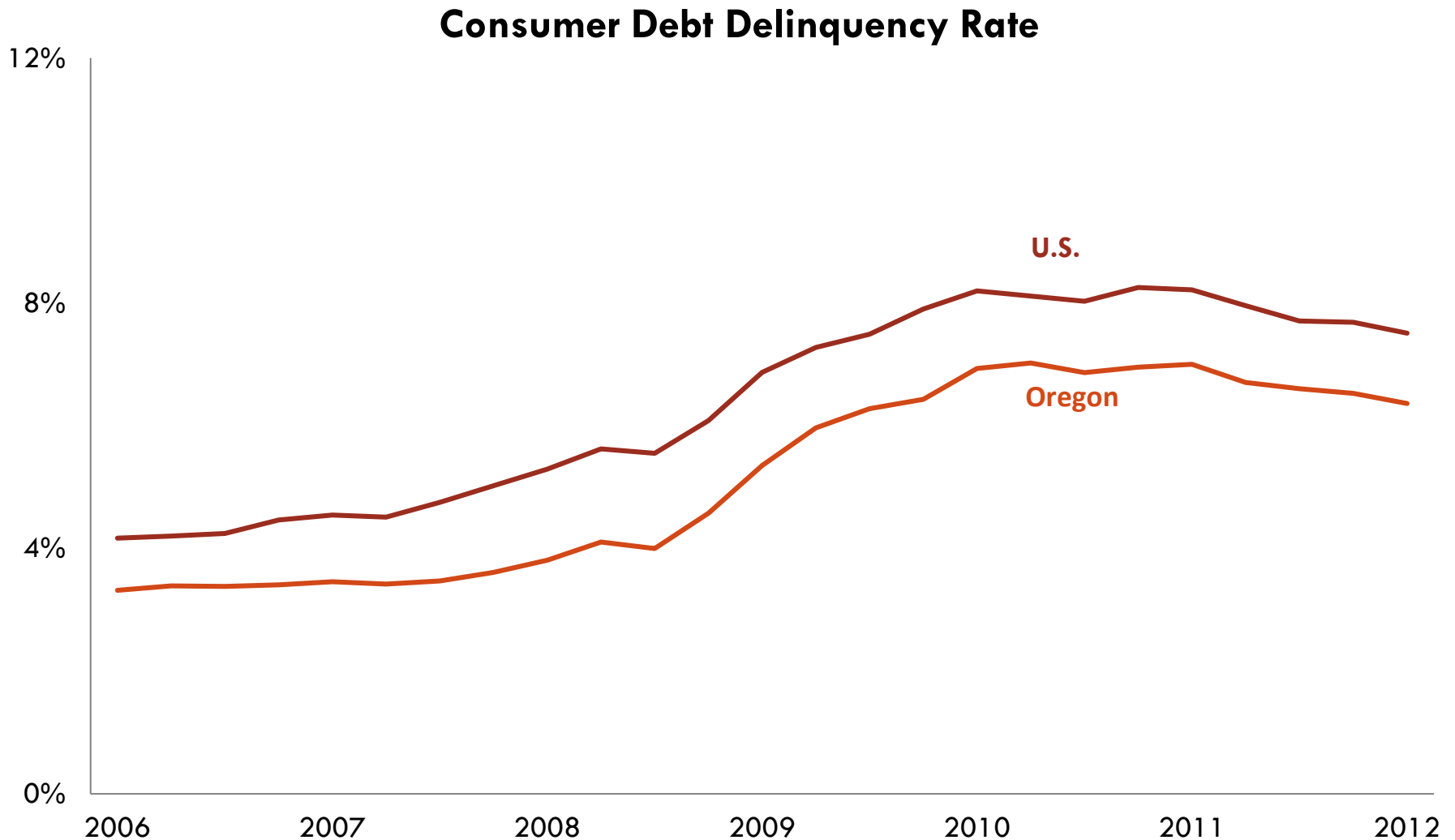
Source: Federal Housing Finance Agency (formerly OFHEO)

Number of delinquent mortgages and loans in foreclosure fell in first quarter of 2012



Source: Mortgage Bankers Association, National Delinquency Survey

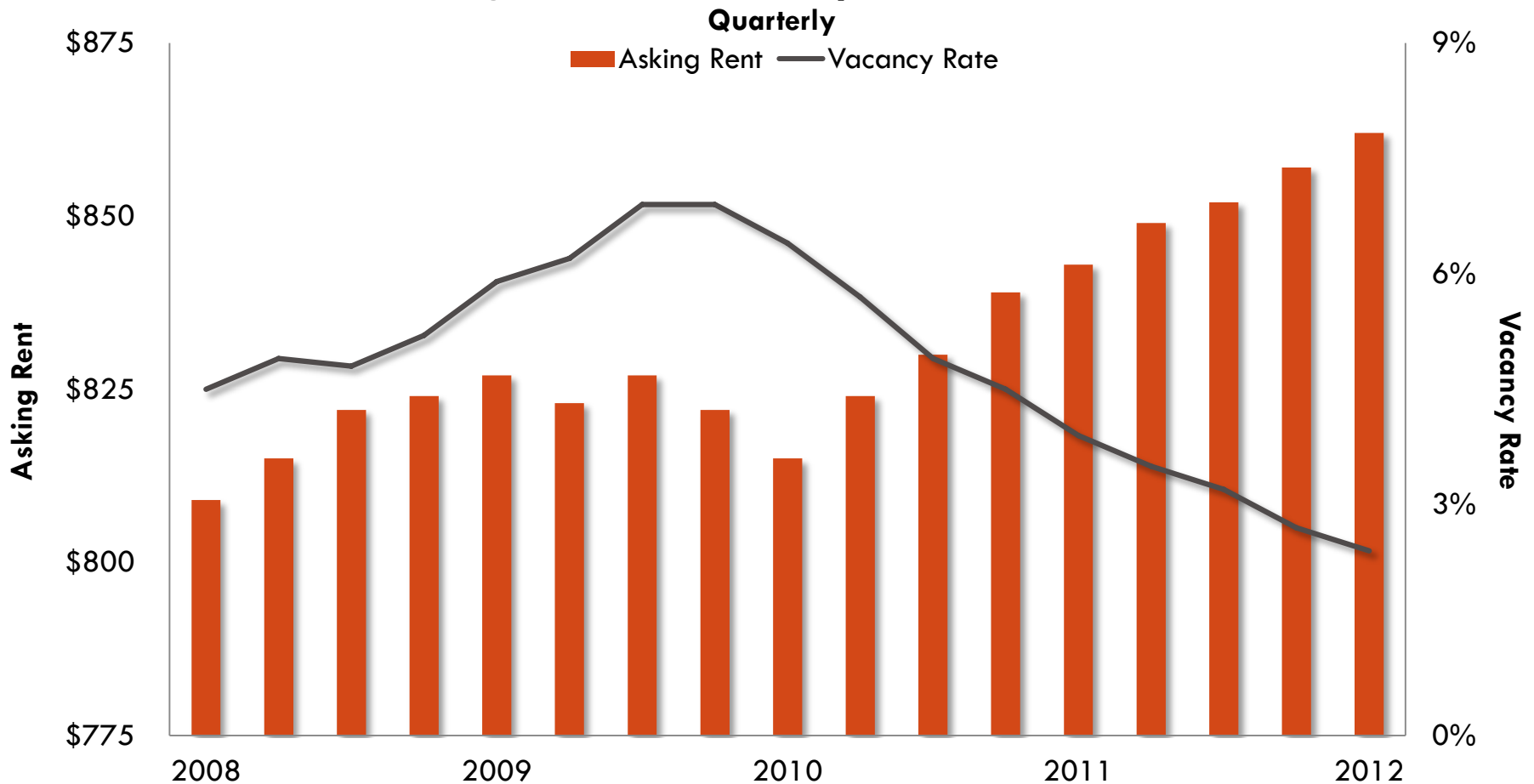
Oregon's consumer debt delinquency rate falling from 2011 peak



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

Portland rents up since 2010, vacancy rate has fallen sharply

Asking Rent and Vacancy Rate in Portland

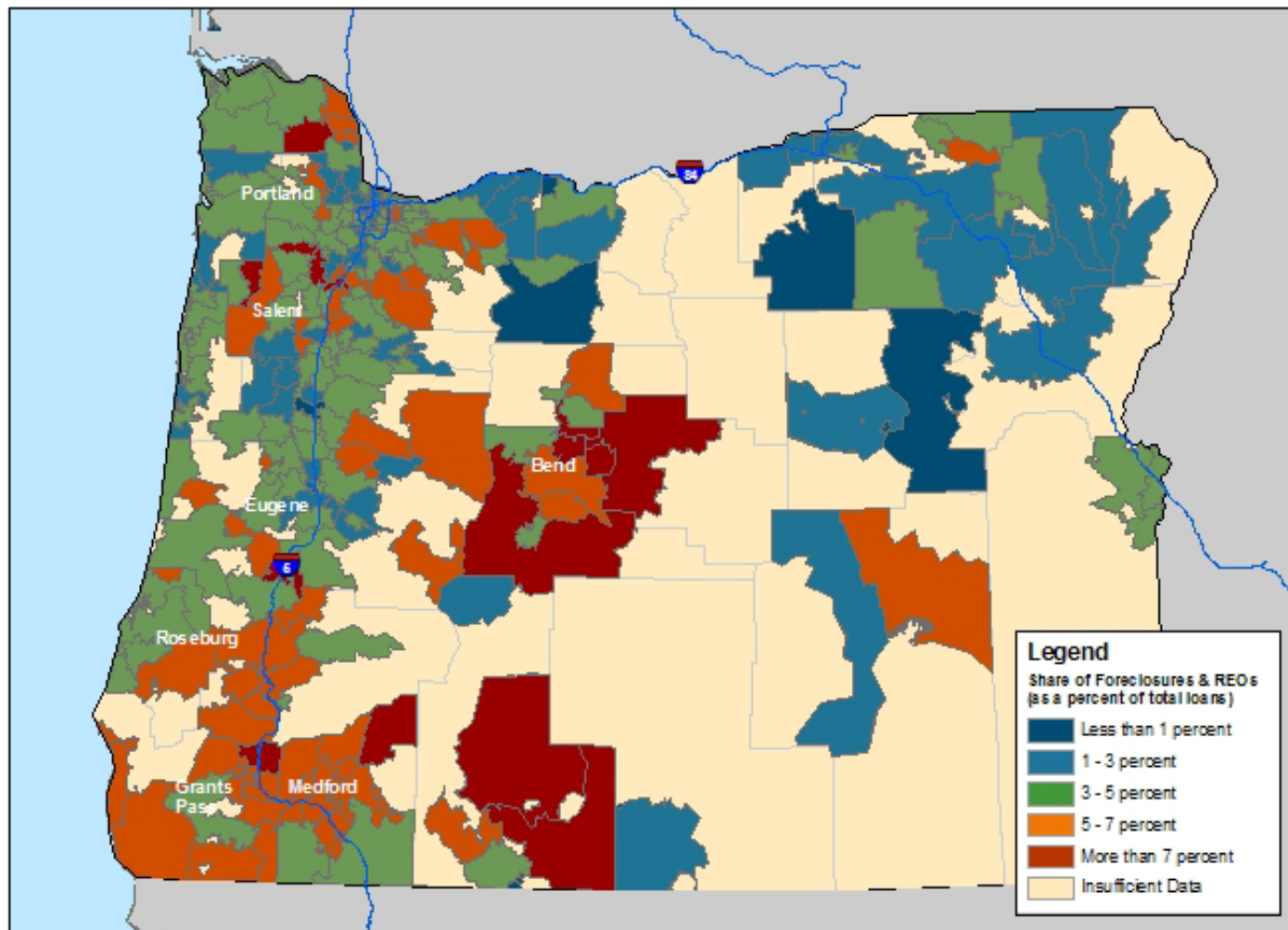


Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Maps

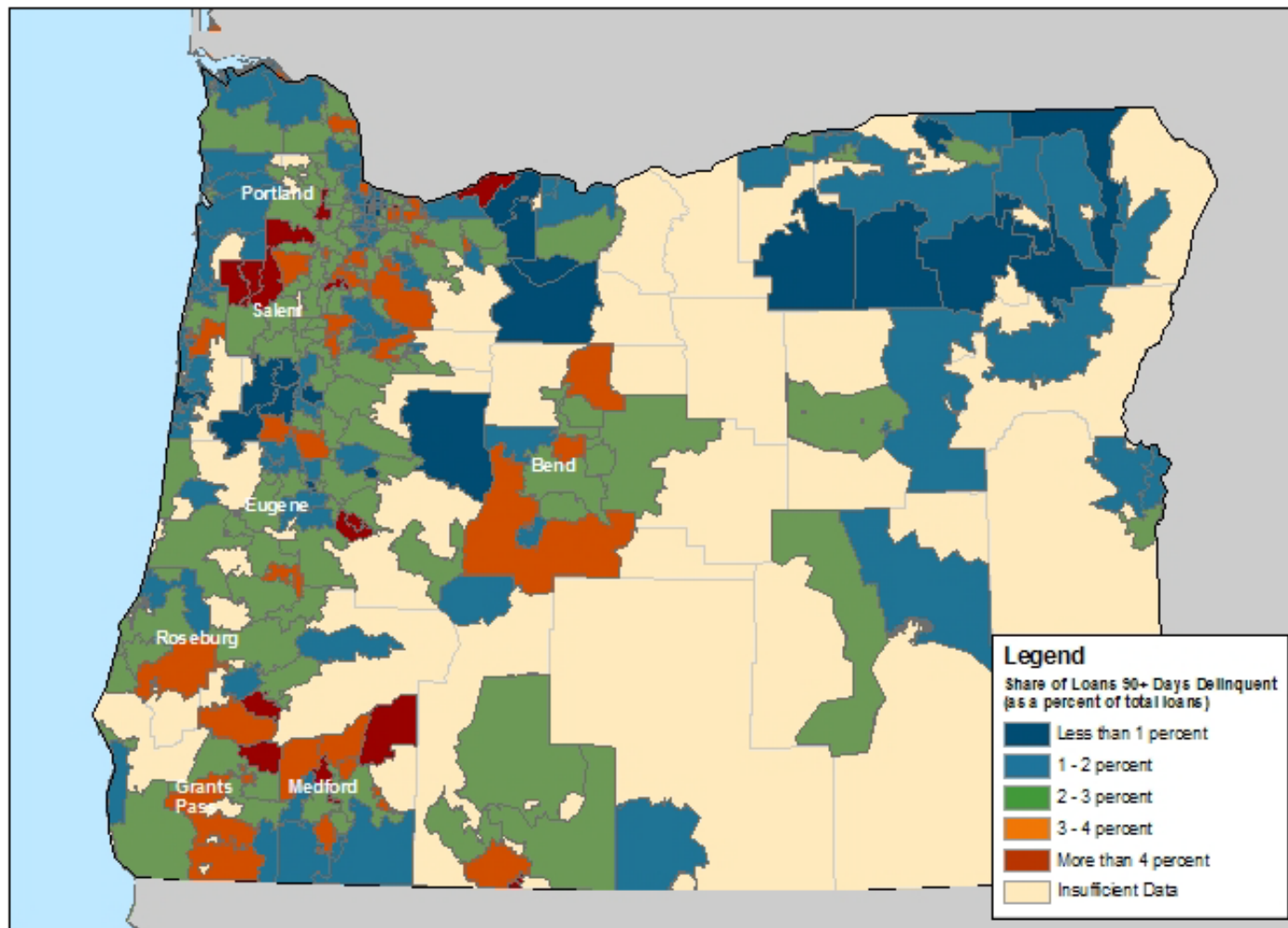
Areas Affected by Concentrated Foreclosures

April 2012



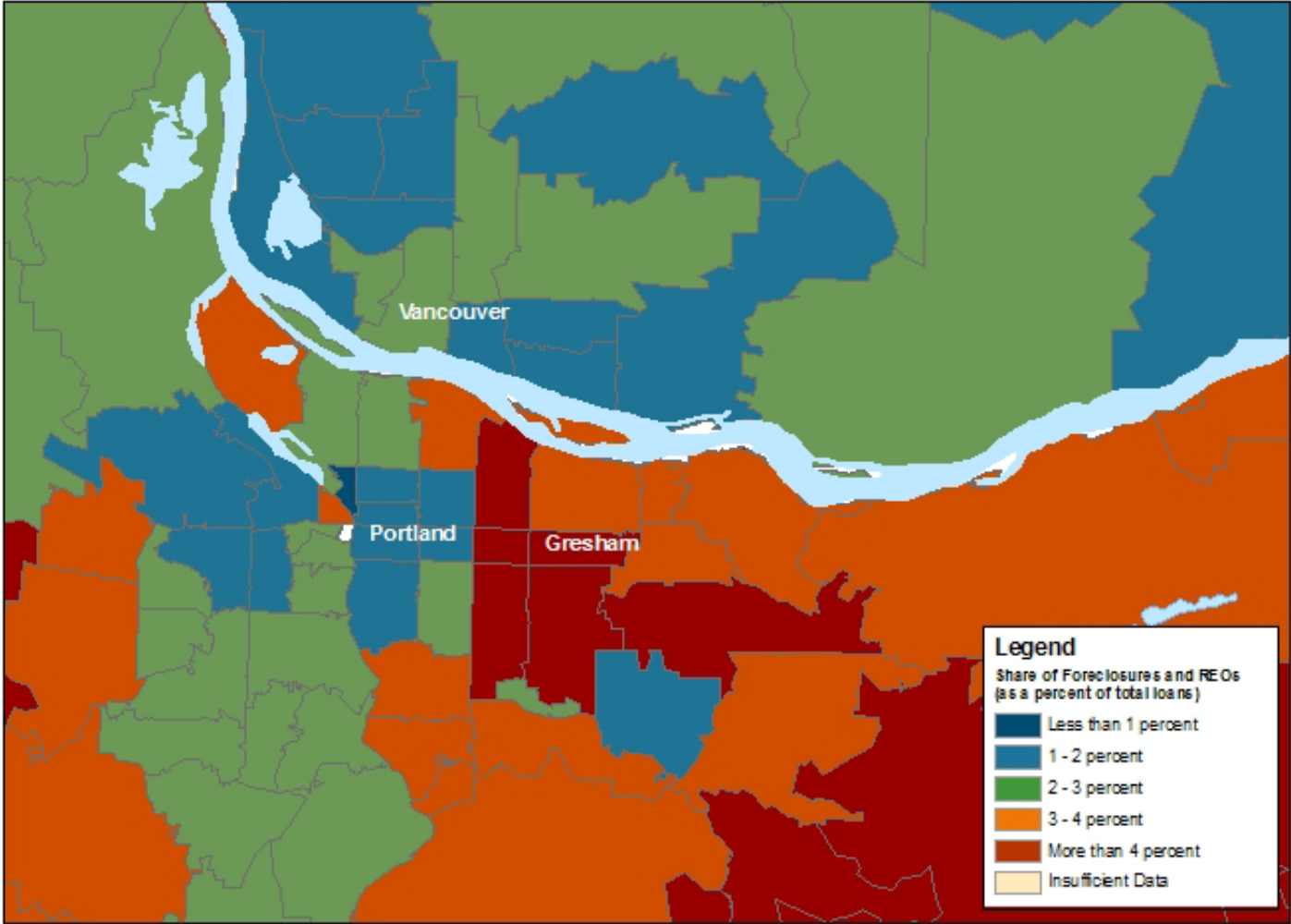
Areas at Risk of Additional Foreclosures

April 2012



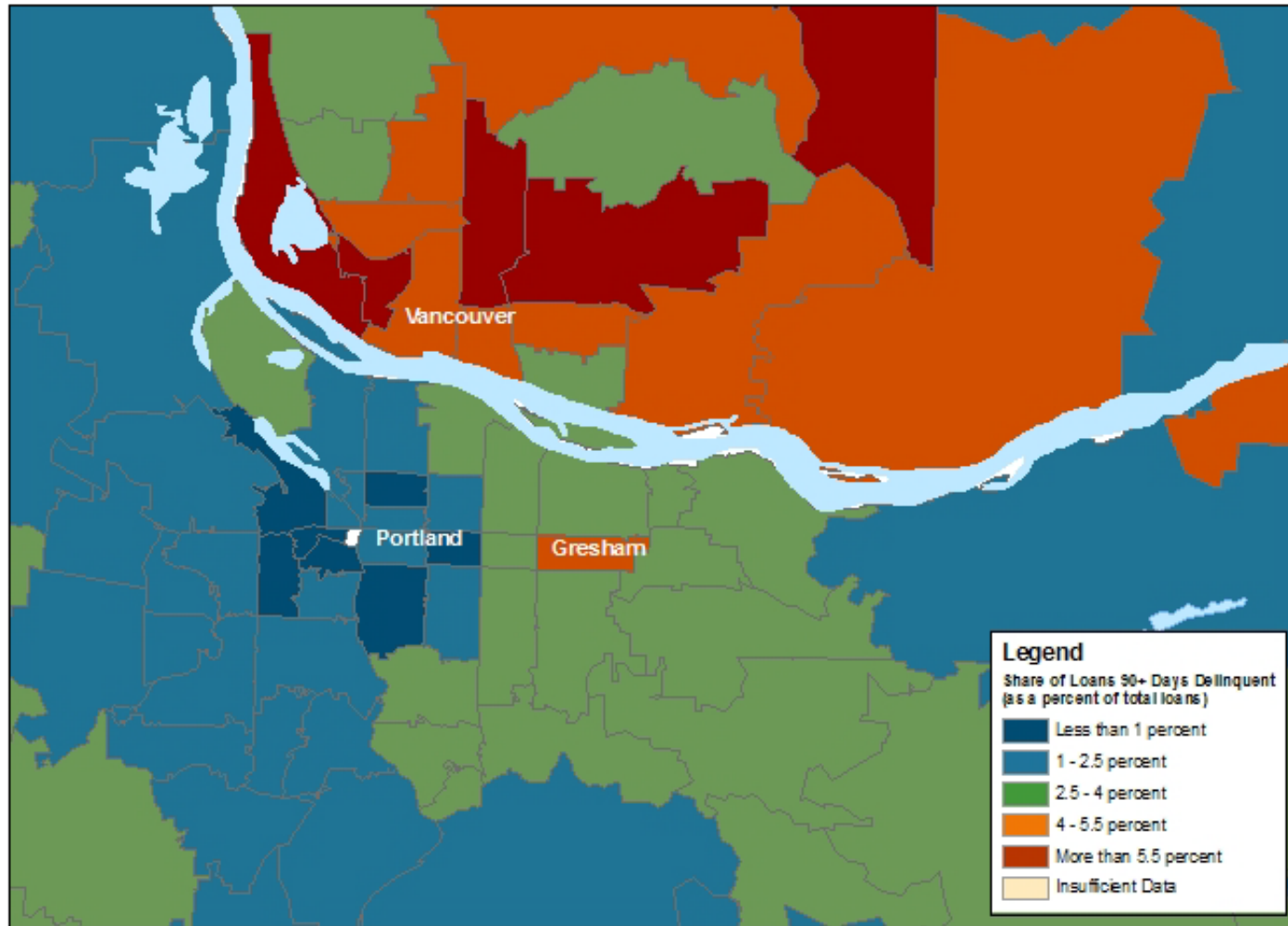
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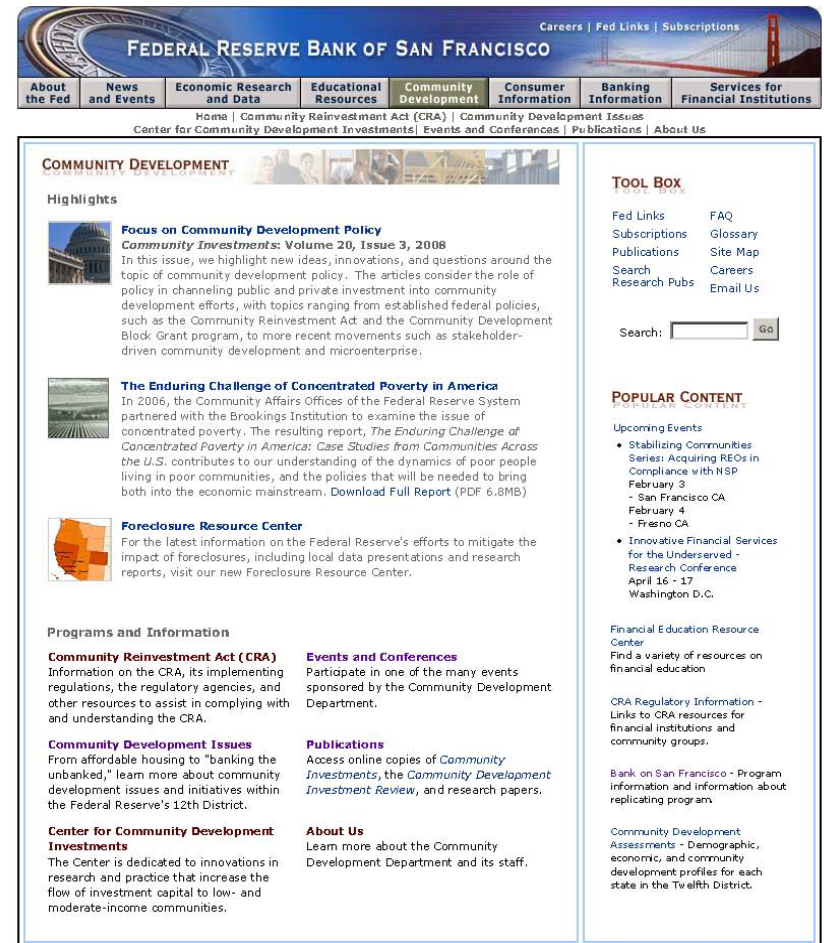
April 2012



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/>