The State of Mortgage Delinquencies and Foreclosures in Kansas

Kelly D. Edmiston
Federal Reserve Bank of Kansas City

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## Mortgage Situation

First Mortgages Only

<table>
<thead>
<tr>
<th>Status of Mortgage Pool</th>
<th>U.S.</th>
<th>Kansas</th>
<th>Kansas City</th>
<th>Wichita</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delinquent 30 days</td>
<td>3.0</td>
<td>3.0</td>
<td>3.1</td>
<td>3.2</td>
</tr>
<tr>
<td>Delinquent 60 days</td>
<td>1.1</td>
<td>1.0</td>
<td>1.1</td>
<td>1.1</td>
</tr>
<tr>
<td>Delinquent 90 days +</td>
<td>3.2</td>
<td>2.1</td>
<td>2.5</td>
<td>2.1</td>
</tr>
<tr>
<td>In Foreclosure Process</td>
<td>3.7</td>
<td>1.9</td>
<td>1.8</td>
<td>1.7</td>
</tr>
<tr>
<td>SERIOUSLY DELINQUENT</td>
<td>6.9</td>
<td>4.0</td>
<td>4.3</td>
<td>3.9</td>
</tr>
<tr>
<td>TOTAL PAST DUE</td>
<td>11.1</td>
<td>8.1</td>
<td>8.5</td>
<td>8.2</td>
</tr>
</tbody>
</table>

Data Source: Lender Processing Services, Inc. (June 2011 data)
Mortgage Delinquencies in Kansas

Source: Lender Processing Services, Inc.
Notes: The figures represent the share of outstanding mortgages. Serious delinquencies represent mortgages that are 90 or more days past due or in some stage of the foreclosure process.
MORTGAGE DELINQUENCY MAPS

Data Source: Lender Processing Services, Inc.
County Serious Delinquency Rates

Legend

- < 1%
- 1% - 2%
- 2% - 4%
- 4% - 6%
- 6% - 8%
- > 8%
- Insufficient Information
VACANCY MAPS

Data Source: Lender Processing Services, Inc.
Kansas City Area Vacancies
(September, 2010)

Data Source: FRBKC Calculations from USPS vacancy data.
Kansas City Area Vacancies (September, 2010)

- **10,894** KCMO residential structures identified as vacant in Sep. 2010 using USPS data (estimate)
  - 10.4 percent vacancy rate
- **12,077** vacancies in Sep. 2010
  - 8.4 percent vacancy rate
- The vacancy rate for single family dwellings in the U.S. as a whole was **3.8 percent** (estimate) for single family structures
Percentage Change In Kansas City Area Vacancies (2007 – 2010)

Data Source: FRBKC Calculations from USPS vacancy data.
Topeka Area Vacancies (September, 2010)

Data Source: FRBKC Calculations from USPS vacancy data.
Percentage Change In Topeka Area Vacancies (2007 – 2010)

Data Source: FRBKC Calculations from USPS vacancy data.
Wichita Area Vacancies (September, 2010)

Data Source: FRBKC Calculations from USPS vacancy data.
Percentage Change In Wichita Area Vacancies (2007 – 2010)

Data Source: FRBKC Calculations from USPS vacancy data.
Costs to Homeowners

- Reduced property values
- Higher insurance premiums
- Poorer quality of life

Wider Costs of Vacant Properties

To the community

• Crime
• Fires
• Public nuisances and health issues
  – Trash / dumping
  – Rat infestations

To cities

• Lost tax revenues
  – Lower property values
  – Delinquency
• Cost of disposal
  – Estimates of $6 - $15 per square foot

Source: National Vacant Properties Campaign
Existing Home Sales

Source: Area Realtors Associations
Existing Home Prices
Contact Information:

Kelly D. Edmiston
Senior Economist
Community Development

1 Memorial Drive
Kansas City, MO 64198
(816) 881-2004
Kelly.edmiston@kc.frb.org