Mortgage and Foreclosure Update

National Mortgage Settlement Update
Federal Reserve Bank of Kansas City
March 6, 2012

Kelly D. Edmiston
Senior Economist
Kansas Mortgage Trends

Share of Outstanding Mortgages

- Past Due
- Foreclosure
- Seriously Delinquent

Federal Reserve Bank of Kansas City Consumer Credit Reports; Lender Processing Services, Inc.
Missouri Mortgage Trends

Share of Outstanding Mortgages

- Past Due
- Foreclosure
- Seriously Delinquent

Federal Reserve Bank of Kansas City Consumer Credit Reports; Lender Processing Services, Inc.
# Mortgage Situation

<table>
<thead>
<tr>
<th>Status of Mortgage Pool</th>
<th>KC Metro</th>
<th>Kansas City</th>
<th>Missouri</th>
<th>USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delinquent 30 days</td>
<td>3.1</td>
<td>3.4</td>
<td>3.5</td>
<td>3.0</td>
</tr>
<tr>
<td>Delinquent 60 days</td>
<td>1.2</td>
<td>1.4</td>
<td>1.3</td>
<td>1.2</td>
</tr>
<tr>
<td>Delinquent 90 days +</td>
<td>2.9</td>
<td>3.7</td>
<td>2.9</td>
<td>3.4</td>
</tr>
<tr>
<td>In Foreclosure Process</td>
<td>1.4</td>
<td>1.4</td>
<td>1.2</td>
<td>3.2</td>
</tr>
<tr>
<td>SERIOUSLY DELINQUENT</td>
<td>4.3</td>
<td>5.1</td>
<td>4.1</td>
<td>6.6</td>
</tr>
<tr>
<td>TOTAL PAST DUE</td>
<td>8.6</td>
<td>9.9</td>
<td>8.9</td>
<td>10.8</td>
</tr>
</tbody>
</table>

Data Source: Lender Processing Services, Inc. (January, 2013 data)
Existing Home Sales

Index: Jan 2006 = 100

Sources: National Realtors Association; Kansas City Regional Association of Realtors; Haver Analytics

March 6, 2013
K. Edmiston, FRBKC
Existing Single-Family Home Activity

Demand Headwinds

- Economy/Financial Security
- Uncertainty about Market
- Household Formation
- Credit Availability

Homebuyer Traffic

Proprietary Data Removed
Months Supply of Existing Homes (KC MSA)

Source: Kansas City Regional Association of Realtors
Existing Single-Family Home Prices

Source: Haver Analytics; FHFA; NAR

Percent Change (Annual)

FHFA House Price Index: Kansas City, MO-KS (Q1 1995=100)

NAR Median Sales Price: Total Existing Homes, United States ($)

FHFA House Price Index: Purchase Only, United States (SA, Q1-91=100)

Percent Change (Annual)

Source: Haver Analytics; FHFA; NAR
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