

# CENTRAL

## REGIONAL QUARTERLY

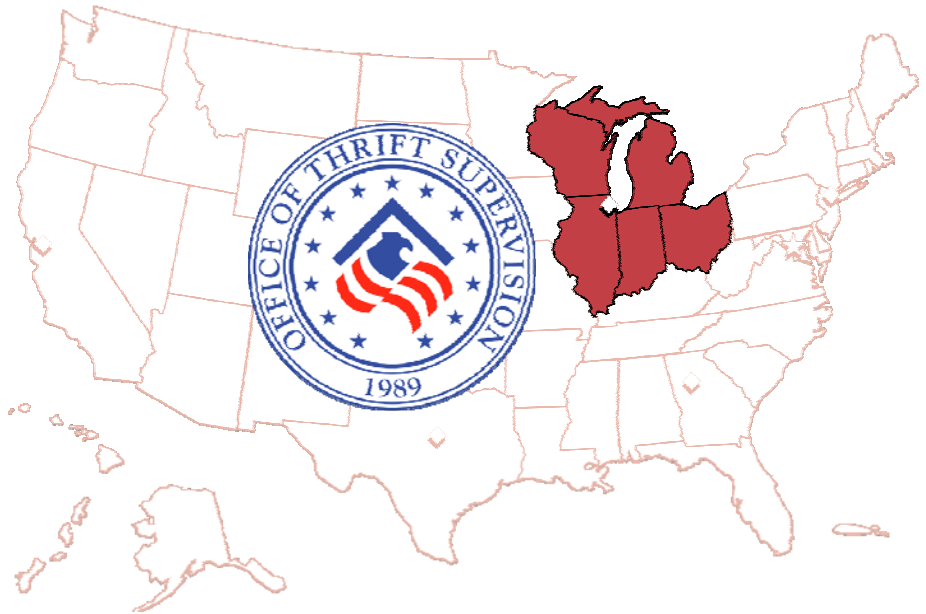
SEPTEMBER 5, 2008

RQC 09-08

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### STATISTICAL ABSTRACT

#### UNEMPLOYMENT RATES

State	July 2008 Rate (%)	Change from a year ago
Illinois	7.3	2.2
Indiana	6.3	1.9
Michigan	8.5	1.4
Ohio	7.2	1.6
Wisconsin	4.9	0.1
<b>U.S. Average</b>	<b>5.7</b>	<b>1.0</b>

Source: Bureau of Labor Statistics

### CENTRAL REGION STATS & FACTS QUICK REFERENCE

#### 3-MONTH COMPARISON

##### DELINQUENCY (30, 60 & 90+ DAYS)

	JUNE	MARCH	CHANGE (BPS)
FIXED	4.17%	3.66%	+ 51
ARM	9.01%	8.56%	+ 45
PRIME	3.95%	3.44%	+ 51
ALT-A	14.38%	12.95%	+ 143
SUBPRIME	22.25%	21.12%	+ 113

##### FORECLOSURE

	JUNE	MARCH	CHANGE (BPS)
FIXED	0.93%	0.85%	+ 8
ARM	4.69%	4.34%	+ 35
PRIME	0.94%	0.83%	+ 11
ALT-A	5.03%	4.96%	+ 7
SUBPRIME	11.83%	11.14%	+ 69

JUNE IS THE MOST RECENT DATA AVAILABLE

SOURCE: LOAN PERFORMANCE

**S&P/CASE-SHILLER HOME PRICE INDICES, AS OF JUNE 2008 (CHART 1)**

	<b>June 2008</b>	<b>Year/Year %Change</b>	<b>Month/Month %Change</b>
<b>West</b>			
Denver	131.64	-4.67	1.48
Las Vegas	158.51	-28.55	-1.57
Los Angeles	195.74	-25.32	-1.44
Phoenix - AZ	153.19	-27.92	-2.63
Portland - OR	175.03	-5.78	-0.28
San Diego	175.37	-24.20	-1.49
San Francisco	159.83	-23.70	-1.76
Seattle - WA	178.28	-7.11	-0.22
<b>Midwest</b>			
Dallas - TX	122.38	-3.24	0.66
Minneapolis - MN	141.50	-13.87	0.98
<b>Central</b>			
Chicago	150.25	-9.46	0.20
Cleveland - OH	109.67	-7.32	0.73
Detroit - MI	92.68	-16.29	-0.09
<b>Northeast</b>			
Boston	162.32	-5.24	1.23
New York	194.22	-7.29	0.16
<b>Southeast</b>			
Atlanta - GA	125.08	-8.10	0.60
Charlotte - NC	133.64	-1.04	0.36
Miami	189.87	-28.32	-1.72
Tampa - FL	175.11	-20.14	-1.15
Washington, DC	197.39	-15.65	-0.93
<b>Composite</b>	180.38	-17.02	-0.61
<b>Composite-20</b>	167.69	-15.92	-0.50

SOURCE: STANDARD & POOR'S AND FISERV

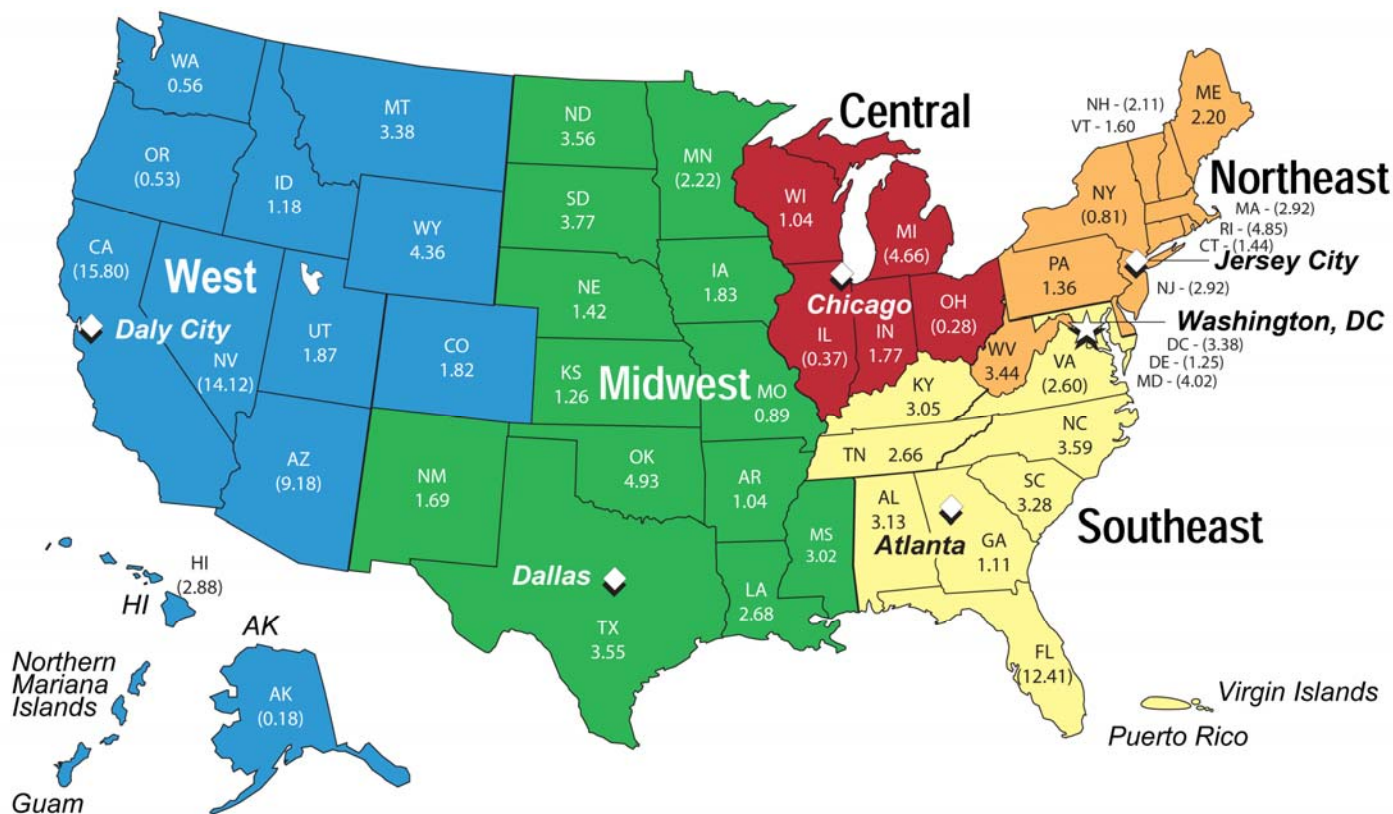
# REGIONAL QUARTERLY: CENTRAL REGION

SEPTEMBER 5, 2008

## 1 YEAR PERCENTAGE CHANGE IN HOUSE PRICES AS OF 2Q 2008 (CHART 2)

(ESTIMATES USE ALL-TRANSACTIONS HPI WHICH INCLUDES PURCHASE AND REFINANCE MORTGAGES)

**NATIONAL AVERAGE: (1.71)%**



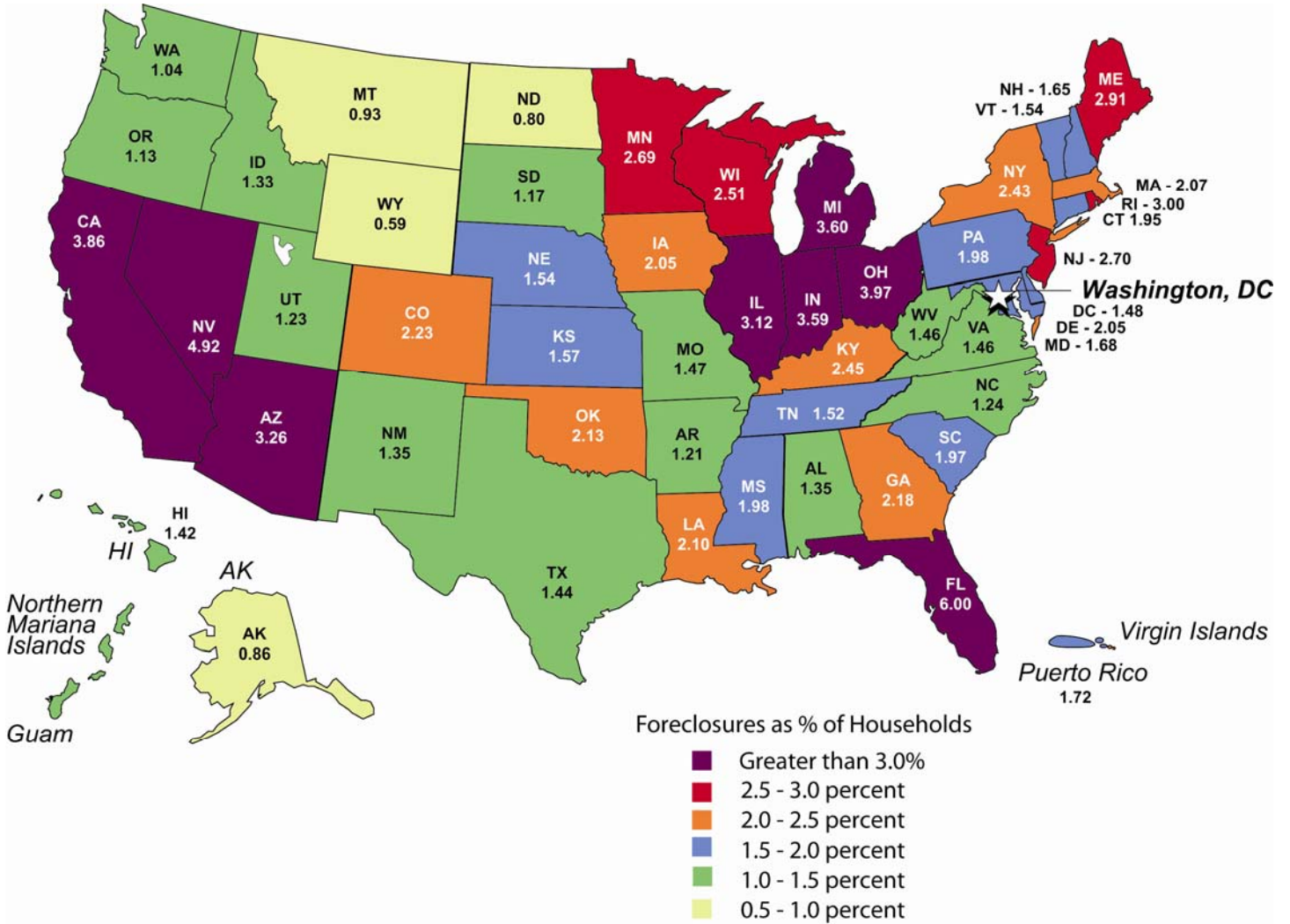
SOURCE: OFFICE OF FEDERAL HOUSING ENTERPRISE OVERSIGHT (OFHEO)

# REGIONAL QUARTERLY: CENTRAL REGION

SEPTEMBER 5, 2008

## FORECLOSURES BY STATE AS OF 2Q 2008 (CHART 3)

NATIONAL AVERAGE: 2.75%

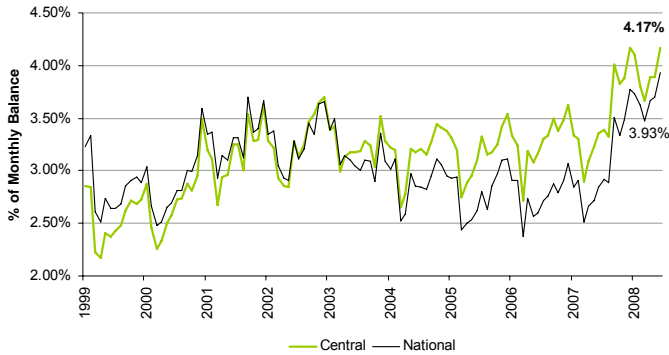


SOURCE: MORTGAGE BANKERS ASSOCIATION, NATIONAL DELINQUENCY SURVEY 2Q 2008

**CENTRAL REGION DELINQUENCY & FORECLOSURE RATES: FIXED RATE & ARM LOANS**

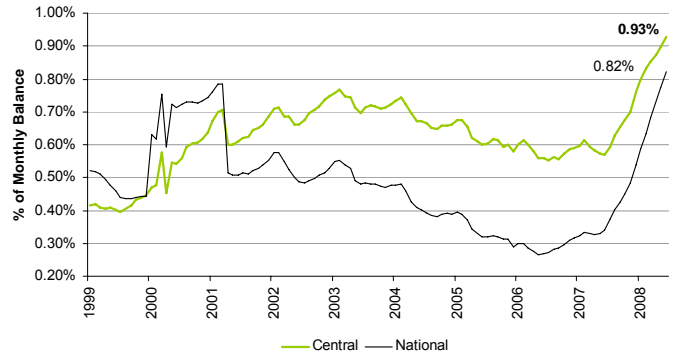
**(CHART 4)**

**Fixed: 30, 60 & 90+ Days Delinquent  
1999 - June 2008**



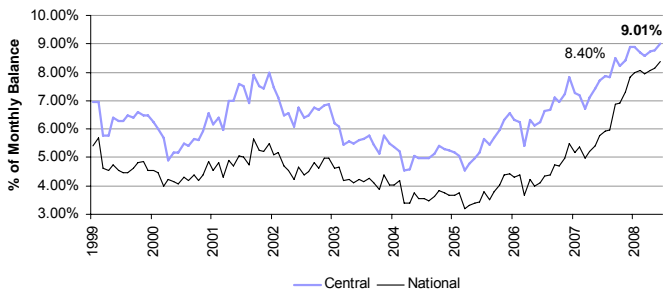
**(CHART 5)**

**Fixed: Foreclosure  
1999 - June 2008**



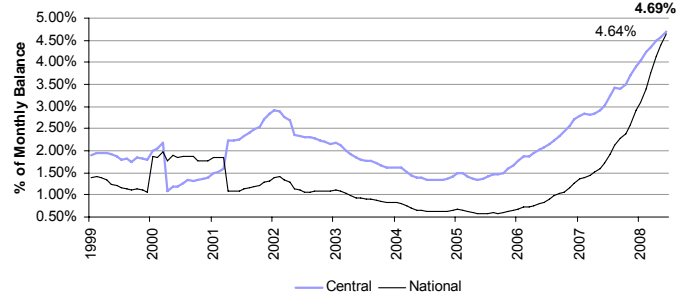
**(CHART 6)**

**ARM: 30, 60 & 90+ Days Delinquent  
1999 - June 2008**



**(CHART 7)**

**ARM: Foreclosure  
1999 - June 2008**



SOURCE: CHARTS 4-13 LOANPERFORMANCE, A SUBSIDIARY OF FIRST AMERICAN REAL ESTATE SOLUTIONS (FARES)

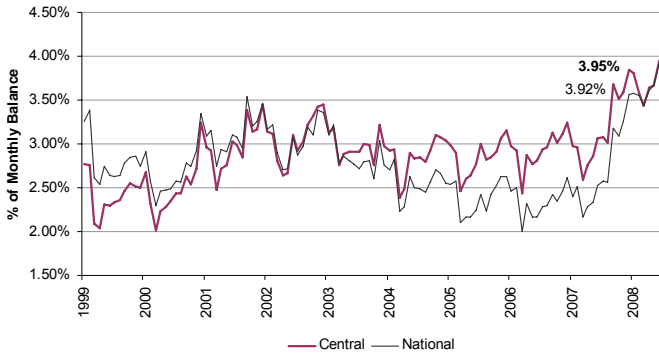
NOTE: ALT A IS DEFINED AS ORIGINAL CREDIT SCORE 620-659 AND LTV AT ORIGINATION > 80%.

ALL VARIATIONS OF DOCUMENTATION ARE INCLUDED. DATA FOLLOWS THE MBA DEFINITION OF DELINQUENCY.

**CENTRAL REGION DELINQUENCY & FORECLOSURE RATES: PRIME, ALT-A & SUBPRIME LOANS**

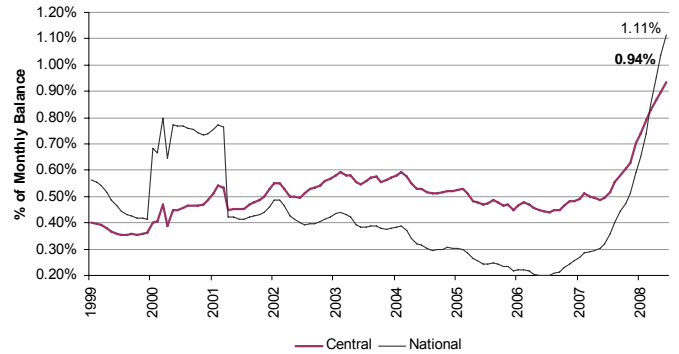
**(CHART 8)**

**Prime: 30, 60 & 90+ Days Delinquent  
1999 - June 2008**



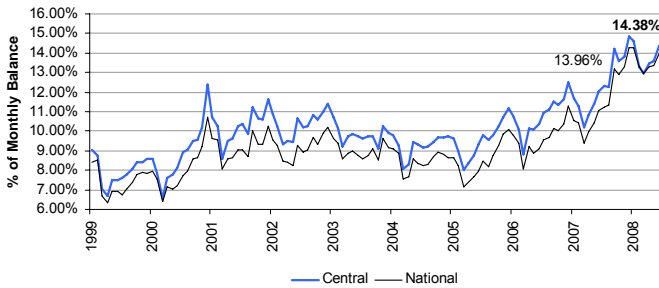
**(CHART 9)**

**Prime: Foreclosure  
1999 - June 2008**



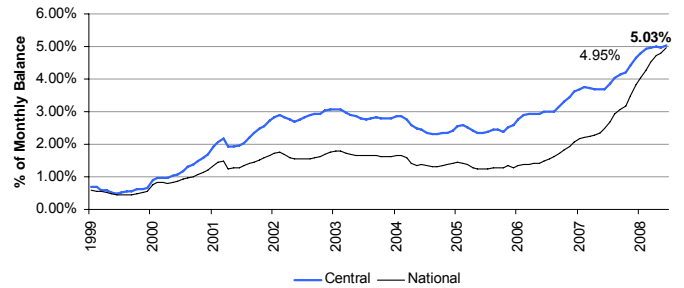
**(CHART 10)**

**Alt A: 30, 60 & 90+ Days Delinquent  
1999 - June 2008**



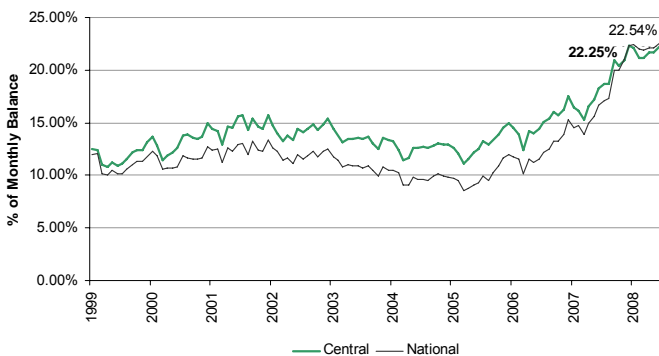
**(CHART 11)**

**Alt A: Foreclosure  
1999 - June 2008**



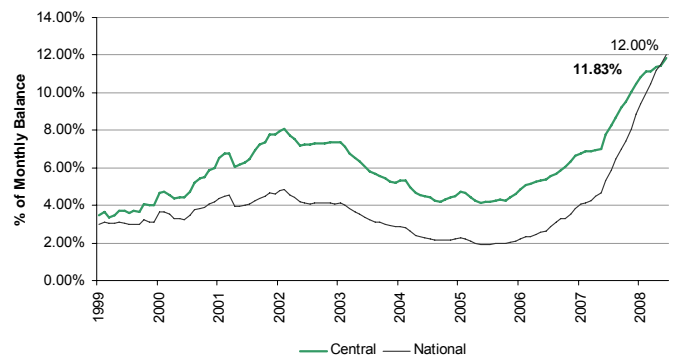
**(CHART 12)**

**Subprime: 30, 60 & 90+ Days Delinquent  
1999 - June 2008**



**(CHART 13)**

**Subprime: Foreclosure  
1999 - June 2008**



SOURCE: CHARTS 4-13 LOAN PERFORMANCE, A SUBSIDIARY OF FIRST AMERICAN REAL ESTATE SOLUTIONS (FARES)

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