

## Real Estate Owned (REO) Stabilization Opportunity Score A Brief Explanation

### ***What is the intended use of the REO Stabilization Opportunity Score (SOS) Index?***

After properties are foreclosed and being auctioned off unsuccessfully, they will become Real Estate Owned (REO) properties when lenders take over their ownership. The REO SOS Index is designed to help local agencies, organizations, and other entities identify opportunities for rehabilitating, acquiring, and/or redeveloping REO properties in order to stabilize communities impacted by foreclosures and REOs.

Although the Index was produced to help participating agencies of the Neighborhood Stabilization Program, any entity interested in REO stabilization work can use it.

### ***How is the score calculated?***

The Index evaluates two main areas (current and future availability of REOs and local REO/real estate market health) using four criteria:

- 1) *REO availability*: This criterion evaluates the number of REOs in each ZIP as of December 2008, weighted by the concentration of these REOs. Previous studies consistently suggest that when foreclosures and REOs are spatially clustered, the negative spillover effects are more intense. The concentration weight reflects that fact. The number of REOs is based on the LPS (Lender Processing Services Inc.) Applied Analytics (formerly McDash) dataset, which covers the majority of active mortgages. Nonetheless, because the dataset does not cover the entire pool of active mortgages, the actual number of REOs within each ZIP may be slightly higher than the estimates indicated in the attached table. Please refer to Footnote 3 in the table for more detailed coverage information for a specific state.
- 2) *90-day and more delinquency*: This criterion serves as a proxy for possible future REOs. Similar to the “REO availability” criterion, this criterion evaluates the number of 90-day and longer delinquencies, weighted by their spatial concentrations. The estimates are subject to the same coverage limitations discussed in the “REO availability” section.
- 3) *Median time of an REO on the market*: This criterion evaluates the median length of time on the market for the properties that have become REO since 2005. The calculation includes not only the properties that have been repurchased since they became REO, but also those that are currently for sale. A longer median time on the market usually suggests a more stagnant local REO/real estate market.
- 4) *Median home sales price decline*: This criterion evaluates the absolute decline of the median home sales price, weighted by the percentage of such decline, between the period of January 2005 to June 2006 and the period of July 2007 to December 2008. ZIP codes with fewer than 15 transactions in either period are excluded since a small transaction volume could significantly skew the median sales price. Transactions with a price lower than \$10,000 are also excluded in the calculation as they are usually unconventional sales, such as transfers between family members. A negative value here suggests that the median home sale price has gone up. This criterion uses the data provided by the Warren Group.

Every ZIP code that has sufficient data for each of these four criteria is analyzed and compared against the rest of such ZIP codes within the state. A standardized score is then given in each of these four

areas, 1.000 represents the higher level in the state (e.g. the longest median time of an REO on the market), while 0.000 represents the lowest level in the state. The final composite standardized score takes into consideration all four criteria.

***What does the score mean?***

The SOS Index is a standardized score, and it reflects the relative distressed level of a ZIP code with respect to the other ZIP codes in the state. A higher score indicates a higher distressed level. For instance, a ZIP code with a higher composite score may have a higher volume of REOs and 90-day+ delinquency. Compared with other ZIP codes in the state, it takes longer for REOs there to sell at a greater discount.

However, a higher score should not be interpreted simply as having higher stabilization potential: other factors may be in play.

On one hand, REO stabilization efforts in highly distressed areas may be more cost-effective than in a marginally distressed area. For instance, basic rehabilitation efforts on REOs in a highly distressed neighborhood could be a significant improvement, but it might not be that significant in a marginally distressed neighborhood where the few foreclosed properties are in relatively good condition. On the other hand, stabilization efforts in highly distressed neighborhoods could be less effective if the conditions are dire.

Therefore, the REO Index should serve only as a starting point, and policymakers should consider the specific local conditions when formulating REO strategies.

***What is the difference between the REO SOS Index and the HUD and LISC indexes?***

In addition to the obvious difference in each index's methodology, the REO SOS Index focuses exclusively on factors closely related to REOs. Nonetheless, the HUD Foreclosure Risk Score and the LISC Foreclosure Needs Score consider factors related to potential foreclosures, such as the prevalence of high-cost (or subprime) mortgages, vacancy rate, unemployment rate, etc. If an organization's program seeks to target areas with high foreclosure risks, then HUD and LISC indexes may be more appropriate. If an organization is interested in stabilizing the properties that have already become REOs, then the REO SOS Index is more appropriate.

Although foreclosure risk and REOs are somewhat related, they are not necessarily correlated. For instance, only a portion of the foreclosures will eventually end up in REOs. In addition, even after foreclosed properties have become REOs, some local areas, especially the relatively healthy ones, could leave such properties to market forces and not need additional (public) intervention efforts.

In addition, there are more-minor differences between the REO SOS Index and the HUD/LISC indexes. The REO SOS Index uses more recent data and is calculated at the ZIP code level. The HUD Index is calculated at the Census Block Group level, although the LISC Index uses ZIP codes.

***Where can I obtain further information on the REO SOS index?***

A discussion paper with more in-depth discussion of the Index and related REO issues is underway. Please contact Kai-yan Lee ([kai-yan.lee@bos.frb.org](mailto:kai-yan.lee@bos.frb.org)) for questions regarding the index.

## Connecticut REO Stabilization Opportunity Score (Discussion Draft)

ZIP Code <sup>(1)</sup>	Town <sup>(2)</sup>	REO Stability Opportunity Score	Number of REOs <sup>(3)</sup>	REOs per Square Mile	Index: REO Availability	Number of 90-day and more Delinquency <sup>(3)</sup>	90-day and more Delinquency per Square Mile	Index: 90-day and more Delinquency	Median time of REO on Market (month) <sup>(4)</sup>	Index: Median Time of REO on Market	Median Home Sales Price Decline <sup>(5)</sup>	Percent of Median Home Sales Price Decline	Index: Home Sales Price Decline
06001	AVON	0.168	3	0.12	0.413	13	0.54	0.386	4.87	0.277	\$500	0.1%	0.223
06002	BLOOMFIELD	0.679	12	0.48	0.745	47	1.88	0.739	5.90	0.505	\$5,000	2.3%	0.342
06010	BRISTOL	0.788	20	0.76	0.810	94	3.55	0.870	5.90	0.505	\$5,000	2.7%	0.348
06013	BURLINGTON	0.190	1	0.03	0.033	9	0.30	0.217	7.85	0.875	\$0	0.0%	0.212
06016	BROAD BROOK	0.272	1	0.07	0.125	3	0.20	0.076	7.87	0.880	\$11,000	5.4%	0.505
06019	CANTON	0.717	3	0.33	0.554	6	0.66	0.261	10.81	0.967	\$23,500	7.8%	0.641
06029	ELLINGTON	0.071	3	0.09	0.348	14	0.42	0.353	3.87	0.136	-\$25,000	-10.2%	0.065
06032	FARMINGTON	0.380	4	0.17	0.516	6	0.26	0.136	5.94	0.663	\$8,000	2.9%	0.397
06033	GLASTONBURY	0.326	5	0.15	0.522	16	0.47	0.397	5.92	0.636	-\$13,550	-4.5%	0.103
06035	GRANBY	0.429	2	0.12	0.326	7	0.42	0.223	4.92	0.293	\$45,700	16.7%	0.929
06037	BERLIN	0.163	3	0.12	0.402	17	0.67	0.473	2.44	0.027	\$7,000	2.6%	0.370
06040	MANCHESTER	0.728	17	0.62	0.793	58	2.13	0.783	4.94	0.315	\$13,900	7.0%	0.565
06043	BOLTON	0.022	1	0.07	0.136	2	0.14	0.038	3.94	0.147	\$3,283	1.2%	0.261
06051	NEW BRITAIN	0.962	18	4.30	0.908	56	13.37	0.957	7.37	0.837	\$19,500	12.6%	0.717
06052	NEW BRITAIN	0.473	3	1.15	0.707	11	4.20	0.647	4.90	0.283	-\$1,300	-0.7%	0.201
06053	NEW BRITAIN	0.777	18	2.58	0.864	66	9.46	0.929	4.94	0.315	\$6,400	4.1%	0.418
06057	NEW HARTFORD	0.005	3	0.09	0.342	2	0.06	0.016	3.44	0.109	-\$44,501	-20.2%	0.011
06062	PLAINVILLE	0.266	1	0.10	0.190	32	3.28	0.761	5.90	0.505	-\$10,100	-5.7%	0.109
06066	VERNON ROCKVILLE	0.788	6	0.34	0.630	36	2.03	0.728	5.94	0.663	\$10,785	5.7%	0.511
06070	SIMSBURY	0.125	1	0.04	0.071	14	0.62	0.418	5.44	0.467	\$2,250	0.7%	0.245
06071	SOMERS	0.011	1	0.03	0.038	8	0.28	0.190	4.94	0.315	-\$47,500	-16.1%	0.033
06074	SOUTH WINDSOR	0.223	4	0.14	0.484	20	0.72	0.495	4.45	0.266	-\$4,250	-1.8%	0.196
06076	STAFFORD SPRINGS	0.049	3	0.04	0.196	13	0.15	0.185	3.42	0.098	\$2,750	1.4%	0.255
06078	SUFFIELD	0.043	3	0.11	0.386	7	0.26	0.168	1.97	0.011	-\$9,600	-3.4%	0.130
06082	ENFIELD	0.755	18	0.54	0.783	65	1.94	0.788	5.90	0.505	\$7,500	3.9%	0.435
06084	TOLLAND	0.250	2	0.05	0.179	11	0.28	0.228	3.97	0.217	\$46,000	15.7%	0.902
06085	UNIONVILLE	0.109	1	0.23	0.310	5	1.13	0.342	5.44	0.467	-\$45,000	-19.6%	0.016
06095	WINDSOR	0.690	12	0.40	0.717	58	1.96	0.772	5.90	0.505	\$7,000	3.1%	0.386
06096	WINDSOR LOCKS	0.527	3	0.36	0.560	15	1.78	0.576	5.40	0.435	\$7,000	3.7%	0.413
06098	WINSTED	0.190	2	0.03	0.114	11	0.17	0.174	7.87	0.880	-\$4,230	-2.6%	0.168
06105	HARTFORD	0.484	8	3.14	0.842	12	4.71	0.679	4.92	0.293	-\$26,675	-15.8%	0.049
06106	HARTFORD	0.924	17	3.96	0.886	36	8.39	0.853	5.92	0.636	\$20,000	11.4%	0.690
06107	WEST HARTFORD	0.375	1	0.16	0.255	8	1.27	0.457	8.35	0.918	-\$27,600	-8.6%	0.076
06108	EAST HARTFORD	0.913	12	1.47	0.815	58	7.11	0.891	6.85	0.717	\$14,000	8.1%	0.592
06109	WETHERSFIELD	0.283	2	0.17	0.380	21	1.74	0.625	5.39	0.424	-\$5,000	-2.1%	0.174
06110	WEST HARTFORD	0.353	2	0.62	0.582	15	4.64	0.717	4.40	0.228	-\$5,100	-2.4%	0.158
06111	NEWINGTON	0.332	4	0.30	0.576	28	2.13	0.685	4.44	0.255	-\$6,250	-2.9%	0.147
06112	HARTFORD	0.826	12	4.29	0.875	39	13.93	0.913	4.94	0.315	\$9,000	5.7%	0.484
06114	HARTFORD	0.897	19	4.68	0.924	35	8.62	0.842	5.90	0.505	\$20,000	10.6%	0.679
06117	WEST HARTFORD	0.136	3	0.29	0.543	5	0.49	0.201	3.94	0.147	\$6,044	1.9%	0.337
06118	EAST HARTFORD	0.815	14	1.37	0.826	52	5.09	0.821	5.42	0.446	\$8,450	4.7%	0.451
06119	WEST HARTFORD	0.549	1	0.49	0.457	6	2.94	0.533	10.81	0.967	-\$31,100	-12.8%	0.054
06120	HARTFORD	0.951	13	3.67	0.870	16	4.52	0.723	7.84	0.859	\$32,500	22.6%	0.908
06226	WILLIMANTIC	0.717	5	0.68	0.701	15	2.03	0.598	7.84	0.859	\$2,677	1.6%	0.266

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06231	AMSTON	0.467	1	0.07	0.120	1	0.07	0.005	6.89	0.761	\$58,750	21.5%	0.946
06234	BROOKLYN	0.630	3	0.11	0.391	16	0.60	0.451	6.87	0.728	\$20,500	8.6%	0.630
06238	COVENTRY	0.332	6	0.16	0.549	12	0.32	0.255	5.90	0.505	\$5,513	2.5%	0.353
06239	DANIELSON	0.614	4	0.16	0.500	26	1.01	0.571	4.40	0.228	\$36,600	17.8%	0.886
06241	DAYVILLE	0.527	6	0.22	0.587	11	0.39	0.288	4.94	0.315	\$26,075	12.3%	0.793
06255	NORTH GROSVENORDALE	0.304	3	0.12	0.408	11	0.45	0.321	5.92	0.636	\$3,500	1.7%	0.283
06256	NORTH WINDHAM	0.141	1	0.05	0.098	2	0.10	0.027	4.94	0.315	\$25,500	12.8%	0.799
06259	POMFRET CENTER	0.011	2	0.04	0.168	7	0.16	0.103	2.95	0.065	\$1,500	0.6%	0.239
06260	PUTNAM	0.701	1	0.05	0.087	25	1.24	0.609	8.84	0.929	\$23,500	12.4%	0.761
06268	STORRS MANSFIELD	0.054	2	0.08	0.250	2	0.08	0.022	2.95	0.065	\$10,000	4.3%	0.473
06277	THOMPSON	0.087	2	0.09	0.277	10	0.46	0.310	3.45	0.120	\$4,500	2.0%	0.326
06278	ASHFORD	0.082	2	0.05	0.185	7	0.18	0.120	5.90	0.505	-\$6,000	-2.9%	0.152
06320	NEW LONDON	0.935	27	4.87	0.940	39	7.04	0.826	5.90	0.505	\$40,000	19.1%	0.924
06330	BALTIC	0.207	2	0.10	0.288	0	0.00	0.000	3.44	0.109	\$58,000	26.9%	0.967
06331	CANTERBURY	0.038	1	0.02	0.011	10	0.25	0.207	3.92	0.141	\$4,900	2.0%	0.332
06333	EAST LYME	0.130	4	0.17	0.505	4	0.17	0.082	2.97	0.082	\$17,500	4.6%	0.538
06335	GALES FERRY	0.255	1	0.09	0.158	4	0.35	0.130	12.81	0.984	\$3,750	1.4%	0.272
06339	LEDYARD	0.408	4	0.15	0.489	13	0.48	0.375	5.90	0.505	\$7,000	2.9%	0.380
06340	GROTON	0.614	11	0.47	0.734	26	1.12	0.592	4.94	0.315	\$13,525	6.2%	0.543
06351	JEWETT CITY	0.565	8	0.25	0.636	31	0.98	0.603	4.45	0.266	\$11,950	5.7%	0.522
06354	MOOSUP	0.668	7	0.34	0.658	13	0.63	0.408	5.44	0.467	\$25,000	11.9%	0.766
06355	MYSTIC	0.402	2	0.15	0.370	9	0.67	0.359	3.94	0.147	\$41,300	14.2%	0.870
06359	NORTH STONINGTON	0.065	1	0.02	0.000	8	0.14	0.109	2.44	0.027	\$28,324	10.1%	0.750
06360	NORWICH	0.755	28	0.47	0.799	62	1.04	0.690	6.87	0.728	\$3,450	1.8%	0.293
06365	PRESTON	0.571	2	0.24	0.451	11	1.34	0.505	3.45	0.120	\$65,100	27.7%	0.973
06370	OAKDALE	0.457	4	0.19	0.527	19	0.89	0.527	3.94	0.147	\$20,000	8.1%	0.620
06371	OLD LYME	0.076	1	0.02	0.005	12	0.22	0.212	3.45	0.120	\$21,500	5.7%	0.598
06374	PLAINFIELD	0.663	12	0.46	0.739	25	0.95	0.554	4.94	0.315	\$19,500	10.3%	0.668
06375	QUAKER HILL	0.603	1	0.15	0.245	5	0.76	0.250	6.90	0.777	\$40,000	15.4%	0.875
06377	STERLING	0.652	5	0.30	0.592	12	0.72	0.429	4.94	0.315	\$41,000	18.2%	0.913
06378	STONINGTON	0.141	1	0.05	0.092	6	0.30	0.163	2.95	0.065	\$56,250	13.4%	0.918
06379	PAWCATUCK	0.598	1	0.08	0.141	9	0.68	0.364	8.84	0.929	\$26,000	9.1%	0.701
06382	UNCASVILLE	0.625	7	0.34	0.663	16	0.78	0.484	3.95	0.201	\$32,000	14.6%	0.848
06385	WATERFORD	0.582	4	0.15	0.495	23	0.88	0.543	7.90	0.913	-\$10,050	-4.1%	0.120
06401	ANSONIA	0.630	9	1.49	0.804	54	8.94	0.897	4.42	0.250	\$2,000	0.8%	0.250
06403	BEACON FALLS	0.245	4	0.40	0.603	8	0.81	0.380	5.87	0.489	-\$50,000	-17.5%	0.022
06405	BRANFORD	0.223	6	0.27	0.614	31	1.41	0.641	3.42	0.098	-\$14,900	-6.3%	0.087
06410	CHESHIRE	0.560	2	0.06	0.217	25	0.76	0.538	9.34	0.957	\$5,000	1.7%	0.315
06413	CLINTON	0.810	3	0.18	0.467	23	1.41	0.620	9.84	0.962	\$13,000	4.5%	0.495
06415	COLCHESTER	0.576	5	0.09	0.435	13	0.24	0.234	6.87	0.728	\$23,000	8.8%	0.663
06416	CROMWELL	0.418	5	0.40	0.625	22	1.76	0.630	3.95	0.201	\$3,623	1.9%	0.299
06418	DERBY	0.446	5	1.01	0.728	18	3.62	0.696	2.94	0.043	\$4,500	2.0%	0.321
06419	KILLINGWORTH	0.277	1	0.03	0.027	6	0.17	0.098	5.92	0.636	\$41,500	10.1%	0.832
06420	SALEM	0.033	2	0.07	0.228	5	0.17	0.092	4.40	0.228	-\$35,000	-12.7%	0.043

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06422	DURHAM	0.348	2	0.08	0.266	10	0.42	0.272	6.90	0.777	\$6,900	2.2%	0.364
06423	EAST HADDAM	0.152	1	0.03	0.016	8	0.21	0.147	14.79	1.000	-\$17,000	-6.0%	0.082
06424	EAST HAMPTON	0.397	8	0.20	0.598	8	0.20	0.141	7.87	0.880	-\$11,606	-4.6%	0.114
06437	GUILFORD	0.364	3	0.06	0.283	26	0.55	0.500	3.95	0.201	\$31,250	7.8%	0.712
06438	HADDAM	0.000	1	0.09	0.163	2	0.17	0.054	1.97	0.011	-\$6,000	-1.9%	0.163
06441	HIGGANUM	0.114	1	0.04	0.049	7	0.27	0.179	3.94	0.147	\$30,000	10.0%	0.772
06442	IVORYTON	0.092	1	0.24	0.332	1	0.24	0.033	1.94	0.005	\$25,950	7.8%	0.674
06443	MADISON	0.185	1	0.03	0.022	15	0.41	0.370	2.94	0.043	\$58,000	11.8%	0.897
06447	MARLBOROUGH	0.212	1	0.04	0.065	9	0.39	0.245	13.77	0.989	-\$14,000	-4.8%	0.098
06450	MERIDEN	0.837	35	2.49	0.918	63	4.48	0.837	6.87	0.728	-\$3,750	-2.2%	0.190
06451	MERIDEN	0.842	26	2.69	0.891	52	5.38	0.832	5.42	0.446	\$11,500	6.4%	0.533
06457	MIDDLETOWN	0.500	14	0.34	0.712	58	1.42	0.734	4.40	0.228	\$0	0.0%	0.212
06460	MILFORD	0.799	13	0.58	0.772	66	2.93	0.799	5.90	0.505	\$11,000	3.7%	0.462
06468	MONROE	0.739	1	0.04	0.054	25	0.96	0.560	8.84	0.929	\$69,200	16.5%	0.940
06469	MOODUS	0.174	1	0.10	0.174	9	0.87	0.402	5.90	0.505	\$800	0.3%	0.228
06470	NEWTOWN	0.451	2	0.05	0.201	21	0.57	0.478	5.90	0.505	\$27,350	5.4%	0.609
06472	NORTHFORD	0.315	2	0.12	0.321	12	0.72	0.424	3.97	0.217	\$27,800	8.2%	0.685
06473	NORTH HAVEN	0.772	5	0.23	0.565	34	1.57	0.674	5.90	0.505	\$29,936	10.2%	0.777
06475	OLD SAYBROOK	0.647	1	0.07	0.130	13	0.86	0.462	6.90	0.777	\$46,150	11.7%	0.859
06477	ORANGE	0.554	2	0.12	0.315	17	0.99	0.522	6.87	0.728	\$12,500	3.2%	0.457
06478	OXFORD	0.201	3	0.09	0.353	13	0.40	0.332	2.97	0.082	\$21,000	4.8%	0.576
06480	PORTLAND	0.098	1	0.04	0.060	11	0.45	0.326	4.94	0.315	\$8,000	3.3%	0.424
06482	SANDY HOOK	0.462	3	0.14	0.418	14	0.67	0.446	6.39	0.685	\$5,000	1.1%	0.277
06483	SEYMOUR	0.799	7	0.48	0.696	26	1.78	0.652	5.42	0.446	\$27,000	10.2%	0.745
06484	SHELTON	0.712	6	0.20	0.571	45	1.47	0.707	6.84	0.712	\$10,000	2.9%	0.429
06488	SOUTHBURY	0.538	8	0.20	0.609	15	0.38	0.348	5.87	0.489	\$16,500	5.7%	0.560
06489	SOUTHINGTON	0.391	2	0.07	0.234	24	0.87	0.549	6.89	0.761	-\$4,750	-1.9%	0.179
06492	WALLINGFORD	0.332	8	0.21	0.620	51	1.31	0.712	2.94	0.043	\$3,850	1.6%	0.288
06498	WESTBROOK	0.103	3	0.19	0.478	8	0.51	0.266	4.92	0.293	-\$17,000	-4.8%	0.092
06511	NEW HAVEN	0.734	54	9.02	0.995	87	14.52	0.978	4.94	0.315	-\$4,267	-1.9%	0.185
06512	EAST HAVEN	0.832	25	2.35	0.880	82	7.71	0.940	4.94	0.315	\$11,500	5.2%	0.500
06513	NEW HAVEN	0.940	47	6.40	0.989	65	8.86	0.918	6.90	0.777	\$13,250	7.5%	0.571
06514	HAMDEN	0.821	22	2.05	0.859	73	6.82	0.908	4.94	0.315	\$10,000	4.7%	0.478
06515	NEW HAVEN	0.538	9	2.02	0.821	30	6.74	0.804	3.94	0.147	\$1,000	0.5%	0.234
06516	WEST HAVEN	0.908	41	3.73	0.946	143	13.00	0.989	4.94	0.315	\$25,000	11.5%	0.755
06517	HAMDEN	0.478	7	1.39	0.788	24	4.75	0.777	3.94	0.147	-\$8,550	-3.5%	0.136
06518	HAMDEN	0.364	1	0.06	0.109	30	1.76	0.668	4.94	0.315	\$20,000	7.1%	0.603
06519	NEW HAVEN	0.918	19	13.29	0.978	23	16.08	0.875	4.94	0.315	\$28,560	17.7%	0.853
06524	BETHANY	0.315	1	0.05	0.082	6	0.29	0.152	6.39	0.685	\$31,800	8.1%	0.728
06525	WOODBIDGE	0.239	1	0.05	0.103	4	0.21	0.087	7.87	0.880	\$11,250	2.3%	0.408
06604	BRIDGEPORT	0.967	27	8.26	0.957	65	19.88	0.984	5.90	0.505	\$67,500	27.0%	0.984
06605	BRIDGEPORT	0.995	24	10.08	0.967	47	19.75	0.967	6.90	0.777	\$60,000	22.2%	0.957
06606	BRIDGEPORT	0.973	57	11.29	1.000	183	36.24	1.000	5.90	0.505	\$45,000	18.8%	0.935
06607	BRIDGEPORT	0.978	9	8.41	0.897	26	24.30	0.935	7.32	0.832	\$37,775	17.6%	0.891

## Connecticut REO Stabilization Opportunity Score (Discussion Draft)

ZIP Code <sup>(1)</sup>	Town <sup>(2)</sup>	REO Stability Opportunity Score	Number of REOs <sup>(3)</sup>	REOs per Square Mile	Index: REO Availability	Number of 90-day and more Delinquency <sup>(3)</sup>	90-day and more Delinquency per Square Mile	Index: 90-day and more Delinquency	Median time of REO on Market (month) <sup>(4)</sup>	Index: Median Time of REO on Market	Median Home Sales Price Decline <sup>(5)</sup>	Percent of Median Home Sales Price Decline	Index: Home Sales Price Decline
06608	BRIDGEPORT	0.984	16	15.24	0.973	25	23.81	0.924	6.39	0.685	\$81,000	35.8%	0.995
06610	BRIDGEPORT	1.000	27	8.79	0.962	78	25.41	0.995	7.84	0.859	\$57,400	26.7%	0.962
06611	TRUMBULL	0.864	4	0.17	0.511	39	1.67	0.701	6.89	0.761	\$43,000	9.6%	0.826
06612	EASTON	0.027	1	0.04	0.043	7	0.25	0.158	4.94	0.315	-\$42,500	-5.7%	0.071
06614	STRATFORD	0.859	15	1.36	0.832	60	5.42	0.859	4.90	0.283	\$35,000	11.7%	0.821
06615	STRATFORD	0.957	17	2.56	0.853	57	8.60	0.902	6.90	0.777	\$38,000	15.2%	0.864
06704	WATERBURY	0.929	46	5.64	0.984	96	11.78	0.973	5.90	0.505	\$15,500	12.3%	0.658
06705	WATERBURY	0.609	22	4.10	0.929	65	12.13	0.962	3.94	0.147	-\$7,092	-5.3%	0.125
06706	WATERBURY	0.880	18	4.70	0.913	34	8.88	0.848	5.92	0.636	\$6,500	4.8%	0.440
06708	WATERBURY	0.870	27	2.85	0.902	62	6.55	0.880	5.90	0.505	\$10,000	6.5%	0.516
06710	WATERBURY	0.989	15	14.71	0.951	27	26.47	0.951	6.90	0.777	\$53,000	34.2%	0.978
06712	PROSPECT	0.424	2	0.14	0.364	14	0.98	0.489	7.89	0.908	-\$57,360	-21.4%	0.005
06716	WOLCOTT	0.685	3	0.15	0.424	23	1.13	0.565	6.85	0.717	\$21,022	9.0%	0.647
06757	KENT	0.060	2	0.06	0.212	4	0.12	0.071	5.90	0.505	-\$28,000	-10.1%	0.060
06759	LITCHFIELD	0.408	2	0.04	0.147	2	0.04	0.011	12.77	0.978	\$22,500	6.9%	0.614
06762	MIDDLEBURY	0.261	2	0.11	0.299	9	0.51	0.299	0.98	0.000	\$71,250	17.8%	0.951
06770	NAUGATUCK	0.875	22	1.34	0.848	74	4.50	0.864	6.87	0.728	\$6,800	3.2%	0.391
06776	NEW MILFORD	0.690	13	0.23	0.685	43	0.75	0.614	4.92	0.293	\$30,953	10.0%	0.788
06777	NEW PRESTON MARBLE DALE	0.179	2	0.08	0.261	3	0.12	0.060	5.42	0.446	\$19,000	4.8%	0.554
06779	OAKVILLE	0.848	3	0.84	0.679	13	3.64	0.663	7.37	0.837	\$12,550	5.6%	0.527
06782	PLYMOUTH	0.304	4	0.56	0.652	3	0.42	0.114	7.39	0.853	-\$38,000	-21.1%	0.027
06784	SHERMAN	0.288	2	0.09	0.272	3	0.13	0.065	5.40	0.435	\$47,500	9.5%	0.842
06786	TERRYVILLE	0.435	2	0.14	0.359	26	1.80	0.658	4.94	0.315	\$8,500	4.5%	0.446
06787	THOMASTON	0.489	2	0.11	0.293	10	0.54	0.337	5.90	0.505	\$22,500	12.2%	0.739
06790	TORRINGTON	0.739	16	0.39	0.755	63	1.52	0.750	5.87	0.489	\$9,400	5.5%	0.489
06791	HARWINTON	0.217	2	0.06	0.223	3	0.10	0.043	3.94	0.147	\$85,019	29.8%	0.989
06795	WATERTOWN	0.293	3	0.12	0.397	15	0.58	0.435	2.97	0.082	\$26,000	9.3%	0.707
06798	WOODBURY	0.489	2	0.05	0.207	9	0.25	0.196	6.90	0.777	\$27,500	8.4%	0.696
06801	BETHEL	0.505	6	0.36	0.647	26	1.57	0.636	4.94	0.315	\$5,000	1.4%	0.304
06804	BROOKFIELD	0.886	7	0.34	0.668	24	1.18	0.582	6.90	0.777	\$39,250	9.6%	0.810
06810	DANBURY	0.902	23	1.07	0.837	94	4.38	0.886	5.84	0.484	\$31,400	9.8%	0.783
06811	DANBURY	0.707	11	0.54	0.750	44	2.15	0.745	4.94	0.315	\$18,250	5.6%	0.582
06812	NEW FAIRFIELD	0.359	4	0.21	0.538	18	0.92	0.516	2.94	0.043	\$21,000	5.3%	0.587
06820	DARIEN	0.158	1	0.08	0.152	2	0.16	0.049	5.90	0.505	\$32,595	2.8%	0.549
06830	GREENWICH	0.440	2	0.15	0.375	11	0.84	0.440	8.37	0.924	-\$92,500	-7.1%	0.038
06831	GREENWICH	0.658	4	0.14	0.473	11	0.39	0.277	5.90	0.505	\$320,000	24.7%	1.000
06840	NEW CANAAN	0.299	1	0.05	0.076	10	0.45	0.293	8.87	0.951	\$10,000	0.8%	0.310
06850	NORWALK	0.853	4	0.63	0.674	25	3.91	0.755	5.94	0.663	\$26,750	6.5%	0.625
06851	NORWALK	0.592	4	0.52	0.641	29	3.75	0.766	5.90	0.505	-\$500	-0.1%	0.207
06853	NORWALK	0.120	3	2.50	0.777	3	2.50	0.391	1.97	0.011	-\$450,000	-42.9%	0.000
06854	NORWALK	0.777	6	1.12	0.761	34	6.33	0.815	3.94	0.147	\$37,250	9.6%	0.804
06855	NORWALK	0.674	1	0.48	0.446	3	1.44	0.283	6.40	0.701	\$55,000	11.6%	0.880
06870	OLD GREENWICH	0.755	1	0.45	0.429	5	2.26	0.467	7.87	0.880	\$57,500	4.5%	0.734
06877	RIDGEFIELD	0.386	3	0.09	0.337	13	0.38	0.315	4.44	0.255	\$53,000	7.2%	0.815

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06880	WESTPORT	<b>0.587</b>	4	0.20	<b>0.533</b>	24	1.20	<b>0.587</b>	7.37	<b>0.837</b>	-\$16,500	-1.5%	<b>0.141</b>
06883	WESTON	<b>0.511</b>	3	0.15	<b>0.440</b>	13	0.66	<b>0.413</b>	5.94	<b>0.663</b>	\$15,000	1.6%	<b>0.402</b>
06896	REDDING	<b>0.630</b>	4	0.13	<b>0.462</b>	10	0.32	<b>0.239</b>	6.90	<b>0.777</b>	\$41,000	6.2%	<b>0.723</b>
06897	WILTON	<b>0.234</b>	2	0.07	<b>0.239</b>	6	0.22	<b>0.125</b>	6.40	<b>0.701</b>	\$13,000	1.5%	<b>0.375</b>
06902	STAMFORD	<b>0.891</b>	31	3.19	<b>0.935</b>	80	8.24	<b>0.946</b>	5.39	<b>0.424</b>	\$27,500	6.4%	<b>0.636</b>
06903	STAMFORD	<b>0.516</b>	2	0.11	<b>0.304</b>	9	0.51	<b>0.304</b>	13.77	<b>0.989</b>	\$11,250	1.3%	<b>0.359</b>
06905	STAMFORD	<b>0.750</b>	5	1.00	<b>0.723</b>	29	5.80	<b>0.793</b>	5.90	<b>0.505</b>	\$15,000	2.8%	<b>0.467</b>
06906	STAMFORD	<b>0.946</b>	2	1.61	<b>0.690</b>	16	12.90	<b>0.810</b>	8.84	<b>0.929</b>	\$44,250	9.8%	<b>0.837</b>
06907	STAMFORD	<b>0.522</b>	4	1.75	<b>0.766</b>	6	2.62	<b>0.511</b>	2.45	<b>0.038</b>	\$30,100	6.3%	<b>0.652</b>

Notes:

(1) Only includes ZIPs codes with sufficient data.

(2) Town names are based on USPS standard town names assigned to the ZIP codes. Some, though not many, ZIP codes may cross town limits and therefore cover multiple towns.

(3) Reflect status as of Dec. 2008. The dataset from LPS Applied Analytics covers approximately 75% of the mortgages in CT. Therefore, it is possible that the actual numbers of REOs and delinquencies are slightly higher than these estimates, which are based on the dataset from LPS Applied Analytics.

(4) The calculation includes properties became REO since 2005, covering properties currently still on the market and the ones already have been purchased.

(5) Median home sales price decline calculated based on transaction records from the Warren Group. It is the difference between the median home sales price for the period of Jan 2005-June 2006 and the period of July 2007- Oct. 2008. ZIP codes with fewer than 15 transactions in either period are eliminated from the calculation as a small transaction volume could severely skew the median sales price.