



*Jefferson County Housing Market Update:
Foreclosure*

**Jefferson County
Mortgage-Foreclosure
and Delinquency Trends**

February 17, 2011

William R. Emmons

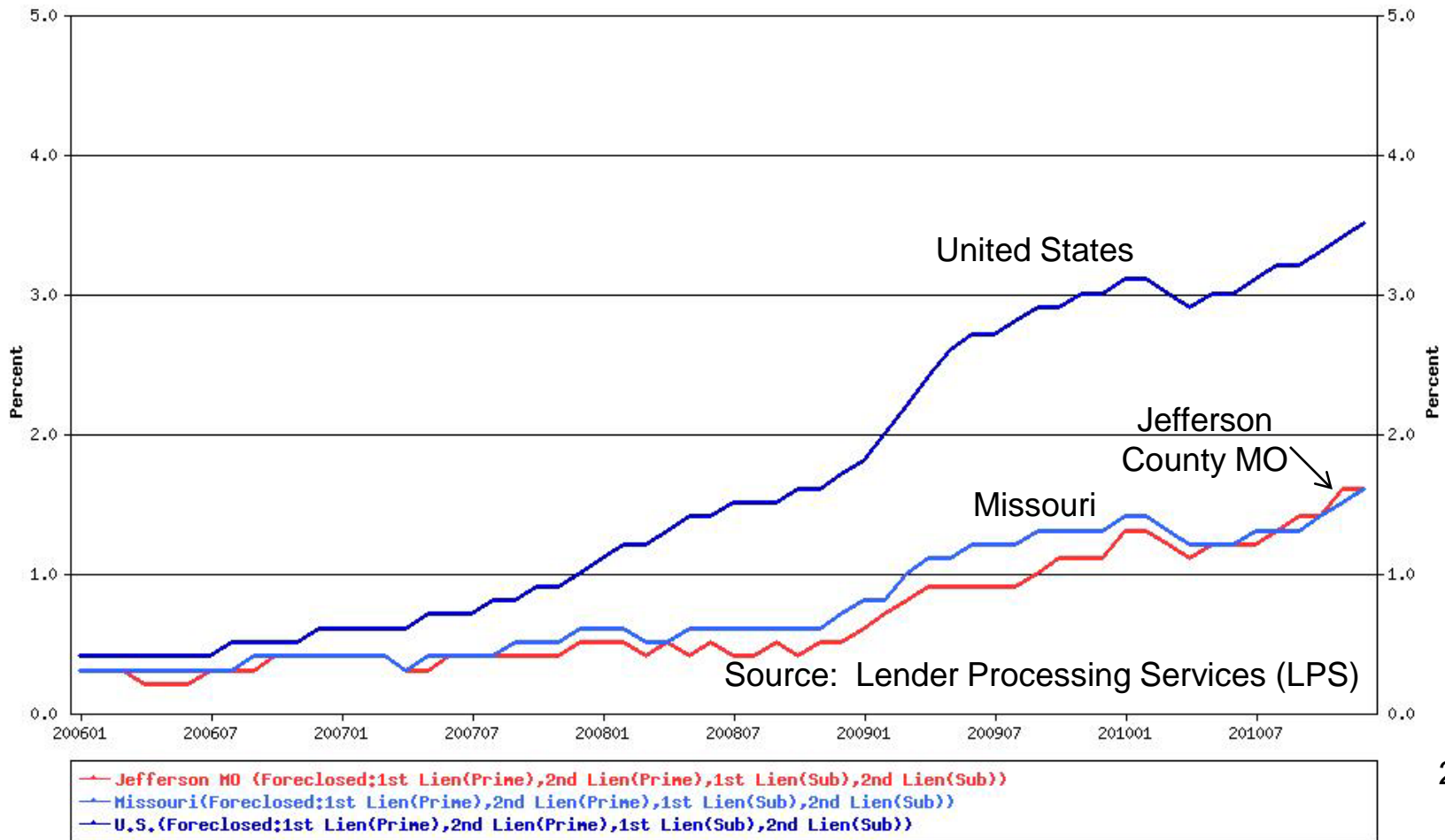
Assistant Vice President and Economist
Federal Reserve Bank of St. Louis

These comments reflect my own views, not necessarily those of the Federal Reserve Bank of St. Louis.



Jefferson Co. Foreclosure Inventory (1.6%) Matches MO (1.6%); Is Far Below US (3.5%)

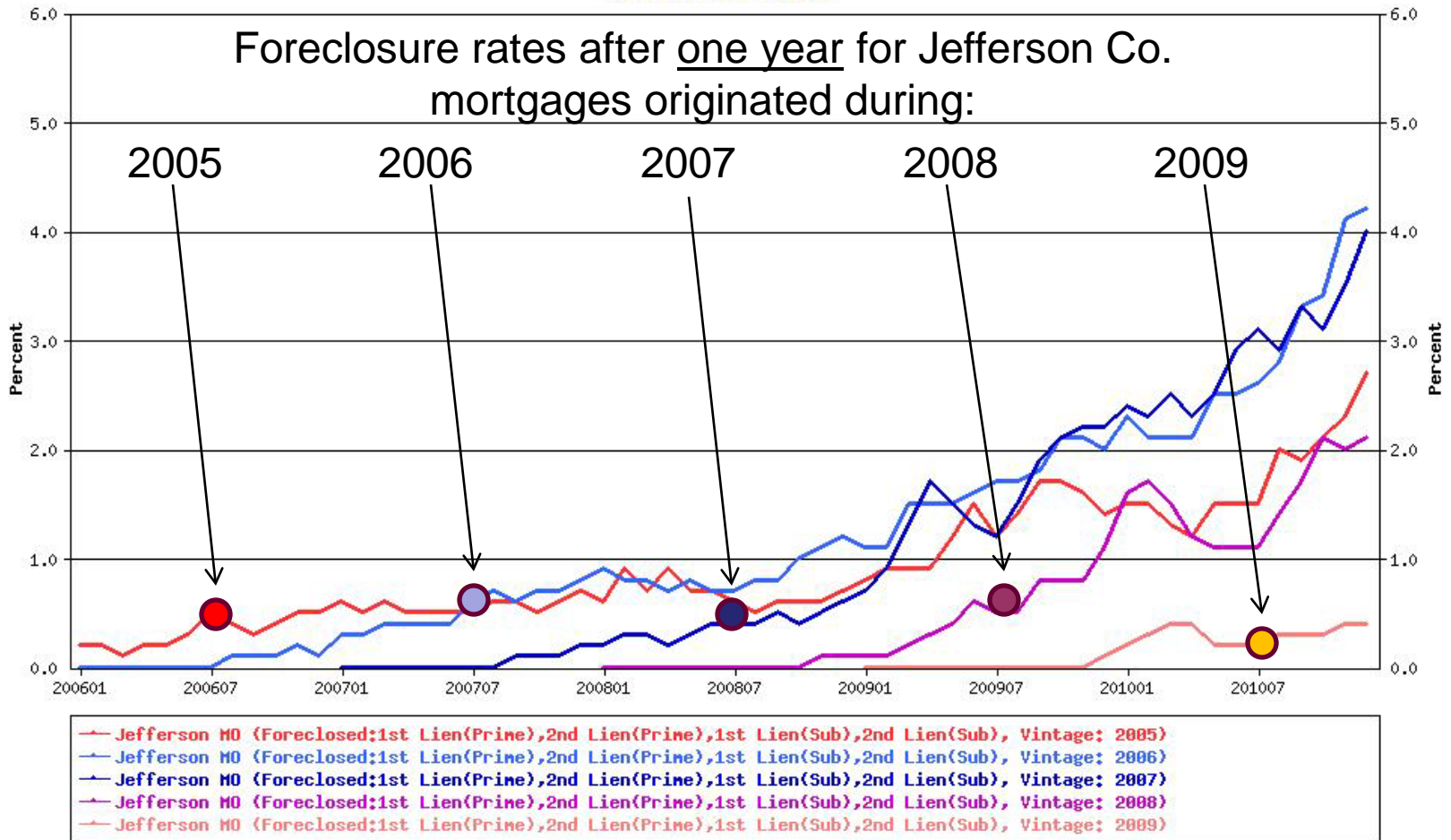
**Share of Mortgages in Foreclosure:
Jan. 2006 – Dec. 2010**





One-Year Foreclosure Risk: Improvement in 2009 Vintage

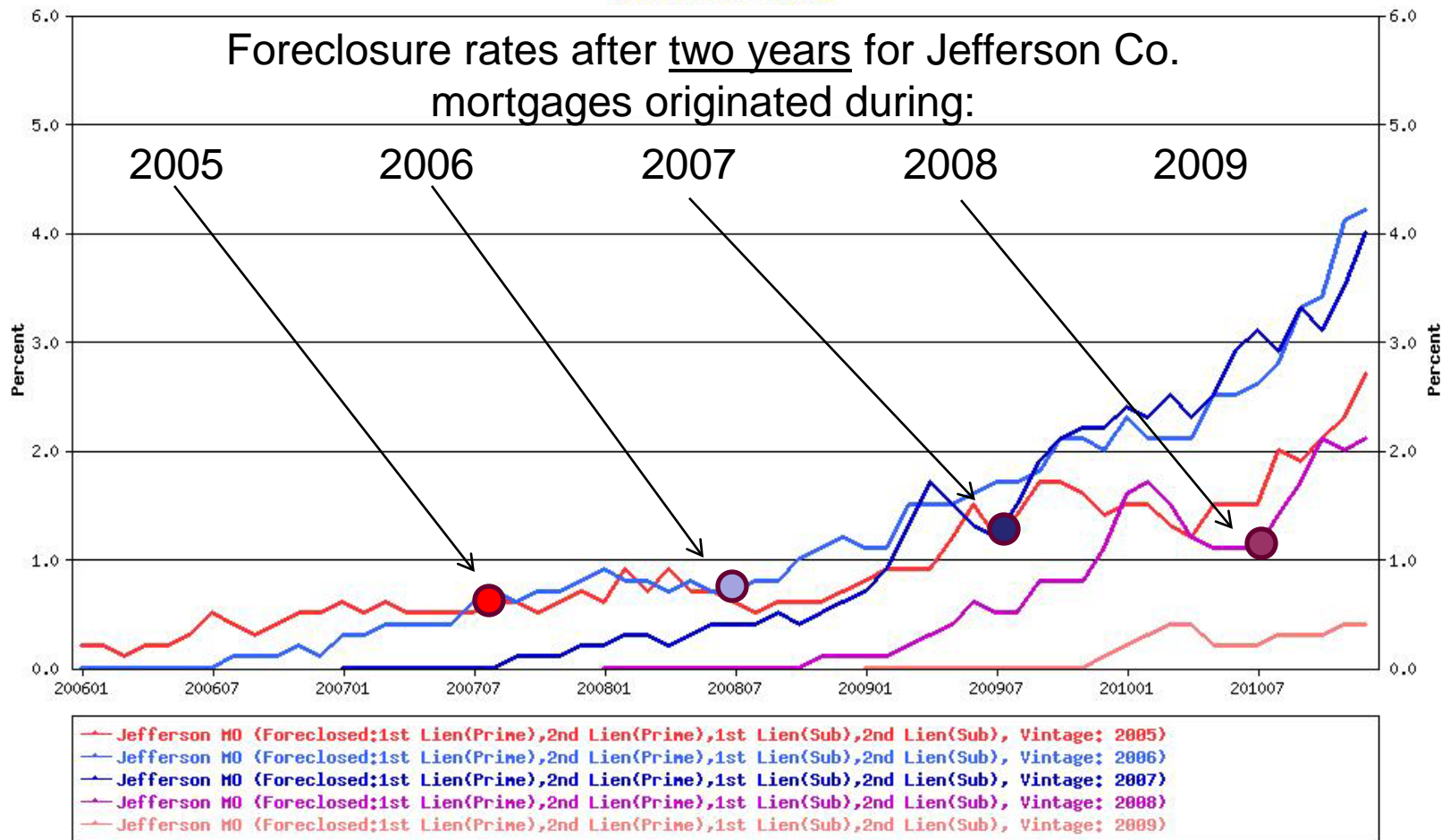
Share of Jefferson Co. Mortgages in Foreclosure By Origination Vintage:
Jan. 2006 – Dec. 2010





Two-Year Foreclosure Risk: 2007, 2008 Vintages Perform Worse

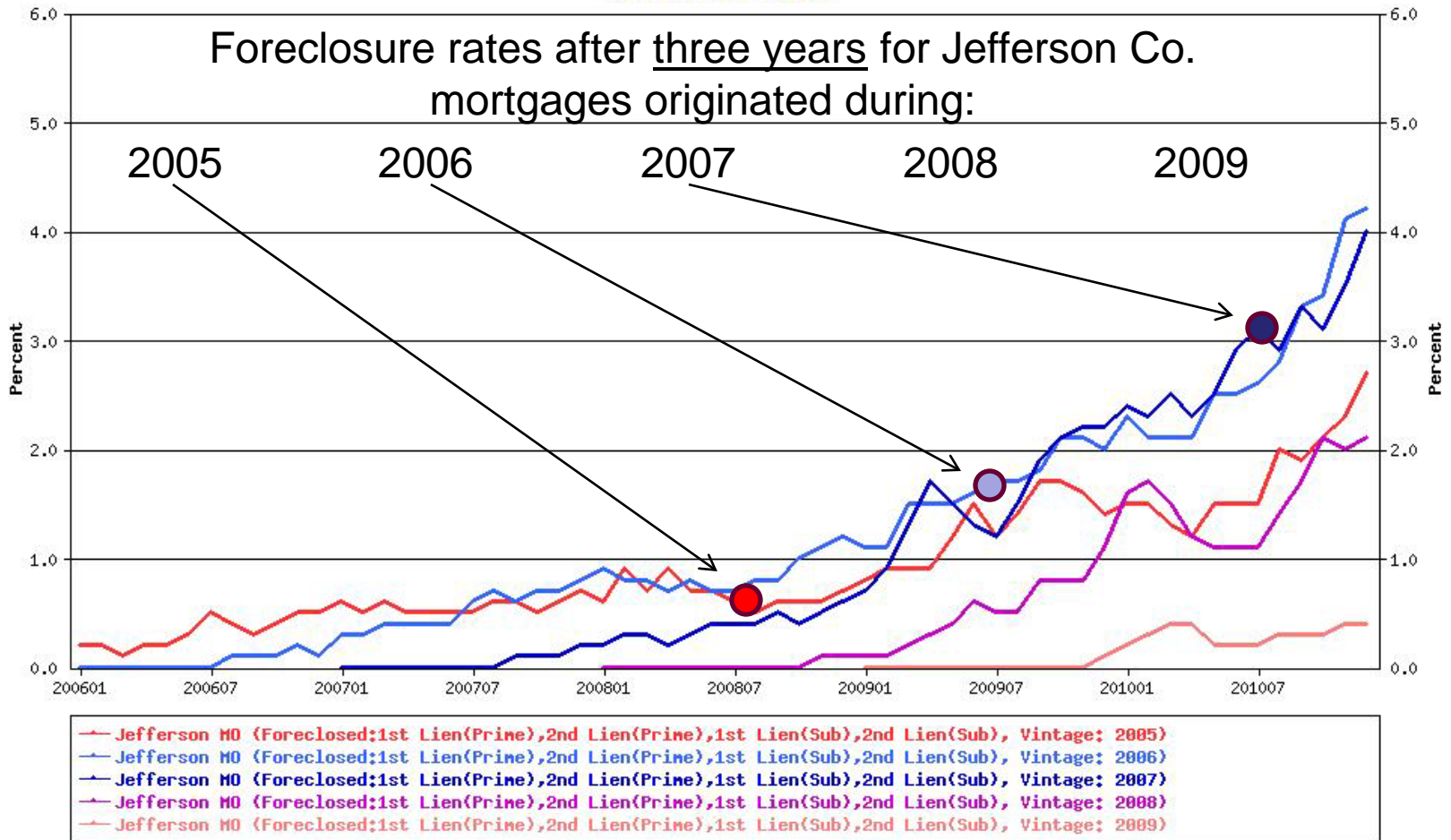
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Three-Year Foreclosure Risk: 2007 Vintage Performing Poorly

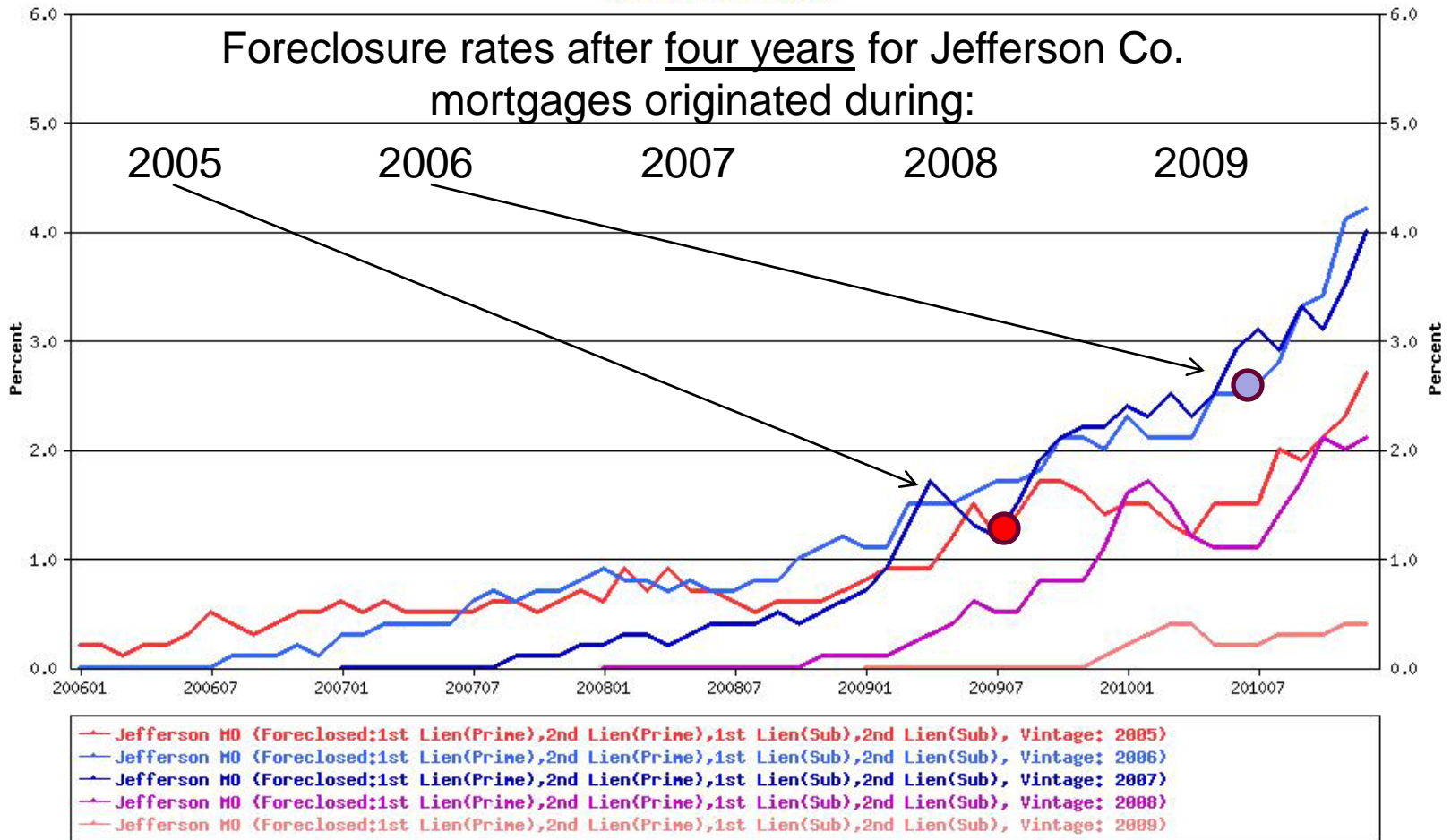
Share of Jefferson Co. Mortgages in Foreclosure By Origination Vintage:
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Four-Year Foreclosure Risk: 2006 Vintage Also Weak

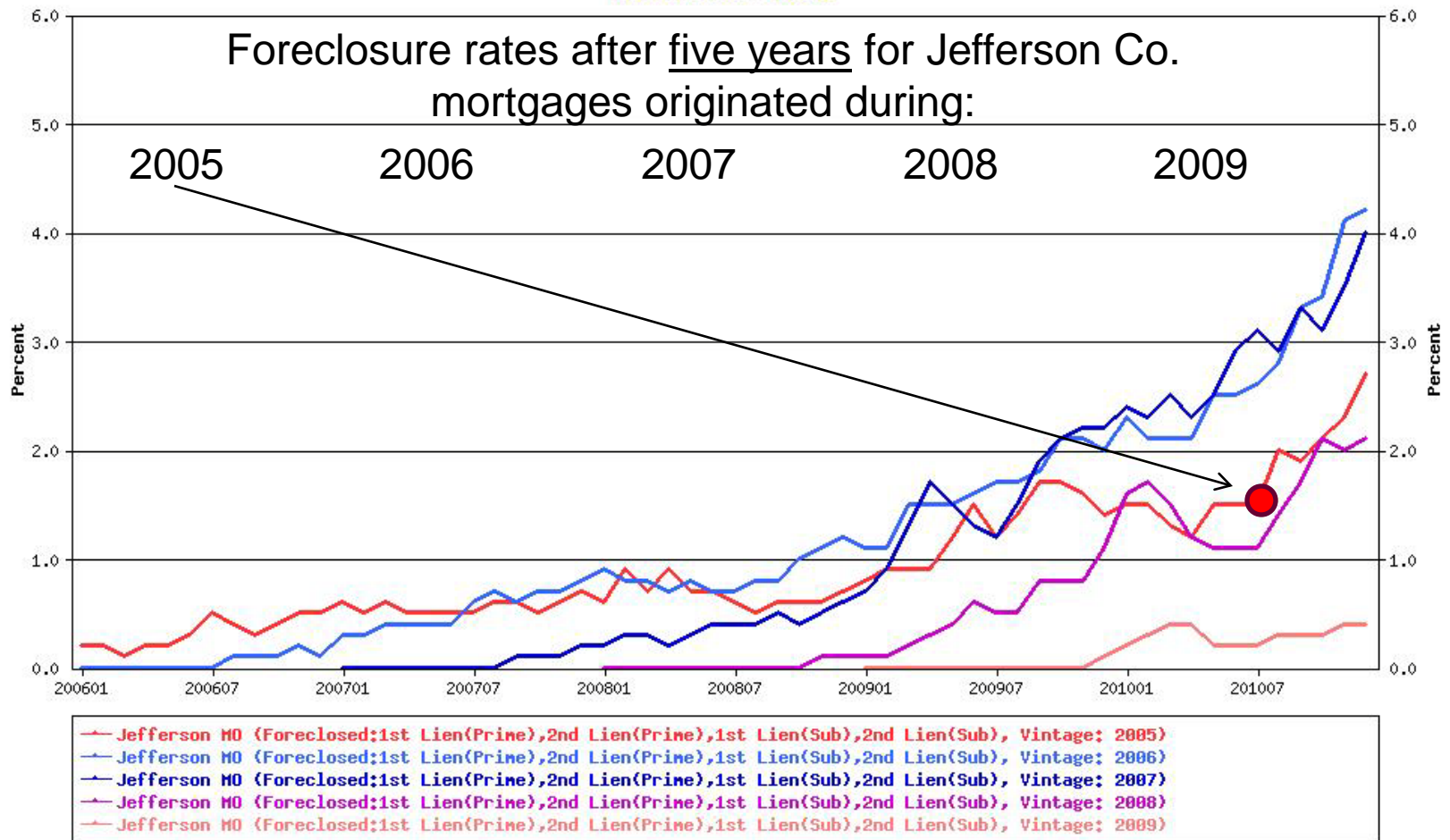
**Share of Jefferson Co. Mortgages in Foreclosure By Origination Vintage:
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Five-Year Foreclosure Risk: Vintages Before 2006 Doing Better

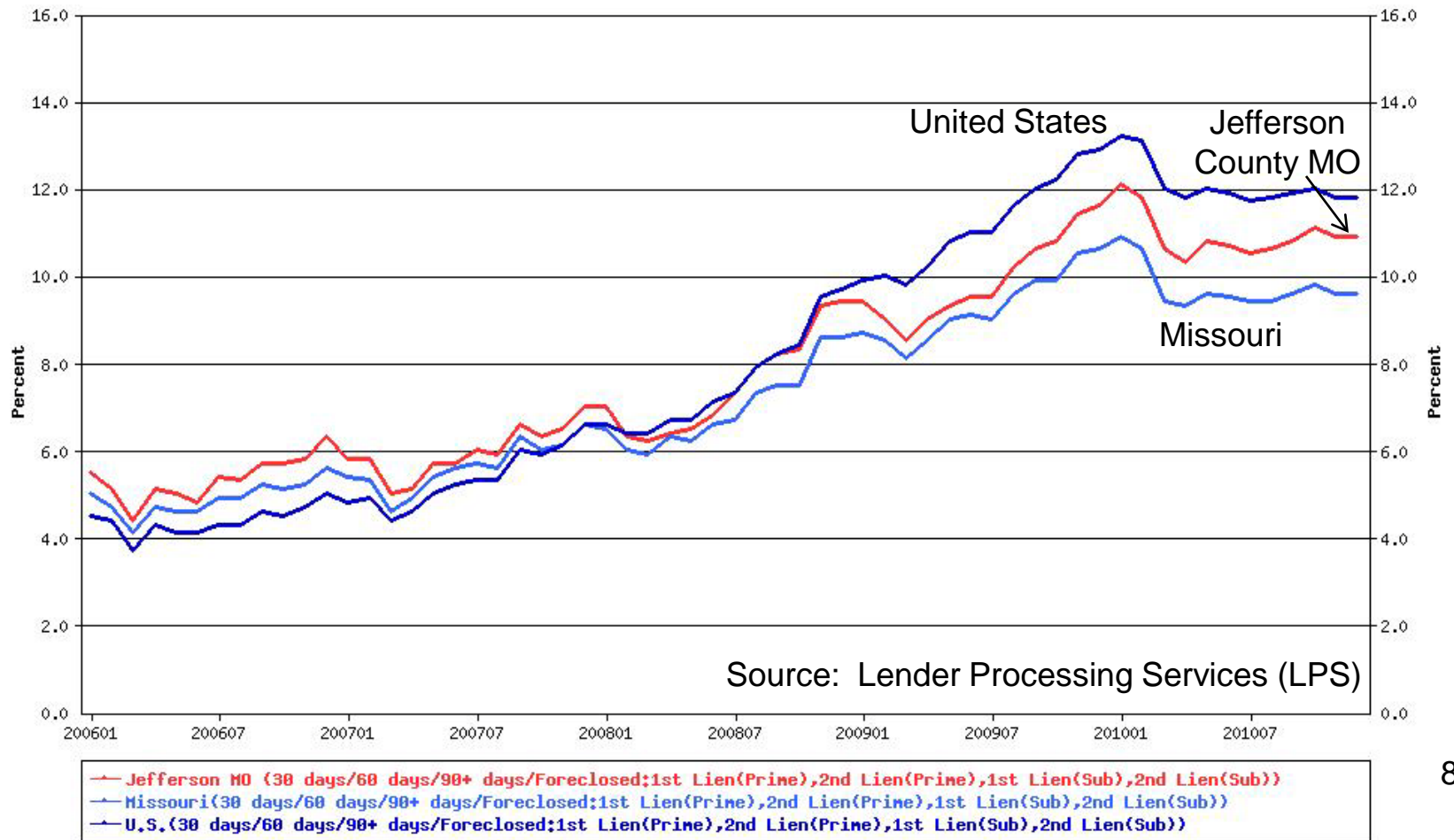
**Share of Jefferson Co. Mortgages in Foreclosure By Origination Vintage:
Jan. 2006 – Dec. 2010**





Overall Jefferson Co. Mortgage Distress (11%) Is Between MO (10%) and US (12%)

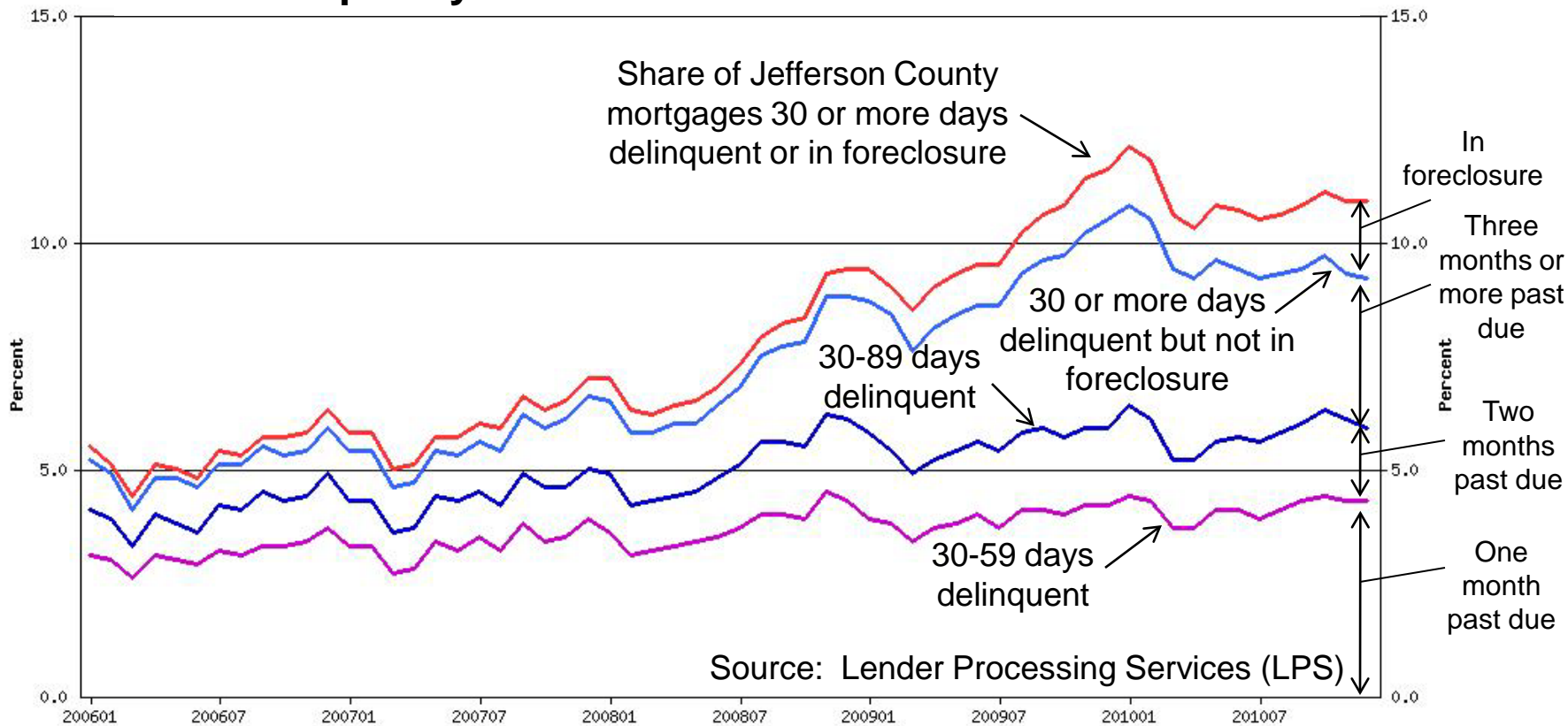
**Share of Jefferson County Mortgages 30+ Days Delinquent
or in Foreclosure: Jan. 2006 – Dec. 2010**





No Signs of Improvement At Any Stage of Mortgage Delinquency

Share of Jefferson County Mortgages At Various Stages of Delinquency or Foreclosure: Jan. 2006 – Dec. 2010



- Jefferson MO (30 days/60 days/90+ days/Foreclosed;1st Lien(Prime),2nd Lien(Prime),1st Lien(Sub),2nd Lien(Sub))
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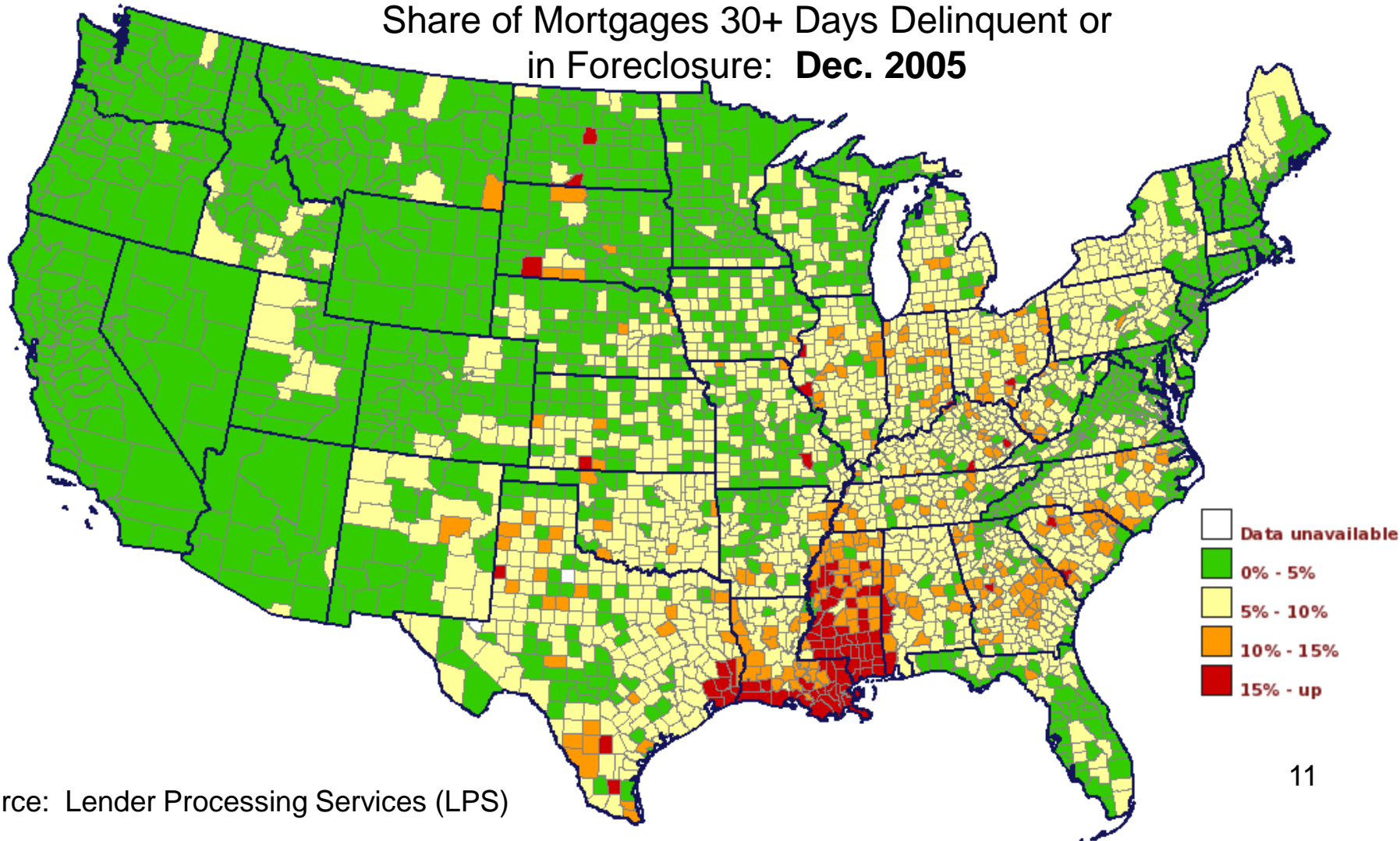
Six Facts About Mortgage Foreclosures and Delinquencies in Jefferson County

1. The Jefferson County foreclosure rate has increased fairly steadily from 0.3% (Jan. 2006) to 1.6% (Dec. 2010).
2. The Jefferson County foreclosure rate is tracking the Missouri rate very closely.
3. The Jefferson County foreclosure rate was similar to the US rate five years ago, but now is far below the US rate.
4. Jefferson County mortgages with the highest risks of foreclosure are those originated in 2007, 2008, and 2006, near the peak of the housing boom.
5. Overall mortgage distress in Jefferson County is 11%, between the Missouri (10%) and US (12%) levels.
6. There are no signs of meaningful improvement at any stage of mortgage delinquency in Jefferson County.



December 2005: Mortgage Distress By County

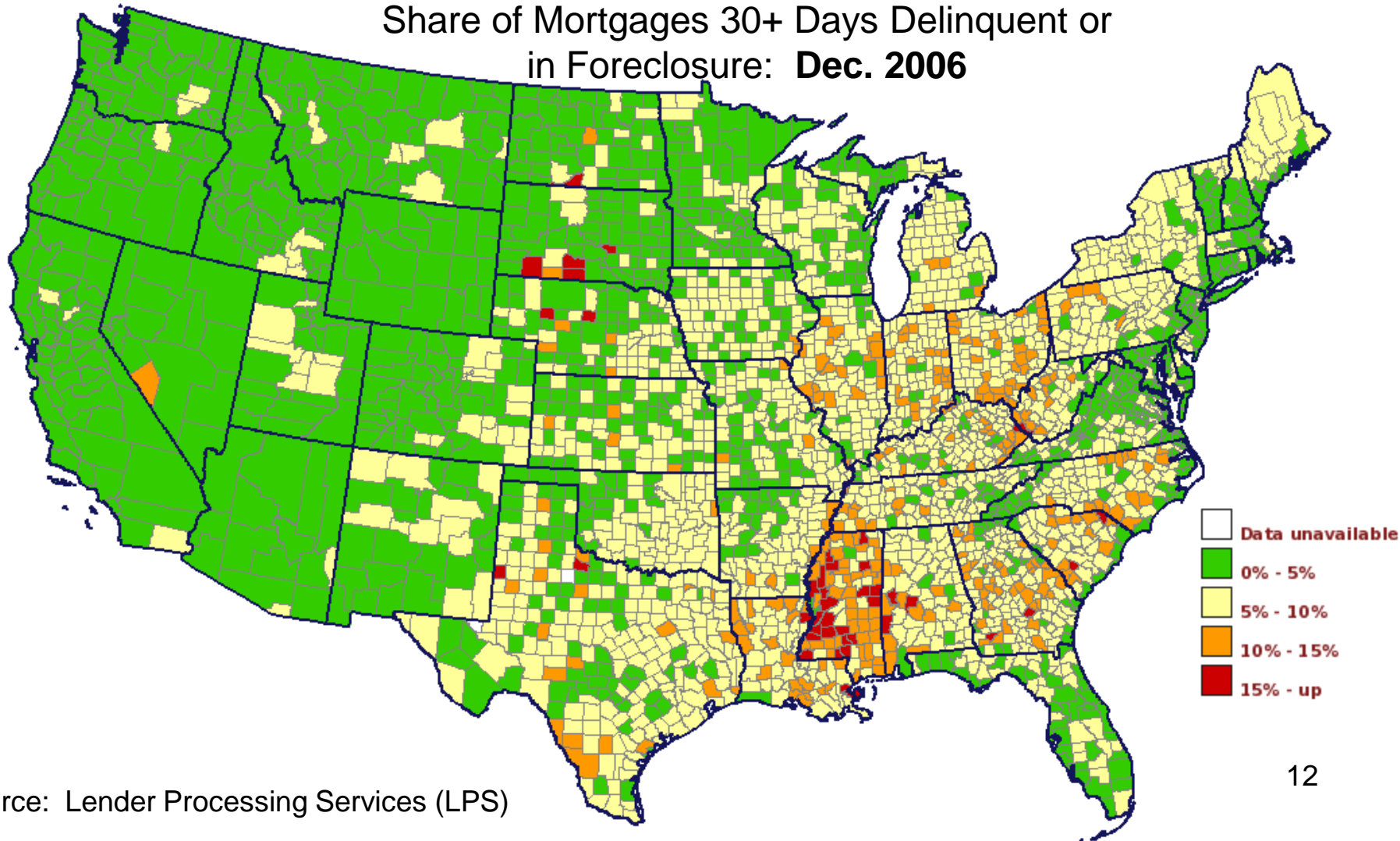
Share of Mortgages 30+ Days Delinquent or
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December 2006: Mortgage Distress By County

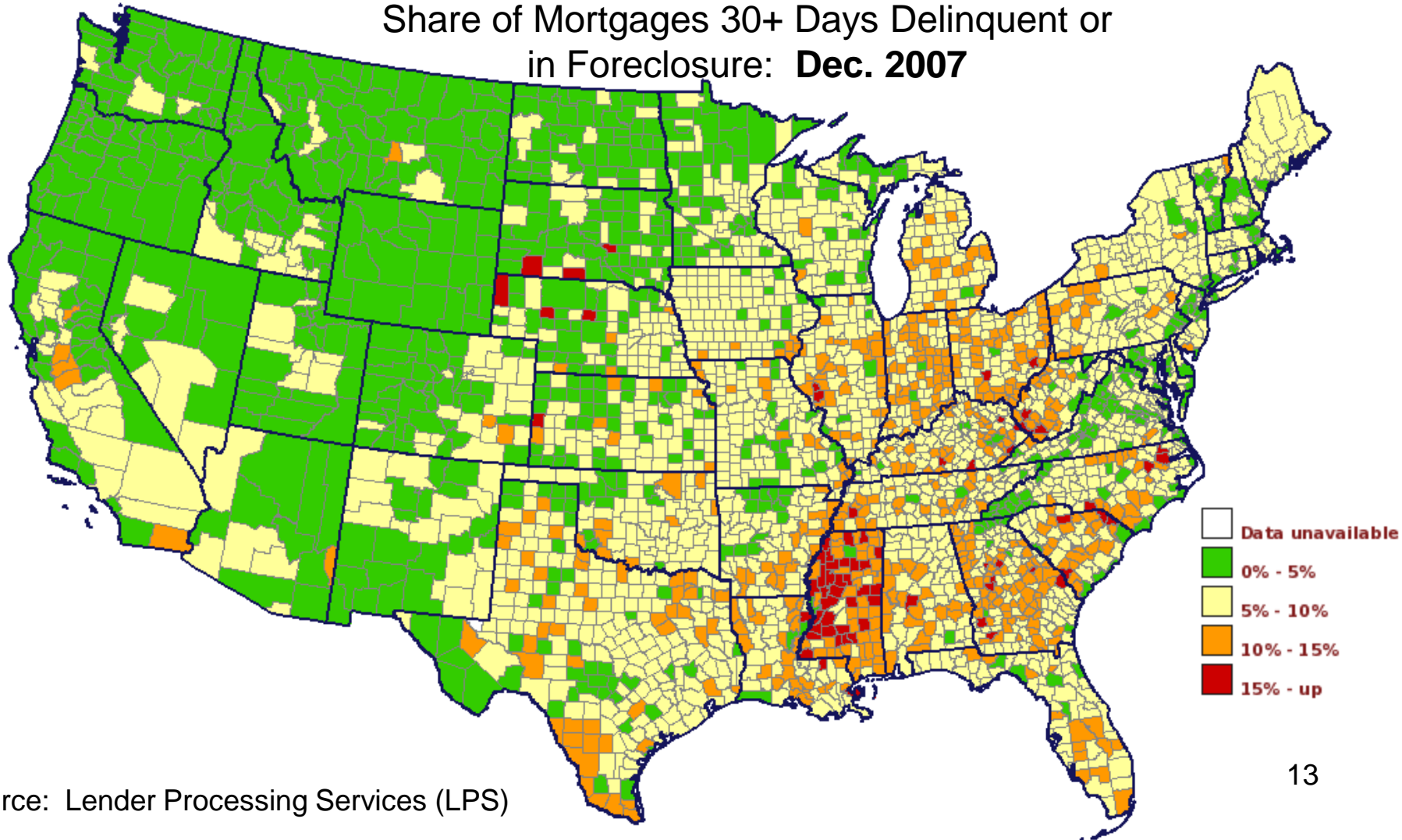
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December 2007: Mortgage Distress By County

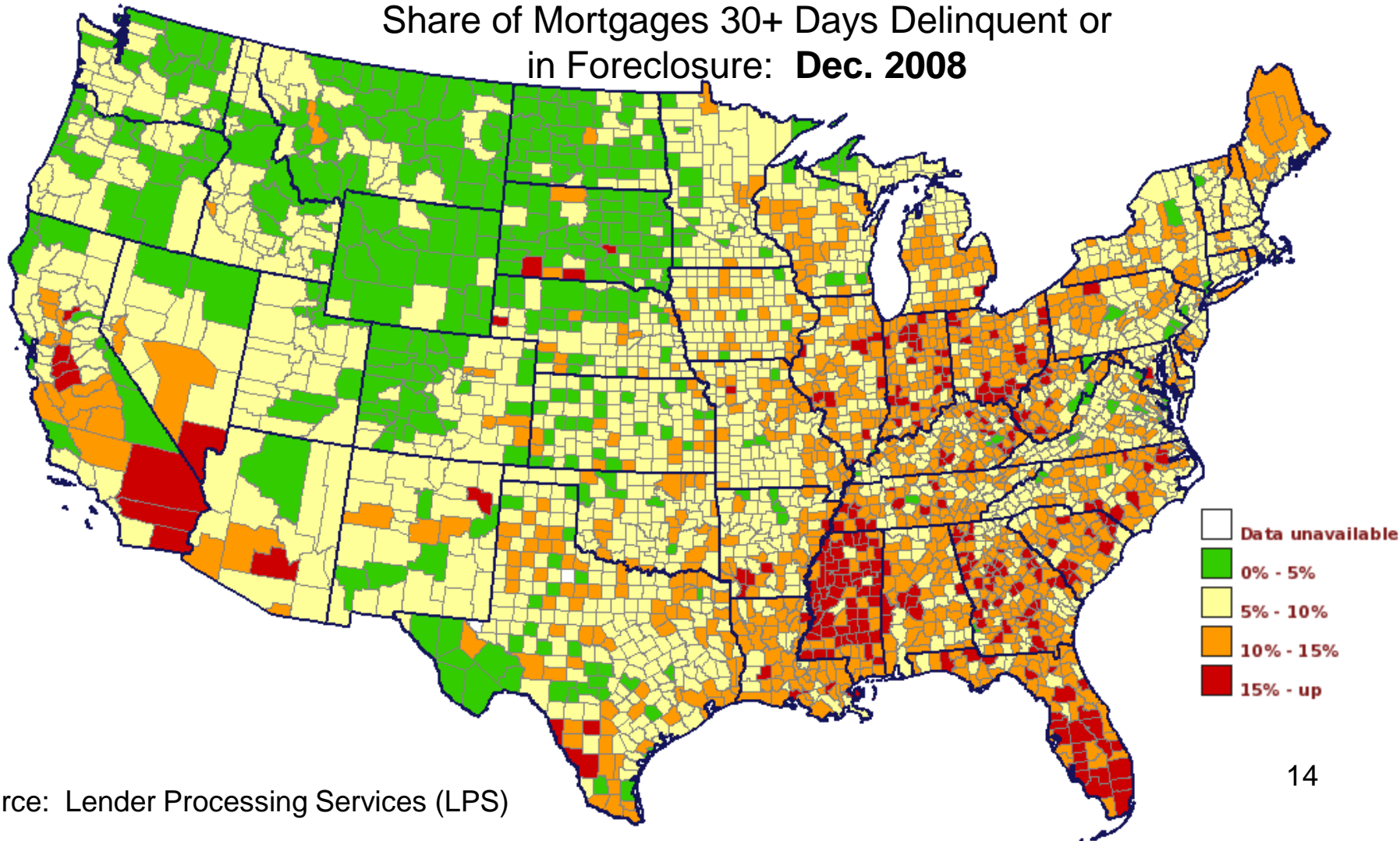
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December 2008: Mortgage Distress By County

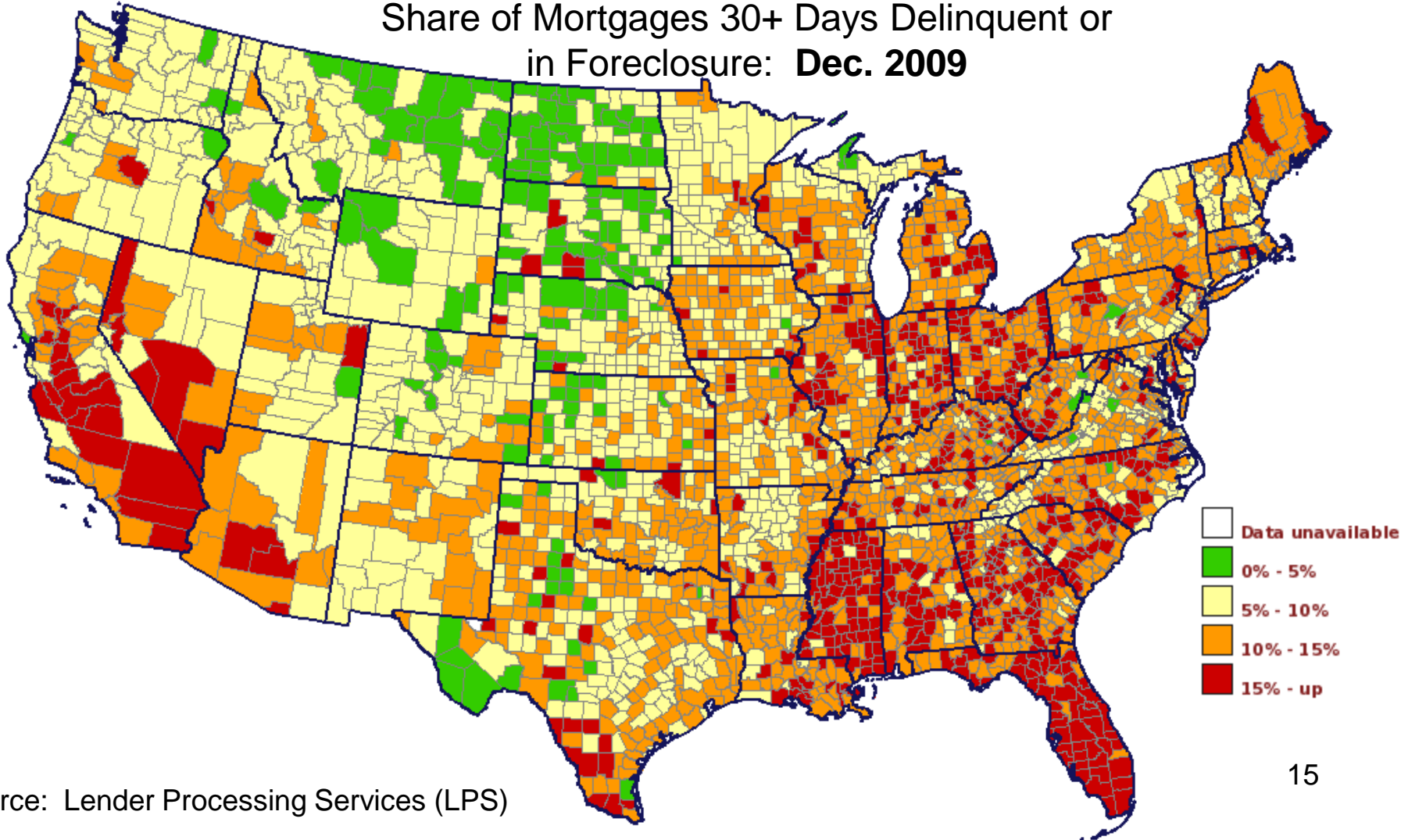
Share of Mortgages 30+ Days Delinquent or
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December 2009: Mortgage Distress By County

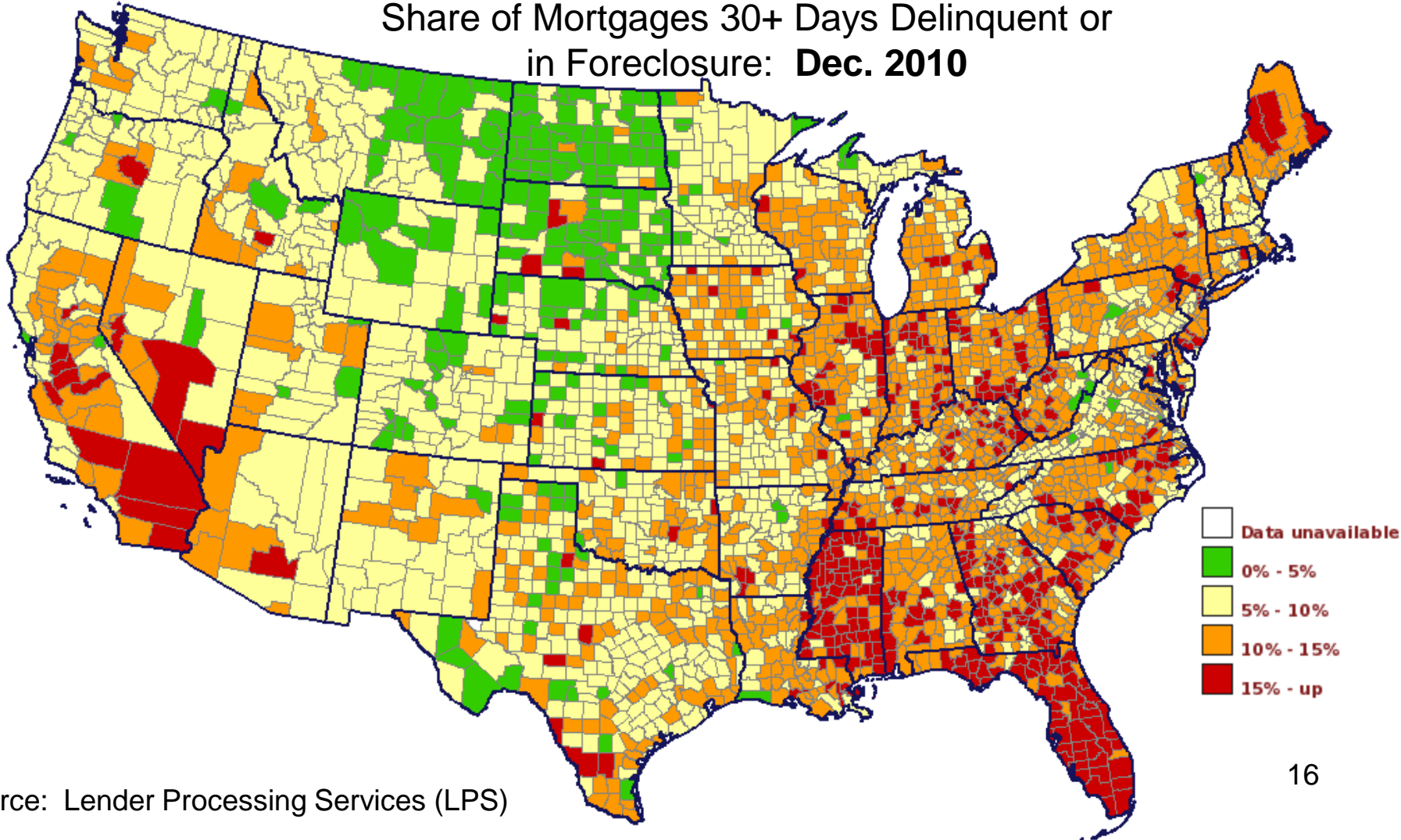
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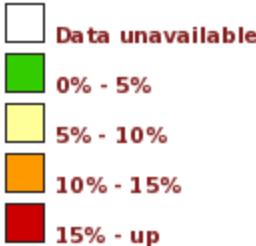


December 2010: Mortgage Distress By County

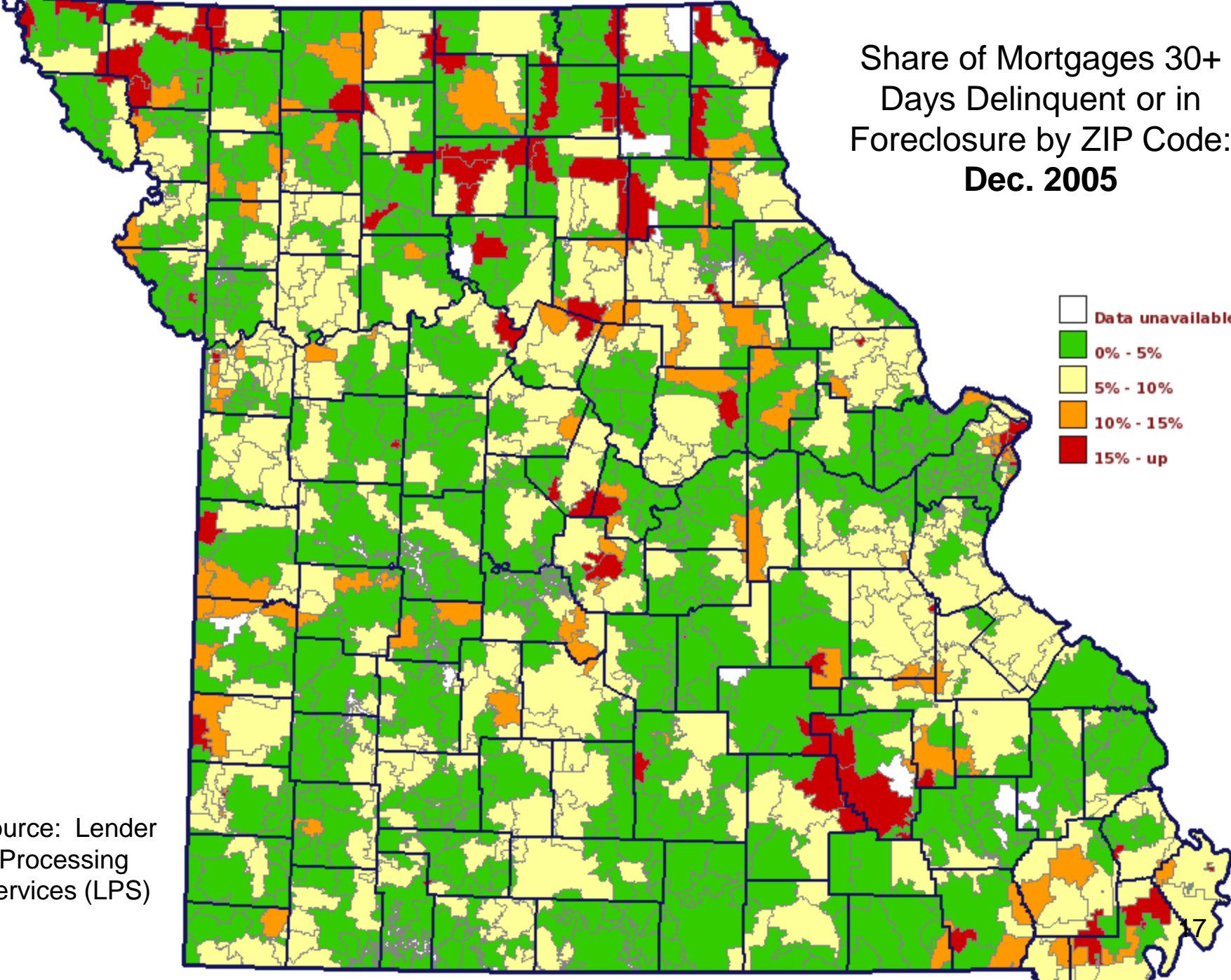
Share of Mortgages 30+ Days Delinquent or
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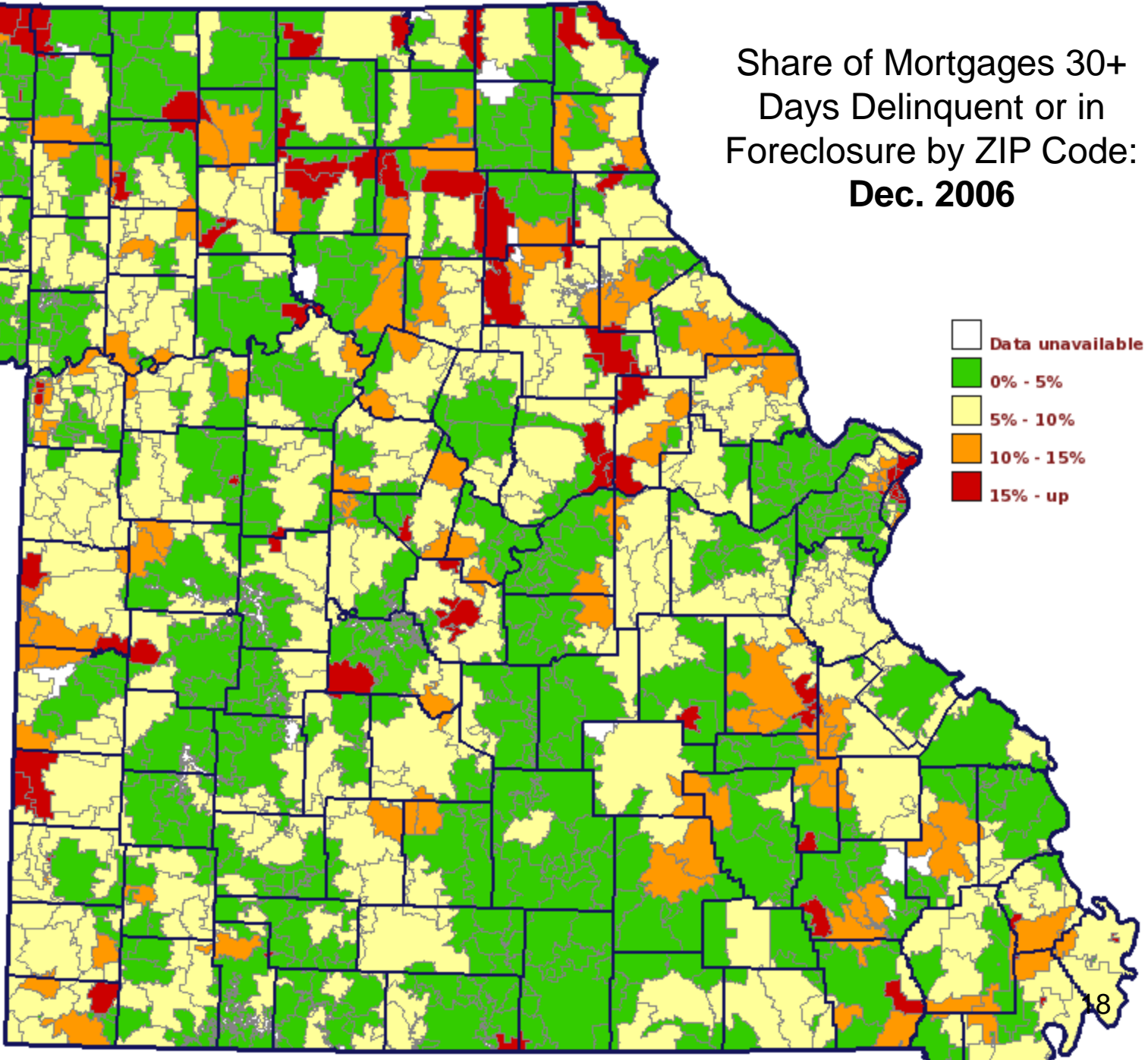
Share of Mortgages 30+ Days Delinquent or in Foreclosure by ZIP Code:
Dec. 2005



Source: Lender Processing Services (LPS)

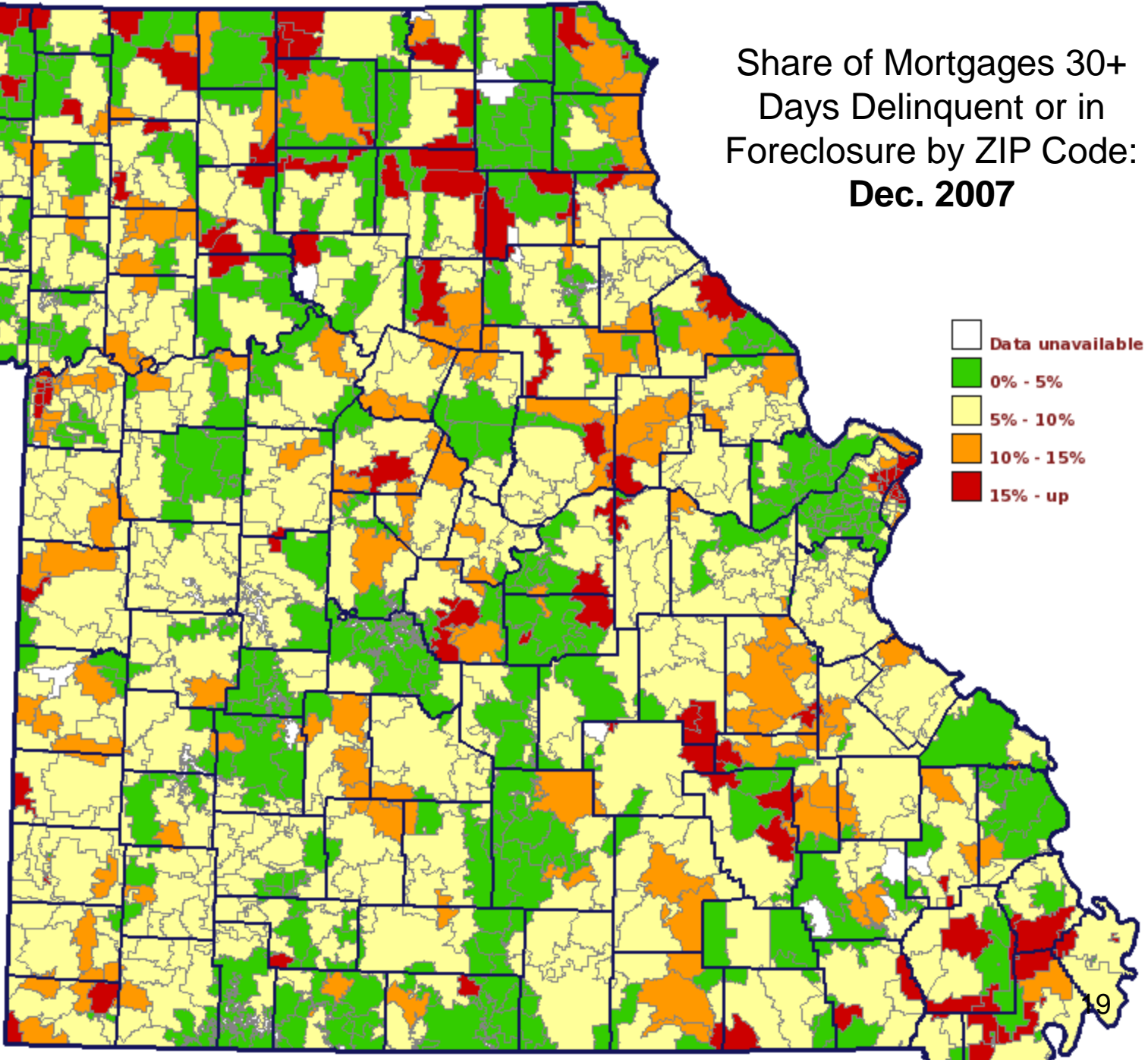


Share of Mortgages 30+ Days Delinquent or in Foreclosure by ZIP Code:
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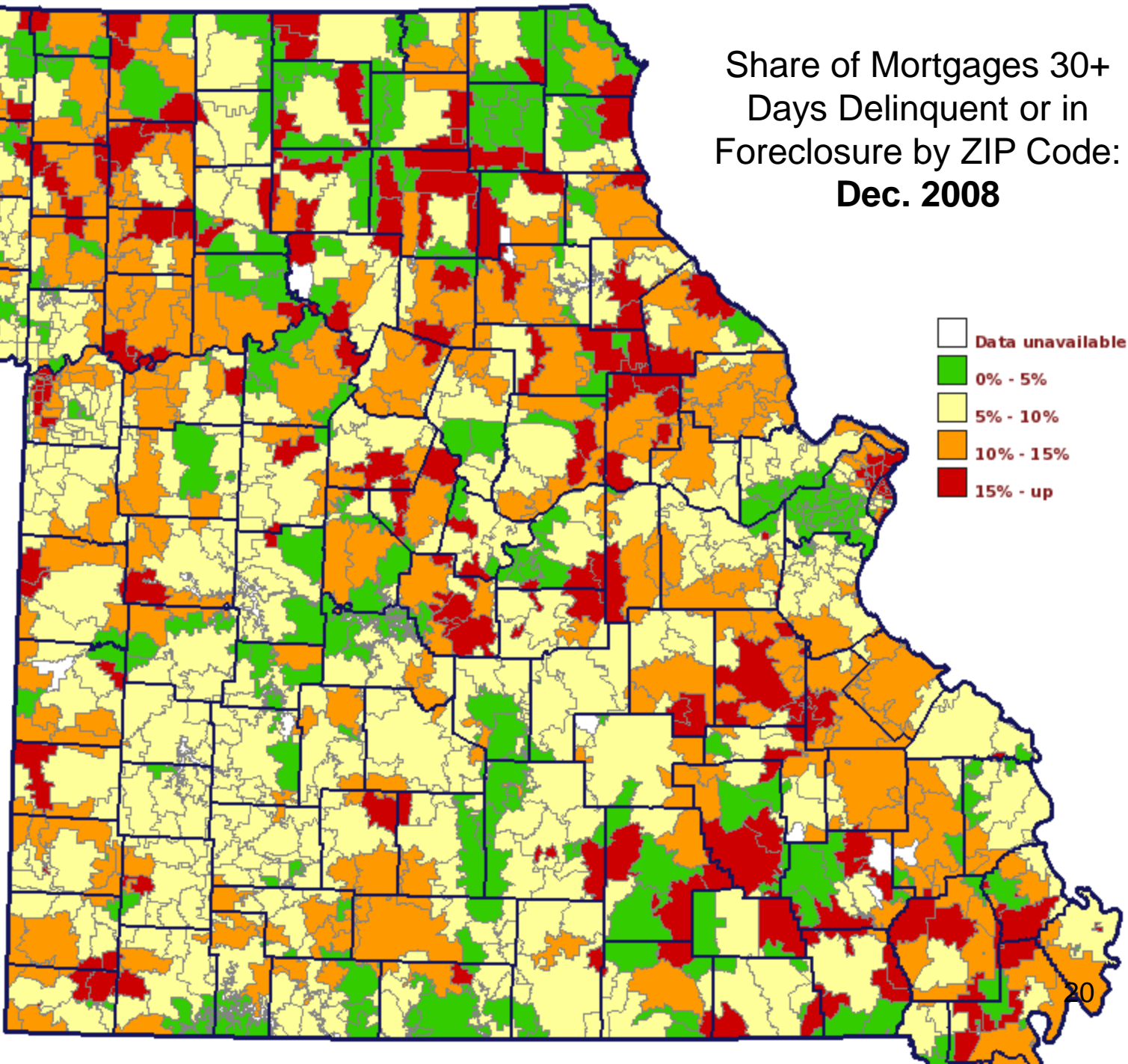
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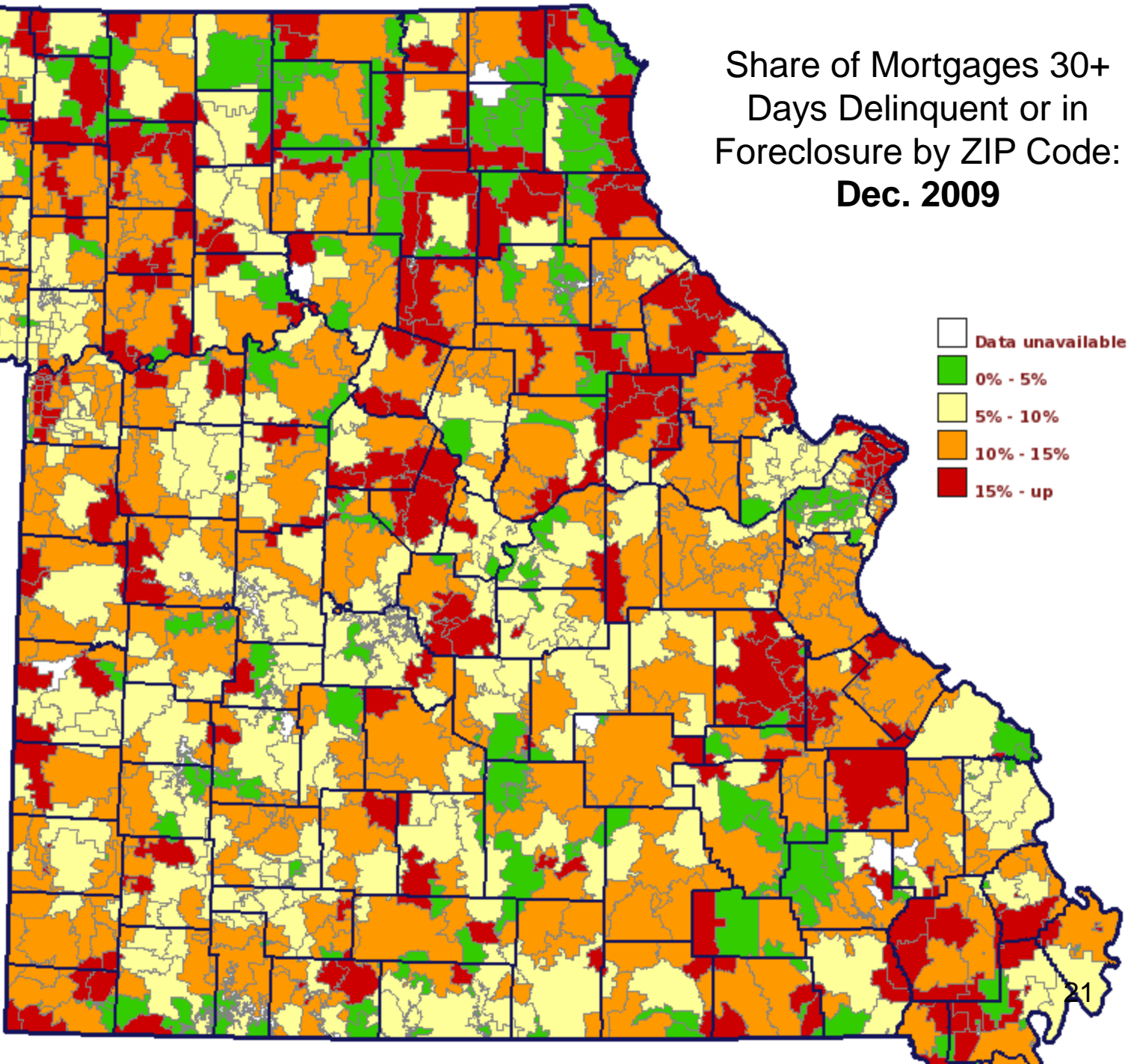
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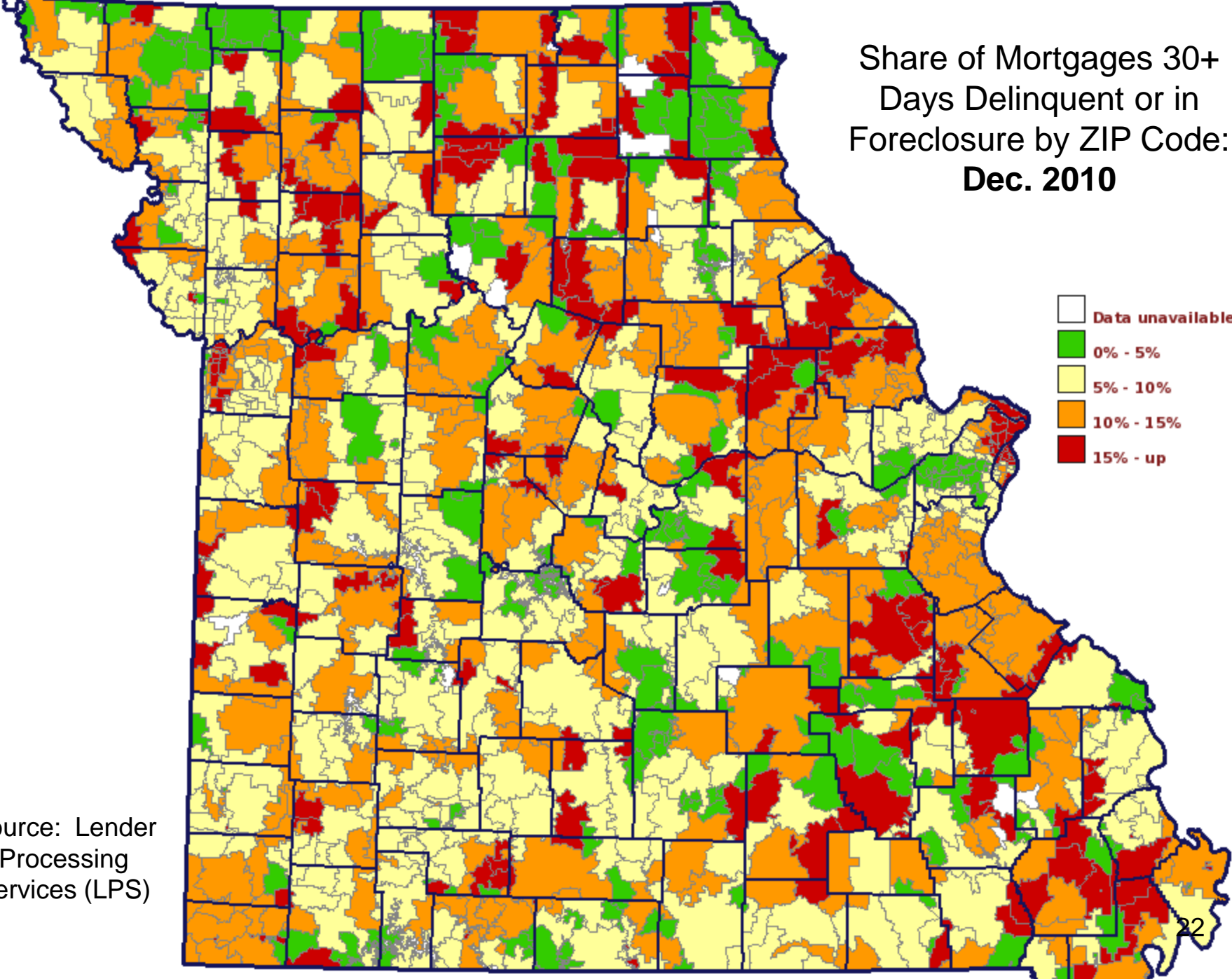
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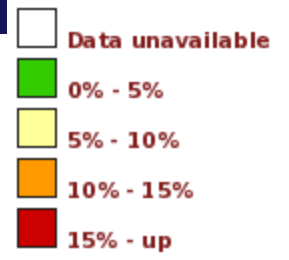
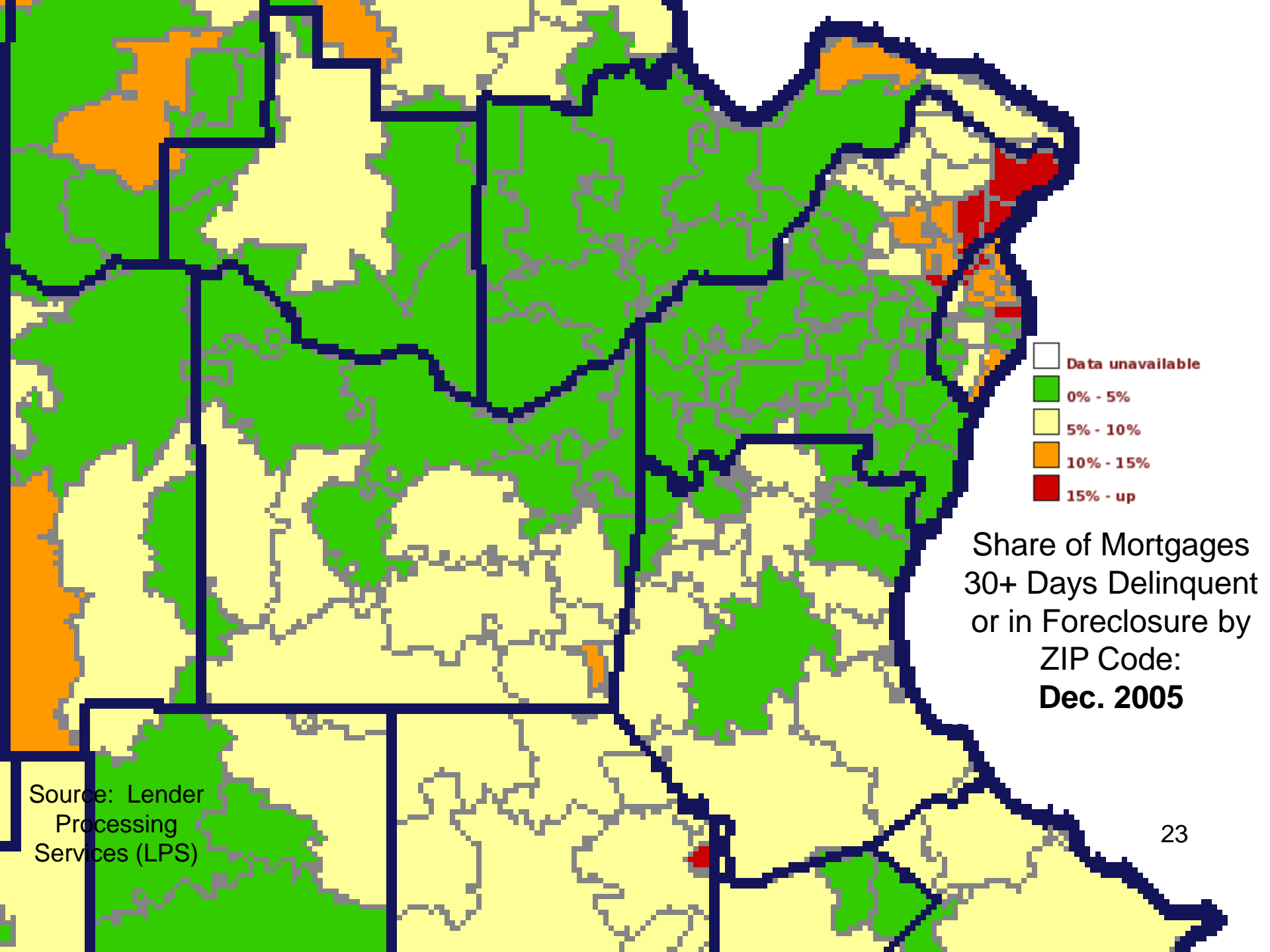


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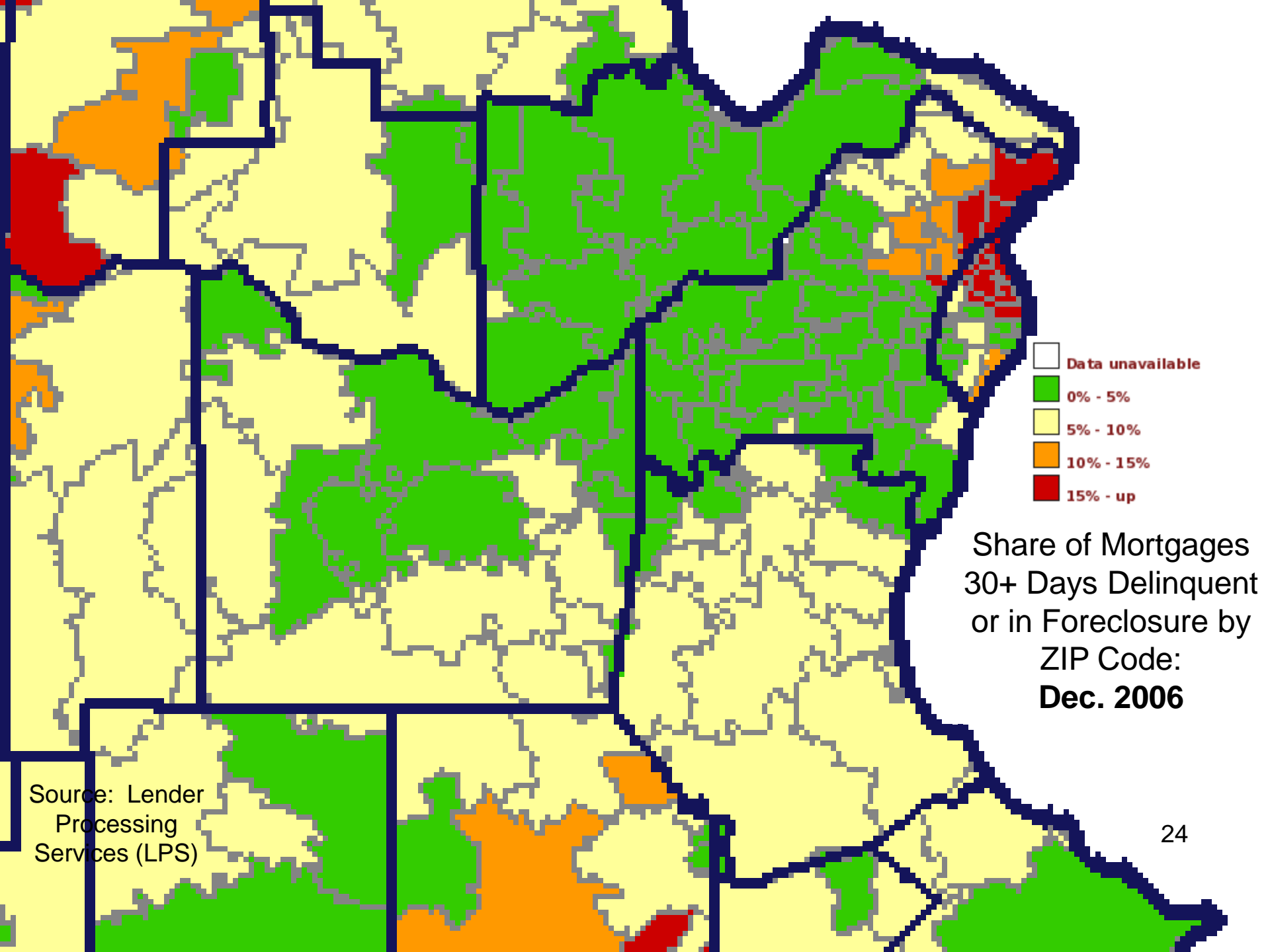


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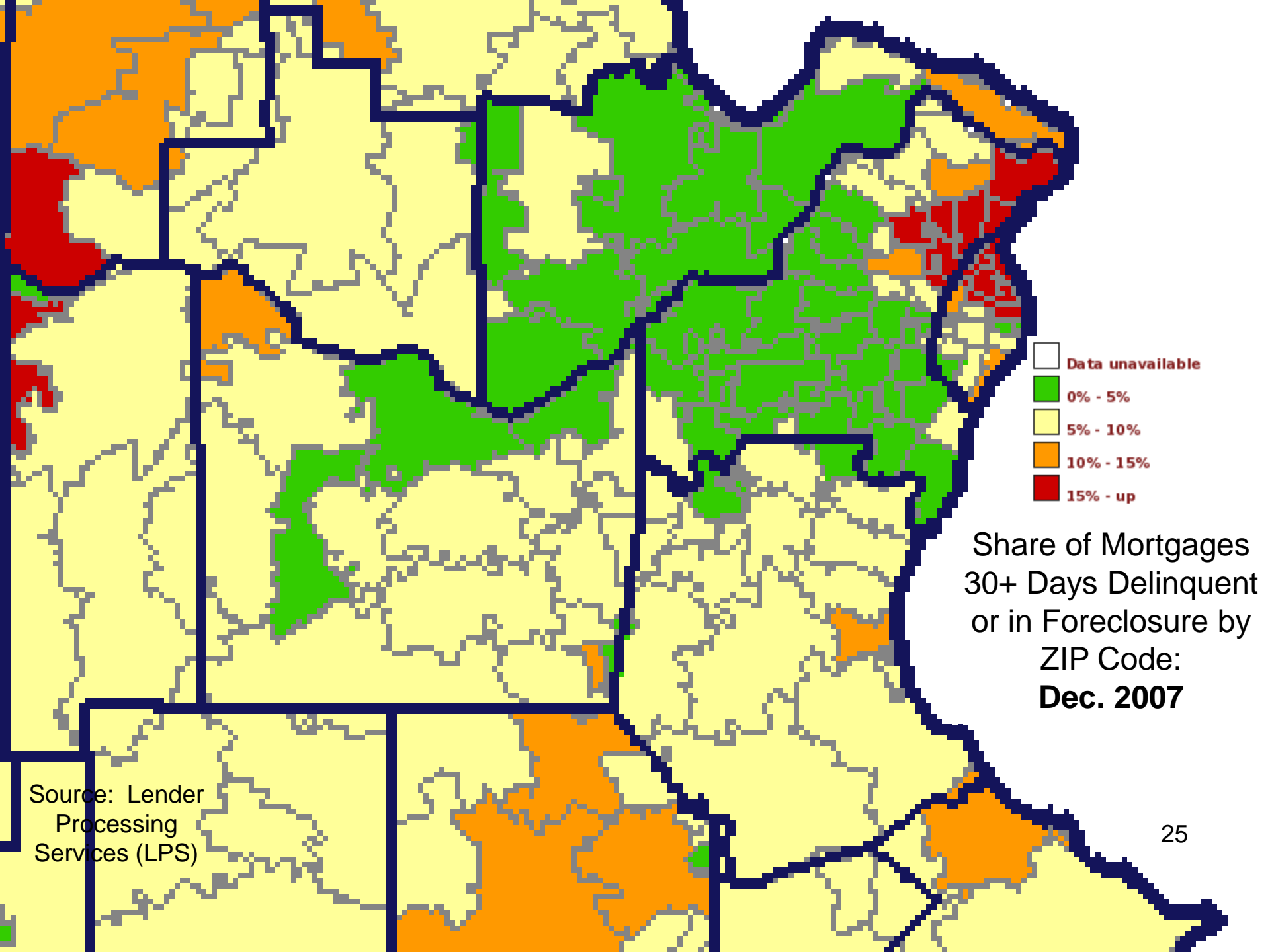
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- 0% - 5%
- 5% - 10%
- 10% - 15%
- 15% - up

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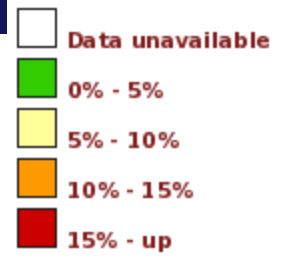
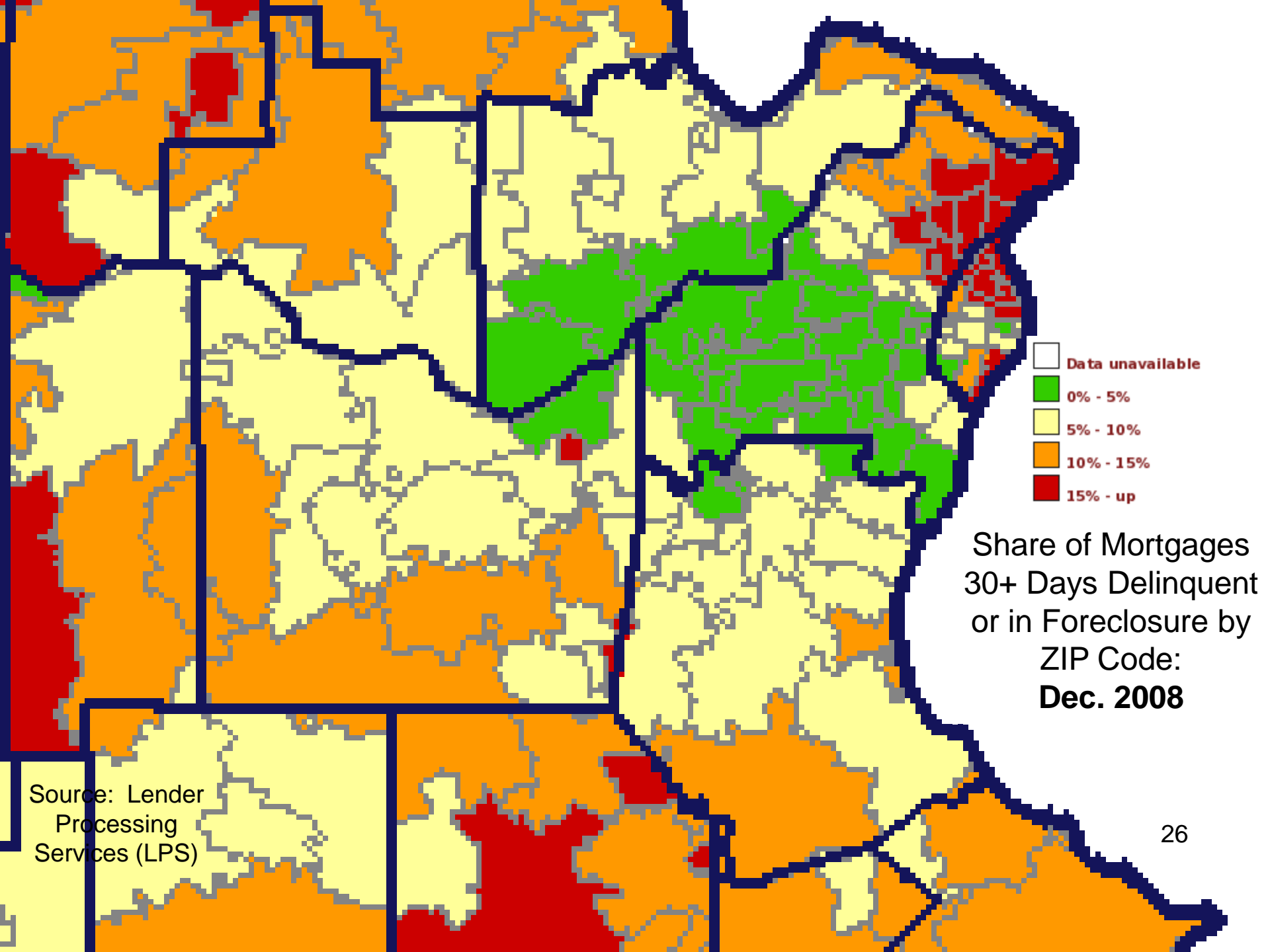
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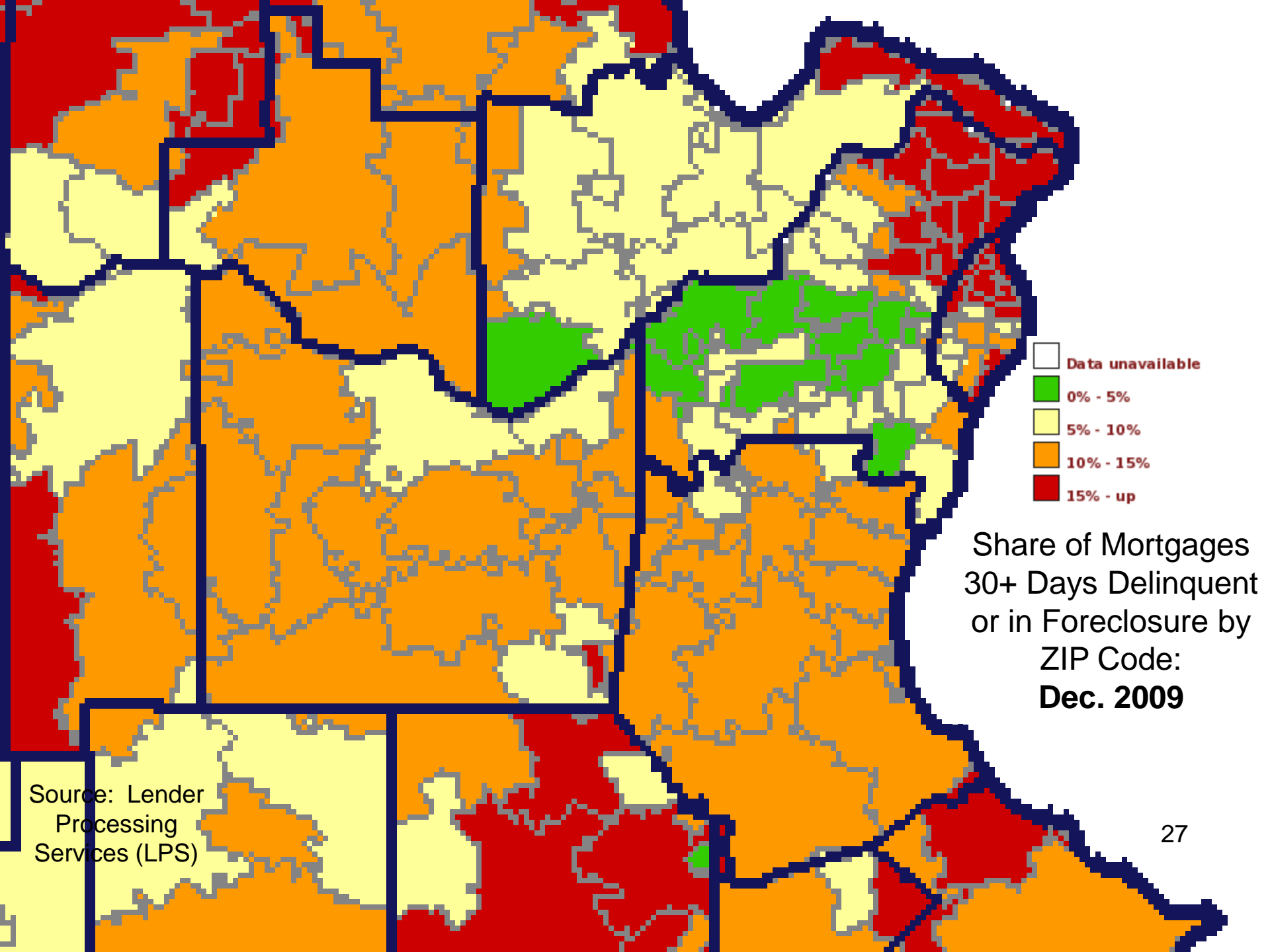
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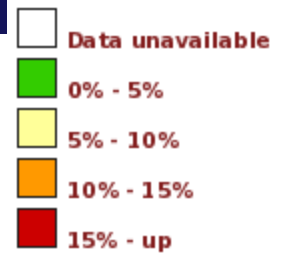
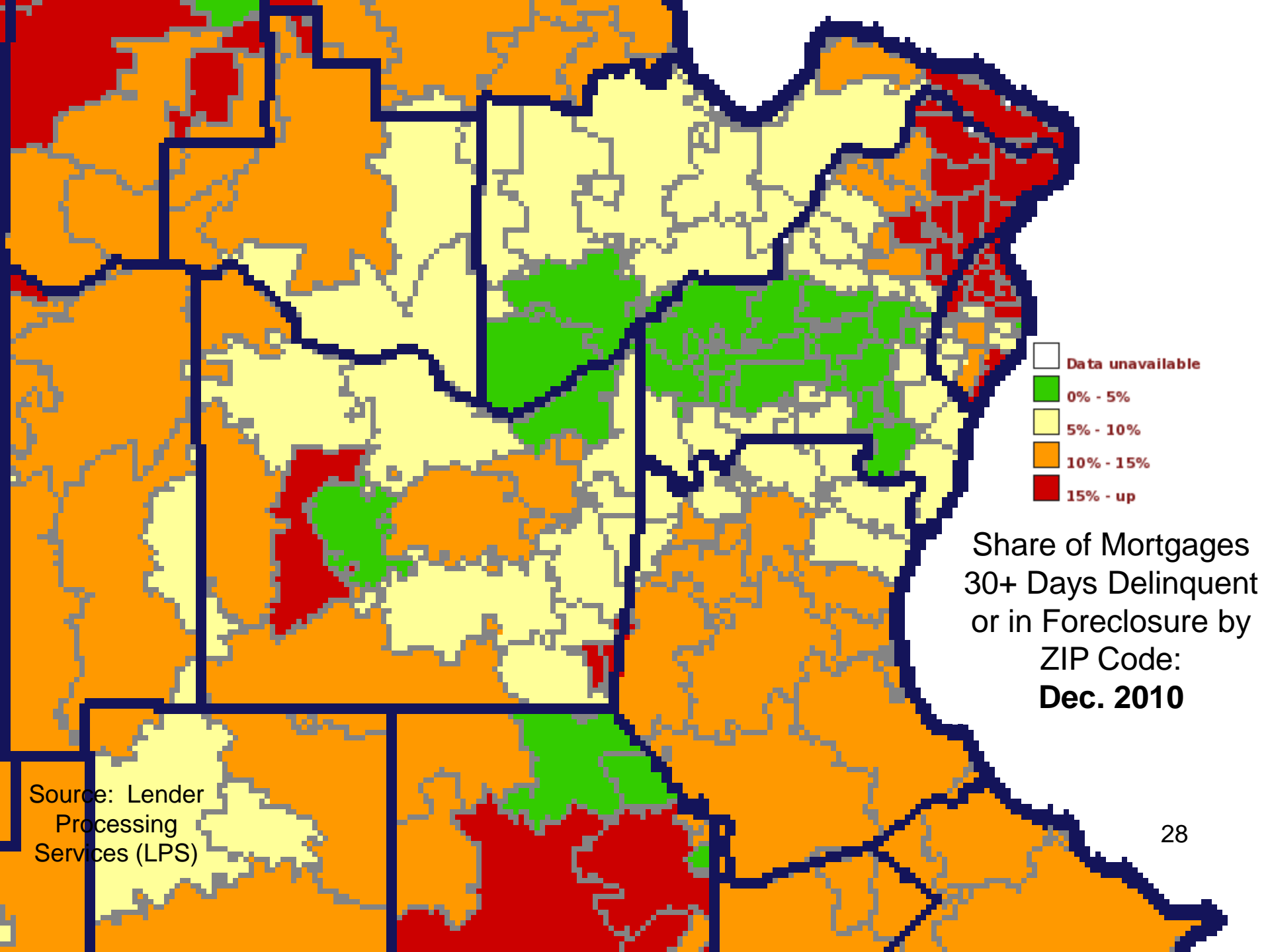
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In Sum: Jefferson County Mortgage- Foreclosure and Delinquency Trends

- **Mortgage foreclosures and delinquencies in Jefferson County remain at very high levels.**
 - 1.6% of mortgages are in the foreclosure process.
 - 11% of mortgages are in some stage of distress.
- **Mortgage distress is widespread across the county—most Jefferson County ZIP codes have double-digit percentage delinquency rates.**
- **Mortgage conditions are unlikely to improve much this year.**
 - Jefferson Co. unemployment rate was 10.0% during Q4.2010.
 - House prices likely to fall during 2011.