



FEDERAL RESERVE BANK *of* KANSAS CITY

# Housing Market Trends in Kansas City

Foreclosure Mortgage and Scam Breakfast Forum

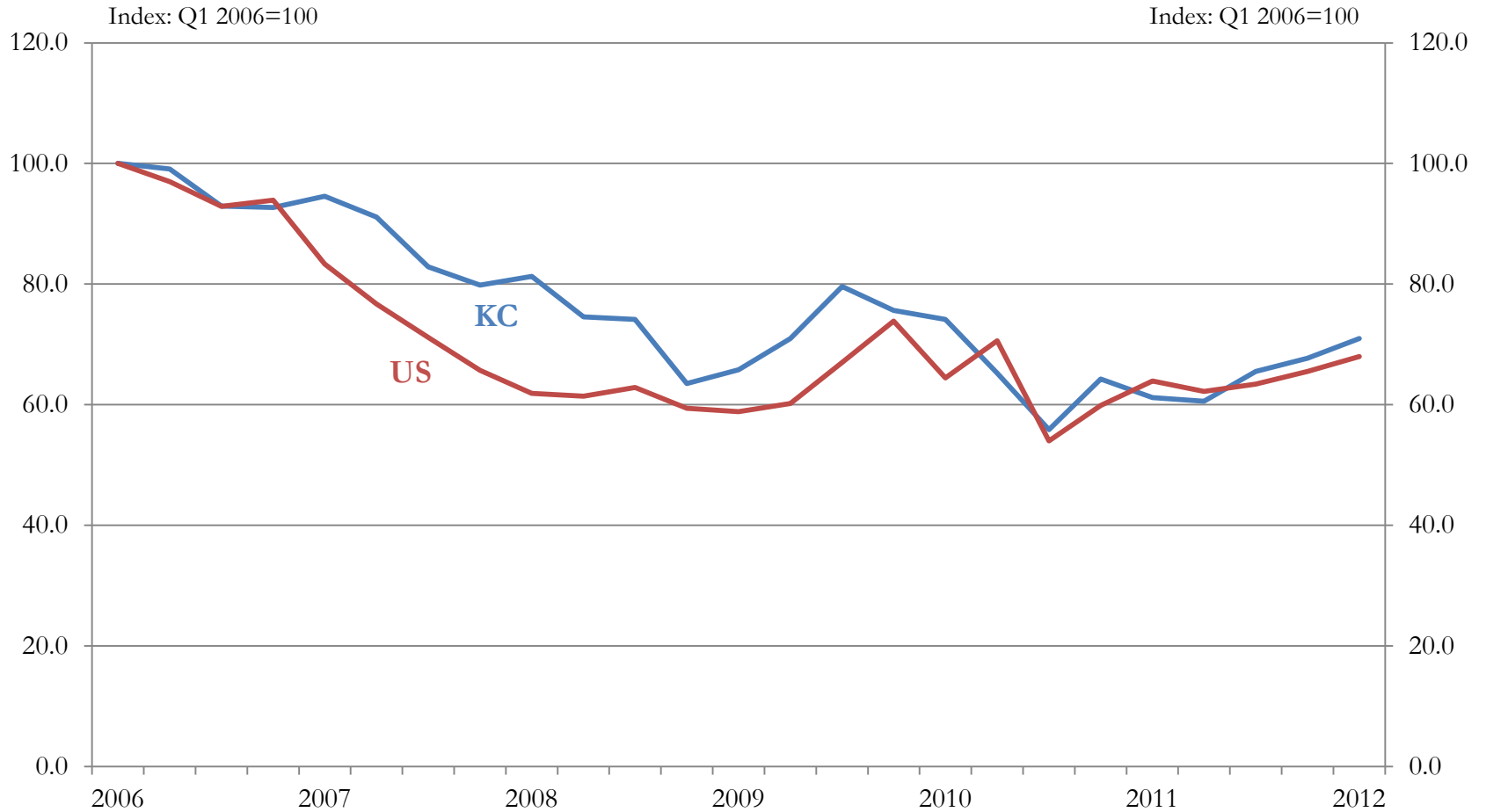
Federal Reserve Bank of Kansas City

Kansas City, MO

June 20, 2012

Kelly D. Edmiston

# Existing Home Sales



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

# Existing Single-Family Home Sales

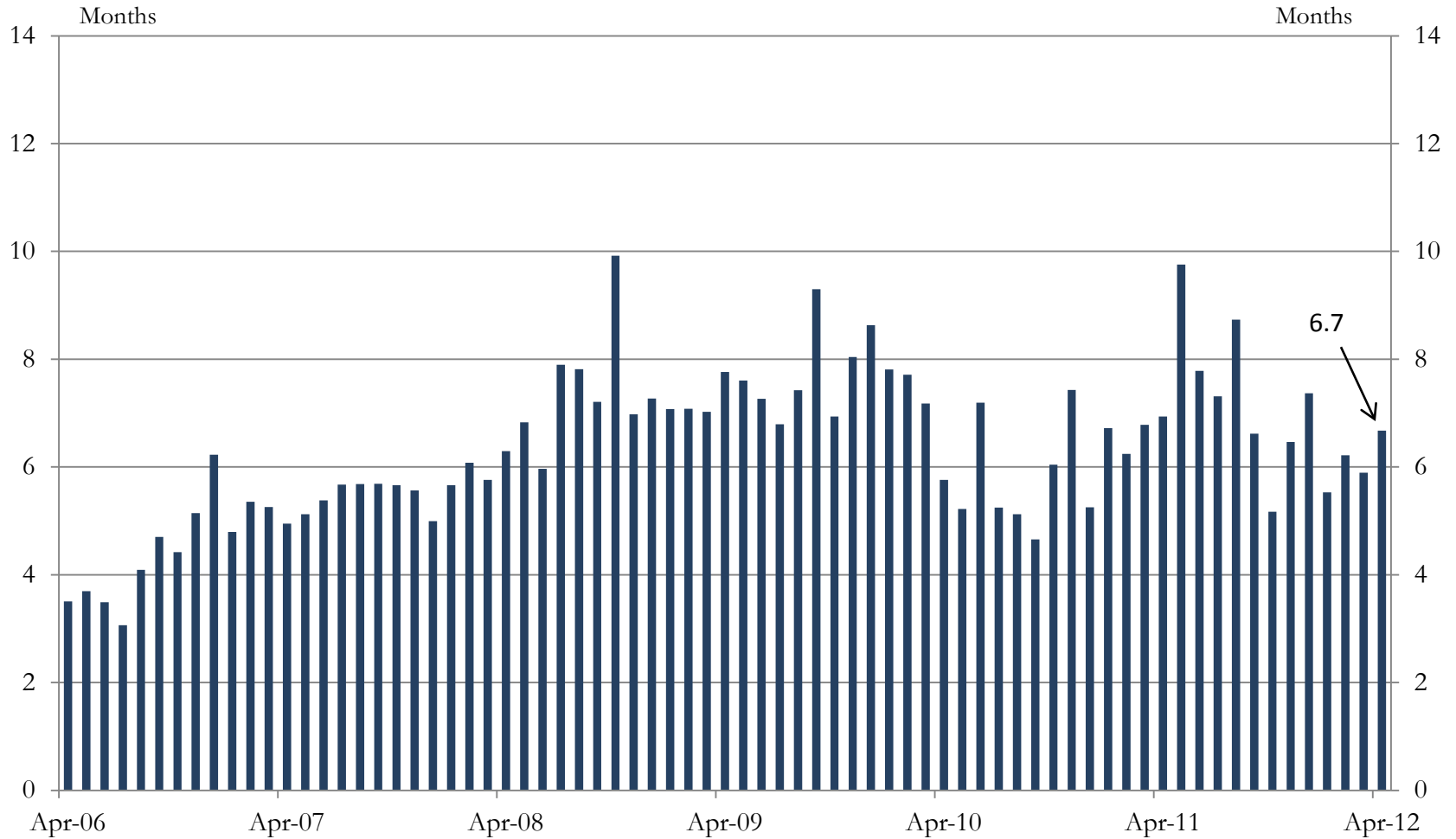
## Demand Constraints

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

## Homebuyer Traffic

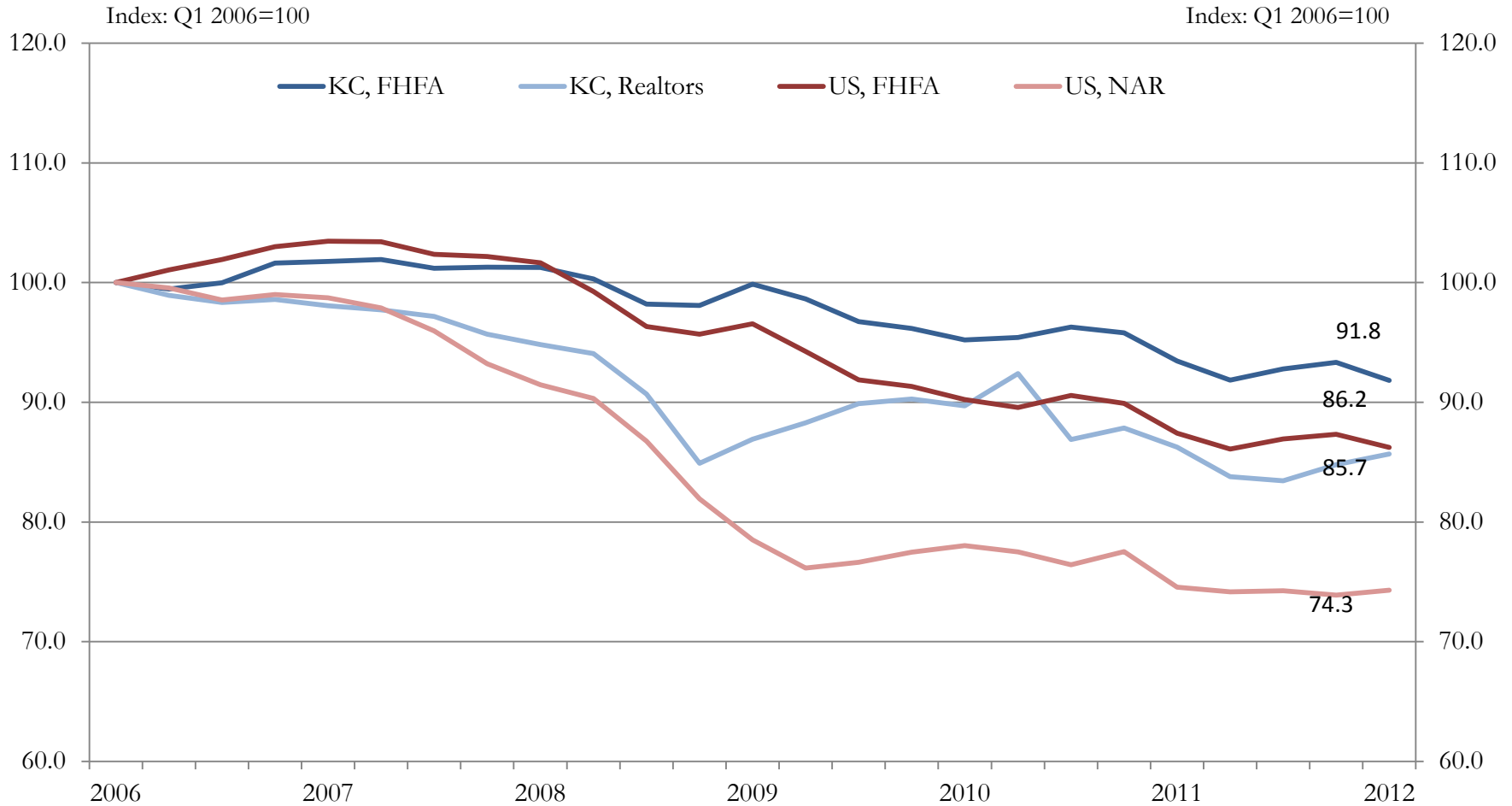
Proprietary data removed

# Months Supply of Existing Homes (KC MSA)



Source: Kansas City Regional Association of Realtors

# Existing Single-Family Home Prices



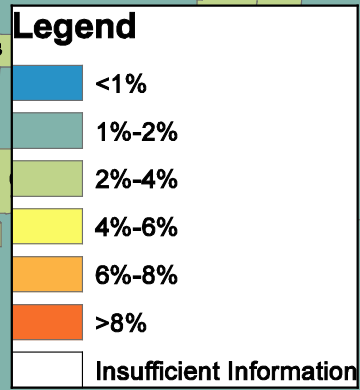
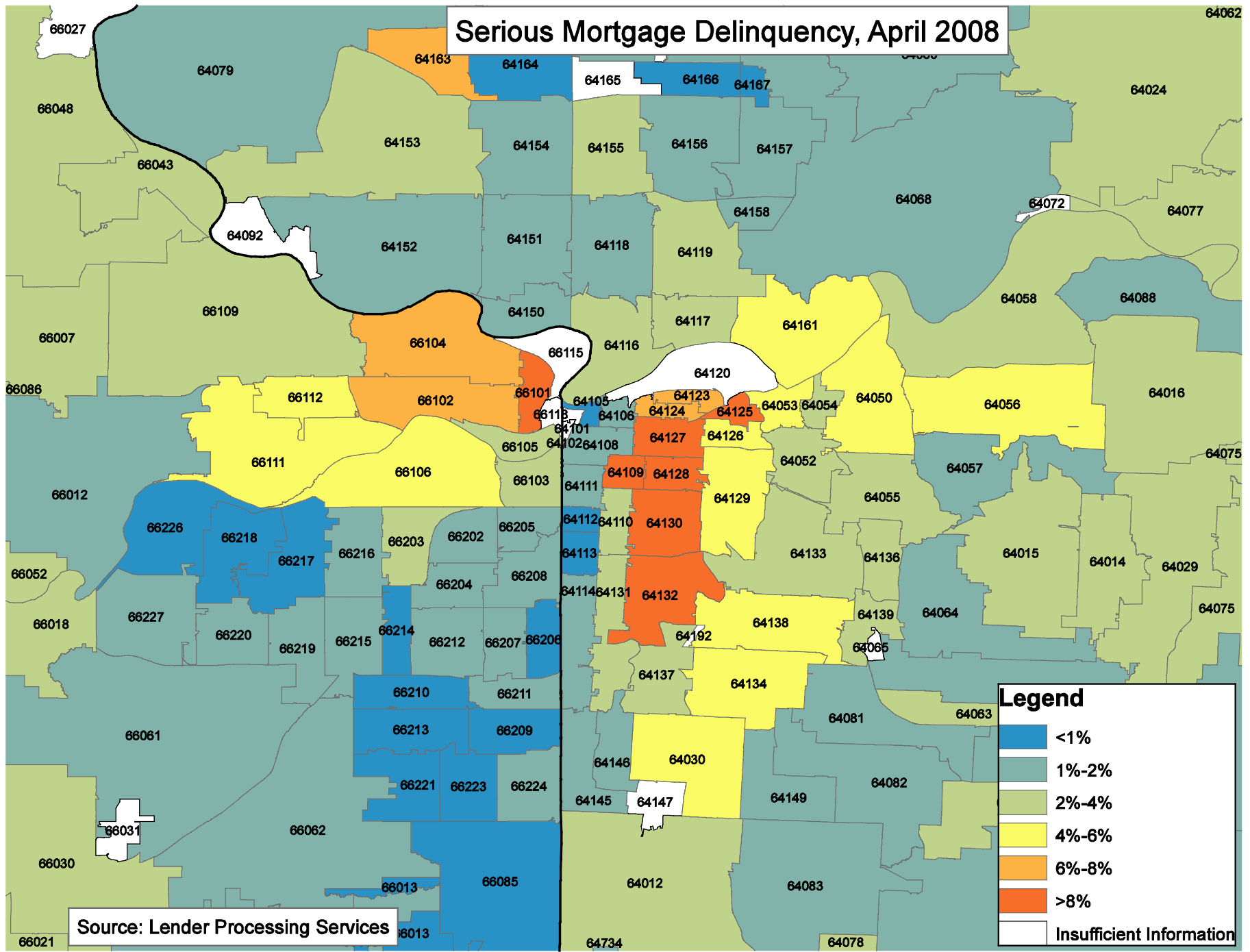
Source: FHFA, Kansas City Residential Realtors, National Association of Realtors

# Mortgage Situation

Status of Mortgage Pool	KC Metro	Kansas City	Missouri	USA
Delinquent 30 days	2.9	3.3	3.3	2.8
Delinquent 60 days	1.1	1.2	1.2	1.0
Delinquent 90 days +	2.8	3.7	3.0	3.4
In Foreclosure Process	1.9	2.0	1.8	3.9
<b>SERIOUSLY DELINQUENT</b>	4.7	5.7	4.8	7.3
<b>TOTAL PAST DUE</b>	8.7	10.2	9.3	11.1

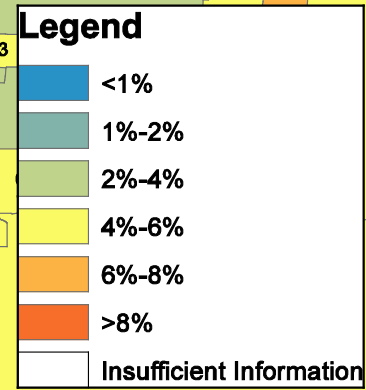
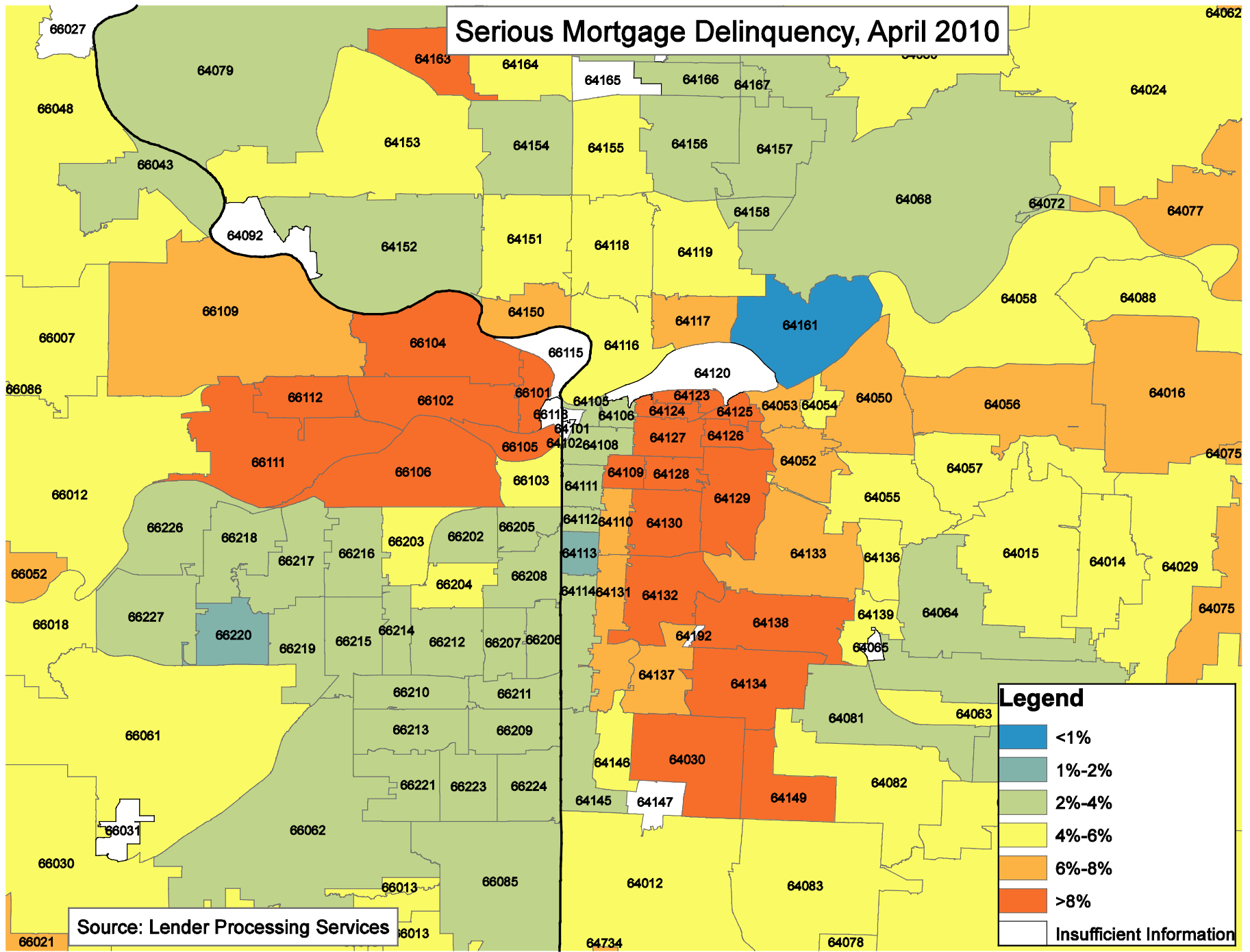
Data Source: Lender Processing Services, Inc. (April 2012 data)

# Serious Mortgage Delinquency, April 2008



Source: Lender Processing Services

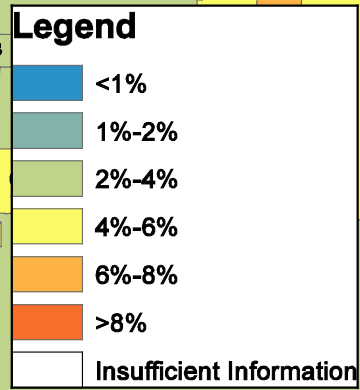
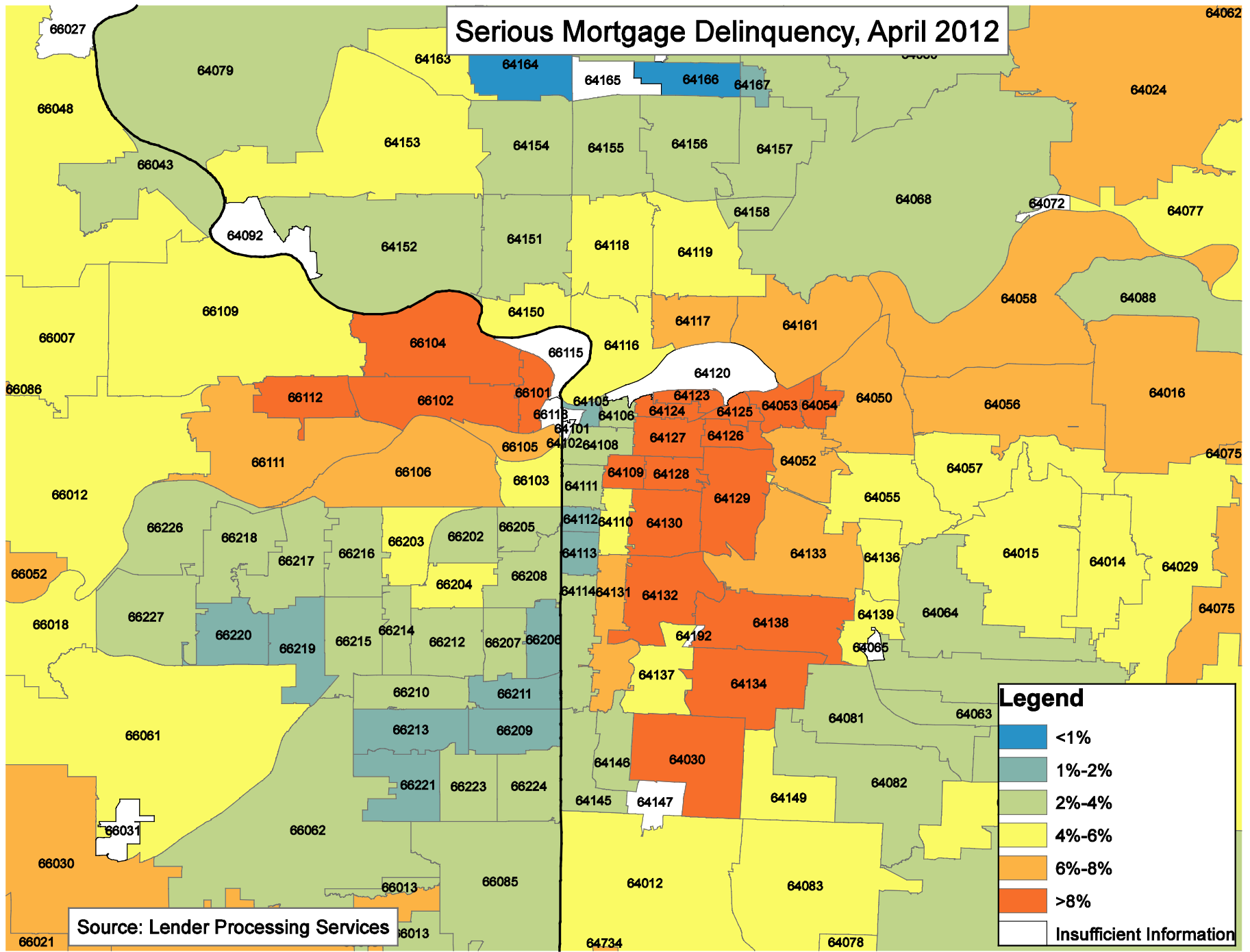
# Serious Mortgage Delinquency, April 2010



Source: Lender Processing Services



# Serious Mortgage Delinquency, April 2012



Source: Lender Processing Services



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