



FEDERAL RESERVE BANK *of* KANSAS CITY

# The State of Mortgage Delinquencies and Foreclosures in Kansas

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Federal Reserve Bank of Kansas City

Kansas Housing Conference  
Wichita, KS  
August 10, 2011

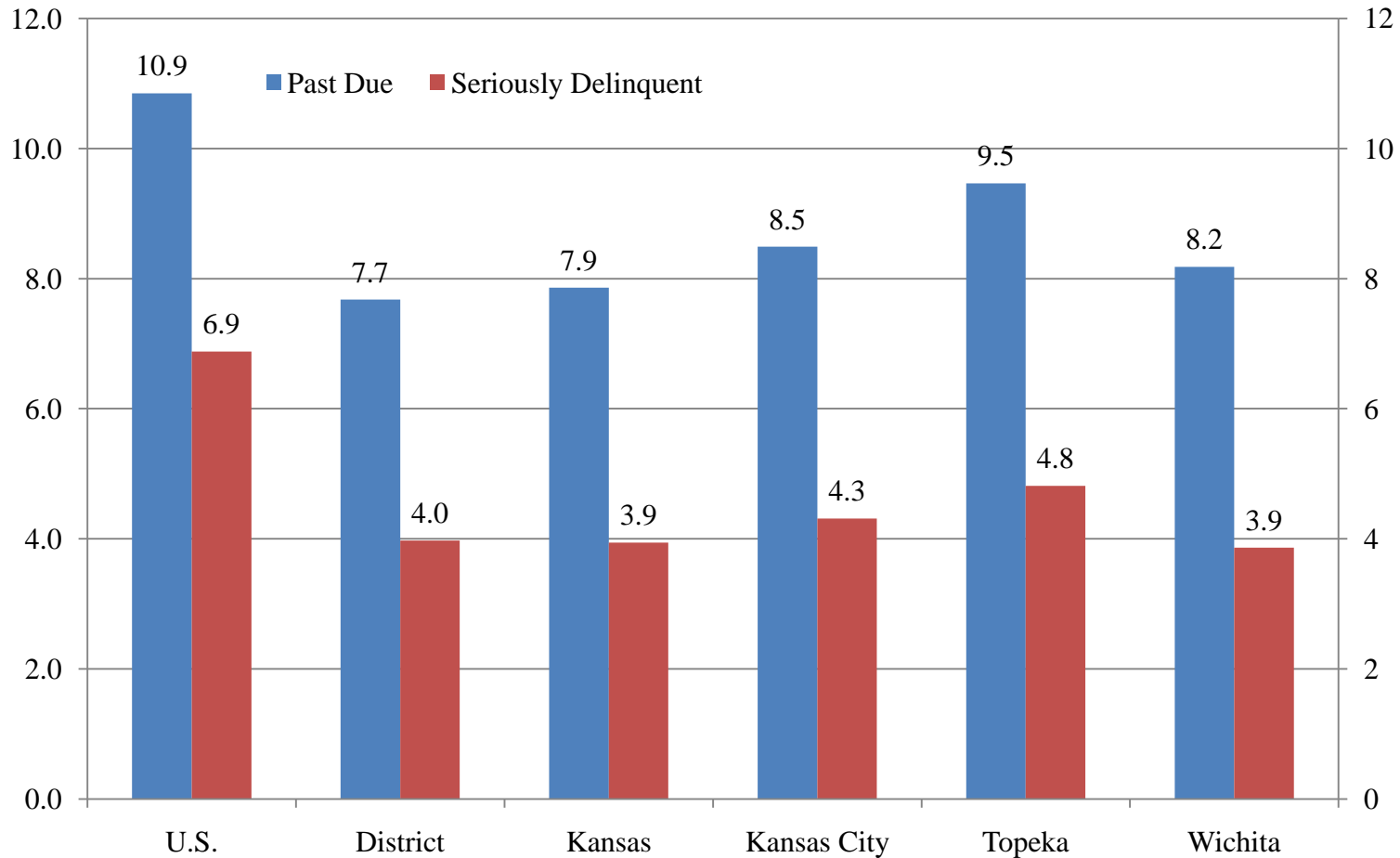
# Mortgage Situation

First Mortgages Only

| Status of Mortgage Pool     | U.S.        | Kansas     | Kansas City | Wichita    |
|-----------------------------|-------------|------------|-------------|------------|
| Delinquent 30 days          | 3.0         | 3.0        | 3.1         | 3.2        |
| Delinquent 60 days          | 1.1         | 1.0        | 1.1         | 1.1        |
| Delinquent 90 days +        | 3.2         | 2.1        | 2.5         | 2.1        |
| In Foreclosure Process      | 3.7         | 1.9        | 1.8         | 1.7        |
|                             |             |            |             |            |
| <b>SERIOUSLY DELINQUENT</b> | <b>6.9</b>  | <b>4.0</b> | <b>4.3</b>  | <b>3.9</b> |
|                             |             |            |             |            |
| <b>TOTAL PAST DUE</b>       | <b>11.1</b> | <b>8.1</b> | <b>8.5</b>  | <b>8.2</b> |

Data Source: Lender Processing Services, Inc. (June 2011 data)

# Mortgage Delinquencies in Kansas



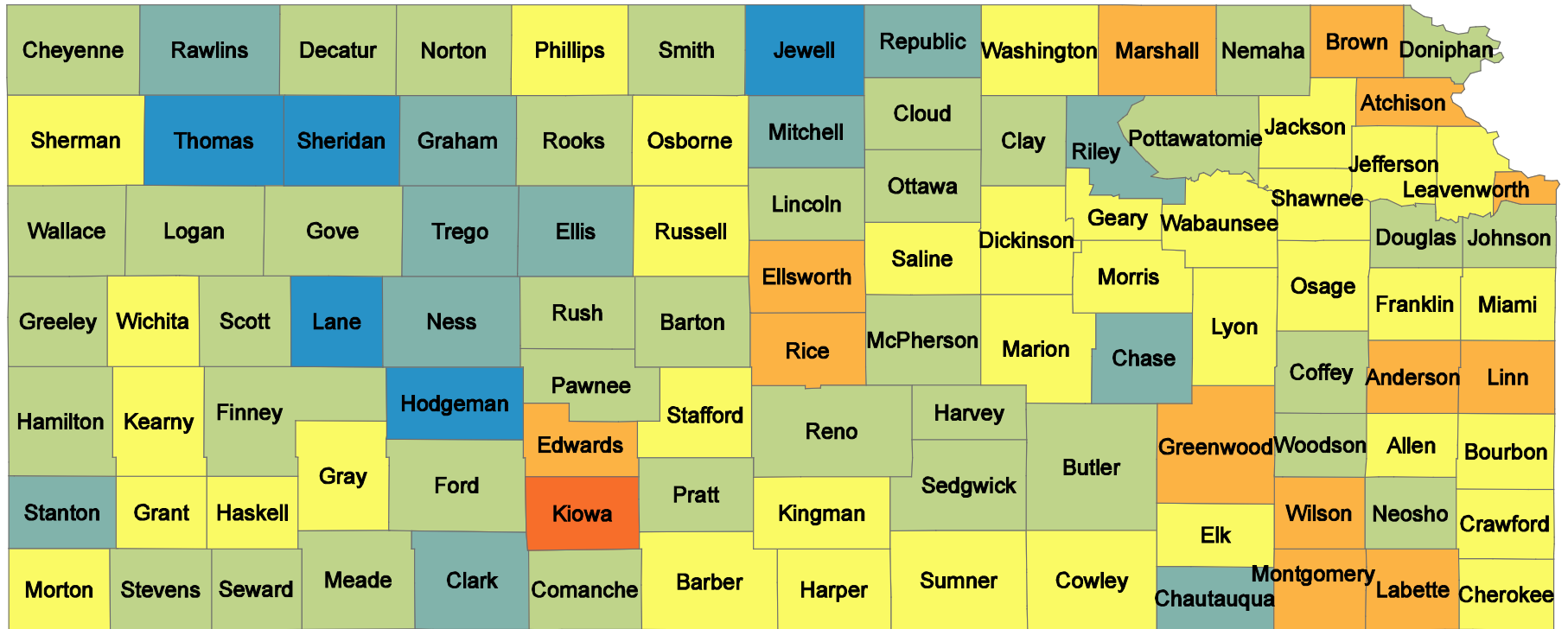
Source: Lender Processing Services, Inc.

Notes: The figures represent the share of outstanding mortgages. Serious delinquencies represent mortgages that are 90 or more days past due or in some stage of the foreclosure process.

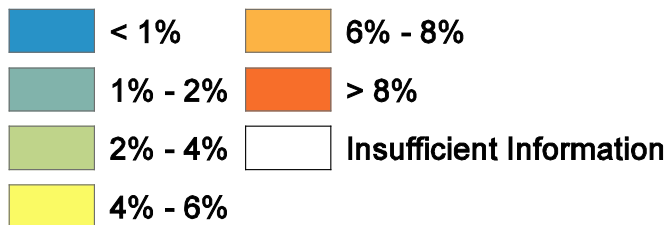
# **MORTGAGE DELINQUENCY MAPS**

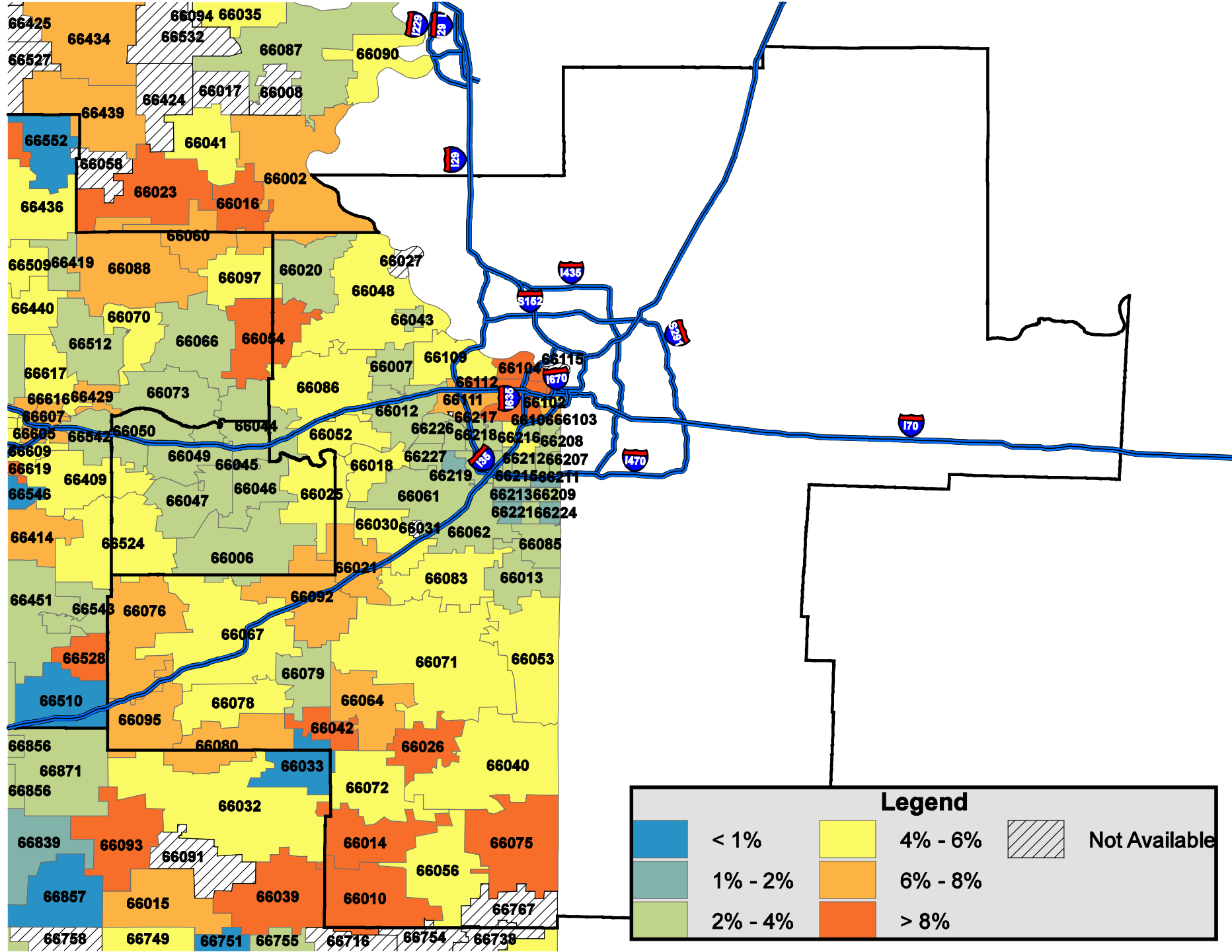
Data Source: Lender Processing Services, Inc.

# County Serious Delinquency Rates










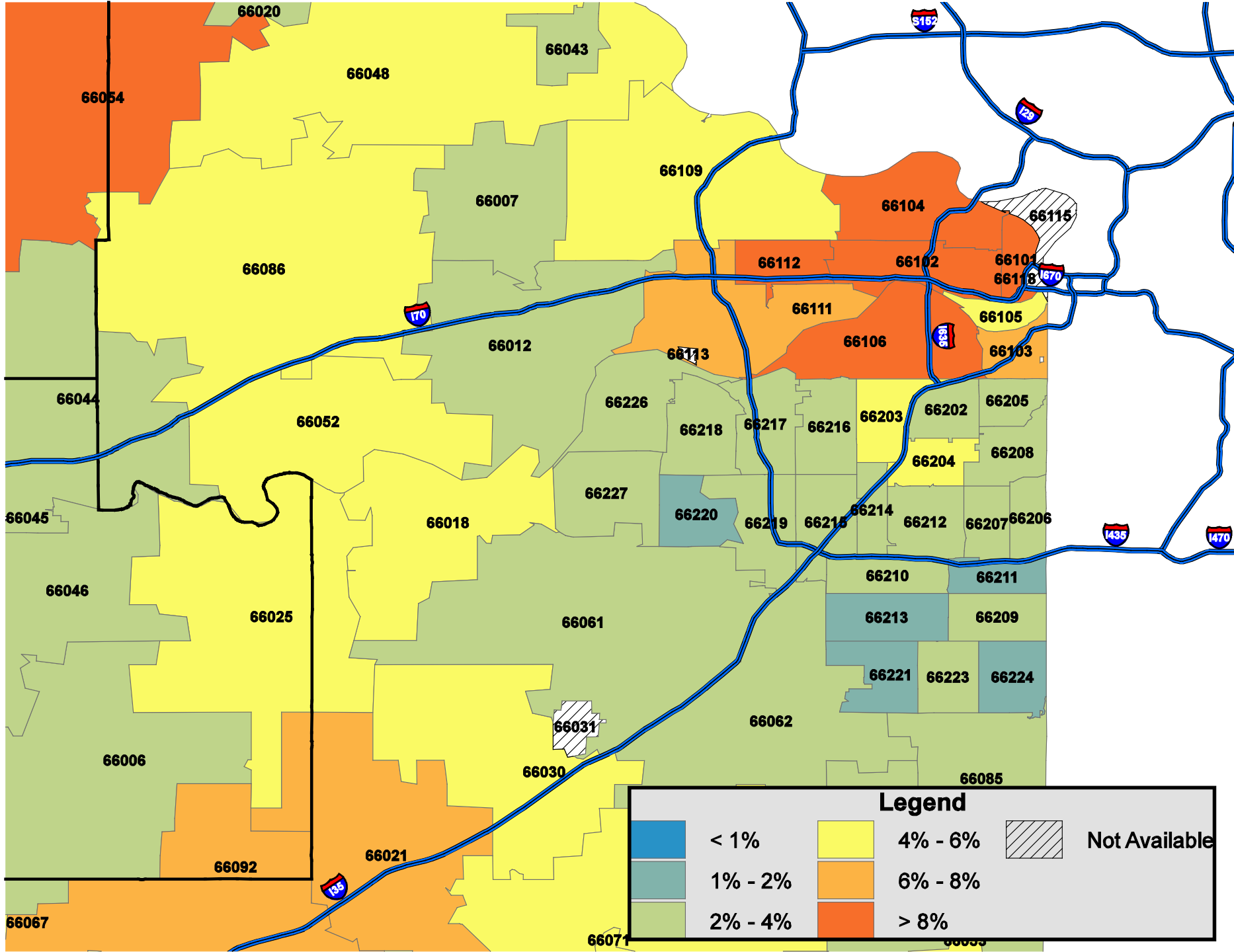
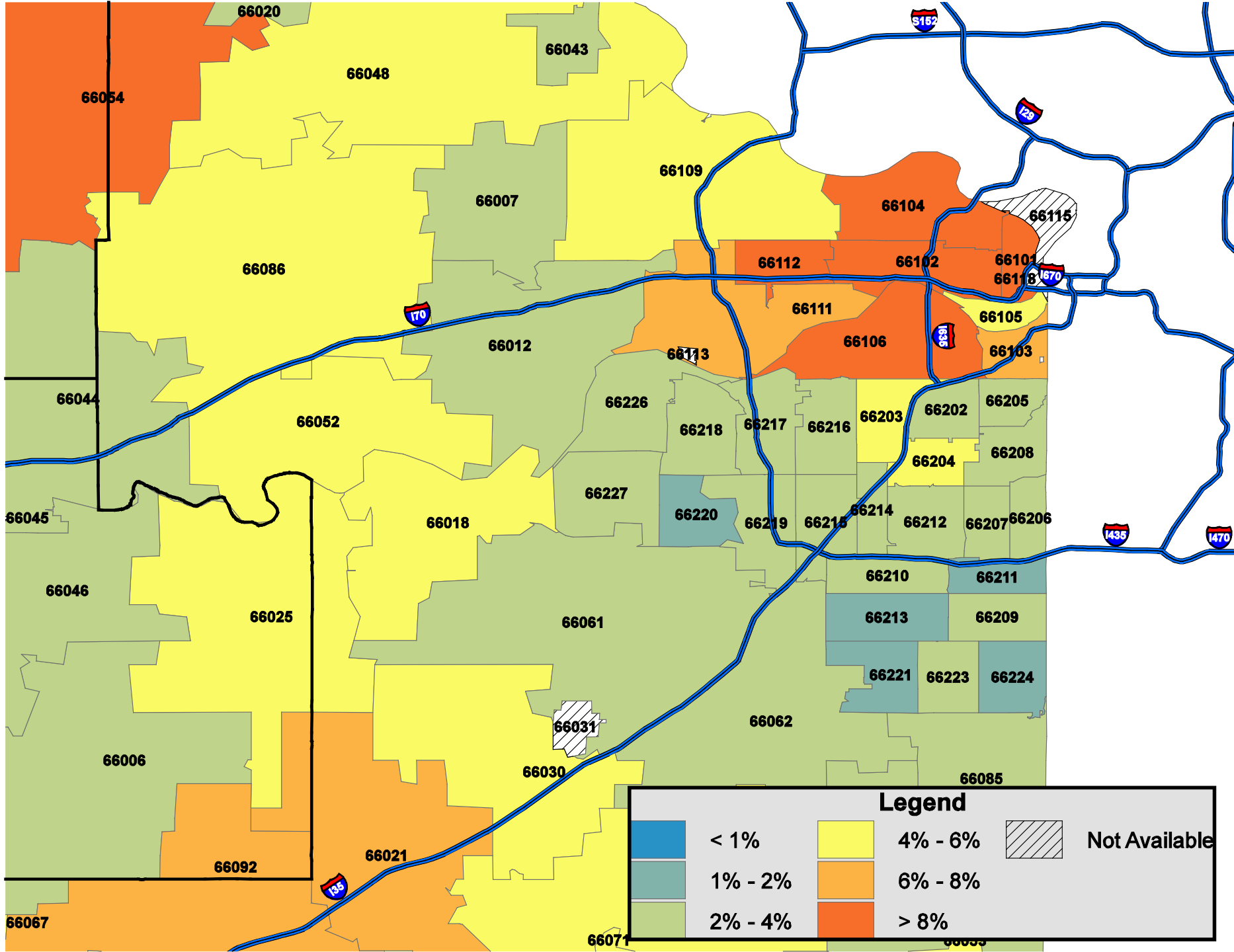
## Legend

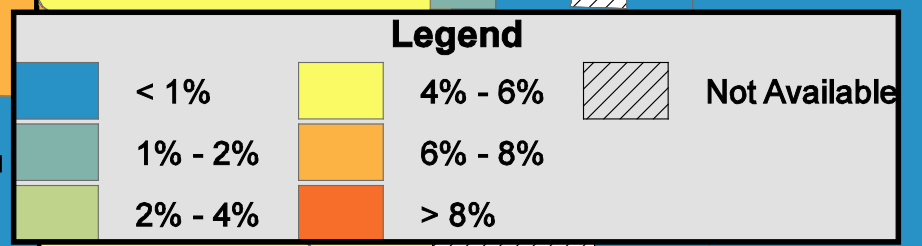
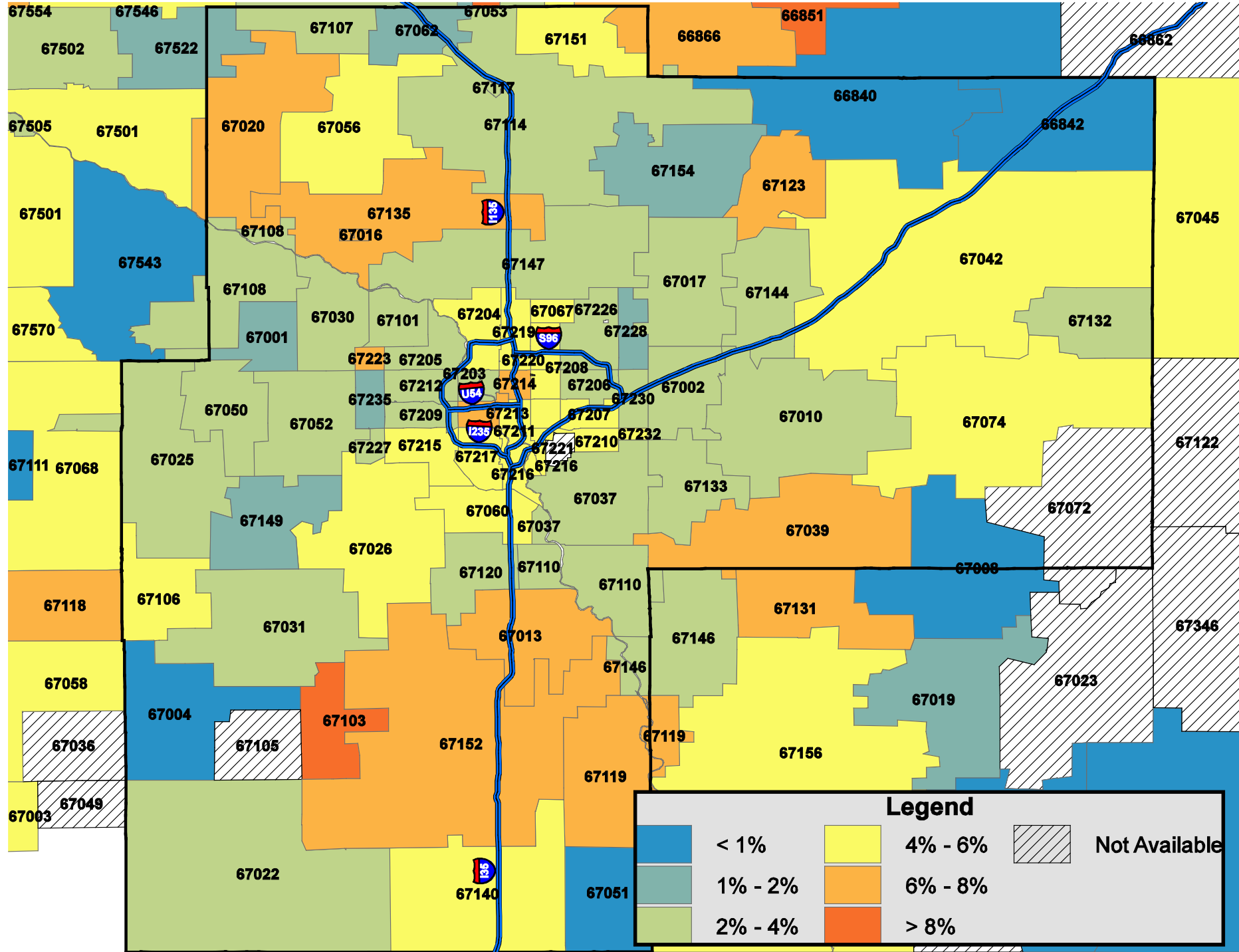




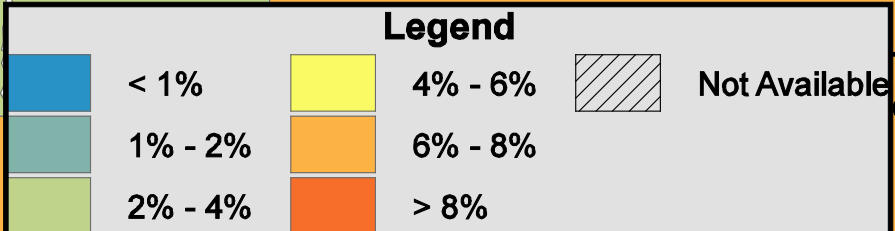
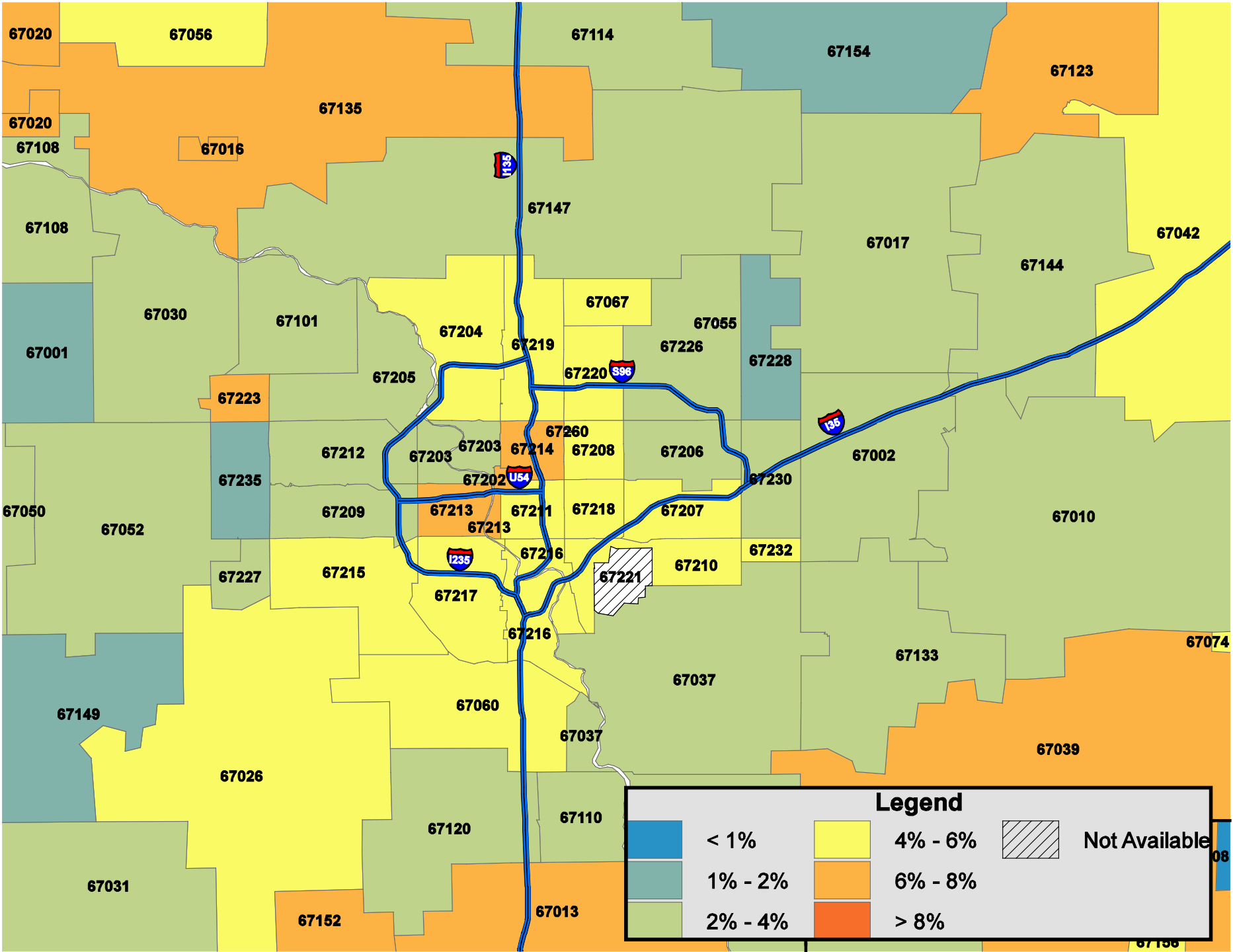
**Legend**

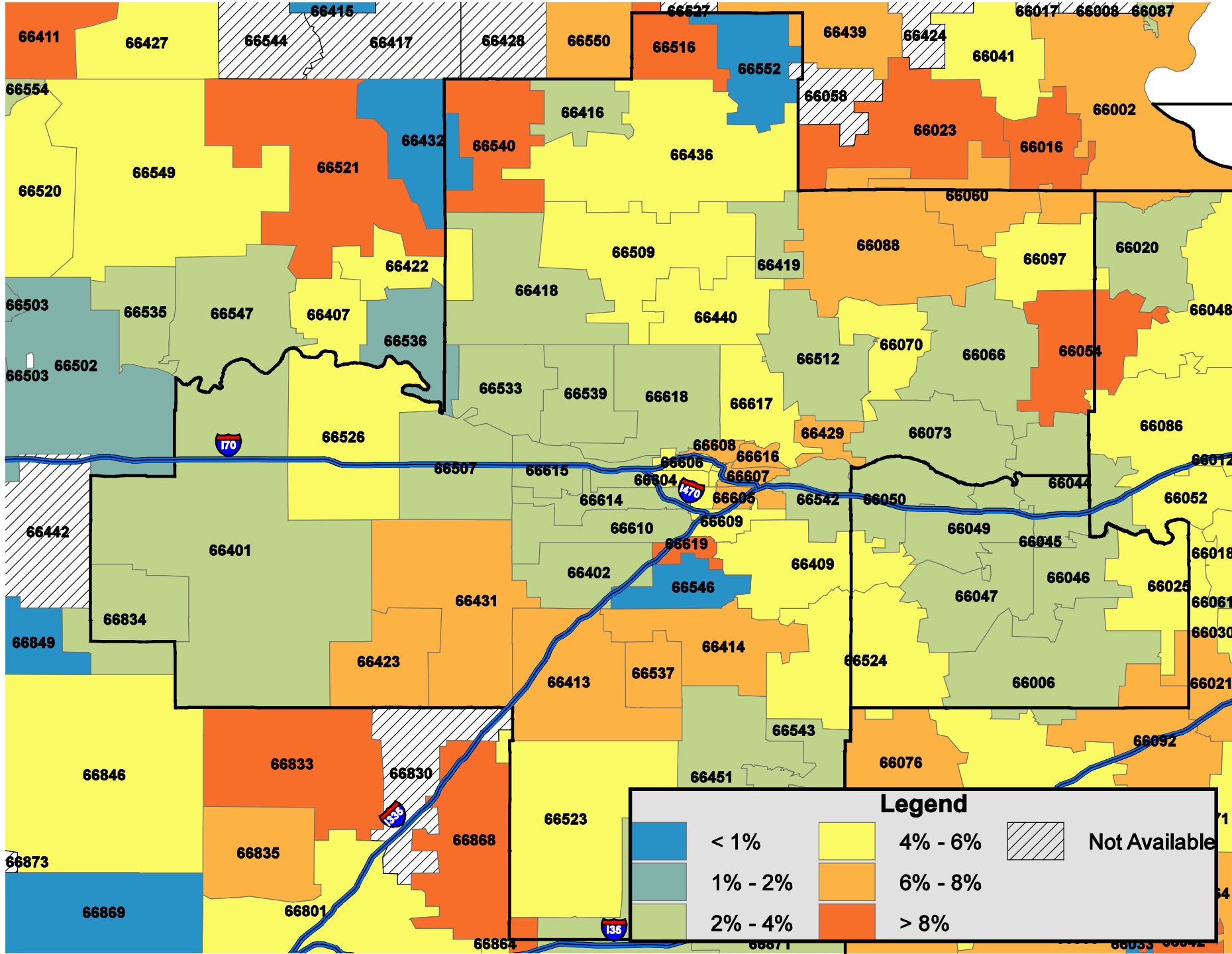
|  |         |   |         |   |               |
|--|---------|---|---------|---|---------------|
|  | < 1%    |  | 4% - 6% |  | Not Available |
|  | 1% - 2% |  | 6% - 8% |   |               |
|  | 2% - 4% |  | > 8%    |   |               |

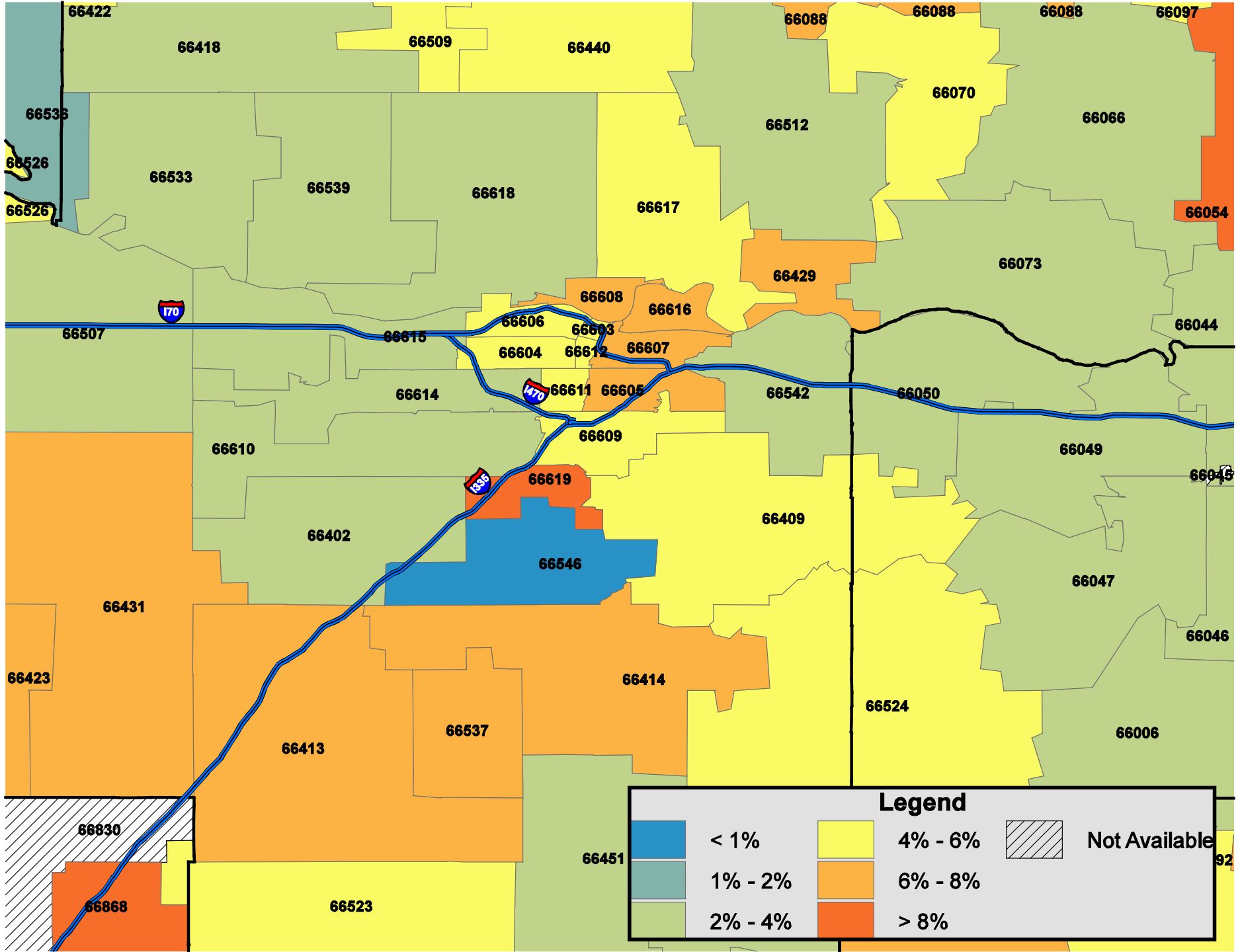












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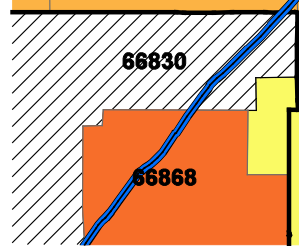
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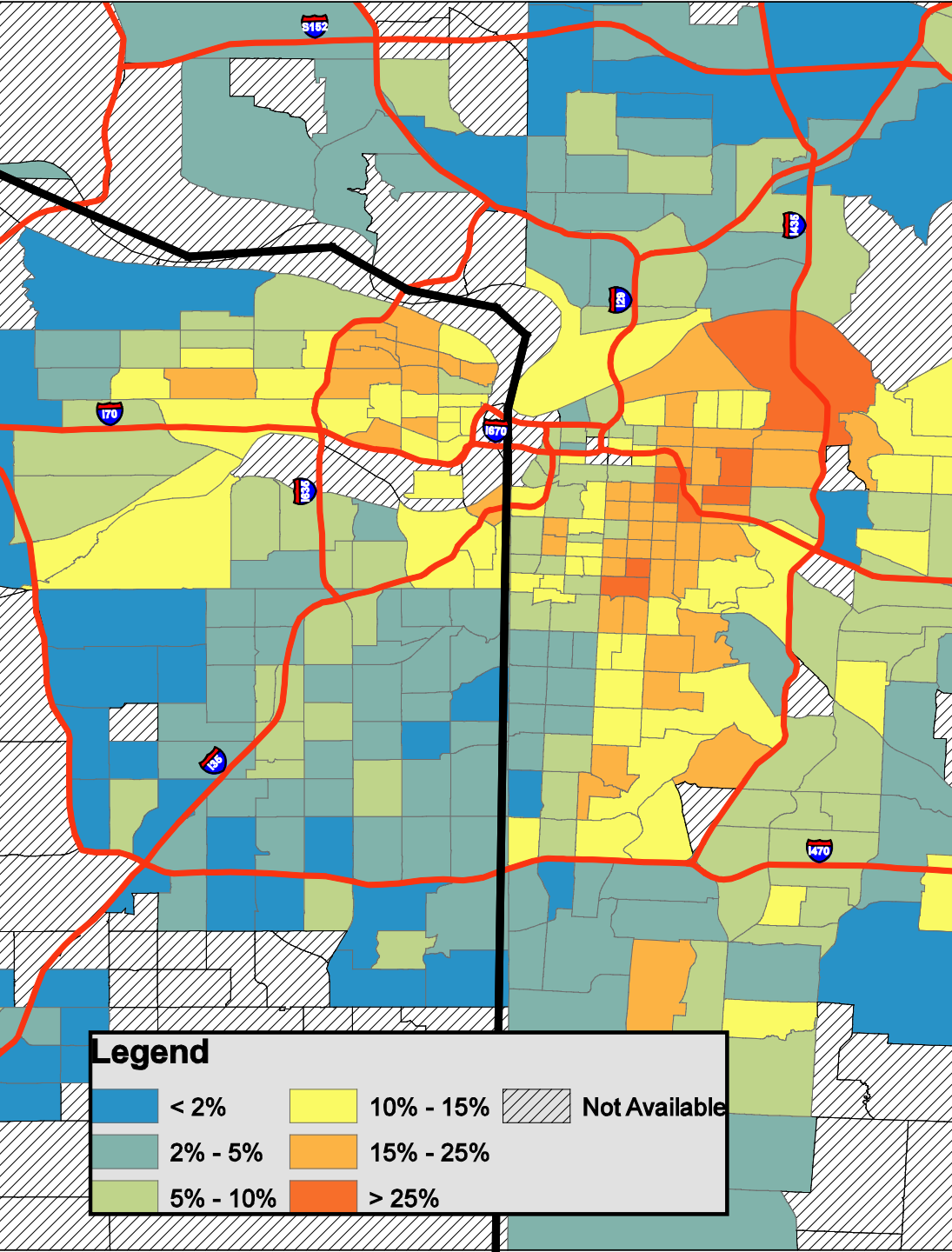
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# VACANCY MAPS

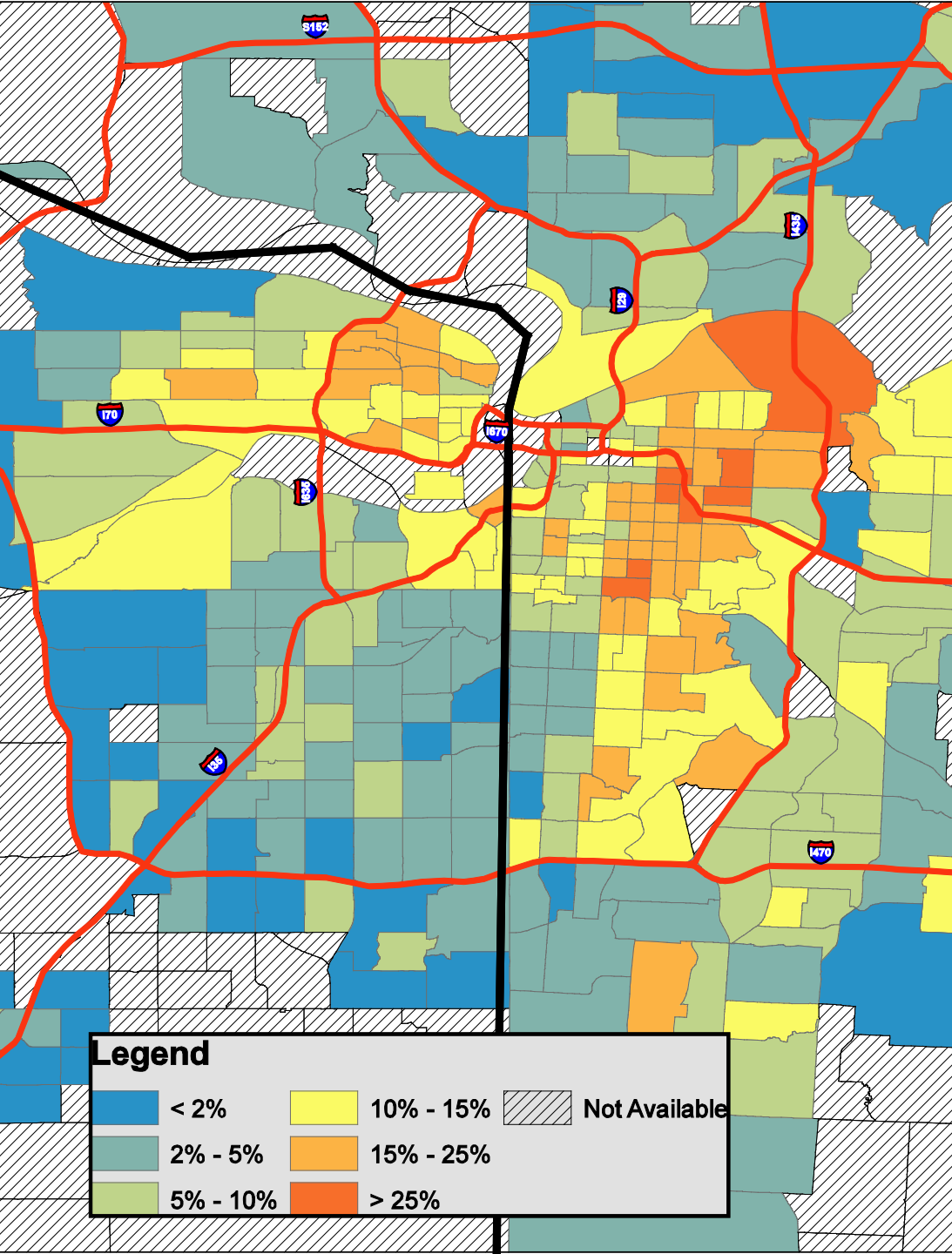
Data Source: Lender Processing Services, Inc.

# Kansas City Area Vacancies (September, 2010)



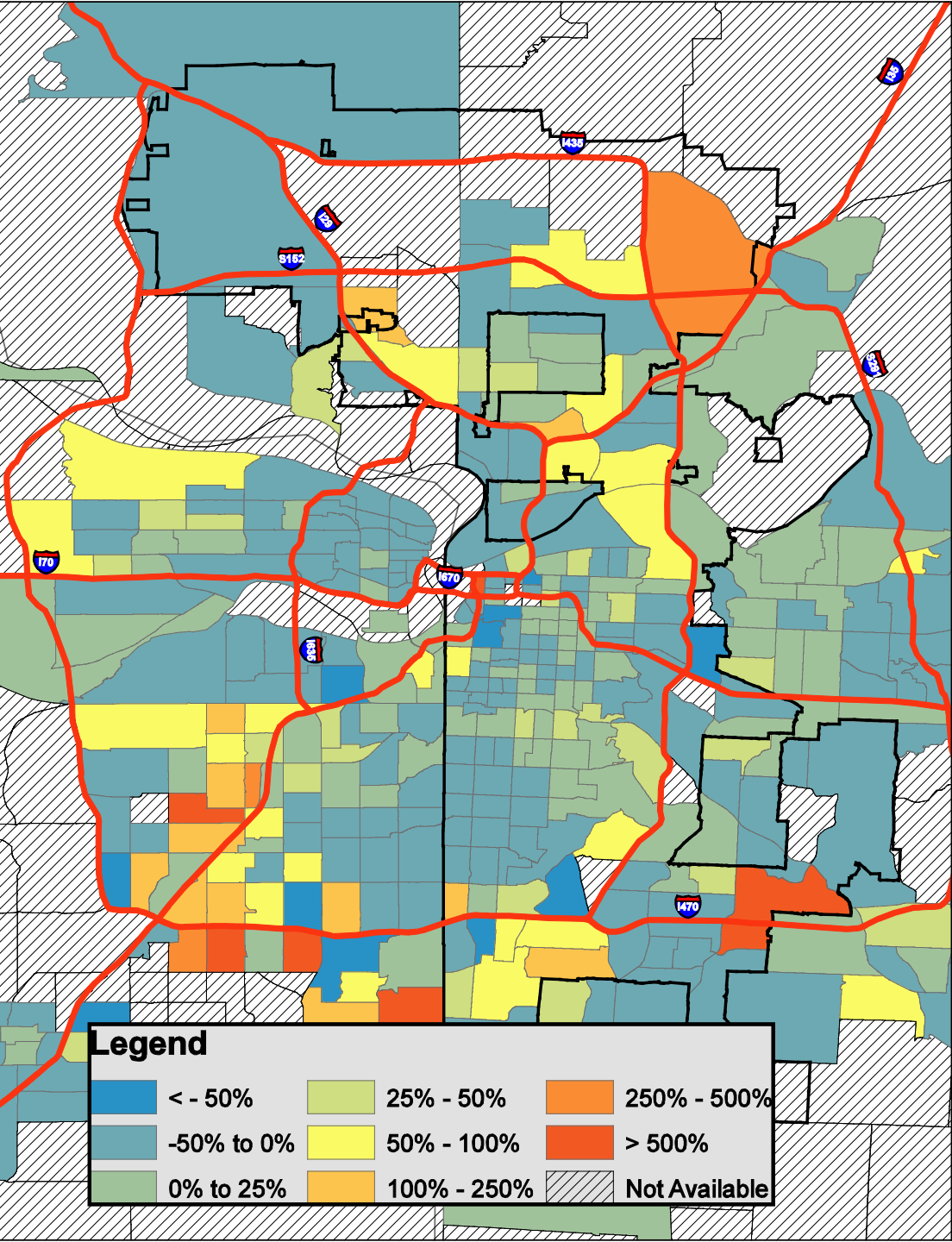
Data Source: FRBKC Calculations from USPS vacancy data.

## Kansas City Area Vacancies (September, 2010)



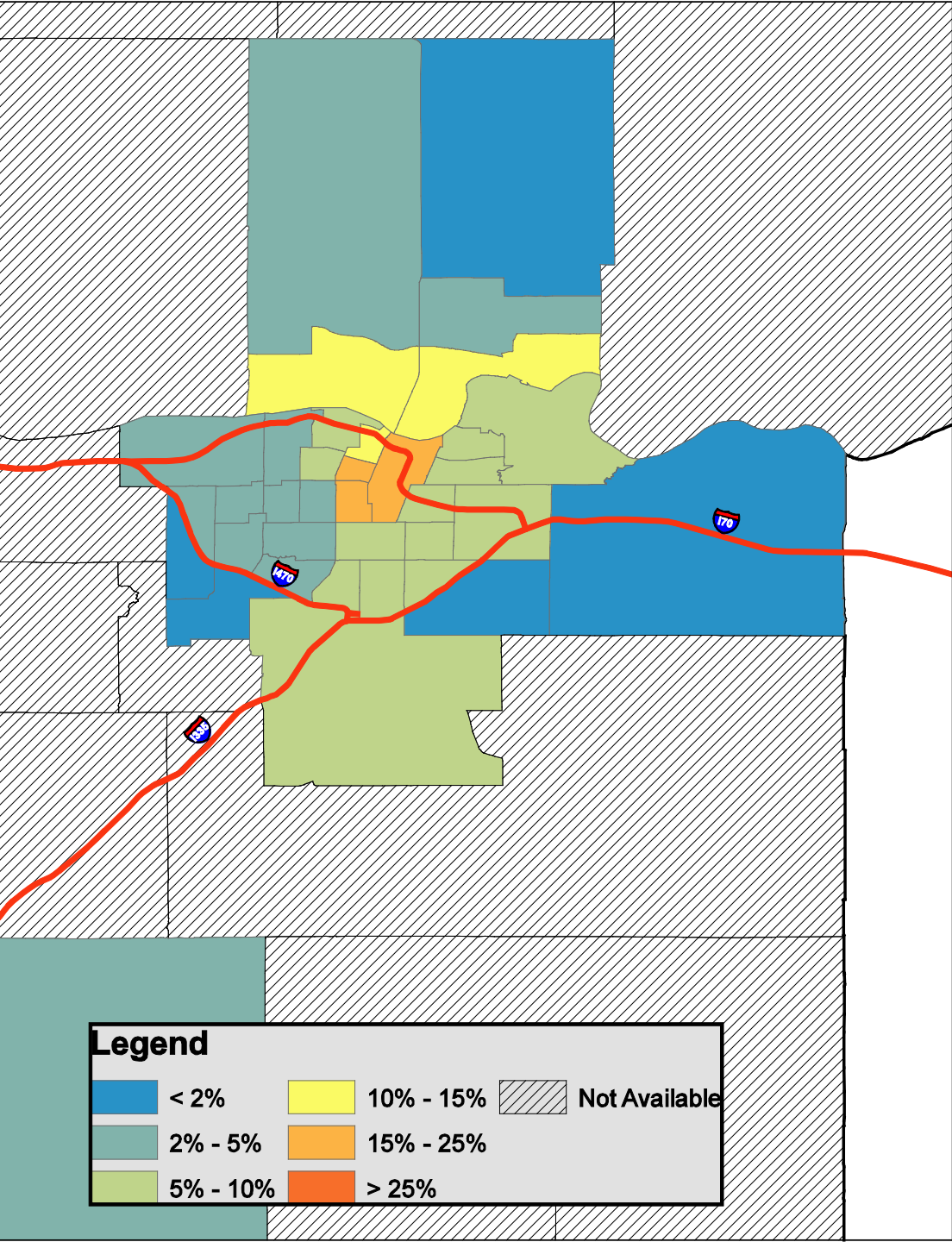
- 10,894 KCMO residential structures identified as vacant in Sep. 2010 using USPS data (estimate)
  - 10.4 percent vacancy rate
- KCMO water records show 12,077 vacancies in Sep. 2010
  - 8.4 percent vacancy rate
- The vacancy rate for single family dwellings in the U.S. as a whole was 3.8 percent (estimate) for single family structures

# Percentage Change In Kansas City Area Vacancies (2007 – 2010)



Data Source: FRBKC Calculations from USPS vacancy data.

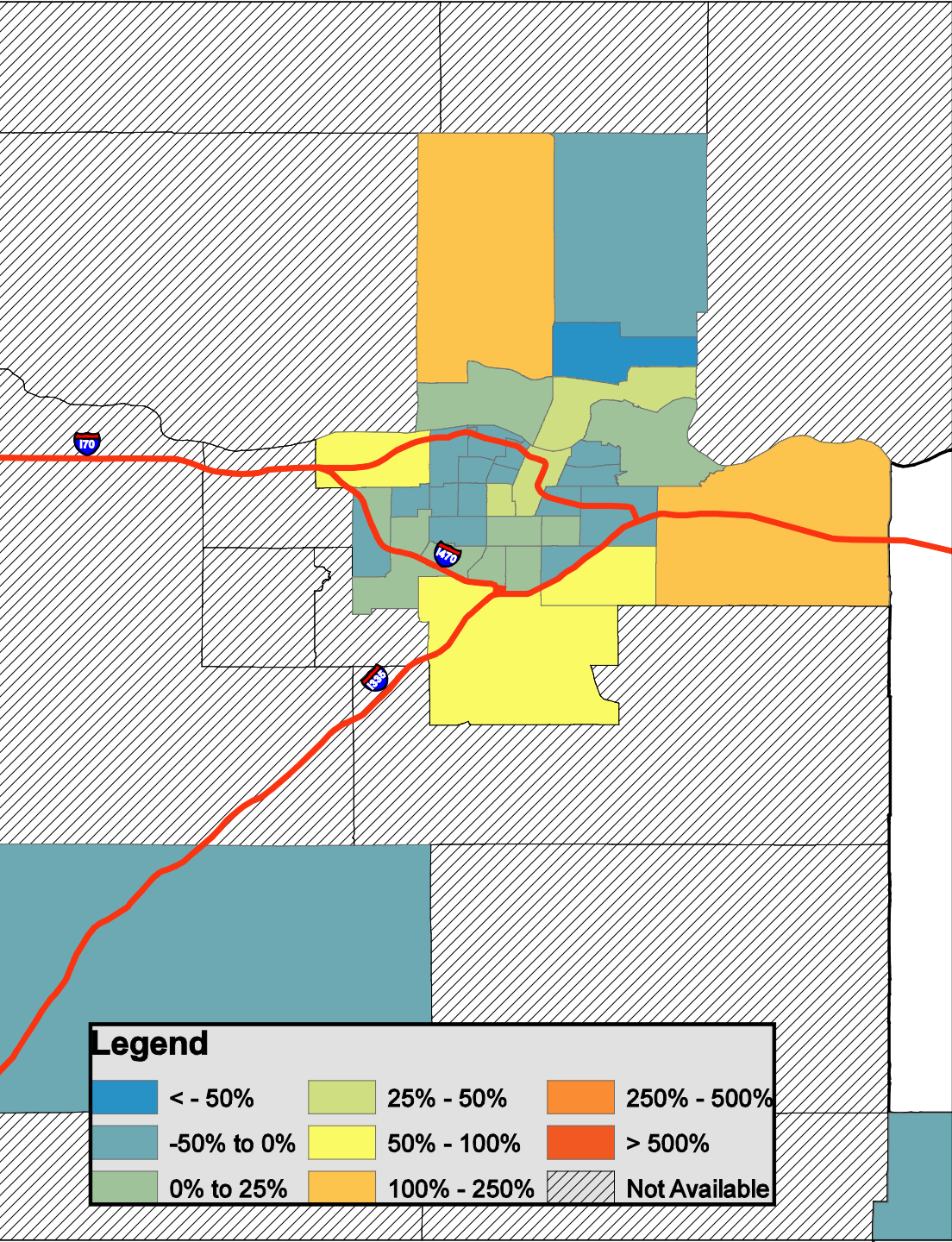
# Topeka Area Vacancies (September, 2010)



Data Source: FRBKC Calculations from USPS vacancy data.



# Percentage Change In Topeka Area Vacancies (2007 – 2010)

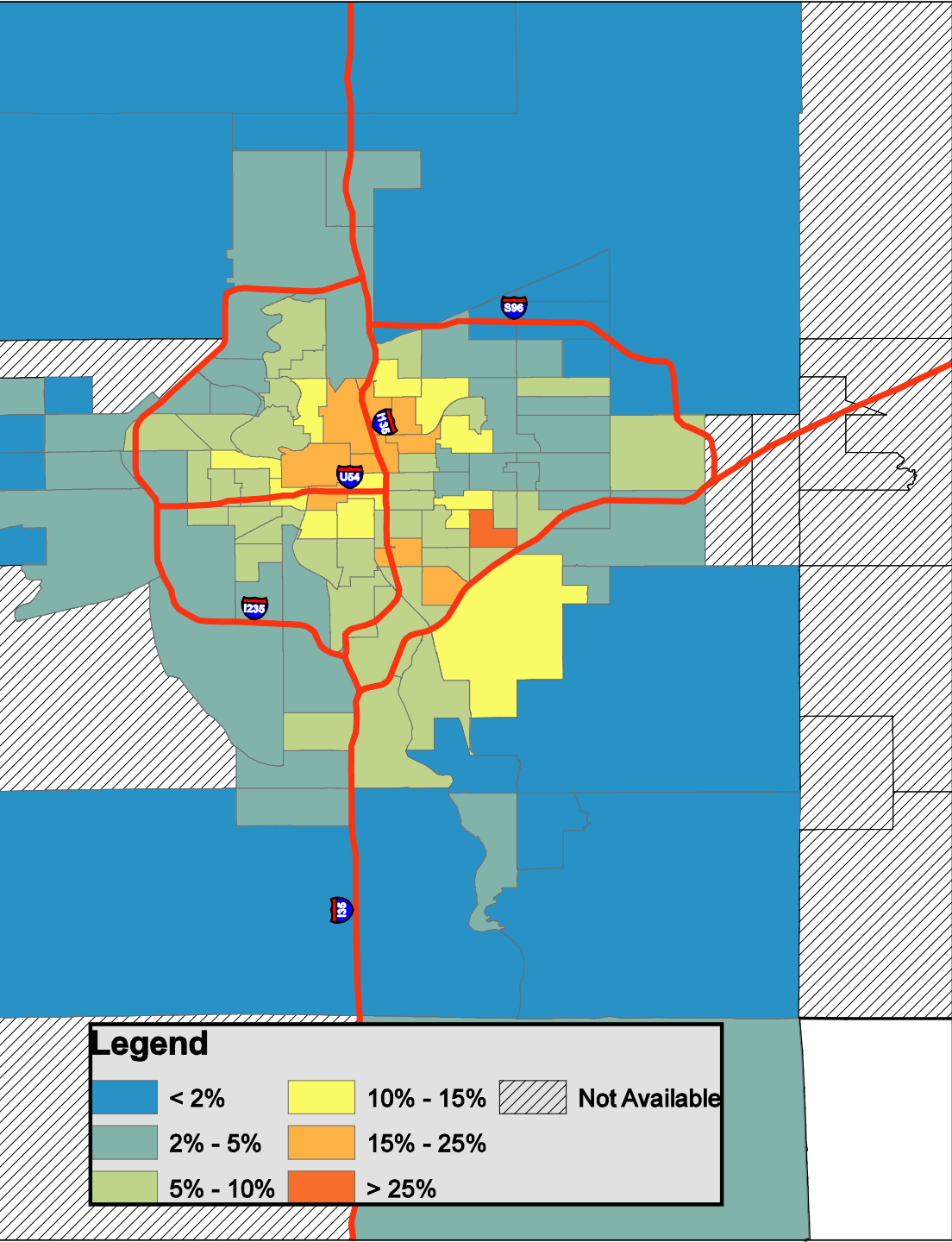




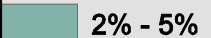
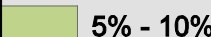
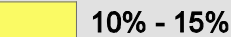
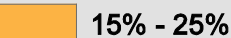

**Legend**

|            |             |               |
|------------|-------------|---------------|
| < - 50%    | 25% - 50%   | 250% - 500%   |
| -50% to 0% | 50% - 100%  | > 500%        |
| 0% to 25%  | 100% - 250% | Not Available |

Data Source: FRBKC Calculations from USPS vacancy data.

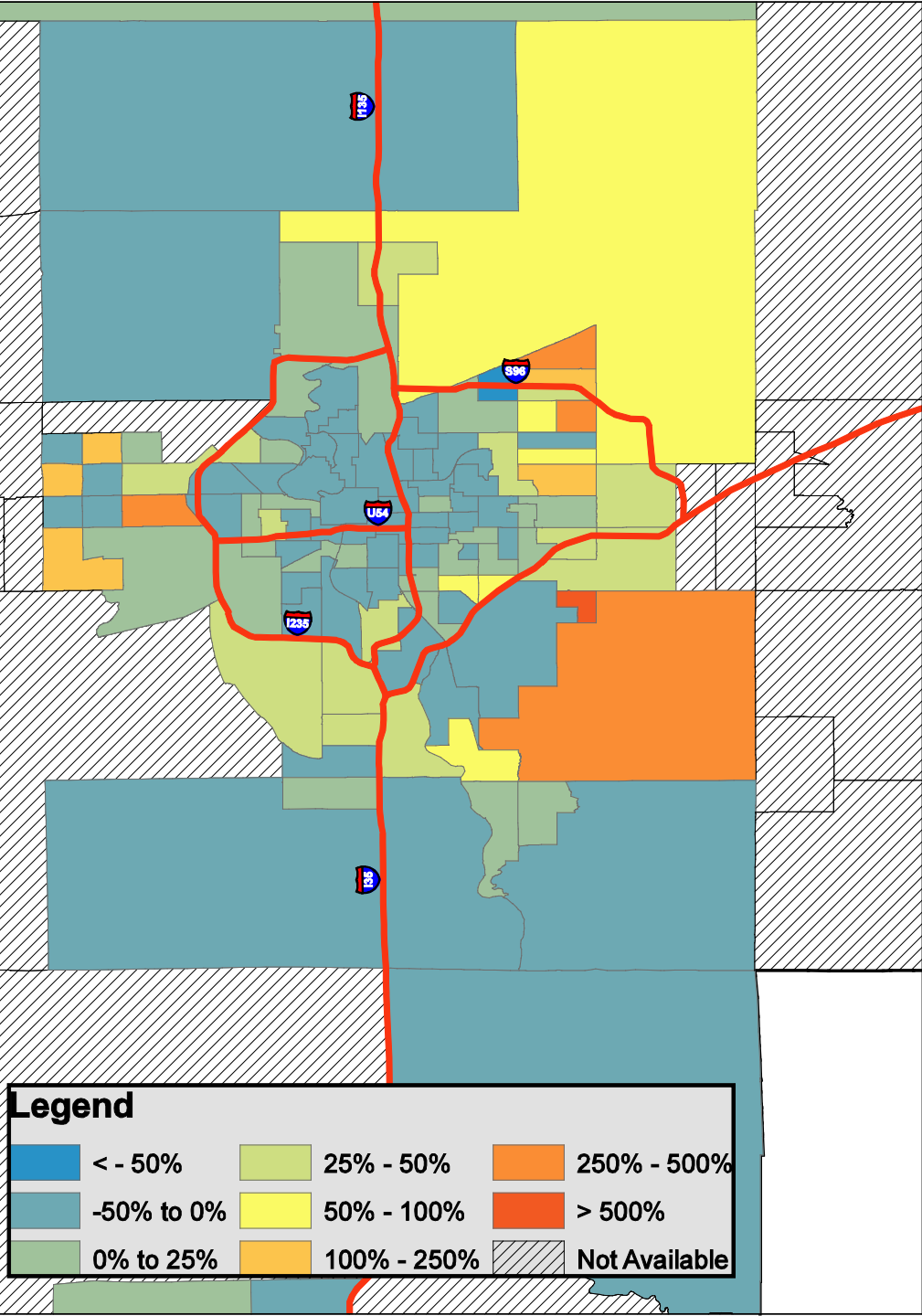
# Wichita Area Vacancies (September, 2010)



| Legend  |           |   |
|---|-----------|---|
|  | < 2%      |  Not Available |
|  | 2% - 5%   |   |
|  | 5% - 10%  |   |
|  | 10% - 15% |   |
|  | 15% - 25% |   |
|  | > 25%     |   |

Data Source: FRBKC Calculations from USPS vacancy data.

# Percentage Change In Wichita Area Vacancies (2007 – 2010)



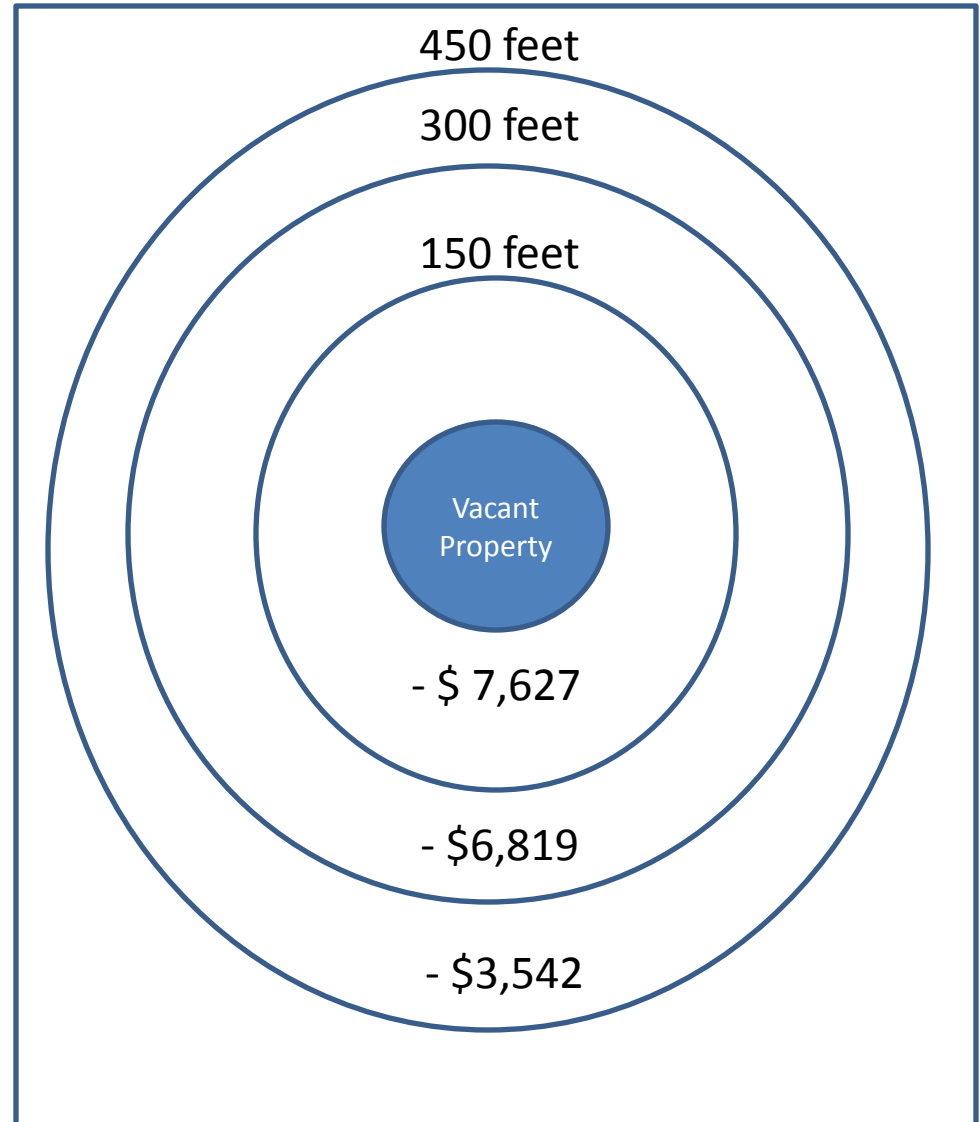
**Legend**

|            |             |               |
|------------|-------------|---------------|
| < - 50%    | 25% - 50%   | 250% - 500%   |
| -50% to 0% | 50% - 100%  | > 500%        |
| 0% to 25%  | 100% - 250% | Not Available |

Data Source: FRBKC Calculations from USPS vacancy data.

# Costs to Homeowners

- Reduced property values
- Higher insurance premiums
- Poorer quality of life



# Wider Costs of Vacant Properties

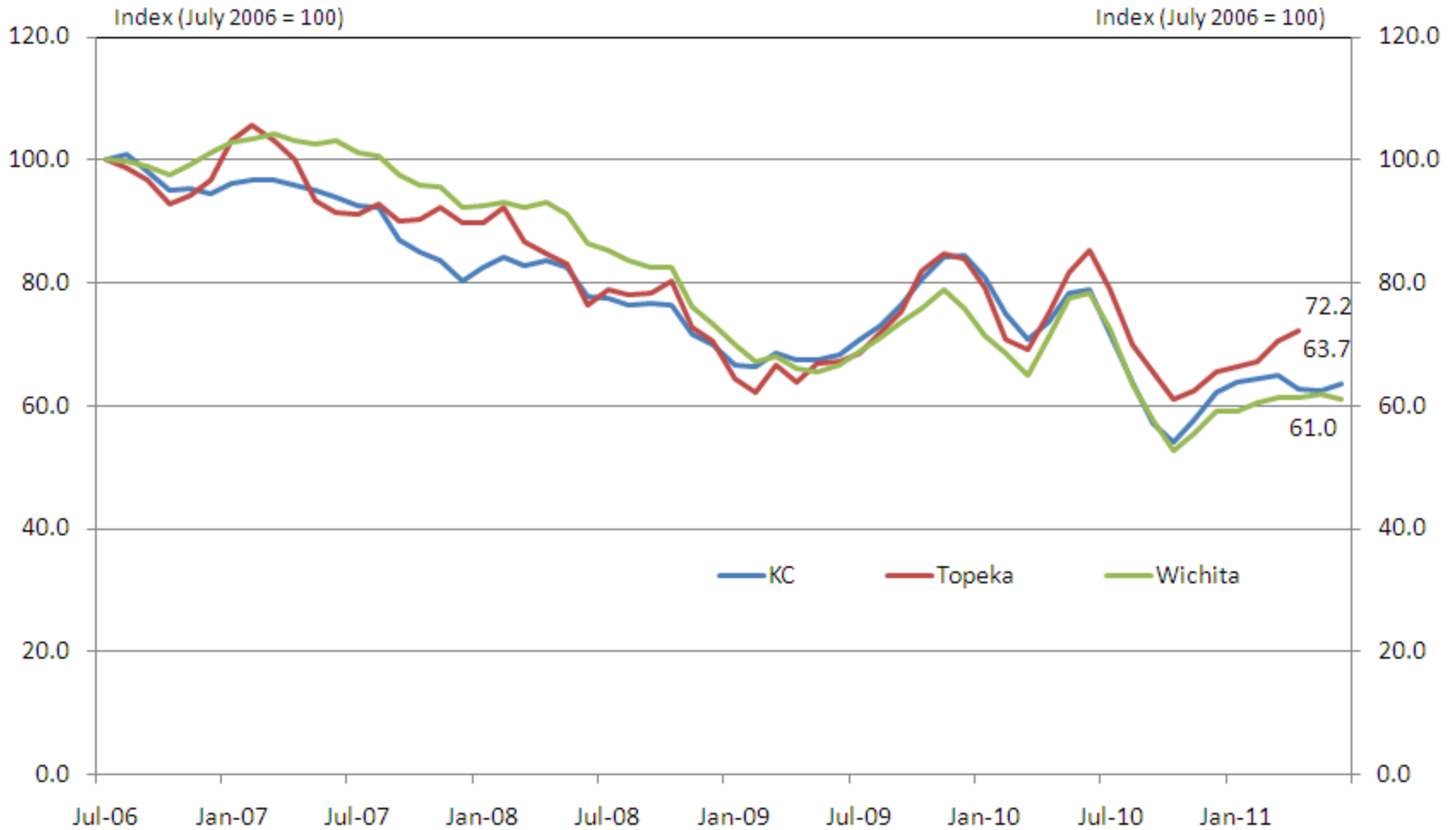
## To the community

- Crime
- Fires
- Public nuisances and health issues
  - Trash / dumping
  - Rat infestations

## To cities

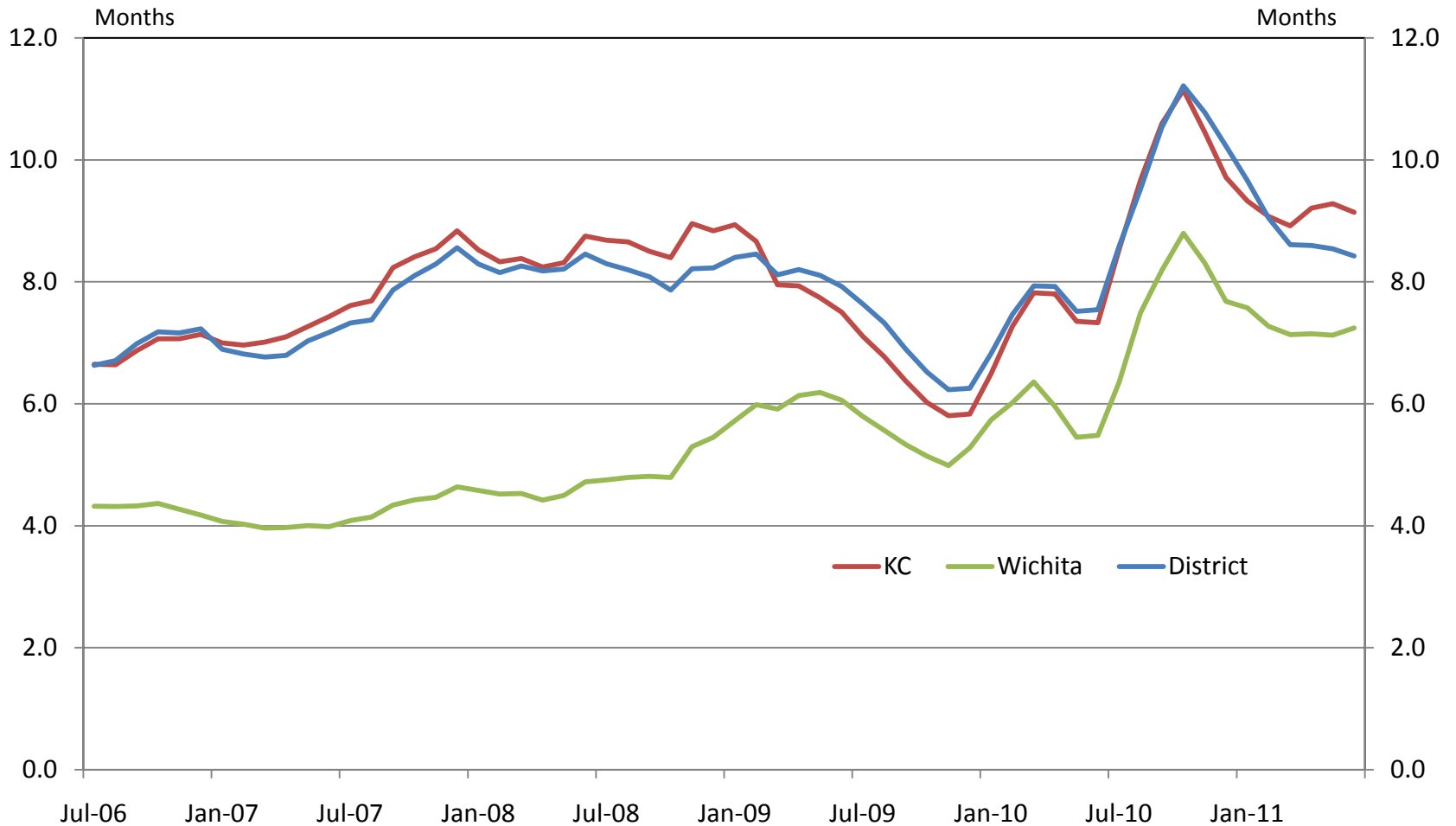
- Lost tax revenues
  - Lower property values
  - Delinquency
- Cost of disposal
  - Estimates of \$6 - \$15 per square foot

# Existing Home Sales

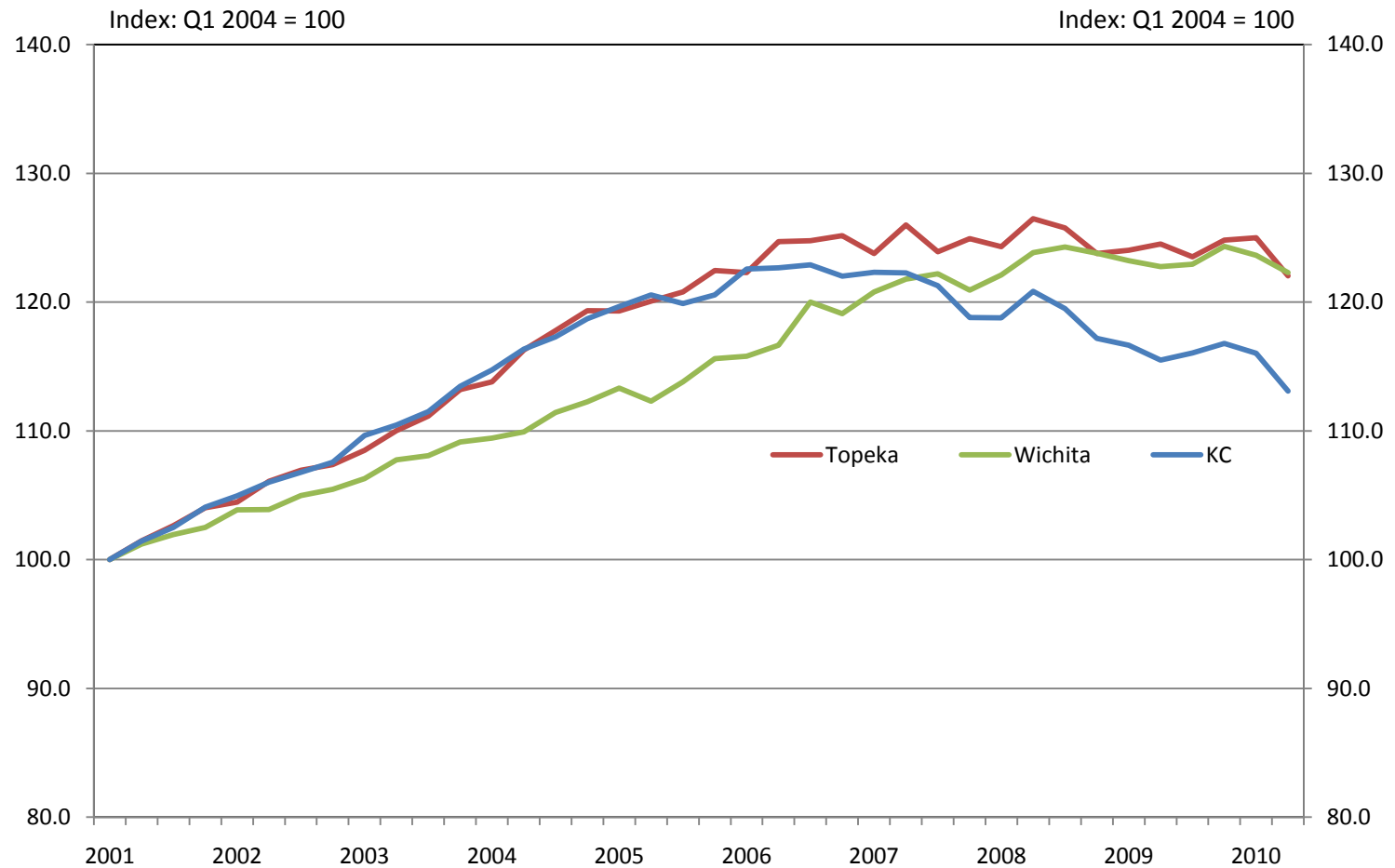


Source: Area Realtors Associations

# Months Supply of Existing Homes



# Existing Home Prices







## FEDERAL RESERVE BANK *of* KANSAS CITY

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