



CoreLogic®



# CoreLogic® National Foreclosure Report

MAY 2014

↓4.8%

In May, the foreclosure inventory was down 4.8 percent from April 2014, representing 31 months of consecutive year-over-year declines.

“Significant gains have been made in the last year to reduce the foreclosure stock. Yet, these improvements are occurring disproportionately in non-judicial states. The foreclosure inventory in judicial states is averaging 2.1 percent, which is more than twice the 0.9 percent average that is occurring in non-judicial states.”

Mark Fleming, chief economist for CoreLogic

# Foreclosures

## National Overview through May 2014

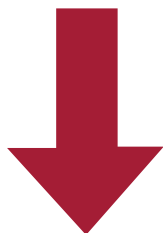
- ▶ There Were 47,000 Completed Foreclosures Nationally, Down From 52,000 in May 2013
- ▶ Seriously Delinquent Rate Is at 4.4 Percent
- ▶ Approximately 660,000 Homes in the United States were in some stage of foreclosure Compared to 1 Million in May 2013

### Completed Foreclosures



**47K**

in May 2014



**9.4%**

Decline Year Over Year



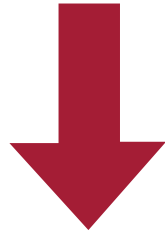
**3.8%**

Compared to April 2014

A CoreLogic analysis shows 47,000 foreclosures were completed in May 2014, a 9.4 percent year-over-year decline from 52,000\* in May 2013. By comparison, before the decline in the housing market in 2007, completed foreclosures averaged 21,000 per month nationwide between 2000 and 2006. On a month-over-month\* basis, completed foreclosures were up by 3.8 percent. Completed foreclosures are an indication of the total number of homes actually lost to foreclosure.

\* May 2013 data was revised. Revisions with public records are standard and to ensure accuracy, CoreLogic incorporates newly released data to provide updated results.

# National Foreclosure Inventory



## 37.0%

Compared to May 2013

## 1.7%

Of All Homes with a Mortgage

THE 12-MONTH SUM OF COMPLETED FORECLOSURES IS AT ITS LOWEST POINT SINCE DECEMBER 2007 AND HAS DECLINED EVERY MONTH FOR THE PAST 8 CONSECUTIVE MONTHS

Approximately 660,000 homes in the United States were in some stage of foreclosure as of May 2014, compared to nearly 1 million in May\* 2013, a decrease of 37 percent. This was the 31<sup>st</sup> consecutive month with a year-over-year decline. As of May 2014, the foreclosure inventory represented 1.7 percent of all homes with a mortgage, compared to 2.6 percent in May 2013.

\* May 2013 data was revised. Revisions with public records are standard and to ensure accuracy, CoreLogic incorporates newly released data to provide updated results.

“The pace of completed foreclosures slowed in May compared to last month but I expect this to be a temporary respite. There is still much more hard work to do to clear the backlog of foreclosed properties. Although difficult, we need to continue to aggressively clear distressed homes to ensure the return of a healthy housing market.”

**Anand Nallathambi**, president and CEO of CoreLogic

# Time Series – National Overview

	JUN-13	JUL-13	AUG-13	SEP-13	OCT-13	NOV-13	DEC-13	JAN-14	FEB-14	MAR-14	APR-14	MAY-14
SDQ*	2,224	2,182	2,104	2,077	2,037	2,014	1,988	1,951	1,895	1,824	1,774	1,718
-MOM % Chg in #	-1.5%	-1.9%	-3.6%	-1.3%	-2.0%	-1.1%	-1.3%	-1.8%	-2.9%	-3.7%	-2.7%	-3.2%
-YOY % Chg in #	-22.4%	-23.7%	-25.3%	-25.4%	-24.7%	-24.6%	-24.7%	-25.1%	-24.6%	-24.8%	-23.8%	-23.9%
Foreclosure Inventory*	998	976	936	924	874	879	839	792	760	728	693	660
-MOM % Chg in #	-4.4%	-2.2%	-4.1%	-1.3%	-5.4%	0.5%	-4.5%	-5.6%	-4.1%	-4.2%	-4.8%	-4.8%
-YOY % Chg in #	-28.9%	-30.6%	-32.9%	-31.7%	-31.1%	-28.5%	-31.1%	-33.4%	-34.2%	-36.5%	-35.3%	-36.8%
Completed Foreclosures*	54	56	57	67	53	43	42	50	40	40	45	47
-MOM % Chg in #	3.7%	4.4%	1.2%	17.3%	-20.4%	-18.2%	-2.3%	17.5%	-19.8%	-0.5%	14.0%	3.8%
-YOY % Chg in #	-21.7%	-14.6%	-22.4%	-21.0%	-24.4%	-33.8%	-19.8%	-15.7%	-22.5%	-25.1%	-19.8%	-9.4%
-12-Month Sum*	739	729	713	695	678	656	645	636	624	611	600	595

\*Thousands of Units



## 23.9%

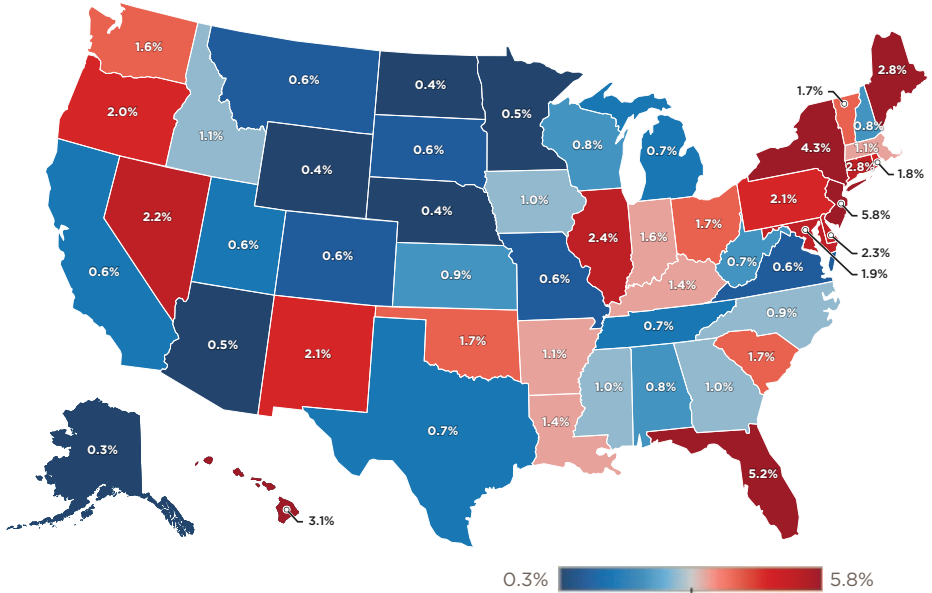
THE NUMBER  
OF MORTGAGES  
IN SERIOUS  
DELINQUENCY  
DECLINED  
23.9 PERCENT FROM  
MAY 2013  
TO MAY 2014

THE FORECLOSURE INVENTORY RECORDED 20 CONSECUTIVE MONTHS OF YEAR-OVER-YEAR, DOUBLE-DIGIT DECLINES, AND 31 STRAIGHT MONTHS OF DECLINES

# Foreclosure Inventory by State

# 34

states have an inventory of foreclosed homes lower than the national rate

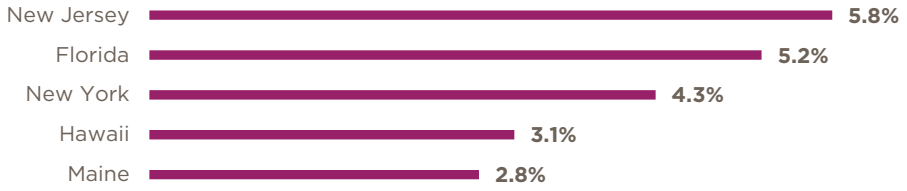


As of May 2014  
Source: CoreLogic Market Trends

## Thirty-eight states

Show declines of more than 30 percent in year-over-year foreclosure inventory, with Arizona, Nebraska, Minnesota and Utah experiencing more than 50 percent year-over-year declines

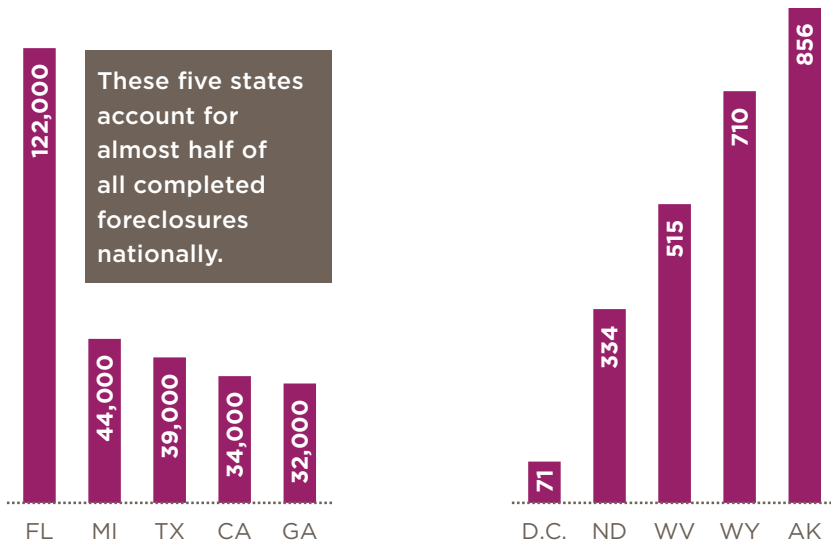
### Five states with the highest foreclosure inventory as a percentage of mortgaged homes



### Five states with the lowest foreclosure inventory as a percentage of mortgaged homes



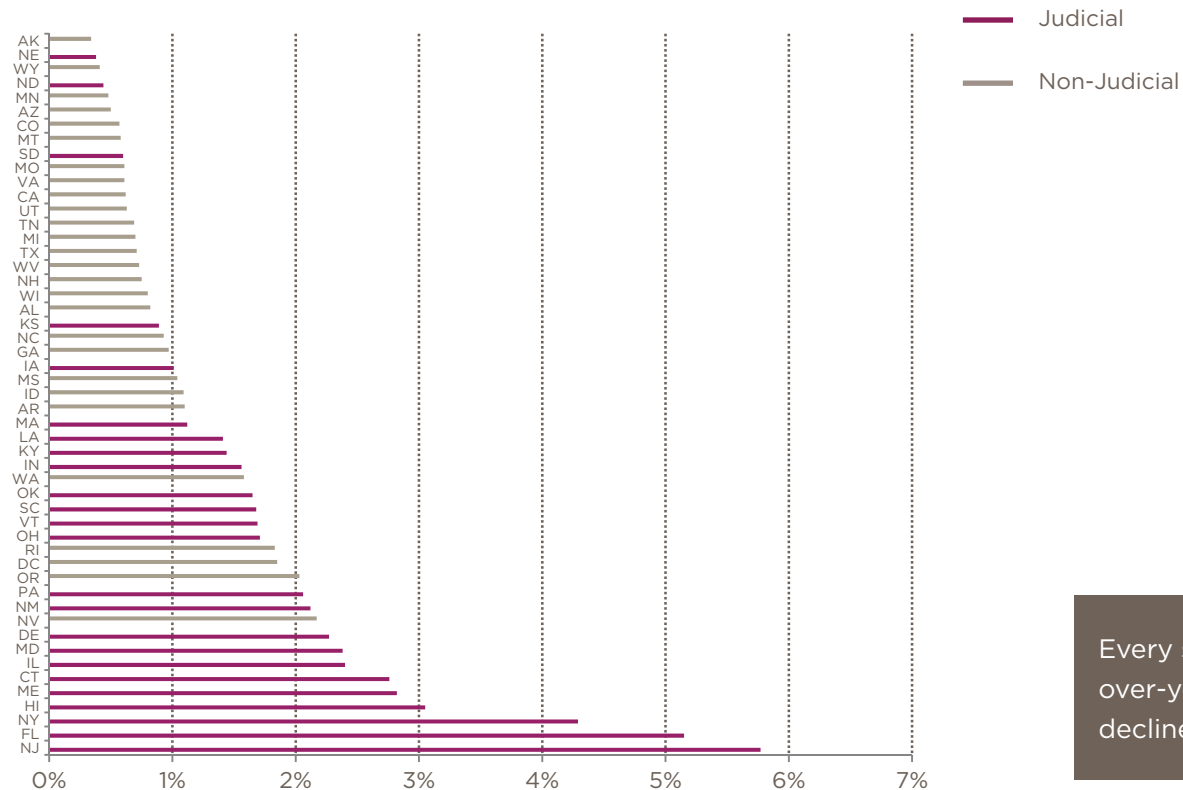
# State Highlights



Five states with the highest number of completed foreclosures during past 12 months

Five states, including the District of Columbia, with the lowest number of completed foreclosures during past 12 months

## Percent of Homes in Foreclosure



Every state posted a year-over-year, double-digit decline in foreclosures.

Source: CoreLogic May 2014

# State Foreclosure Data

## Judicial States

### National

Foreclosure Inventory: **1.7%**

Foreclosure Inventory  
Pct. Point Change from  
a Year Ago: **-0.9%**

Completed Foreclosures  
(12 months ending  
May 2014): **594,945**

Serious Delinquency: **4.4%**

Decline in  
Seriously Delinquent  
Mortgages: **-23.9% YOY**

JUDICIAL STATES	FORECLOSURE INVENTORY	FORECLOSURE INVENTORY PCT. POINT CHANGE FROM A YEAR AGO	COMPLETED FORECLOSURES (12 MONTHS ENDING MAY 2014)	SERIOUS DELINQUENCY RATE
Florida	5.2%	-3.8%	122,059	9.6%
Ohio	1.7%	-0.9%	28,609	4.8%
Illinois	2.4%	-1.6%	21,558	5.7%
Pennsylvania	2.1%	-0.7%	16,601	5.1%
Indiana	1.6%	-1.0%	16,221	4.3%
Oklahoma	1.7%	-0.7%	10,036	4.1%
South Carolina	1.7%	-1.1%	9,139	4.3%
Maryland	2.4%	-1.2%	8,096	6.3%
Louisiana	1.4%	-0.5%	7,332	4.7%
New Jersey	5.8%	-0.5%	6,342	9.5%
New York	4.3%	-0.6%	5,938	7.5%
Connecticut	2.8%	-1.4%	5,748	5.9%
Iowa	1.0%	-0.8%	5,092	2.7%
Kansas	0.9%	-0.4%	3,510	3.3%
Massachusetts	1.1%	-0.7%	2,817	4.3%
Kentucky	1.4%	-0.6%	2,721	4.1%
New Mexico	2.1%	-0.7%	2,314	4.5%
Nebraska	0.4%	-0.4%	1,781	2.0%
Delaware	2.3%	-0.4%	1,687	5.5%
Hawaii	3.1%	-0.8%	877	4.8%
Maine	2.8%	-1.3%	870	5.9%
North Dakota	0.4%	-0.2%	334	1.1%
South Dakota	0.6%	-0.3%	N/A	1.8%
Vermont	1.7%	-0.7%	N/A	3.4%

Source: CoreLogic May 2014



# State Foreclosure Data

## Non-Judicial States

NON-JUDICIAL STATES	FORECLOSURE INVENTORY	FORECLOSURE INVENTORY PCT. POINT CHANGE FROM A YEAR AGO	COMPLETED FORECLOSURES (12 MONTHS ENDING MAY 2014)	SERIOUS DELINQUENCY RATE
Michigan	0.7%	-0.5%	44,402	3.3%
Texas	0.7%	-0.4%	38,649	3.1%
California	0.6%	-0.5%	33,940	2.3%
Georgia	1.0%	-0.8%	31,819	4.3%
North Carolina	0.9%	-0.8%	24,907	3.6%
Tennessee	0.7%	-0.5%	16,727	4.1%
Arizona	0.5%	-0.6%	16,446	2.2%
Washington	1.6%	-0.6%	16,375	4.0%
Missouri	0.6%	-0.3%	13,904	3.1%
Virginia	0.6%	-0.3%	11,422	2.6%
Nevada	2.2%	-1.9%	10,601	6.3%
Wisconsin	0.8%	-0.6%	8,042	2.7%
Alabama	0.8%	-0.4%	7,914	4.6%
Colorado	0.6%	-0.3%	7,509	2.0%
Minnesota	0.5%	-0.5%	7,269	2.3%
Arkansas	1.1%	-0.7%	5,341	4.7%
Utah	0.6%	-0.7%	4,285	2.5%
Oregon	2.0%	-0.8%	4,121	4.1%
Idaho	1.1%	-0.8%	3,903	2.9%
New Hampshire	0.8%	-0.5%	1,926	3.0%
Rhode Island	1.8%	-0.6%	1,601	5.7%
Mississippi	1.0%	-0.6%	1,036	5.5%
Montana	0.6%	-0.3%	945	1.7%
Alaska	0.3%	-0.3%	856	1.5%
Wyoming	0.4%	-0.1%	710	1.8%
West Virginia	0.7%	-0.4%	515	2.9%
District of Columbia	1.9%	-0.3%	71	4.7%

Source: CoreLogic May 2014

## National

Foreclosure Inventory: **1.7%**

Foreclosure Inventory  
Pct. Point Change from  
a Year Ago: **-0.9%**

Completed Foreclosures  
(12 months ending  
April 2014): **594,945**

Serious Delinquency: **4.4%**

Decline in  
Seriously Delinquent  
Mortgages: **-23.9% YOY**

# Metropolitan Area Highlights

Foreclosure Data for the Largest Core Based Statistical Areas (CBSAs)

METROPOLITAN AREA	FORECLOSURE INVENTORY	FORECLOSURE INVENTORY PCT. POINT CHANGE FROM A YEAR AGO	COMPLETED FORECLOSURES (12 MONTHS ENDING MAY 2014)	SERIOUS DELINQUENCY RATE
Atlanta-Sandy Springs-Roswell, GA	1.0%	-0.9%	18,994	4.3%
Tampa-St. Petersburg-Clearwater, FL	6.2%	-3.5%	18,317	10.6%
Orlando-Kissimmee-Sanford, FL	5.0%	-3.9%	13,495	9.5%
Chicago-Naperville-Arlington Heights, IL	2.8%	-2.0%	11,813	6.6%
Phoenix-Mesa-Scottsdale, AZ	0.4%	-0.6%	9,735	2.0%
Houston-The Woodlands-Sugar Land, TX	0.7%	-0.4%	9,521	3.1%
St. Louis, MO-IL	0.7%	-0.4%	7,719	3.3%
Riverside-San Bernardino-Ontario, CA	1.0%	-0.6%	7,285	3.4%
Charlotte-Concord-Gastonia, NC-SC	1.1%	-1.1%	7,165	3.9%
Dallas-Plano-Irving, TX	0.7%	-0.5%	6,728	3.2%
Minneapolis-St. Paul-Bloomington, MN-WI	0.5%	-0.6%	5,971	2.4%
Warren-Troy-Farmington Hills, MI	0.5%	-0.4%	5,621	2.6%
Seattle-Bellevue-Everett, WA	1.3%	-0.7%	5,547	3.3%
Los Angeles-Long Beach-Glendale, CA	0.7%	-0.6%	5,335	2.6%
Washington-Arlington-Alexandria, DC-VA-MD-WV	1.3%	-0.6%	4,609	3.8%

Source: CoreLogic May 2014

# CoreLogic National Foreclosure Report

## Methodology

The data in this report represents foreclosure activity reported through May 2014.

This report separates state data into judicial versus non-judicial foreclosure state categories. In judicial foreclosure states, lenders must provide evidence to the courts of delinquency in order to move a borrower into foreclosure. In non-judicial foreclosure states, lenders can issue notices of default directly to the borrower without court intervention. This is an important distinction since judicial states, as a rule, have longer foreclosure timelines, thus affecting foreclosure statistics.

A completed foreclosure occurs when a property is auctioned and results in the purchase of the home at auction by either a third party, such as an investor, or by the lender. If the home is purchased by the lender, it is moved into the lender's real estate owned (REO) inventory. In "foreclosure by advertisement" states, a redemption period begins after the auction and runs for a statutory period, e.g., six months. During that period, the borrower may regain the foreclosed home by paying all amounts due as calculated under the statute. For purposes of this Foreclosure Report, because so few homes are actually redeemed following an auction, it is assumed that the foreclosure process ends in "foreclosure by advertisement" states at the completion of the auction.

The foreclosure inventory represents the number and share of mortgaged homes that have been placed into the process of foreclosure by the mortgage servicer. Mortgage servicers start the foreclosure process when the mortgage reaches a specific level of serious delinquency as dictated by the investor for the mortgage loan. Once a foreclosure is "started," and absent the borrower paying all amounts necessary to halt the foreclosure, the home remains in foreclosure until the completed foreclosure results in the sale to a third party at auction or the home enters the lender's REO inventory. The data in this report accounts for only first liens against a property and does not include secondary liens. The foreclosure inventory is measured only against homes that have an outstanding mortgage. Homes with no mortgage liens can never be in foreclosure and are, therefore, excluded from the analysis. Approximately one-third of homes nationally are owned outright and do not have a mortgage. CoreLogic has approximately 85 percent coverage of U.S. foreclosure data.

### **SOURCE: CORELOGIC**

The data provided is for use only by the primary recipient or the primary recipient's publication or broadcast. This data may not be re-sold, republished or licensed to any other source, including publications and sources owned by the primary recipient's parent company without prior written permission from CoreLogic. Any CoreLogic data used for publication or broadcast, in whole or in part, must be sourced as coming from CoreLogic, a data and analytics company. For use with broadcast or web content, the citation must directly accompany first reference of the data. If the data is illustrated with maps, charts, graphs or other visual elements, the CoreLogic logo must be included on screen or website. Data provided may not be modified without the prior written permission of CoreLogic. Do not use the data in any unlawful manner. This data is compiled from public records, contributory databases and proprietary analytics, and its accuracy is dependent upon these sources.

### **ABOUT CORELOGIC**

CoreLogic (NYSE: CLGX) is a leading global property information, analytics and data-enabled services provider. The company's combined data from public, contributory and proprietary sources includes over 3.3 billion records spanning more than 40 years, providing detailed coverage of property, mortgages and other encumbrances, consumer credit, tenancy, location, hazard risk and related performance information. The markets CoreLogic serves include real estate and mortgage finance, insurance, capital markets, and the public sector. CoreLogic delivers value to clients through unique data, analytics, workflow technology, advisory and managed services. Clients rely on CoreLogic to help identify and manage growth opportunities, improve performance and mitigate risk. Headquartered in Irvine, Calif., CoreLogic operates in North America, Western Europe and Asia Pacific. For more information, please visit [www.corelogic.com](http://www.corelogic.com).

CORELOGIC, the CoreLogic logo are trademarks of CoreLogic, Inc. and/or its subsidiaries.

### **CONTACT**

For more information, please email [bvisini@corelogic.com](mailto:bvisini@corelogic.com).

For an expanded perspective on housing economies and property markets, visit the **CoreLogic Insights Blog** and follow us on:

CoreLogic

CoreLogic Econ



[corelogic.com](http://corelogic.com)

© 2014 CoreLogic, Inc. All rights reserved.

CORELOGIC and the CoreLogic logo are trademarks of CoreLogic, Inc. and/or its subsidiaries.

All other trademarks are the property of their respective holders.

17-NFR-MAY14-0714-01