Community Stabilization Index

Helping communities track local housing market conditions

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Federal Reserve Bank of Cleveland

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About

The Community Stabilization Index (CSI) is a composite index that provides a relative measure of local housing market conditions, with a particular focus on recovery potential. The index is specific to conditions at the zip code level, and is comparable across all zip codes within a Metropolitan Statistical Area (MSA). Periodic recalculations of the CSI allow community leaders, for example, to track relative changes in housing market conditions through time at the zip code level.

The CSI synthesizes several variables into a single comparable measure of recovery potential. However beneficial, this simplification should not deemphasize the importance of tracking underlying and other available housing variables, nor preclude understanding the limitations of this tool. The methodology and data sources for this tool are explained in the following sections; use the table of contents to navigate to individual MSAs to explore the associated index and its components.

Data Sources

The index draws data from Lender Processing Services, Inc. Applied Analytics (LPS), the Federal Reserve Bank of New York's Consumer Credit Panel, as well as the Home Mortgage Disclosure Act (HMDA) database. The LPS dataset is comprised of the servicing portfolios of the largest residential mortgage servicers in the US, covering about two-thirds of installment-type loans nationwide. The Consumer Credit Panel is a nationally representative 5 percent random sample of all individuals with a social security number and a credit report as provided by Equifax. The database contains approximately 40 million individuals each quarter and includes household-level credit and debt, including credit cards, auto loans, student loans, mortgages (separately for first and second liens), and other student loans. The HMDA dataset contains data on home mortgage loans as reported by depository institutions and certain for-profit, nondepositroy institutions.

Components

Records in LPS include active and inactive loans. The status of active loans can be current, delinquent, or in foreclosure. Inactive loans are those loans on properties that have moved into

REO (Real Estate Owned) status, been transferred to another servicer, or have terminated. Only first-lien loans on residential properties are included in our analysis.

The index comprises the following [or these] six components calculated for each zip code:

1. **Loans in 90-day delinquency:** This component represents the percent of active loans that are at least 90 days delinquent in July of the reported year.
2. **Loans in foreclosure:** This component represents the percent of active loans that are in foreclosure status in July of the reported year.
3. **REO:** This component represents the ratio of Real Estate Owned (REO) properties to the number of active loans in July of the reported year. Inactive loans related to properties in REO status add to the shadow inventory of the zip code.
4. **Originations-to-shadow-inventory ratio:** This component represents the ratio of originations in the most recent year available from the HMDA database to the number of REOs, foreclosures, and loans greater than 90 days delinquent in a given month as calculated in components one through three.
5. **Change in median home value:** For this component, we calculate the median estimated value of homes in the zip code for two time periods: 2005, the year prices peaked, and the most current full year available. In the case of a purchase, the value refers to the sales price. If the first-lien loan is originated due to a refinance, the value refers to the appraisal amount. The index tracks the percent change of these two median values.
6. **Non-mortgage credit delinquency:** This component represents the percent of active accounts at least 60 days delinquent or in severe derogatory status in June of the reported year. Non-mortgage refers to auto loans, credit cards, consumer finance, retail cards, and student loans.

For each zip code, all components are normalized to a scale of zero to one based on the zip codes' relative level of distress with respect to other zip codes in the MSA. Thus, for each of the components, the most distressed zip code in the respective MSA—say, the one with the highest foreclosure rate—is assigned a value of one, and the least distressed is assigned a value of zero. The composite index, a simple average of its components, is also normalized to a zero-to-one scale. A higher score on the index indicates a more distressed housing market.

Executive Summary

Mortgage delinquency and foreclosure rates fall

On the whole, communities across the Fourth District experienced increased housing-market stability during 2015. Mortgage delinquency rates declined slightly, from 2.53 in 2014 to 2.08 percent in 2015, the largest drop since 2010. Averaging only across distressed zip codes[1] within metropolitan statistical areas (MSAs), mortgage delinquency rates were highest in Erie, PA (down to 3.81 percent from 4.53 percent a year ago) and Cleveland-Elyria, OH (down to 3.67 percent from 4.47 percent a year ago) MSAs and lowest in Lexington-Fayette, KY (down to 2.18 percent from 2.41 percent a year ago) and Canton-Massillon, OH (down to 2.26 percent from 3.1 percent a year ago) MSAs.

Foreclosure rates overall were also down very slightly, from 2 percent in 2014 to 1.77 percent in 2015—the lowest levels since peaking at 3.65 percent in 2011, but still higher than 2005 pre-recession levels of 1.36 percent. Among distressed zip codes, foreclosure rates were highest in Cleveland-Elyria (down to 3.52 percent from 4.20 percent a year ago) and Mansfield, OH (up to 2.82 percent from 2.29 percent a year ago) metros and lowest in Lexington-Fayette (down to 1.48 percent from 1.52 percent a year ago) and Toledo, OH (down to 1.95 percent from 2.35 percent a year ago) metros.

Non-mortgage credit delinquency is up slightly from 6.36 percent in 2014 to 6.48 percent in 2015; the 10-year average is 6.37 percent. Among distressed zip codes, non-mortgage credit delinquency is highest in Cincinnati, OH-KY-IN (up to 10.37 percent from 9.48 percent a year ago) and Toledo (down to 10.27 percent from 10.4 percent a year ago) metros and lowest in Pittsburgh, PA (up to 6.13 percent from 6.09 percent a year ago) and Wheeling-Weirton-Steubenville, WV-OH (up to 6.92 percent from 6.08 percent a year ago) metros.

[1] Zip codes within each MSA are grouped into quintiles according to their CSI composite index values: ≤ 20th percentile (very strong); ≤ 40th percentile (strong); ≤ 60th percentile (stable); ≤ 80th percentile (distressed); ≤ 100th percentile (very distressed).

REO rates remain stubborn amid mixed trends in property values

Real-estate-owned (REO) property rates remain stubborn at 1.23 percent as of July 2015, just 0.06 points below their peak last year in 2014. Among distressed zip codes, REO rates are highest in Cleveland-Elyria (down to 2.51 percent from 2.72 percent a year ago) and Akron, OH (down to 2.49 percent from 2.74 percent a year ago) MSAs and lowest in Lexington-Fayette (down to 1 percent from 1.31 percent a year ago) and Pittsburgh (up to 1.14 from 1.11 a year ago) MSAs.

Trends in residential property values are mixed, increasing in some metros but declining in others (for increases, see Columbus and Toledo; decreases are evident in Lima and Youngstown, among others). Among distressed zip codes, median home values are lowest in Mansfield ($86,500) and Youngstown ($88,000) and highest in Lexington-Fayette ($136,000) and Pittsburgh ($130,000).

Snapshots of neighborhood improvement

Across the Federal Reserve Fourth District, local officials, developers, and residents alike are working hard to improve their communities. Below, we highlight a few neighborhoods where this hard work is beginning to pay off. These areas, all considered “distressed” by the above definition, are places where CSI indicators have improved consistently in recent years. These improvements may be connected to public investments via a range of government, non-profit, and community partnerships, which we try to highlight where appropriate. Other factors may be at play as well. Based on the CSI, there are 602 distressed zip codes in the Fourth District, 39 of which are improving according to our measure of neighborhood improvement.[2] We highlight three of these zip codes below. Keep in mind that zip codes vary widely in geographic size, from spanning a neighborhood to spanning an entire county. The neighborhood profiles in this section tend to be smaller zip codes that represent at most only a few neighborhoods.

[2] We identified zip codes that according to the 3-year moving average of their CSI composite score improved each year from 2013 to 2015. In measuring improvement by a moving average instead of simply by the composite score in any given year, we recognize that neighborhood improvement is not a constant upward trajectory but can often be characterized by stops and starts. For example, though a neighborhood may experience a spike in REO rates one year, the trend over multiple years may still signal improvement.

Hazelwood (15207) – Pittsburgh, PA

With the planned development now underway of the former LTV Coke plant—the last brownfield in the City of Pittsburgh—CSI indicators for the Hazelwood neighborhood and the 15207 zip code more broadly have begun to improve. The median home value improved by 5 percent from 2012 to 2014 and mortgage originations have risen slightly, with the originations-to-shadow inventory ratio climbing above 1 in 2015 for the first time since 2009. While such improvements are not tied solely to the Almono development, as the 178-acre site is also known, the project is set to add around 1,200 housing units and over 2 million square feet of office space, which is anticipated to lift a long-depressed housing market and provide jobs for existing residents of Hazelwood; high unemployment has plagued the neighborhood through decades of deindustrialization. Public and private partners have also introduced several initiatives and neighborhood development programs throughout the area surrounding the site, including specialized mortgage products to ensure current residents have the opportunity to stay in their homes, make needed physical improvements, and benefit from appreciation in property values.

Old North Dayton (45404) – Dayton, OH

The City of Dayton has become a leader among Rustbelt cities in attracting and retaining immigrants as an economic development strategy. Old North Dayton, a neighborhood in decline for many years located northeast of downtown, is a focal point of this strategy. Hundreds of refugees—mostly of Ahiska Turk or African descent—have been resettled in the neighborhood over the past decade, helping to revive a challenging housing stock and spark new businesses in the area. Foreclosure rates have plummeted from 7.39 percent in 2012 to 1.69 percent in 2015. Mortgage delinquency rates are down significantly, as well. Overall, while the neighborhood is still “very distressed,” conditions have improved enough to move Old North Dayton from the 95th percentile of neighborhoods in 2011 to the 85th percentile in 2015. Addressing the relatively high rate of REOs (3.24%) could further help median home values gain traction moving forward.

Evanston (45207)—Cincinnati, OH

One of Cincinnati’s hardest-hit neighborhoods during the housing crisis, Evanston continues to face many challenges but is beginning to show signs of meaningful progress. Rates of 90+ days mortgage delinquency are down from 7.35 percent in 2012 to 3.75 percent in 2015. Foreclosures are also down from a peak of nearly 7 percent to 1.99 percent in 2015, though

REO levels have remained stuck around 3 percent over the same period from 2012 to 2015. New public-private financing mechanisms have been instrumental in acquiring and renovating distressed properties in the neighborhood; this is helping median property values move closer to pre-recession levels, up by 24.58 percent from $71,148 in 2013 to $88,636 in 2014. Non-mortgage credit delinquency rates are still among the highest in the region at above 20 percent. Recent community plans have prioritized workforce training as a means to improve household financial stability. In addition, leveraging nearby institutional assets, such as Xavier University, is an important strategy for continued neighborhood progress according to the community plans.

Akron, OH, MSA

90+ days mortgage delinquency

2014: **2.42%** 2015: **2.04%**

Foreclosure

2014: **2.26%** 2015: **1.83%**

REO

2014: **1.79%** 2015: **1.57%**

Originations-to-shadow inventory

2013: **0.97** 2014: **1.28**

Median home value change

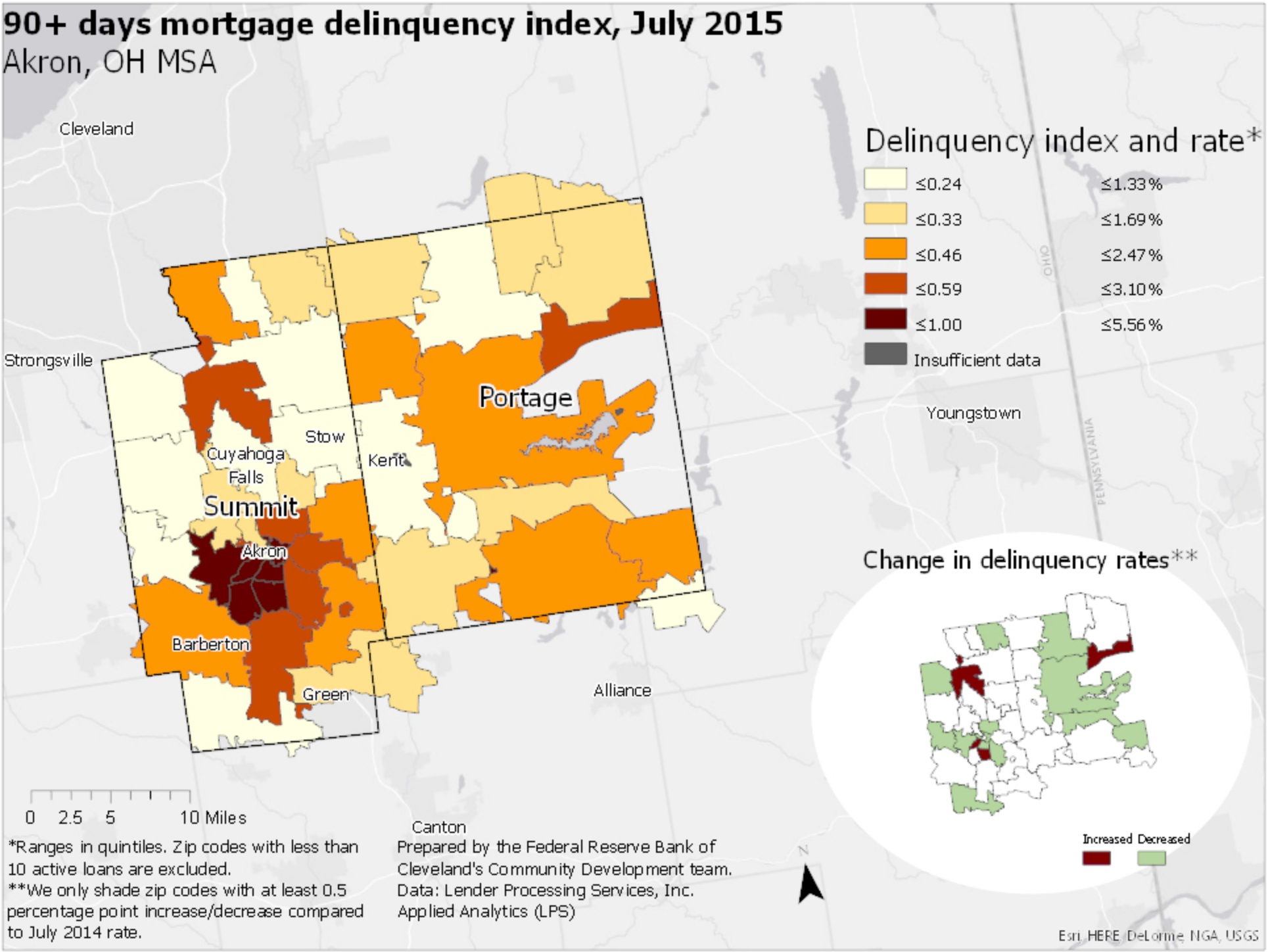
2013-2014: **-2.11%** 2005-2014: **-0.71%**

Non-mortgage credit delinquency

2014: **6.22%** 2015: **6.32%**

90+ days mortgage delinquency index, July 2015

Akron, OH MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

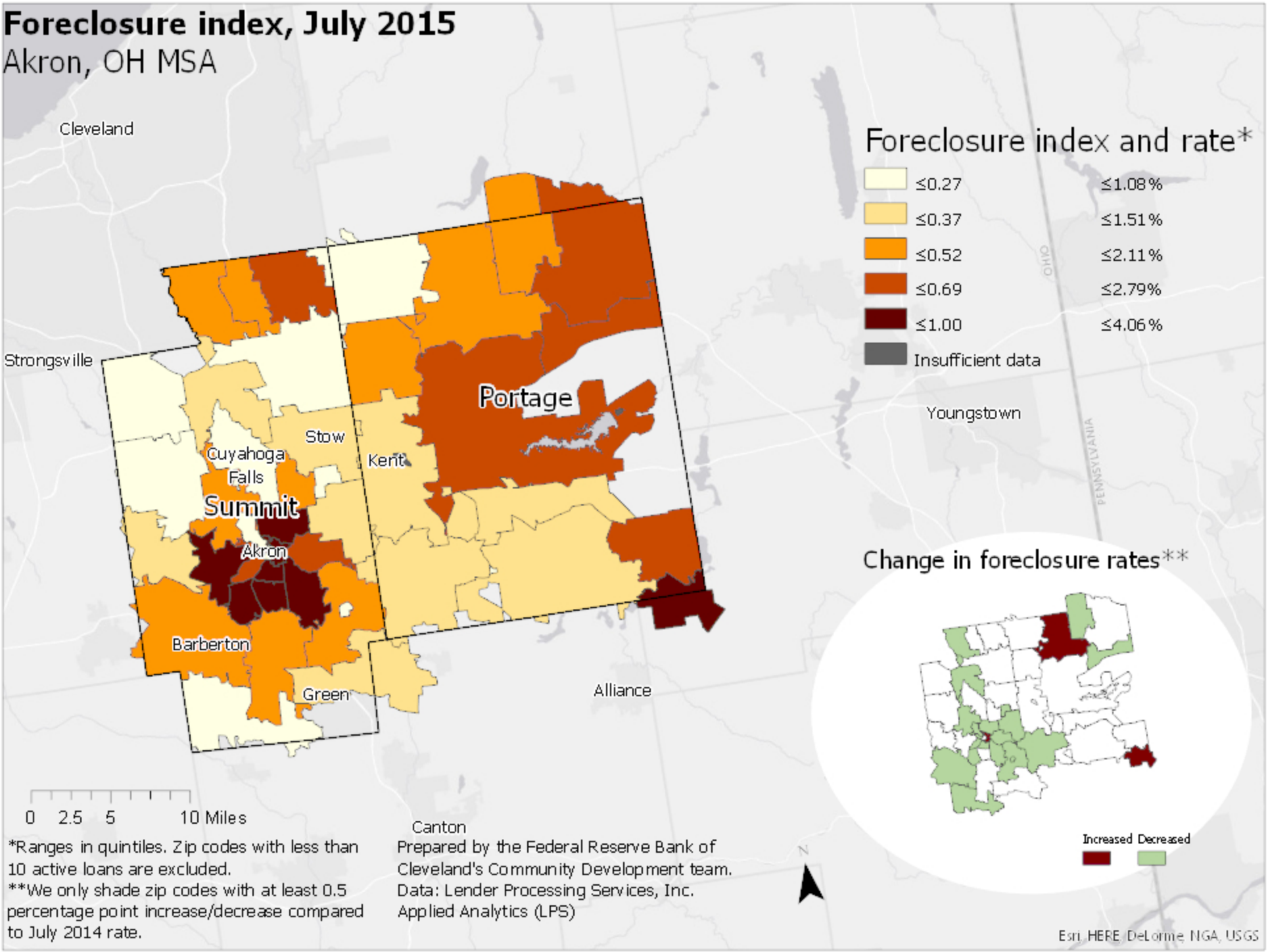
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.

Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Foreclosure index, July 2015

Akron, OH MSA



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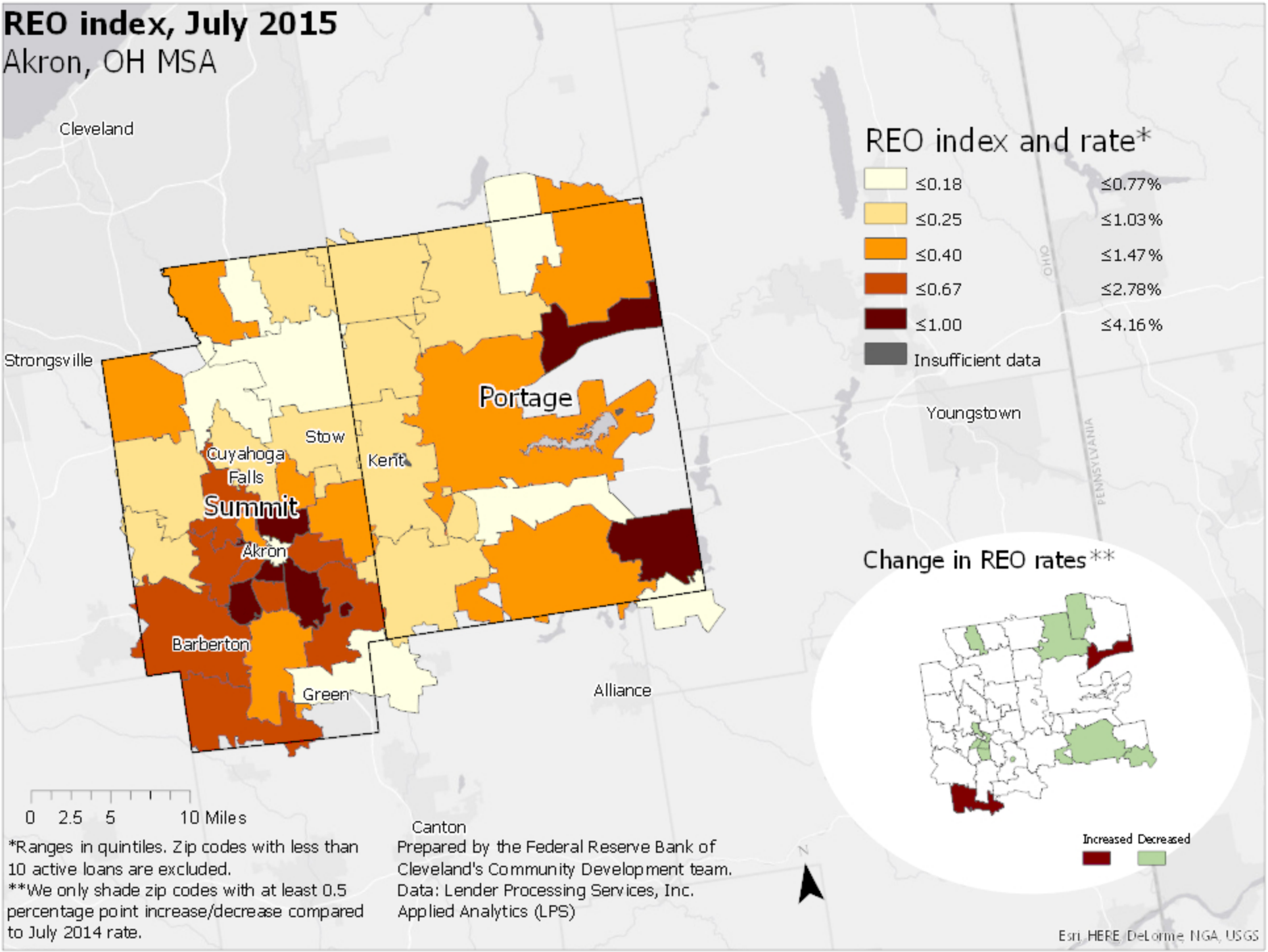
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.

Data: Lender Processing Services, Inc. Applied Analytics (LPS)

REO index, July 2015

Akron, OH MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

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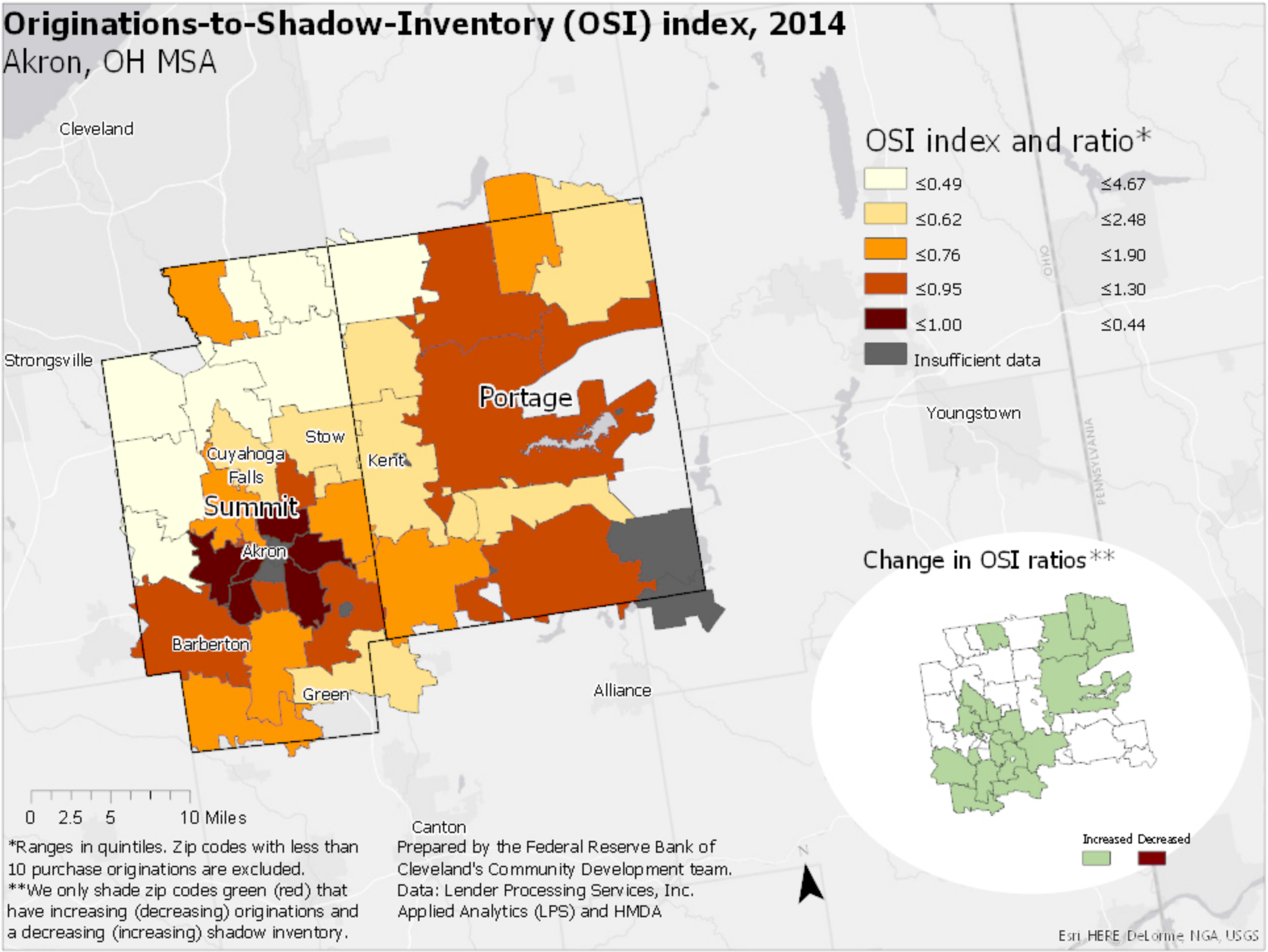
Originations-to-Shadow-Inventory (OSI) index, 2014

Akron, OH MSA

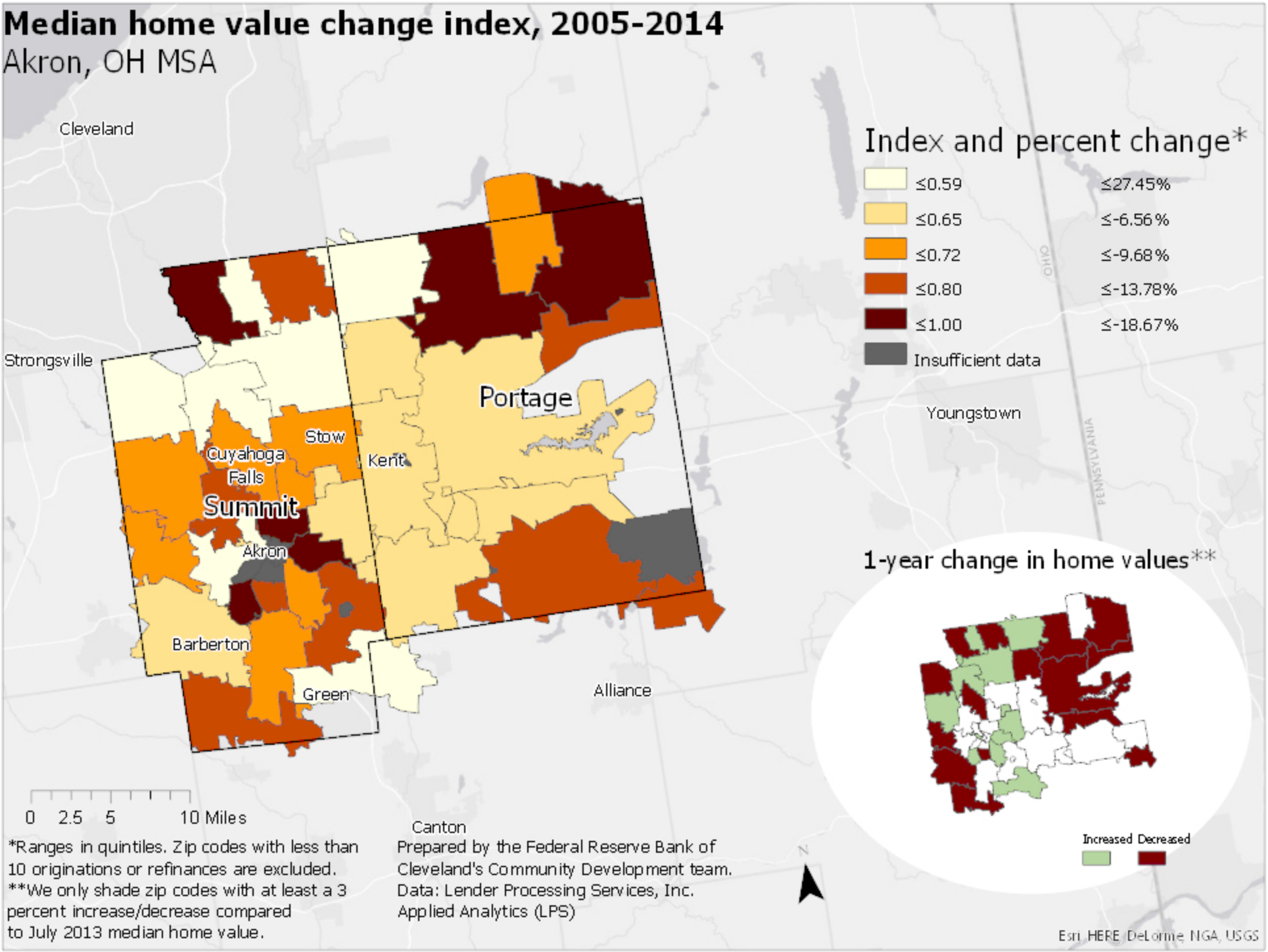


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

Median home value change index, 2005-2014

Akron, OH MSA

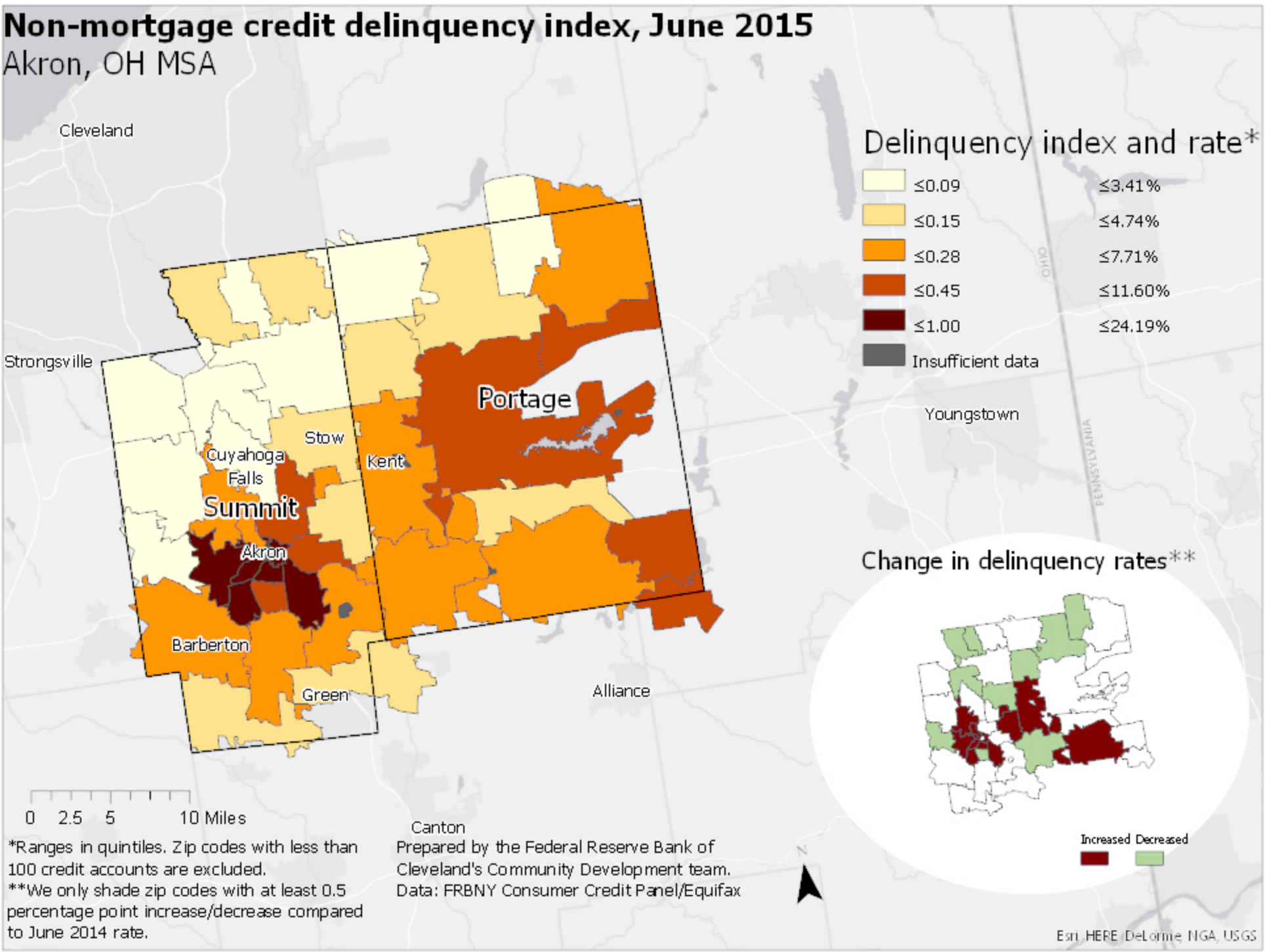


*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Non-mortgage credit delinquency index, June 2015

Akron, OH MSA



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

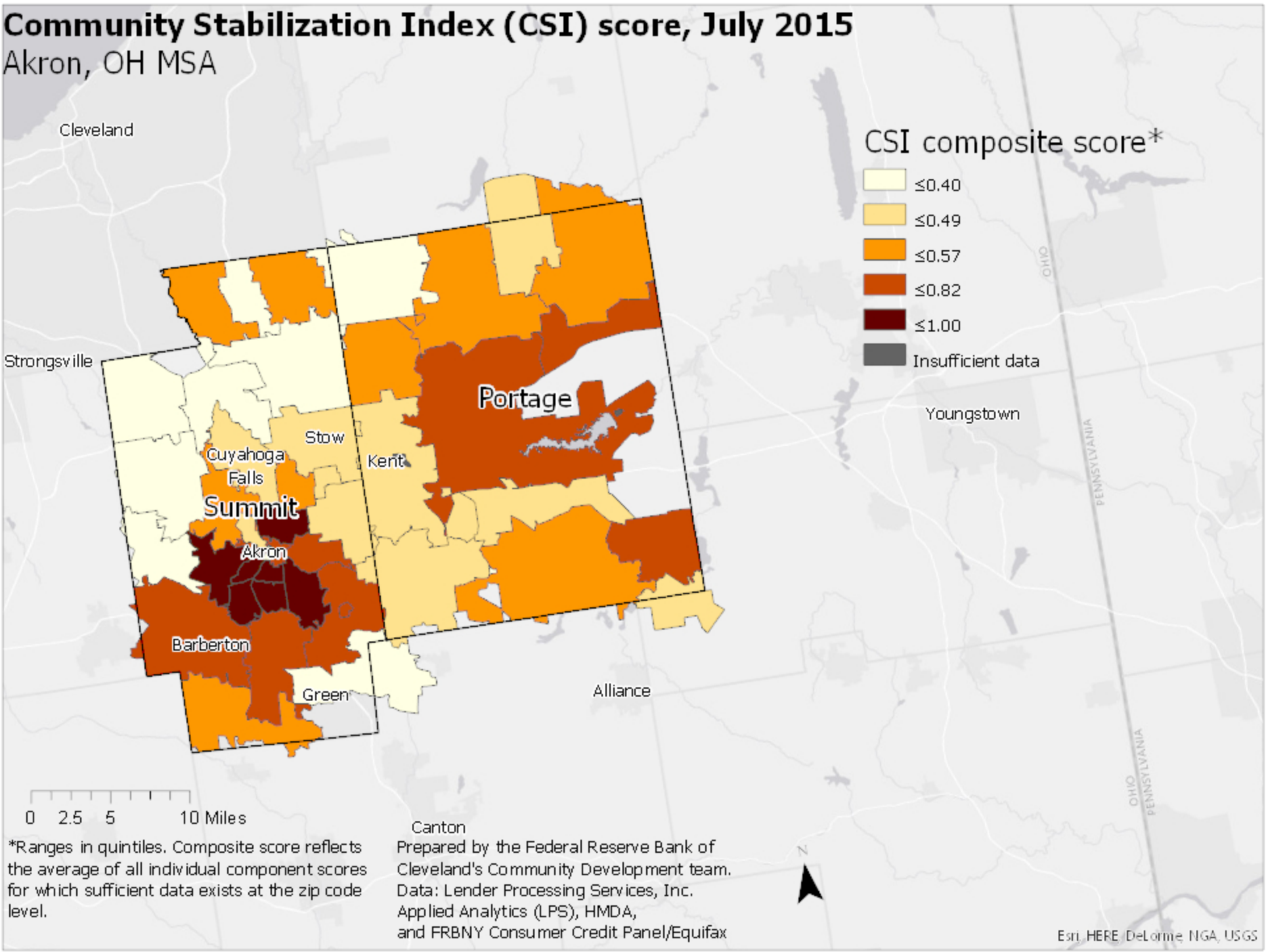
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.

Data: FRBNY Consumer Credit Panel/Equifax

Community Stabilization Index (CSI) score, July 2015

Akron, OH MSA



*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Canton-Massillon, OH, MSA

90+ days mortgage delinquency

2014: **2.36%** 2015: **1.81%**

Foreclosure

2014: **1.61%** 2015: **1.50%**

REO

2014: **1.32%** 2015: **1.19%**

Originations-to-shadow inventory

2013: **1.25** 2014: **1.60**

Median home value change

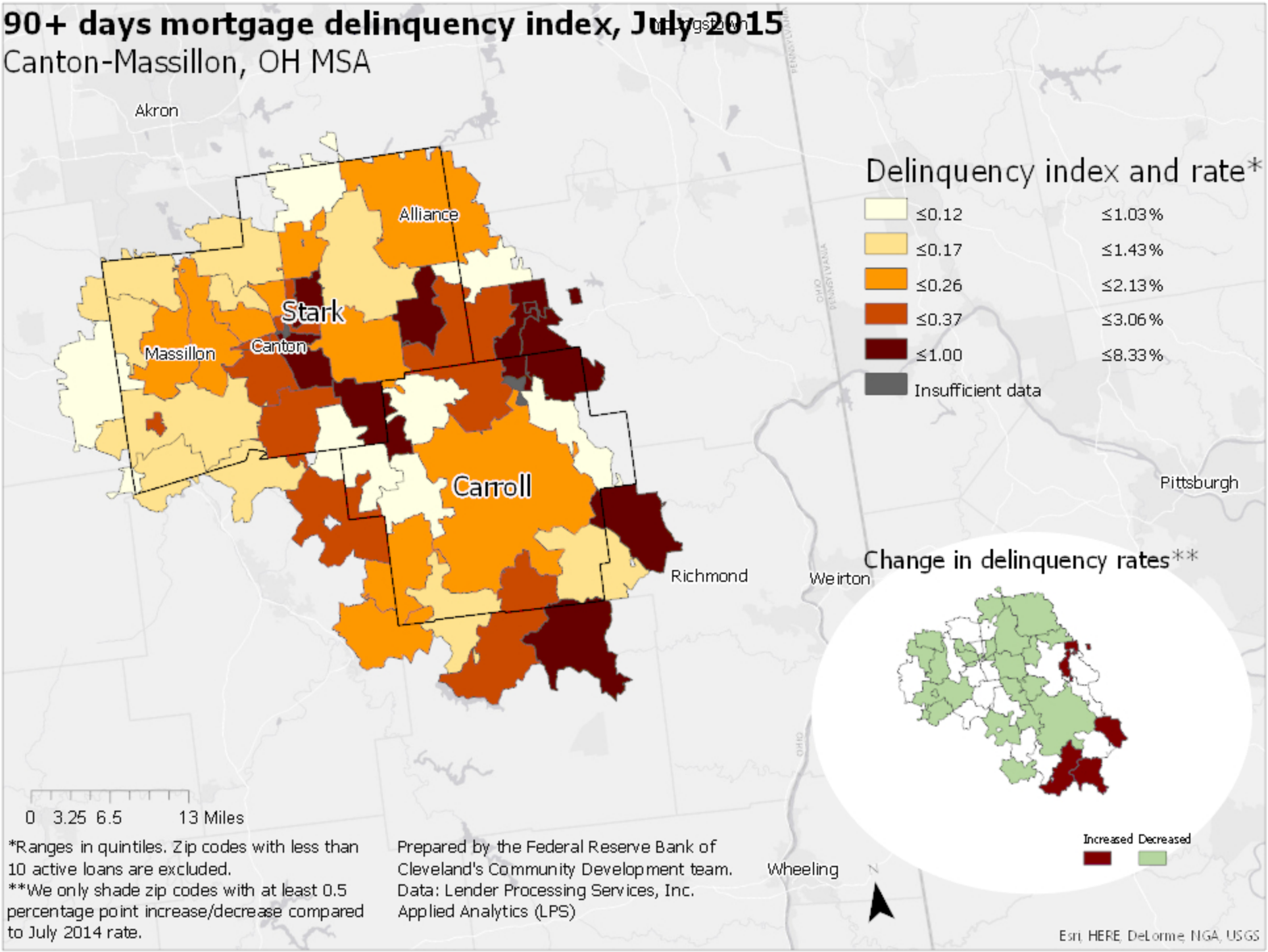
2013-2014: **-2.31%** 2005-2014: **0%**

Non-mortgage credit delinquency

2014: **6.69%** 2015: **6.88%**

90+ days mortgage delinquency index, July 2015

Canton-Massillon, OH MSA

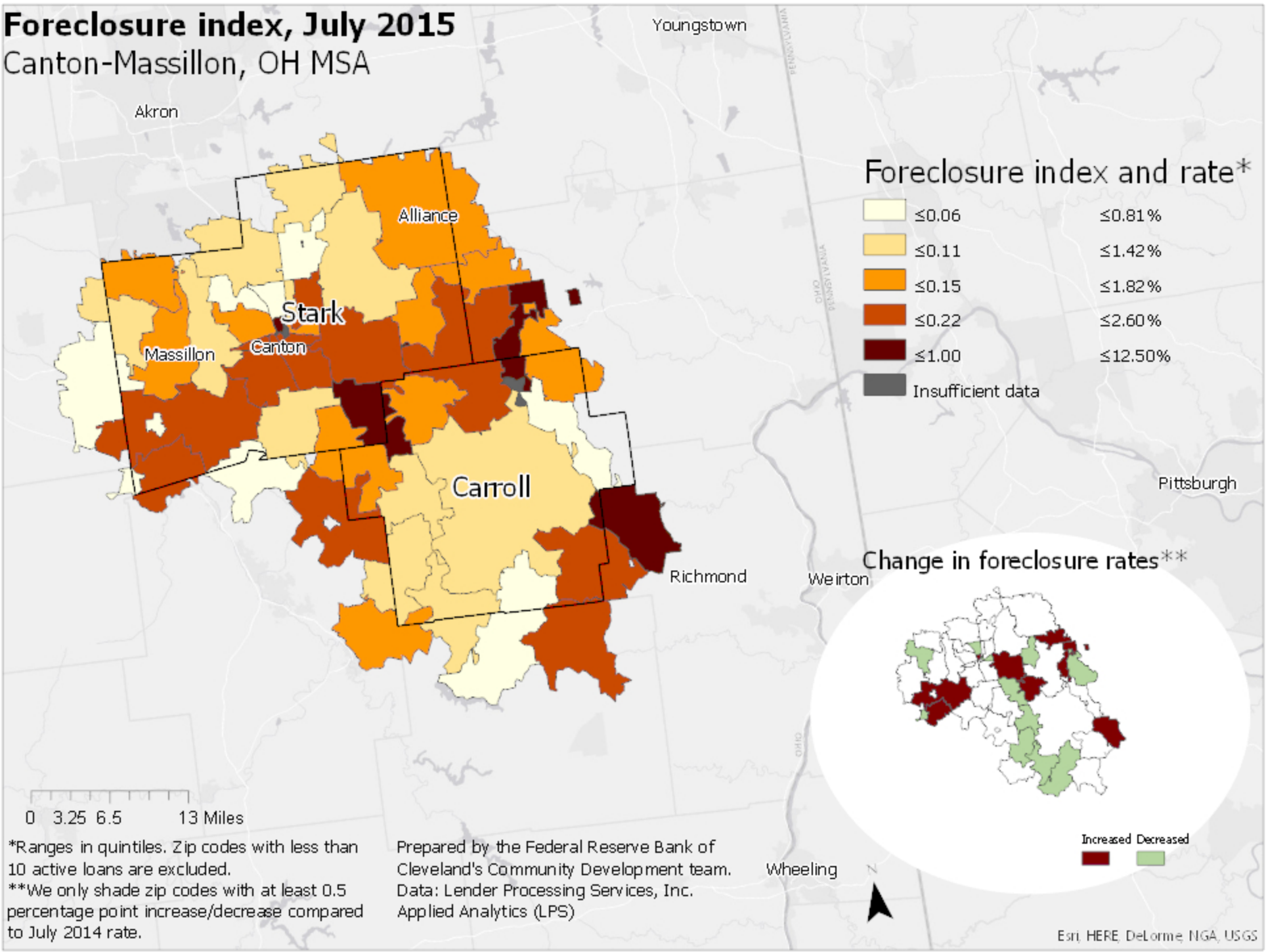


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Foreclosure index, July 2015

Canton-Massillon, OH MSA



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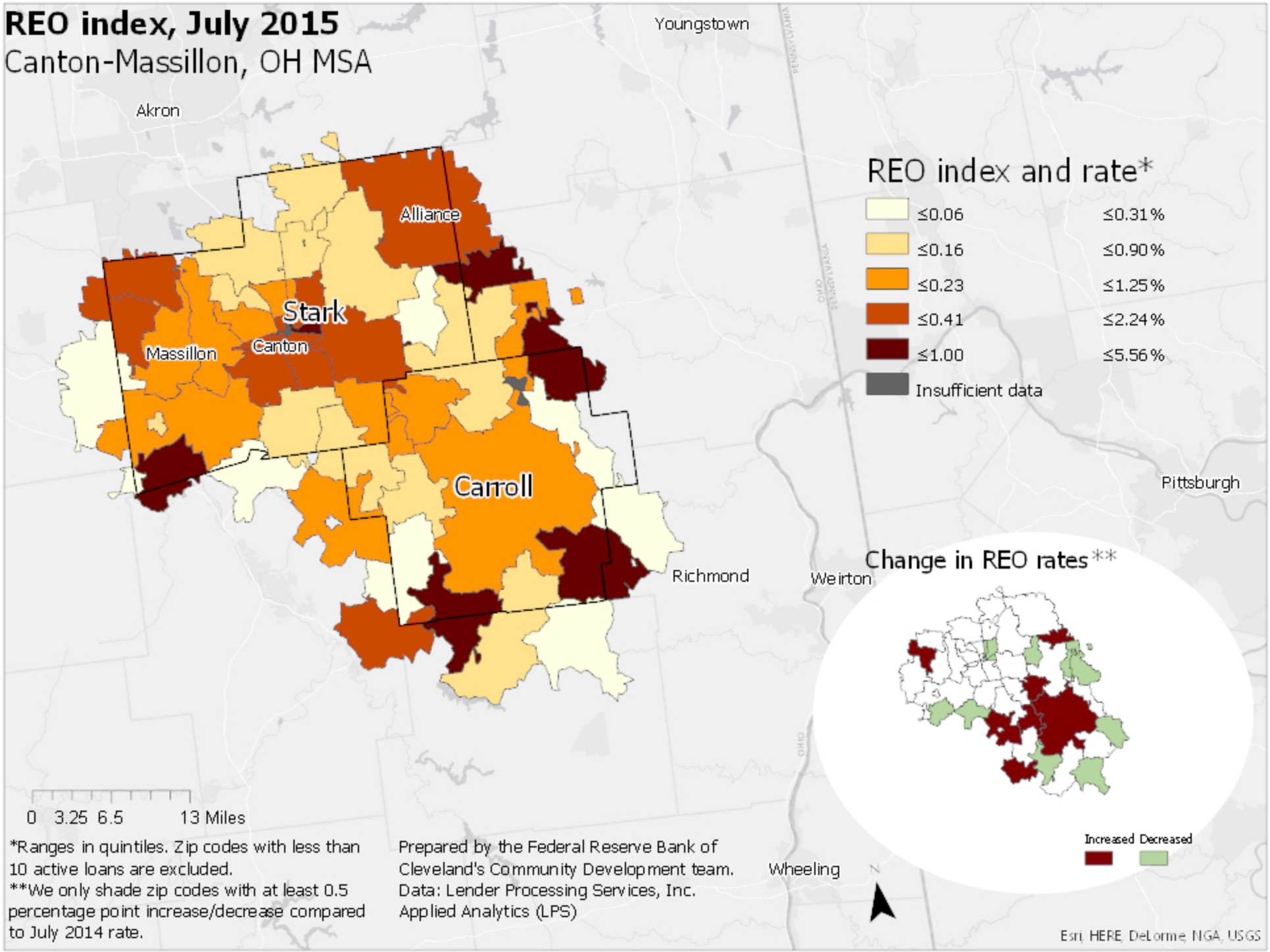
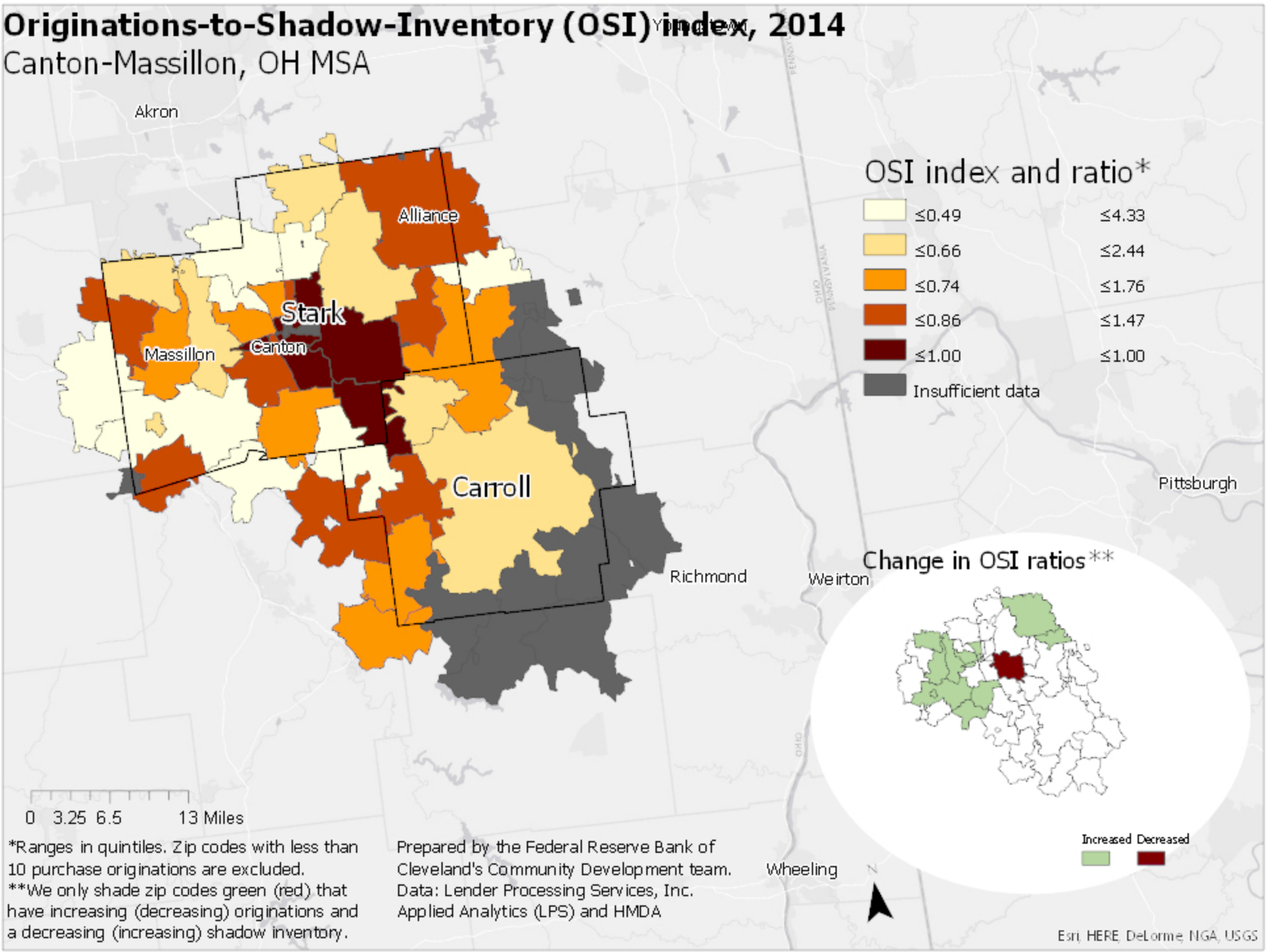

REO index, July 2015
Canton-Massillon, OH MSA
Youngstown
Akron
Alliance
Stark
Massillon
Canton
Carroll
Richmond
Weirton
Pittsburgh
Wheeling
REO index and rate*
≤0.06 ≤0.31%
≤0.16 ≤0.90%
≤0.23 ≤1.25%
≤0.41 ≤2.24%
≤1.00 ≤5.56%
Insufficient data
Change in REO rates**
Increased Decreased
0 3.25 6.5 13 Miles
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
N
Esri, HERE, DeLorme, NGA, USGS

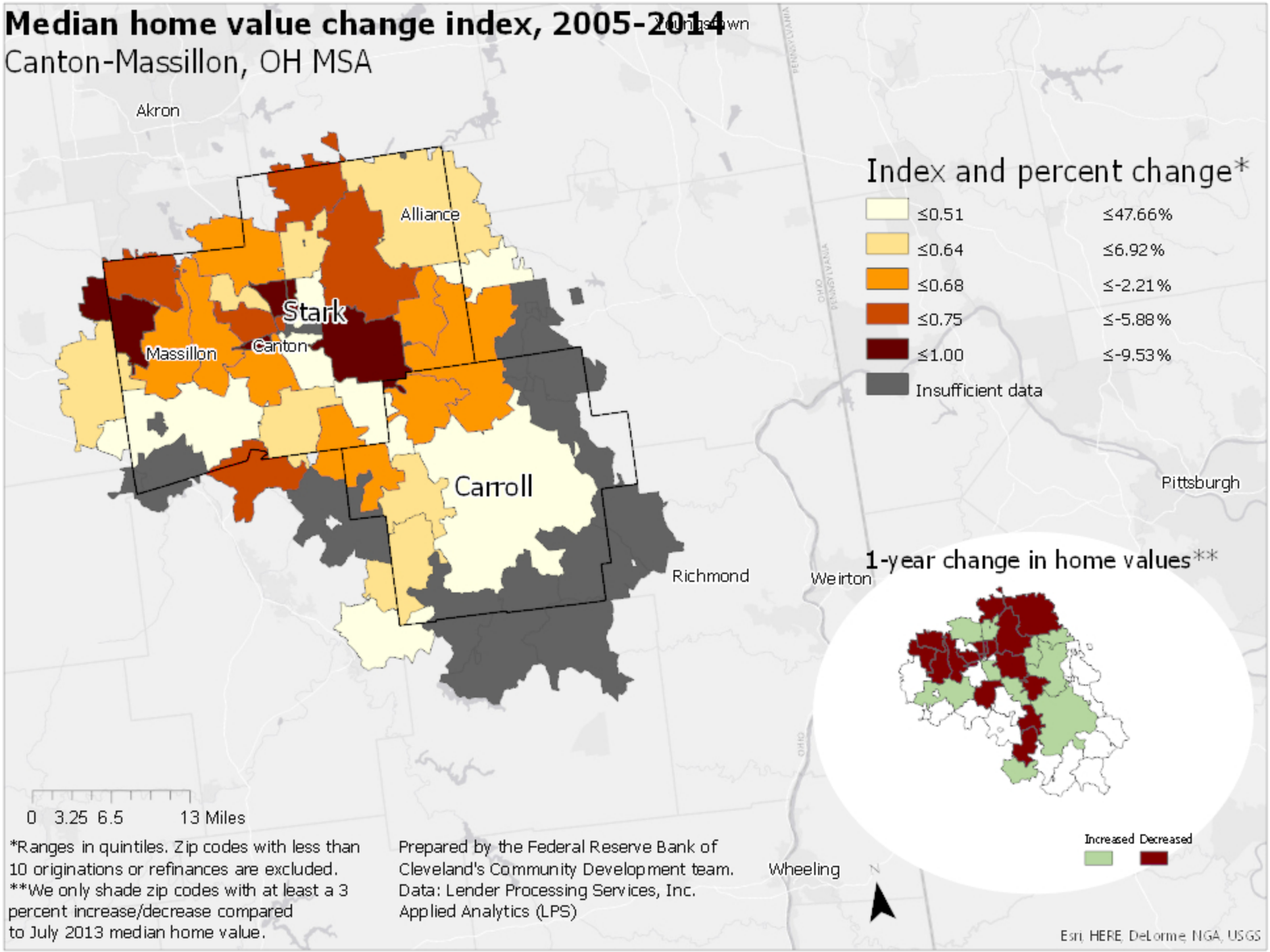
Originations-to-Shadow-Inventory (OSI) index, 2014

Canton-Massillon, OH MSA



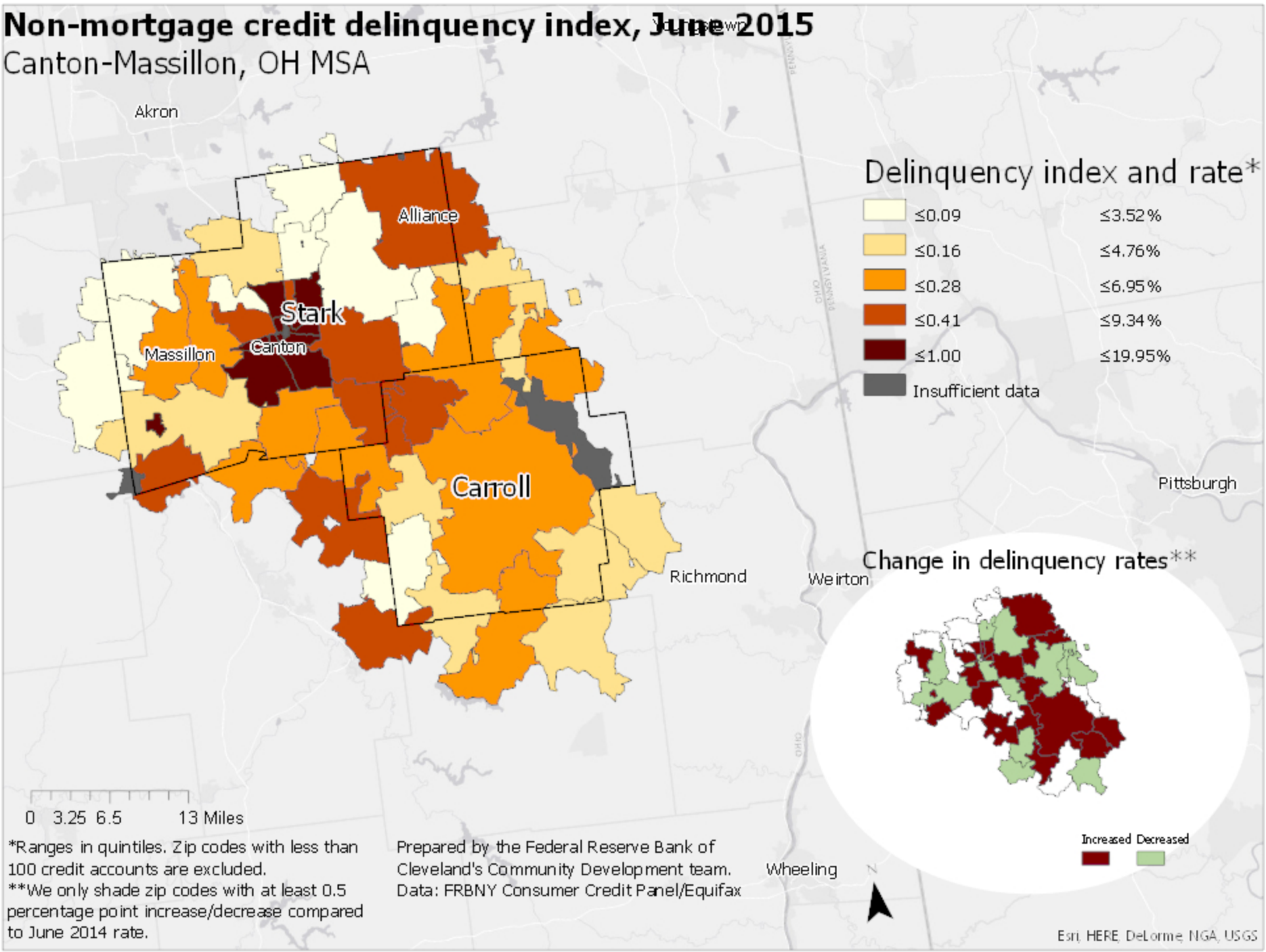
*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA


Median home value change index, 2005-2014
Canton-Massillon, OH MSA
Akron
Alliance
Stark
Massillon
Canton
Carroll
Richmond
Weirton
Pittsburgh
Wheeling
Index and percent change*
≤0.51 ≤47.66%
≤0.64 ≤6.92%
≤0.68 ≤-2.21%
≤0.75 ≤-5.88%
≤1.00 ≤-9.53%
Insufficient data
1-year change in home values**
Increased Decreased
0 3.25 6.5 13 Miles
*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
Esri, HERE, DeLorme, NGA, USGS

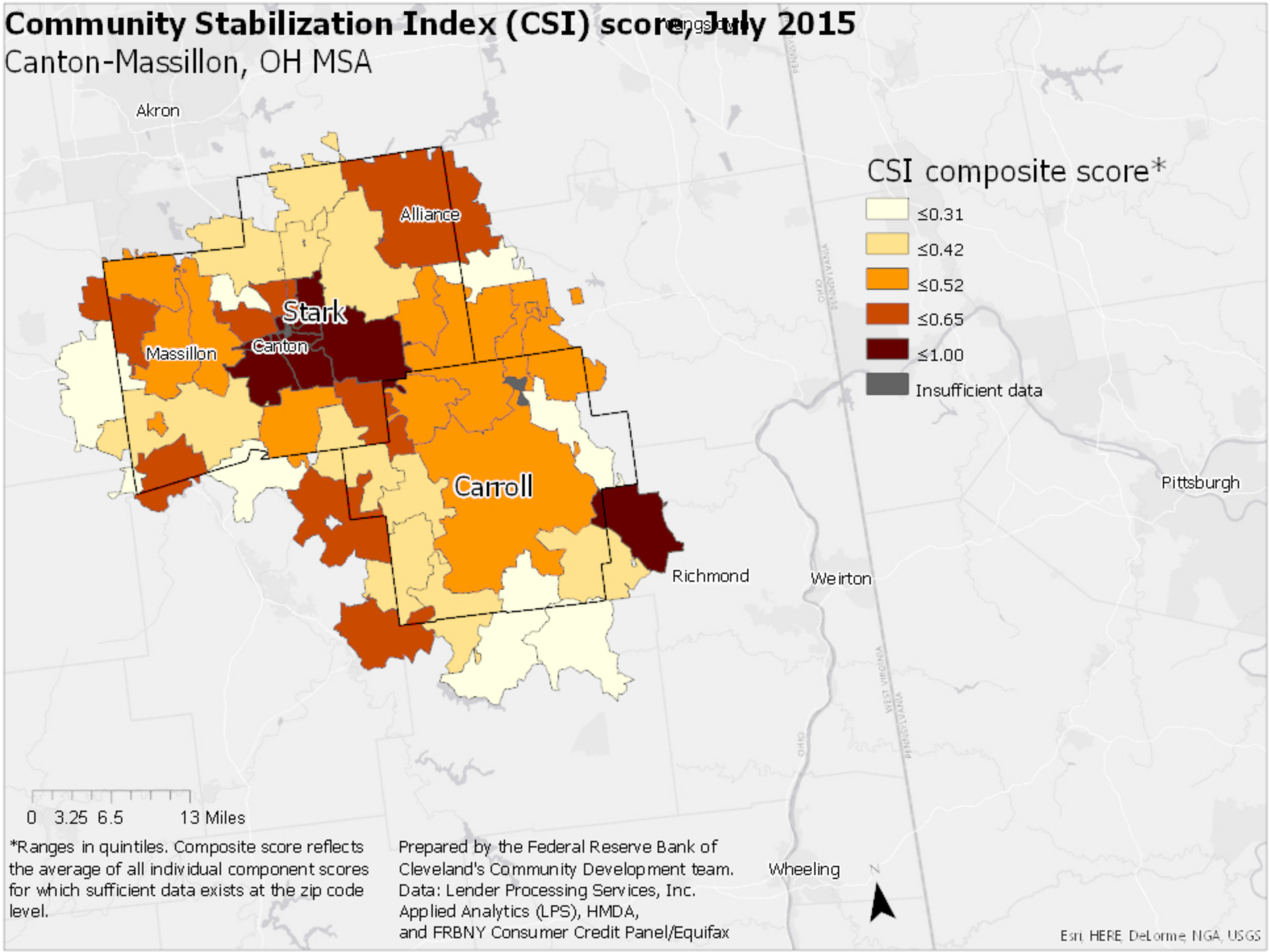
Non-mortgage credit delinquency index, June 2015

Canton-Massillon, OH MSA



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax


Community Stabilization Index (CSI) score, July 2015
Canton-Massillon, OH MSA
Akron
Alliance
Stark
Massillon
Canton
Carroll
Richmond
Weirton
Pittsburgh
Wheeling
CSI composite score*
≤0.31
≤0.42
≤0.52
≤0.65
≤1.00
Insufficient data
0 3.25 6.5 13 Miles
*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax
Esri, HERE, DeLorme, NGA, USGS

Cincinnati, OH-KY-IN, MSA

90+ days mortgage delinquency

2014: **2.50%** 2015: **1.98%**

Foreclosure

2014: **1.87%** 2015: **1.73%**

REO

2014: **1.28%** 2015: **1.21%**

Originations-to-shadow inventory

2013: **1.27** 2014: **1.71**

Median home value change

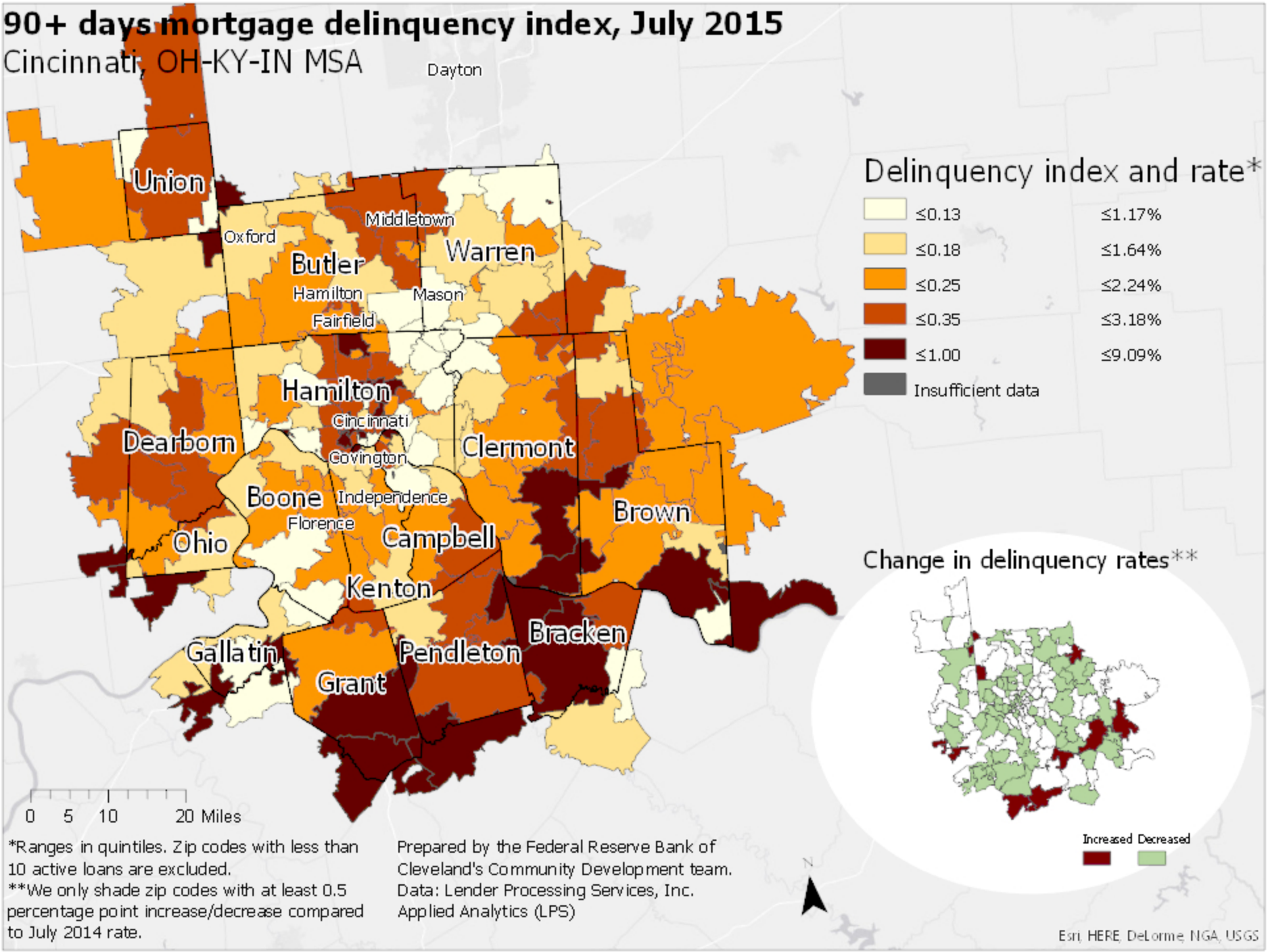
2013-2014: **0%** 2005-2014: **0%**

Non-mortgage credit delinquency

2014: **6.74%** 2015: **6.97%**

90+ days mortgage delinquency index, July 2015

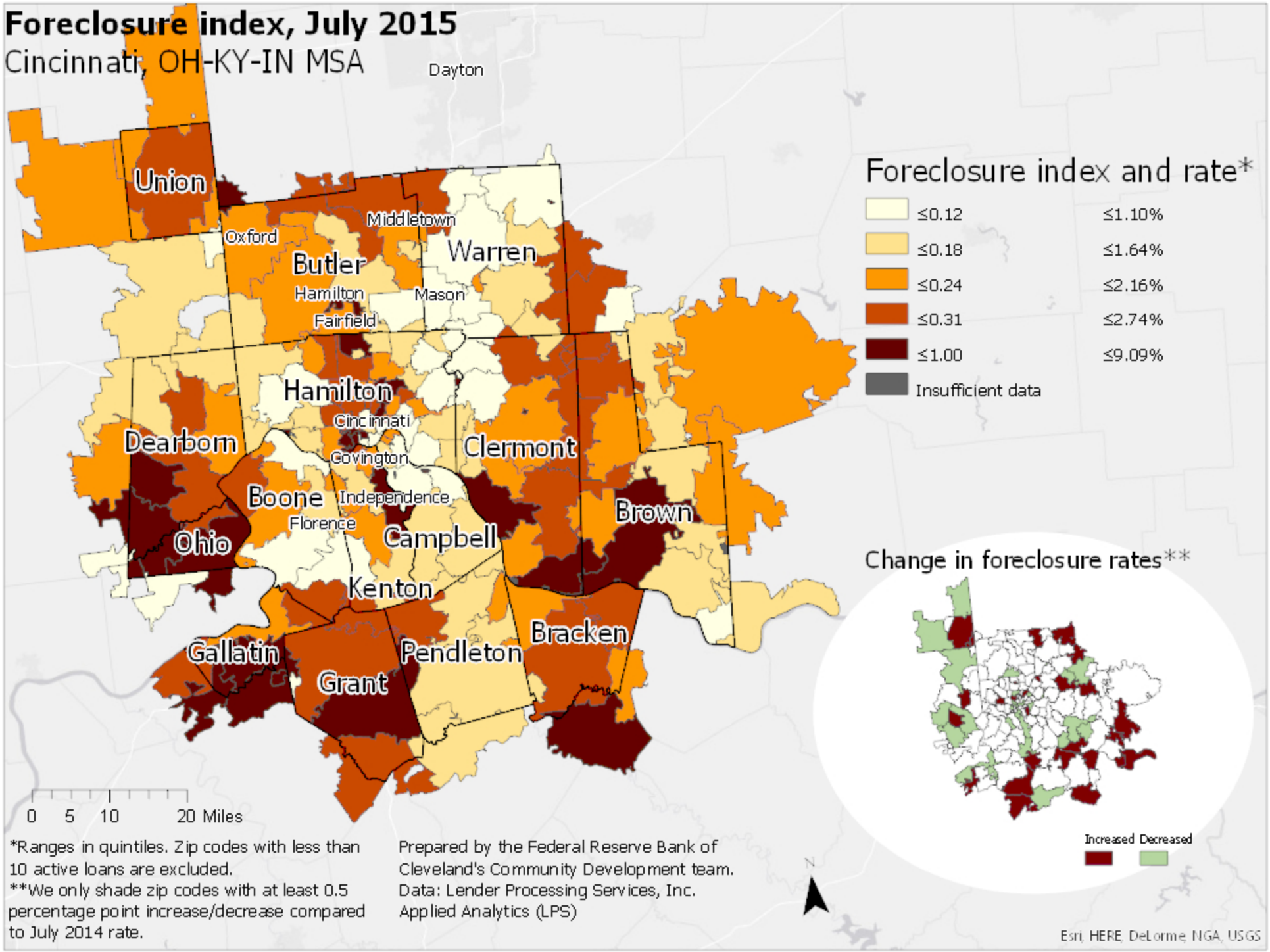
Cincinnati, OH-KY-IN MSA

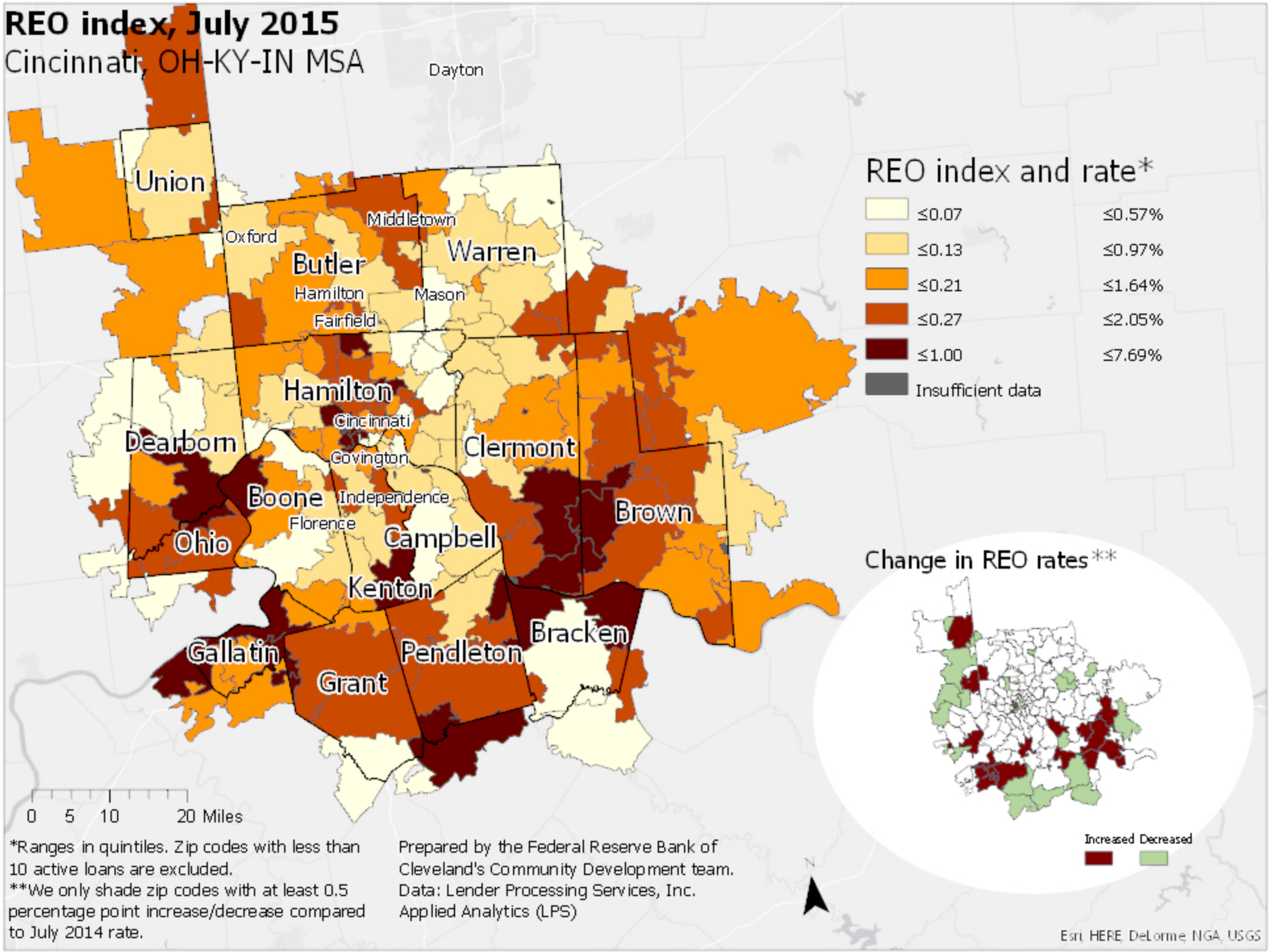


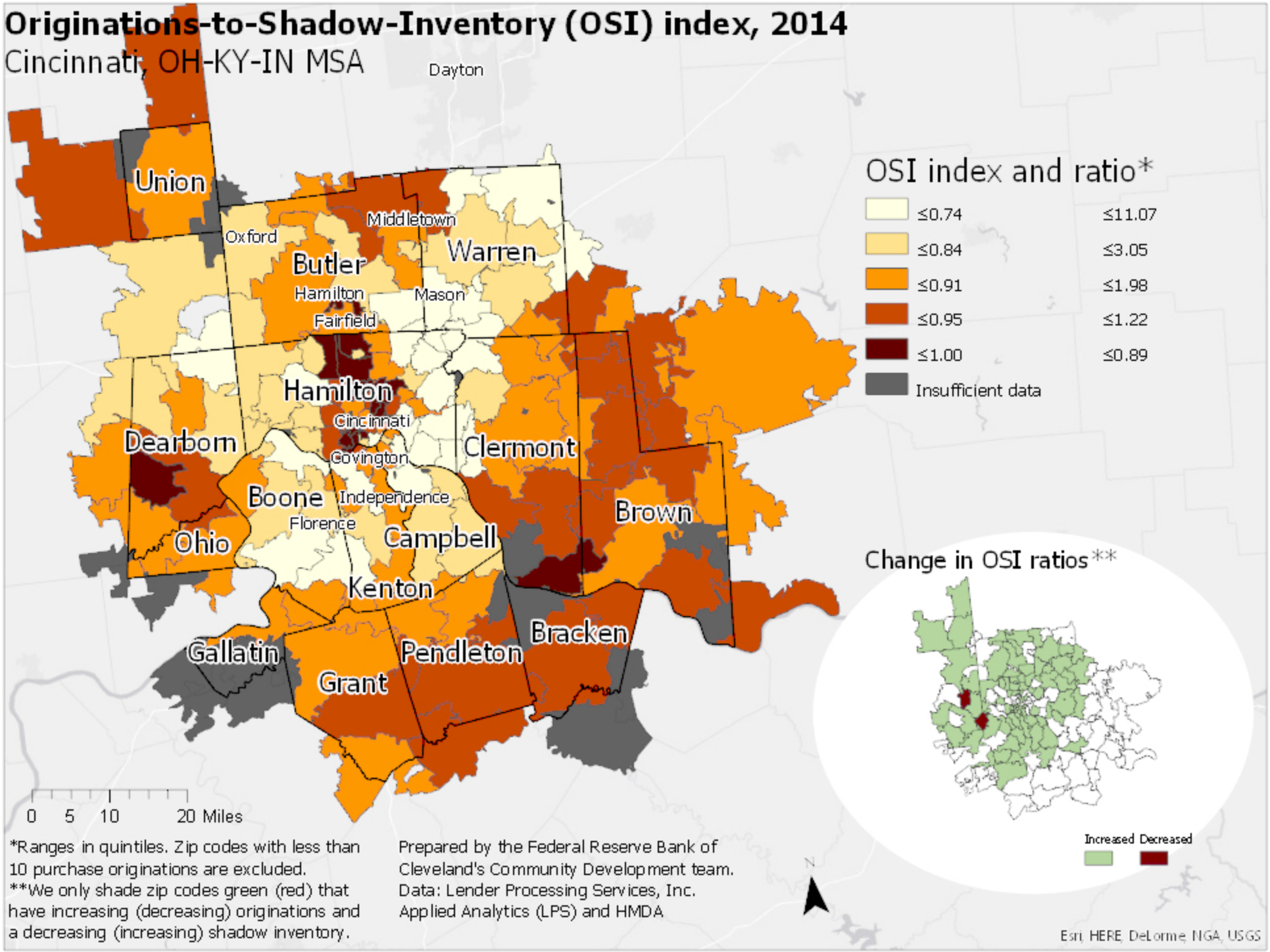
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)


Foreclosure index, July 2015
Cincinnati, OH-KY-IN MSA
Dayton
Union
Middletown
Oxford
Warren
Butler
Hamilton
Mason
Fairfield
Hamilton
Cincinnati
Dearborn
Clermont
Covington
Boone
Independence
Florence
Brown
Ohio
Campbell
Kenton
Bracken
Gallatin
Pendleton
Grant
0 5 10 20 Miles
Foreclosure index and rate*
≤0.12 ≤1.10%
≤0.18 ≤1.64%
≤0.24 ≤2.16%
≤0.31 ≤2.74%
≤1.00 ≤9.09%
Insufficient data
Change in foreclosure rates**
Increased Decreased
N
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
Esri, HERE, DeLorme, NGA, USGS


REO index, July 2015
Cincinnati, OH-KY-IN MSA
Dayton
Union
Middletown
Oxford
Warren
Butler
Hamilton
Mason
Fairfield
Hamilton
Cincinnati
Dearborn
Clermont
Covington
Boone
Independence
Florence
Brown
Ohio
Campbell
Kenton
Bracken
Gallatin
Pendleton
Grant
0 5 10 20 Miles
REO index and rate*
≤0.07 ≤0.57%
≤0.13 ≤0.97%
≤0.21 ≤1.64%
≤0.27 ≤2.05%
≤1.00 ≤7.69%
Insufficient data
Change in REO rates**
Increased Decreased
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
N
Esri, HERE, DeLorme, NGA, USGS

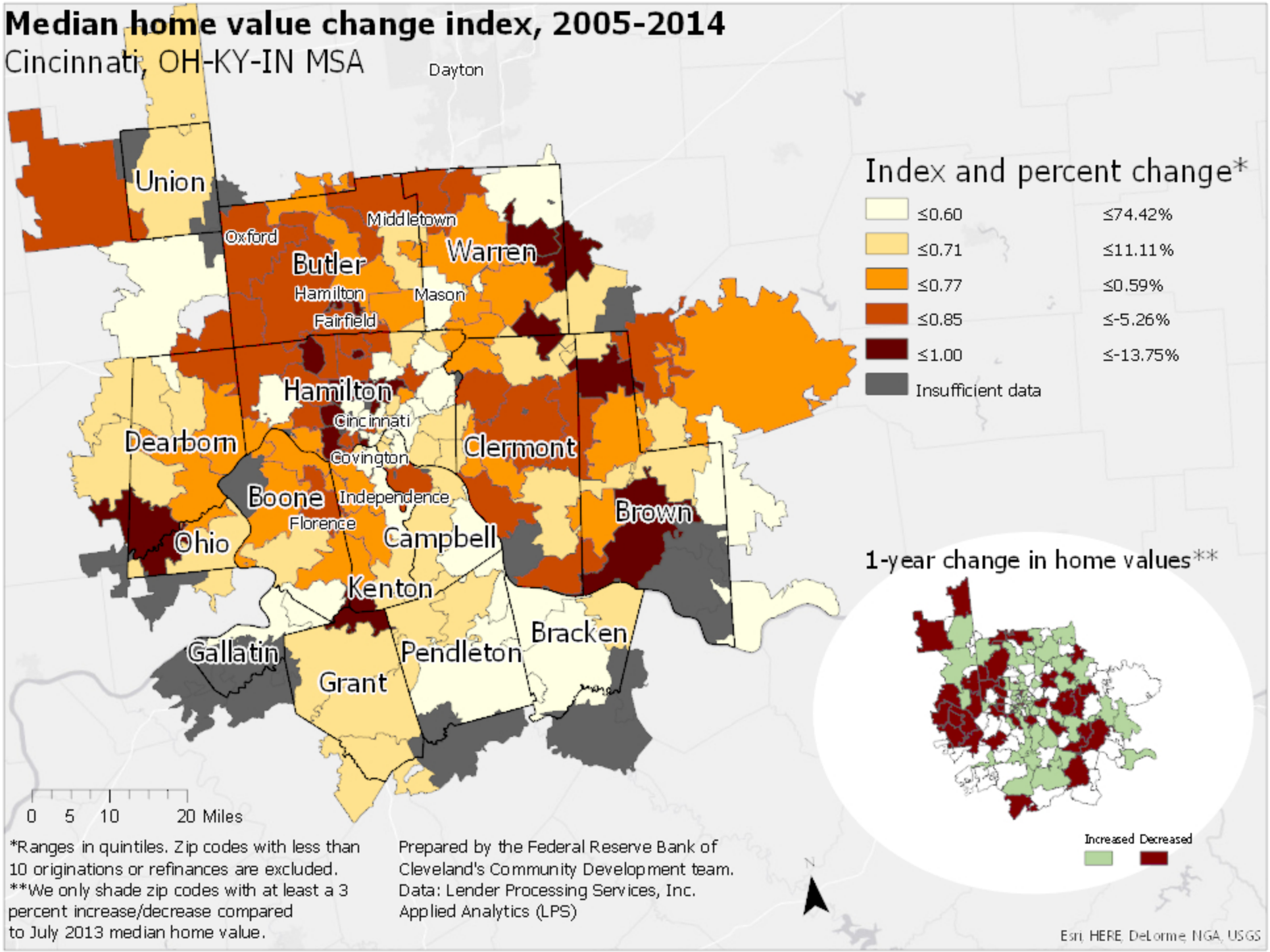


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

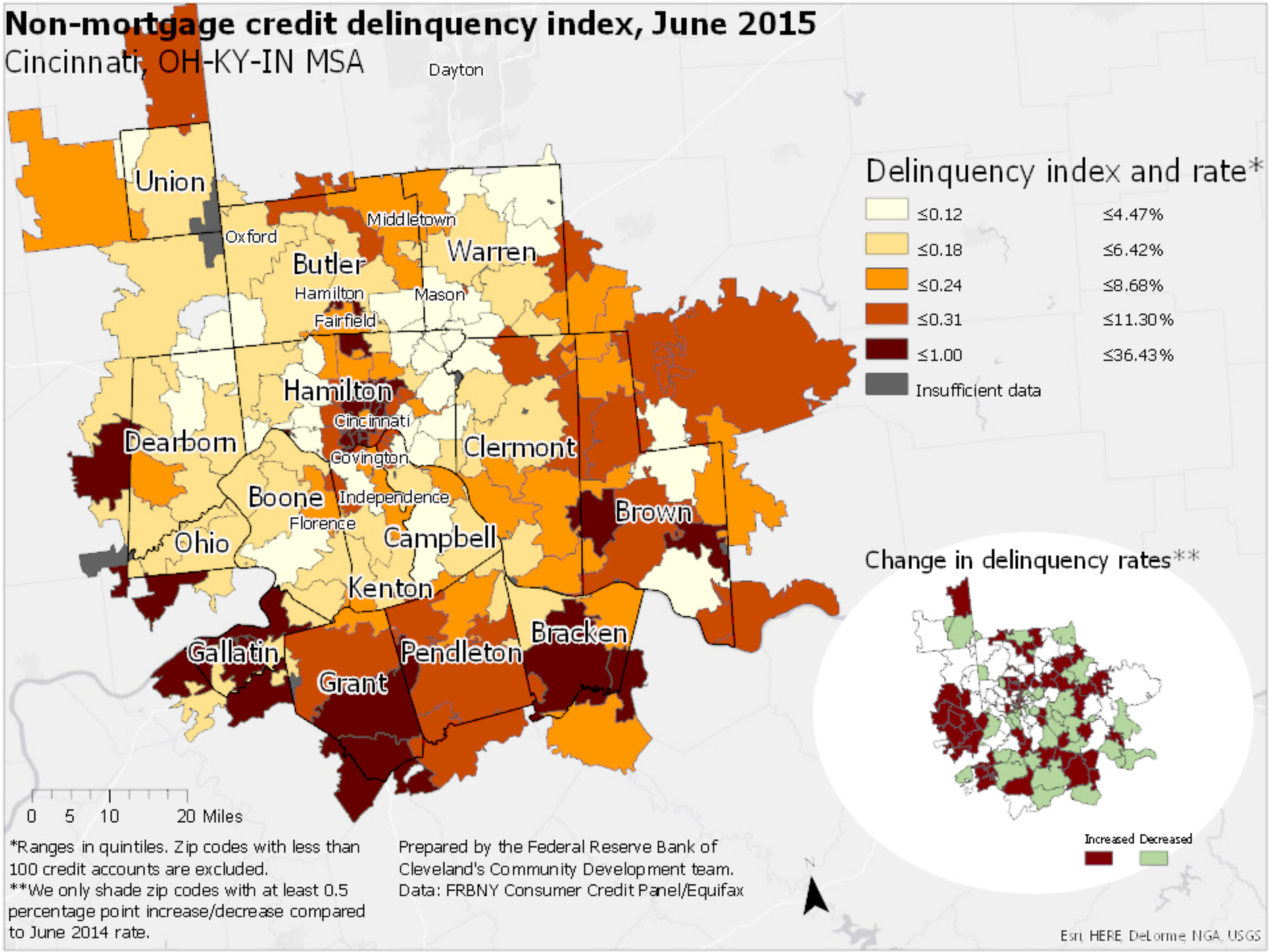
Median home value change index, 2005-2014

Cincinnati, OH-KY-IN MSA



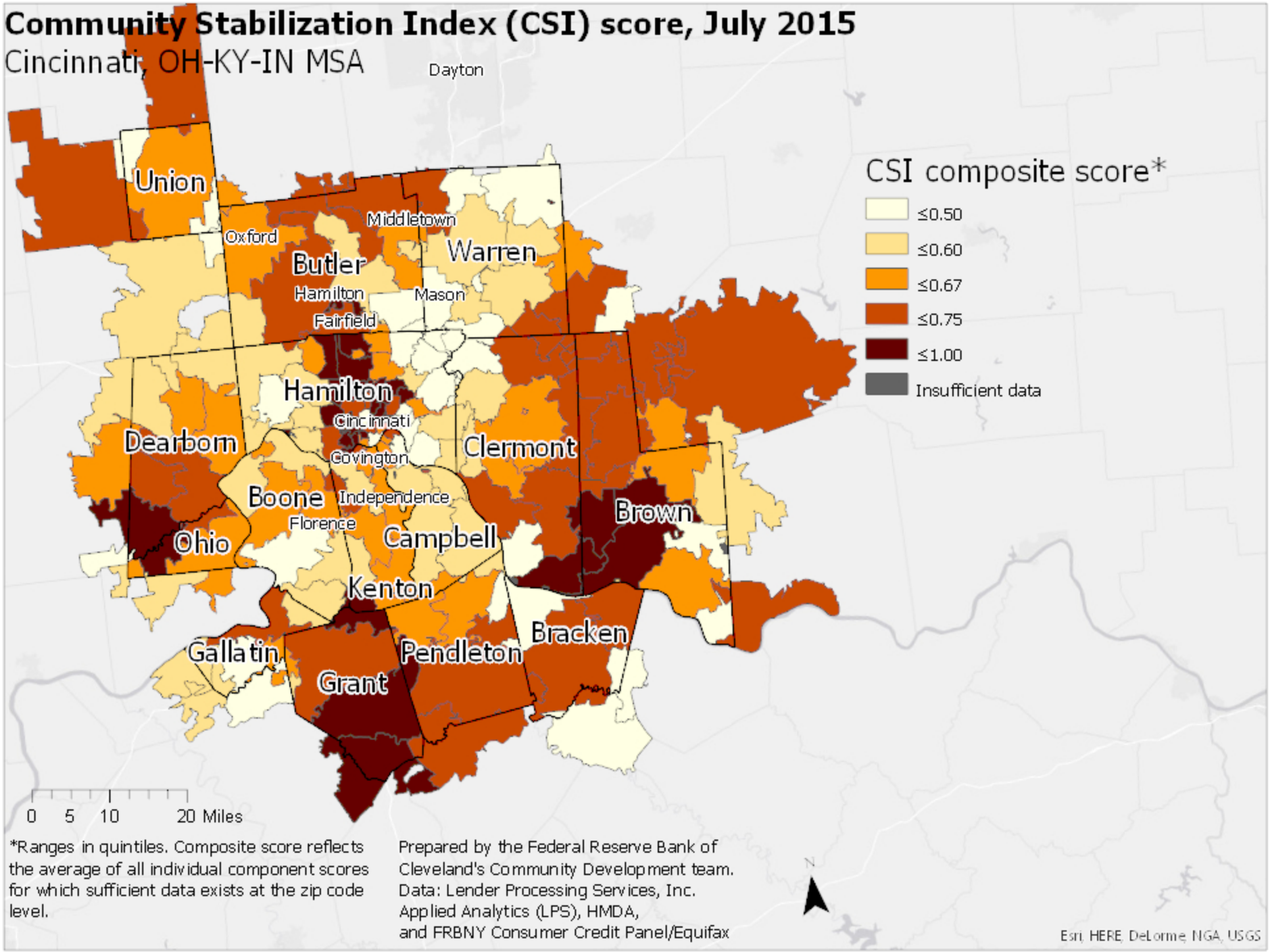
*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax



*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Cleveland-Elyria, OH, MSA

90+ days mortgage delinquency

2014: **2.97%** 2015: **2.45%**

Foreclosure

2014: **2.82%** 2015: **2.36%**

REO

2014: **1.78%** 2015: **1.64%**

Originations-to-shadow inventory

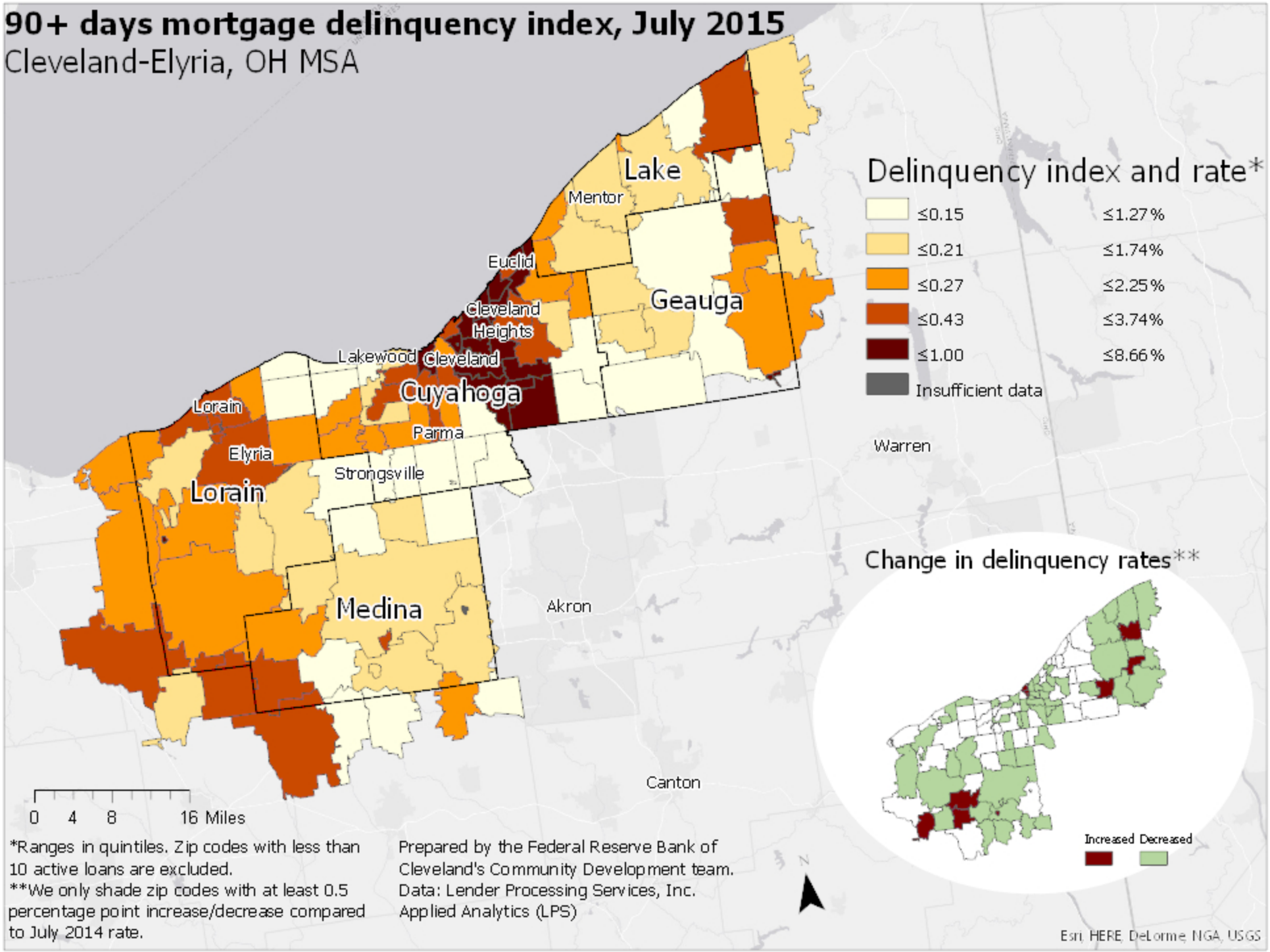
2013: **0.89** 2014: **1.14**

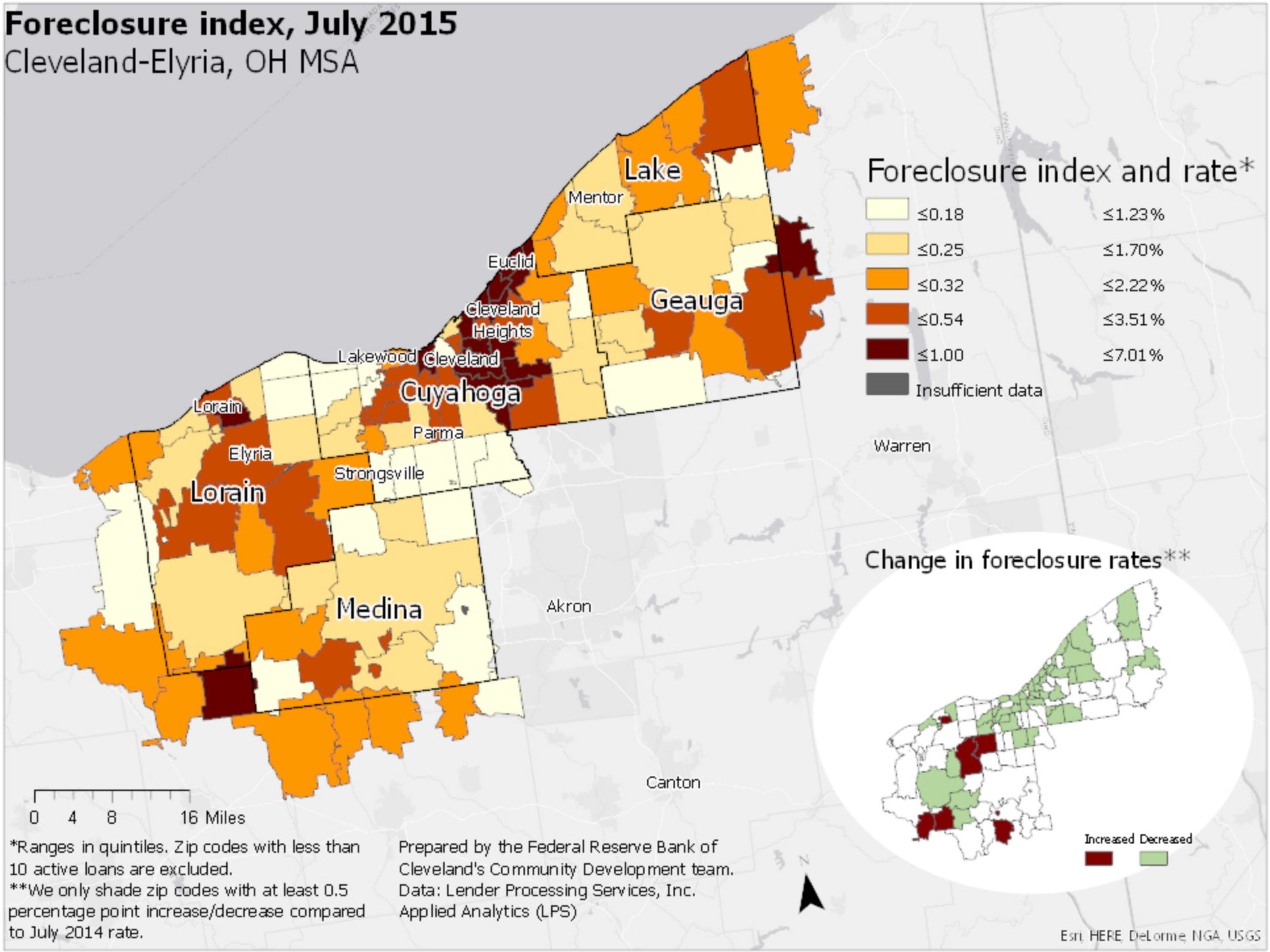
Median home value change

2013-2014: **-0.15%** 2005-2014: **-3.45%**

Non-mortgage credit delinquency

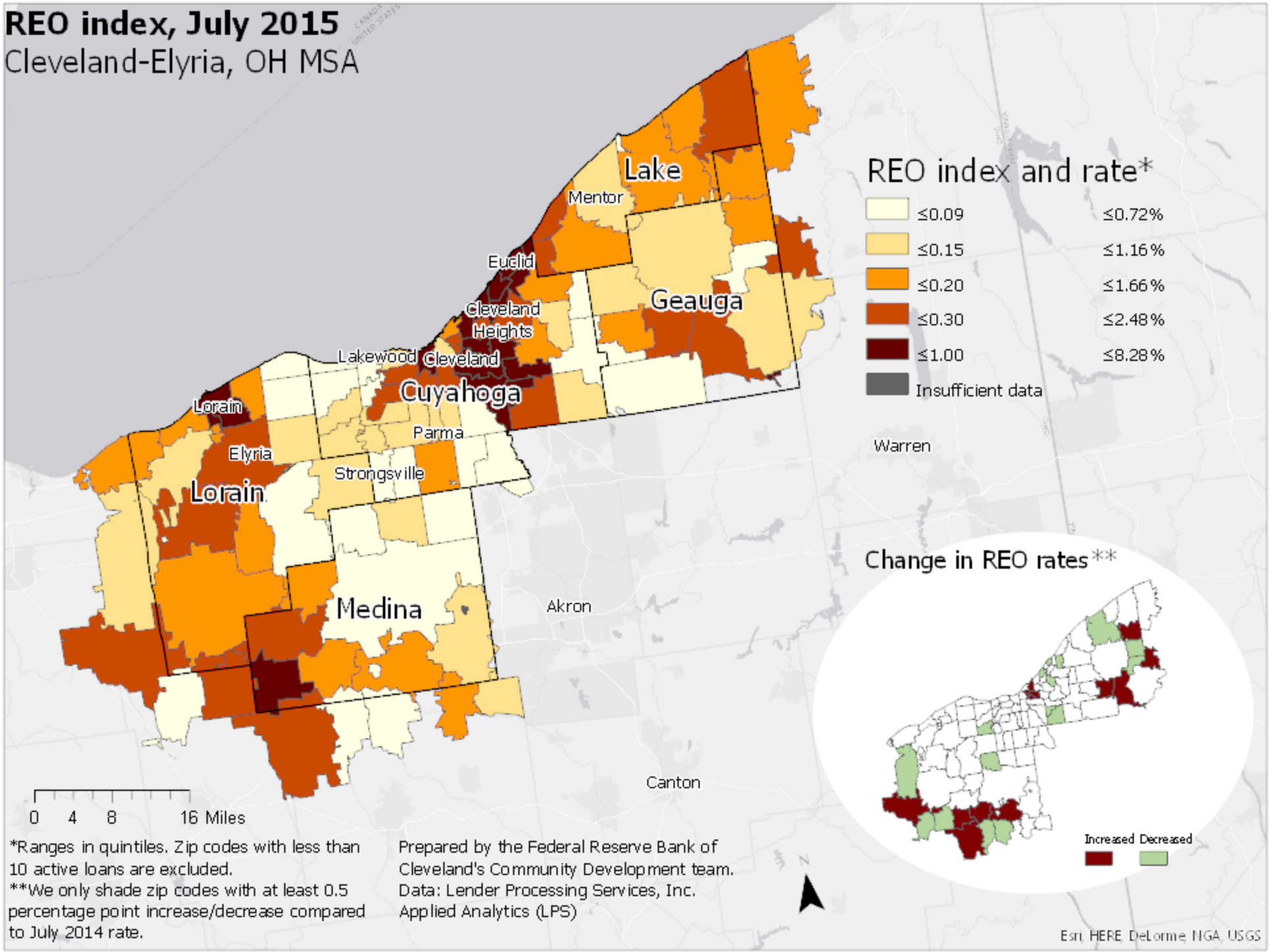
2014: **5.92%** 2015: **6.11%**


90+ days mortgage delinquency index, July 2015
Cleveland-Elyria, OH MSA
Lake
Mentor
Euclid
Geauga
Cleveland Heights
Lakewood
Cleveland
Cuyahoga
Lorain
Parma
Elyria
Strongsville
Lorain
Medina
Akron
Canton
Warren
Delinquency index and rate*
≤0.15 ≤1.27%
≤0.21 ≤1.74%
≤0.27 ≤2.25%
≤0.43 ≤3.74%
≤1.00 ≤8.66%
Insufficient data
Change in delinquency rates**
Increased Decreased
0 4 8 16 Miles
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
N
Esri, HERE, DeLorme, NGA, USGS


Foreclosure index, July 2015
Cleveland-Elyria, OH MSA
Lake
Mentor
Euclid
Geauga
Cleveland Heights
Lakewood
Cleveland
Cuyahoga
Lorain
Parma
Elyria
Strongsville
Lorain
Medina
Akron
Canton
Warren
Foreclosure index and rate*
≤0.18 ≤1.23%
≤0.25 ≤1.70%
≤0.32 ≤2.22%
≤0.54 ≤3.51%
≤1.00 ≤7.01%
Insufficient data
Change in foreclosure rates**
Increased Decreased
0 4 8 16 Miles
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
N
Esri, HERE, DeLorme, NGA, USGS

REO index, July 2015

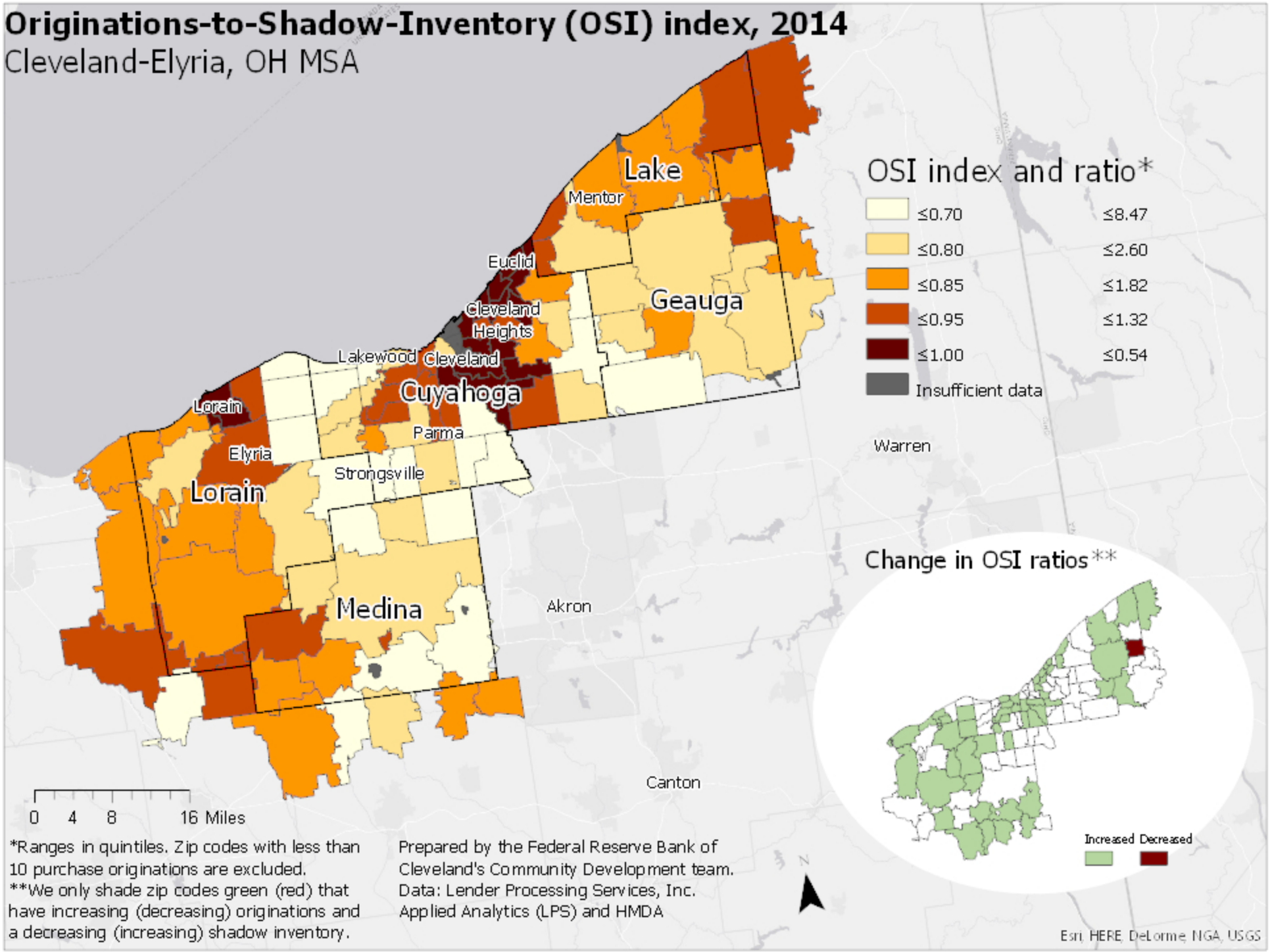
Cleveland-Elyria, OH MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

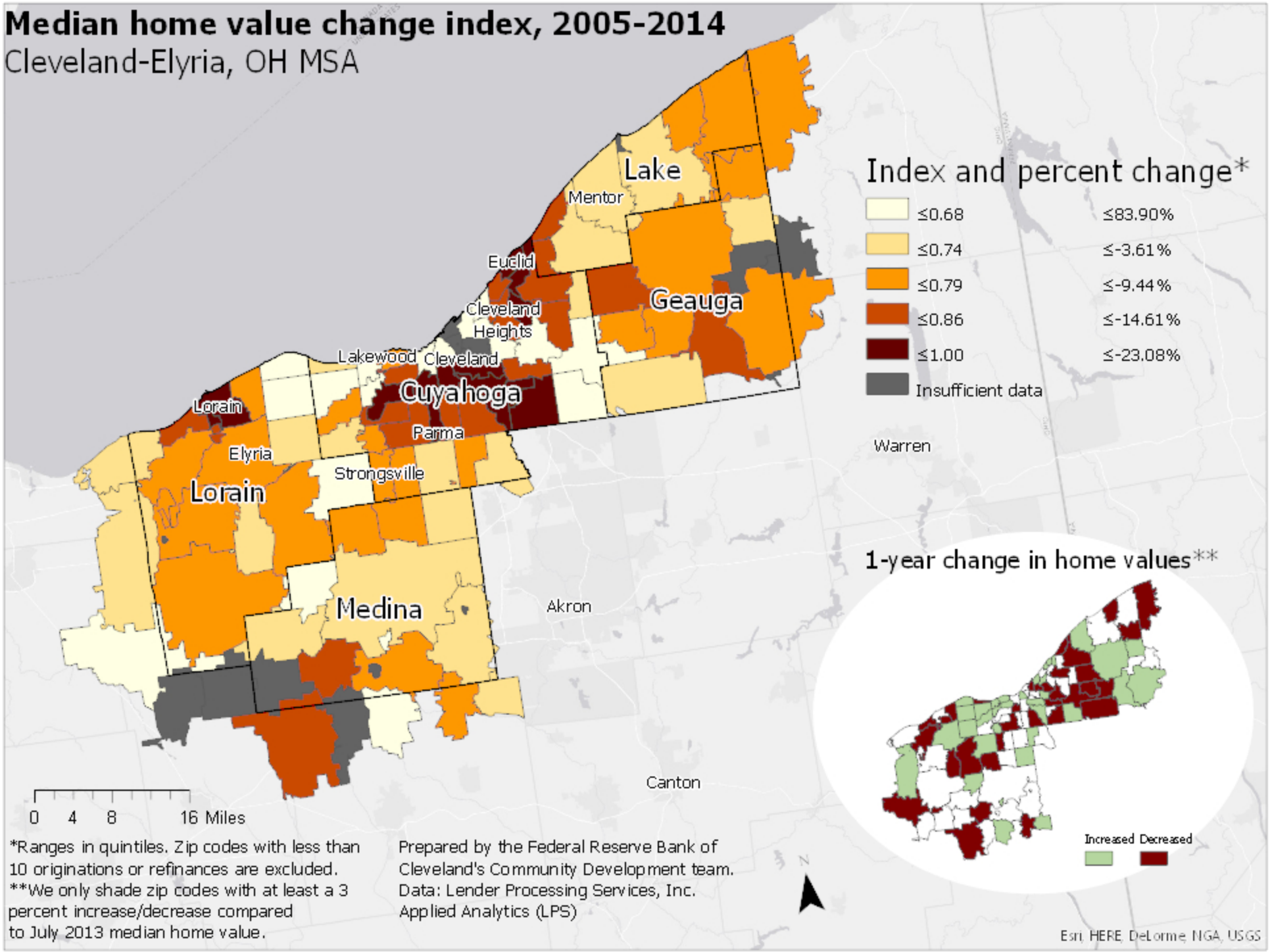
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)


Originations-to-Shadow-Inventory (OSI) index, 2014
Cleveland-Elyria, OH MSA
Lake
Mentor
Euclid
Geauga
Cleveland Heights
Lakewood
Cleveland
Cuyahoga
Lorain
Parma
Elyria
Strongsville
Lorain
Medina
Akron
Canton
Warren
OSI index and ratio*
≤0.70 ≤8.47
≤0.80 ≤2.60
≤0.85 ≤1.82
≤0.95 ≤1.32
≤1.00 ≤0.54
Insufficient data
Change in OSI ratios**
Increased Decreased
0 4 8 16 Miles
*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA
N
Esri, HERE, DeLorme, NGA, USGS

Median home value change index, 2005-2014

Cleveland-Elyria, OH MSA

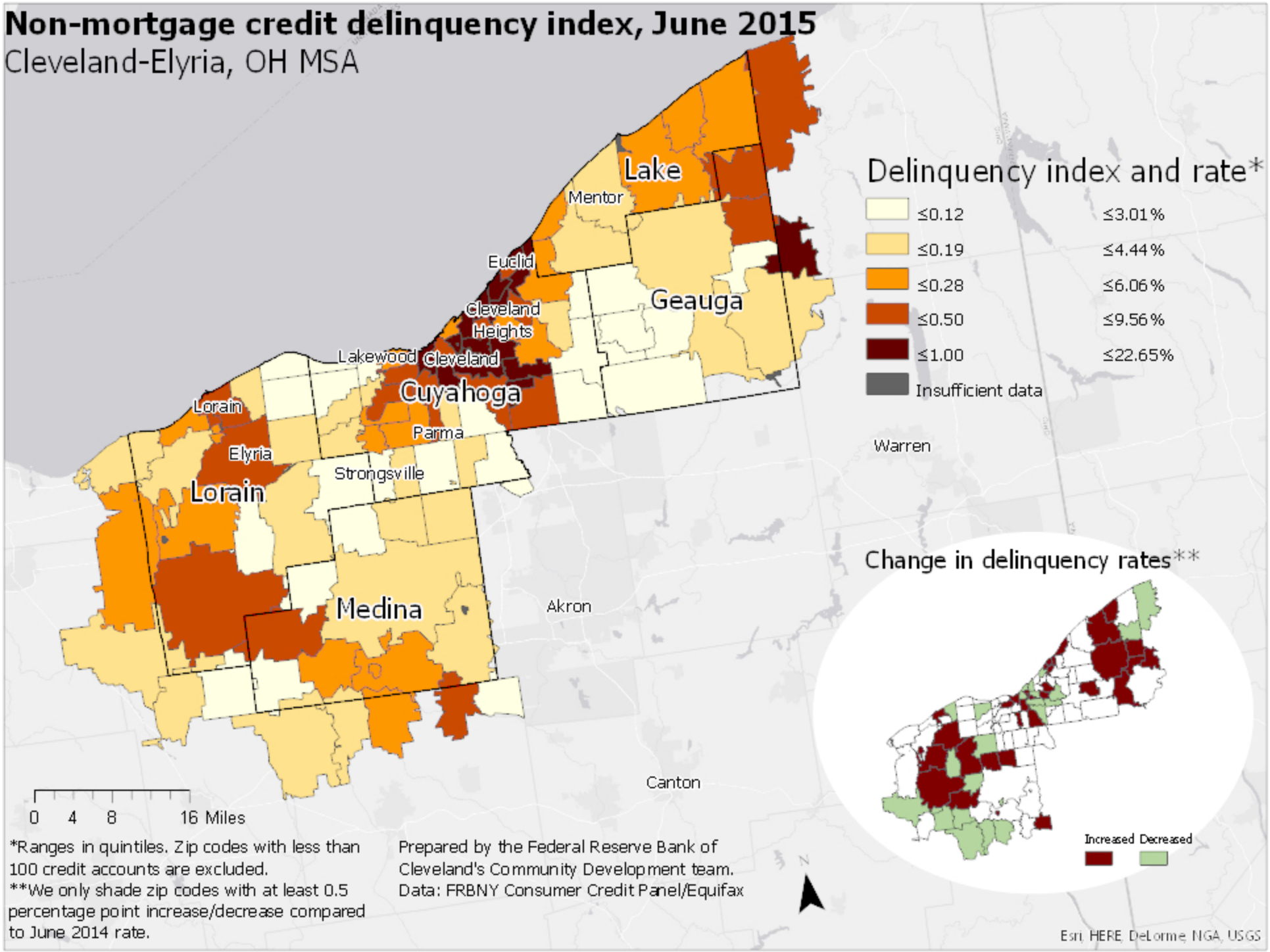


*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Non-mortgage credit delinquency index, June 2015

Cleveland-Elyria, OH MSA



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
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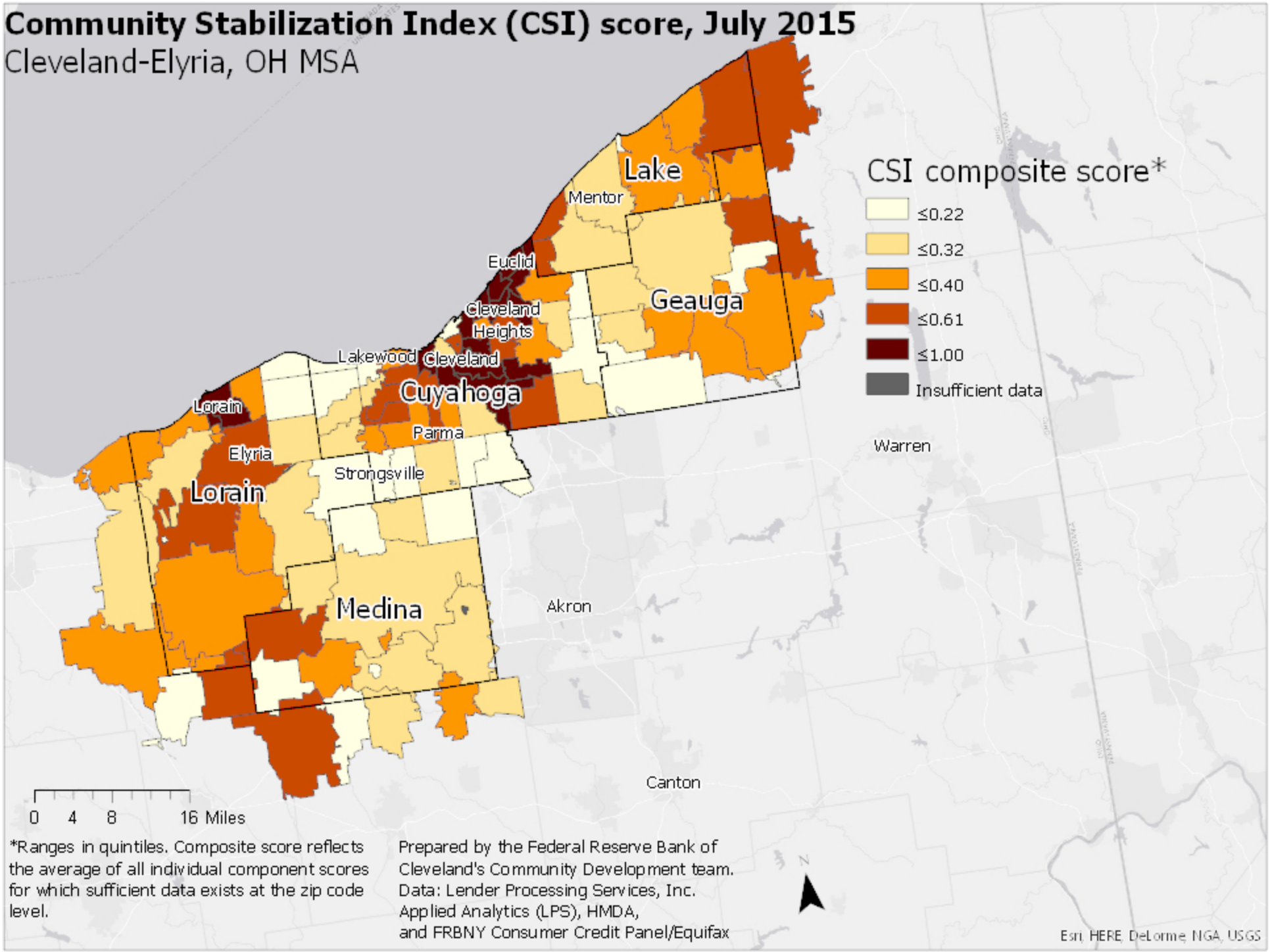
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax


Community Stabilization Index (CSI) score, July 2015
Cleveland-Elyria, OH MSA
CSI composite score*
≤0.22
≤0.32
≤0.40
≤0.61
≤1.00
Insufficient data
Lake
Mentor
Euclid
Geauga
Cleveland Heights
Lakewood
Cleveland
Cuyahoga
Lorain
Parma
Elyria
Strongsville
Lorain
Medina
Akron
Warren
Canton
0 4 8 16 Miles
*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax
N
Esri, HERE, DeLorme, NGA, USGS

Columbus, OH, MSA

90+ days mortgage delinquency

2014: **2.52%** 2015: **2.06%**

Foreclosure

2014: **1.76%** 2015: **1.56%**

REO

2014: **1.12%** 2015: **1.11%**

Originations-to-shadow inventory

2013: **1.43** 2014: **1.93**

Median home value change

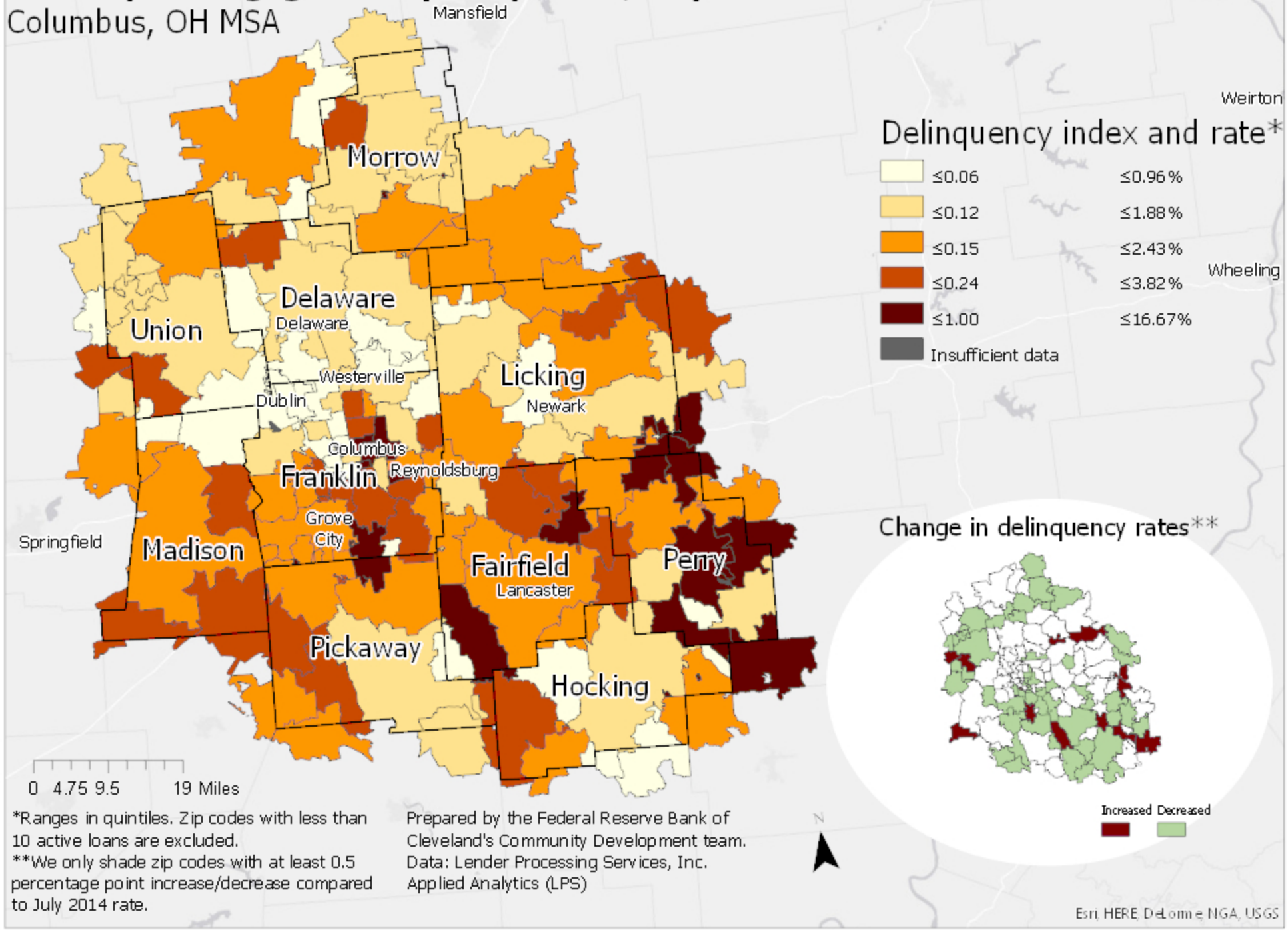
2013-2014: **1.82%** 2005-2014: **5.00%**

Non-mortgage credit delinquency

2014: **6.54%** 2015: **6.61%**

90+ days mortgage delinquency index, July 2015

Columbus, OH MSA



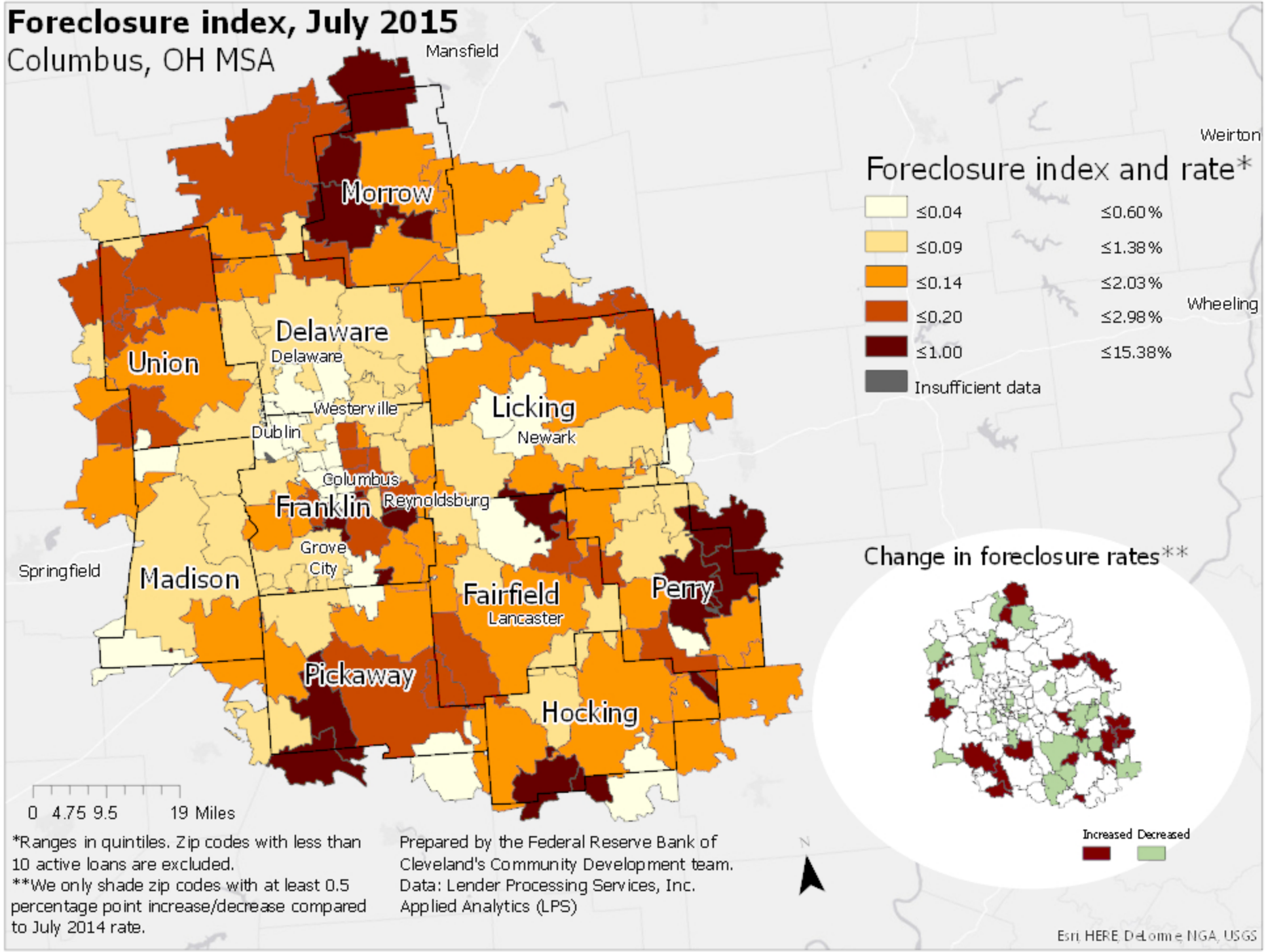
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Foreclosure index, July 2015

Columbus, OH MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

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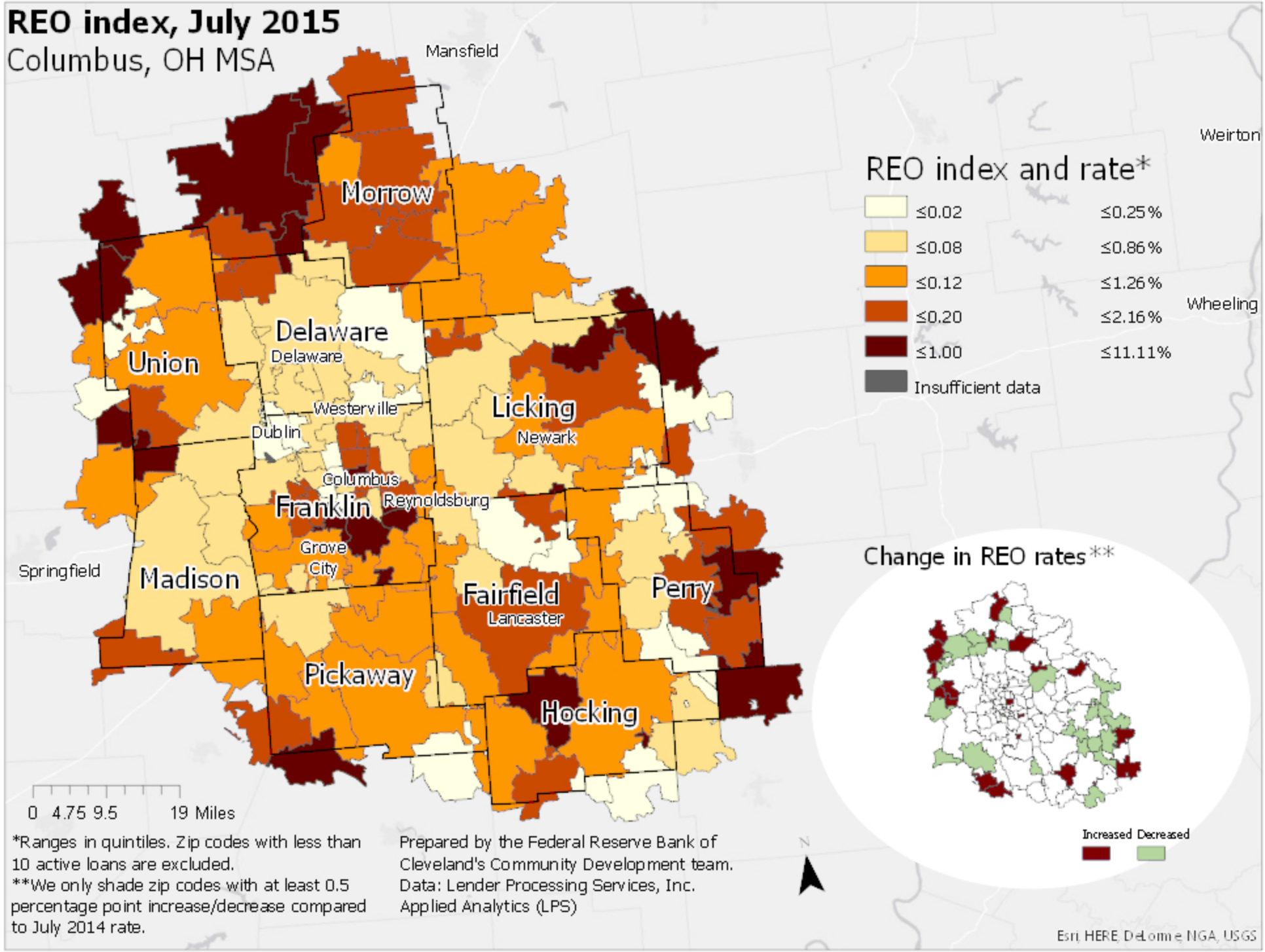
Data: Lender Processing Services, Inc. Applied Analytics (LPS)


REO index, July 2015
Columbus, OH MSA
Mansfield
Weirton
Wheeling
Springfield
Morrow
Delaware
Delaware
Union
Westerville
Dublin
Licking
Newark
Columbus
Franklin
Reynoldsburg
Grove City
Madison
Fairfield
Lancaster
Perry
Pickaway
Hocking
REO index and rate*
≤0.02 ≤0.25%
≤0.08 ≤0.86%
≤0.12 ≤1.26%
≤0.20 ≤2.16%
≤1.00 ≤11.11%
Insufficient data
Change in REO rates**
Increased Decreased
0 4.75 9.5 19 Miles
N
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
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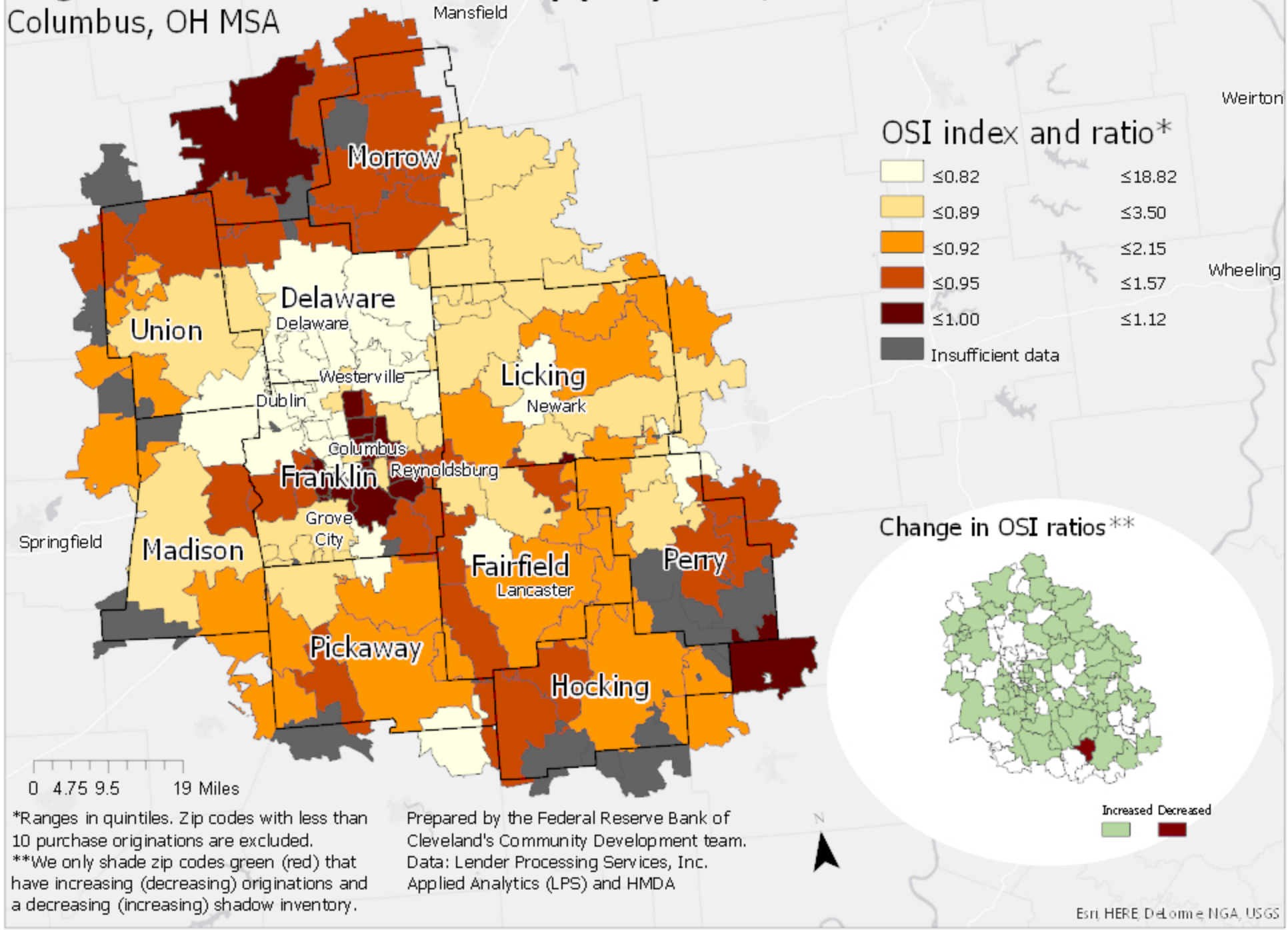
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
Esri, HERE, DeLorme, NGA, USGS

Originations-to-Shadow-Inventory (OSI) index, 2014

Columbus, OH MSA



*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

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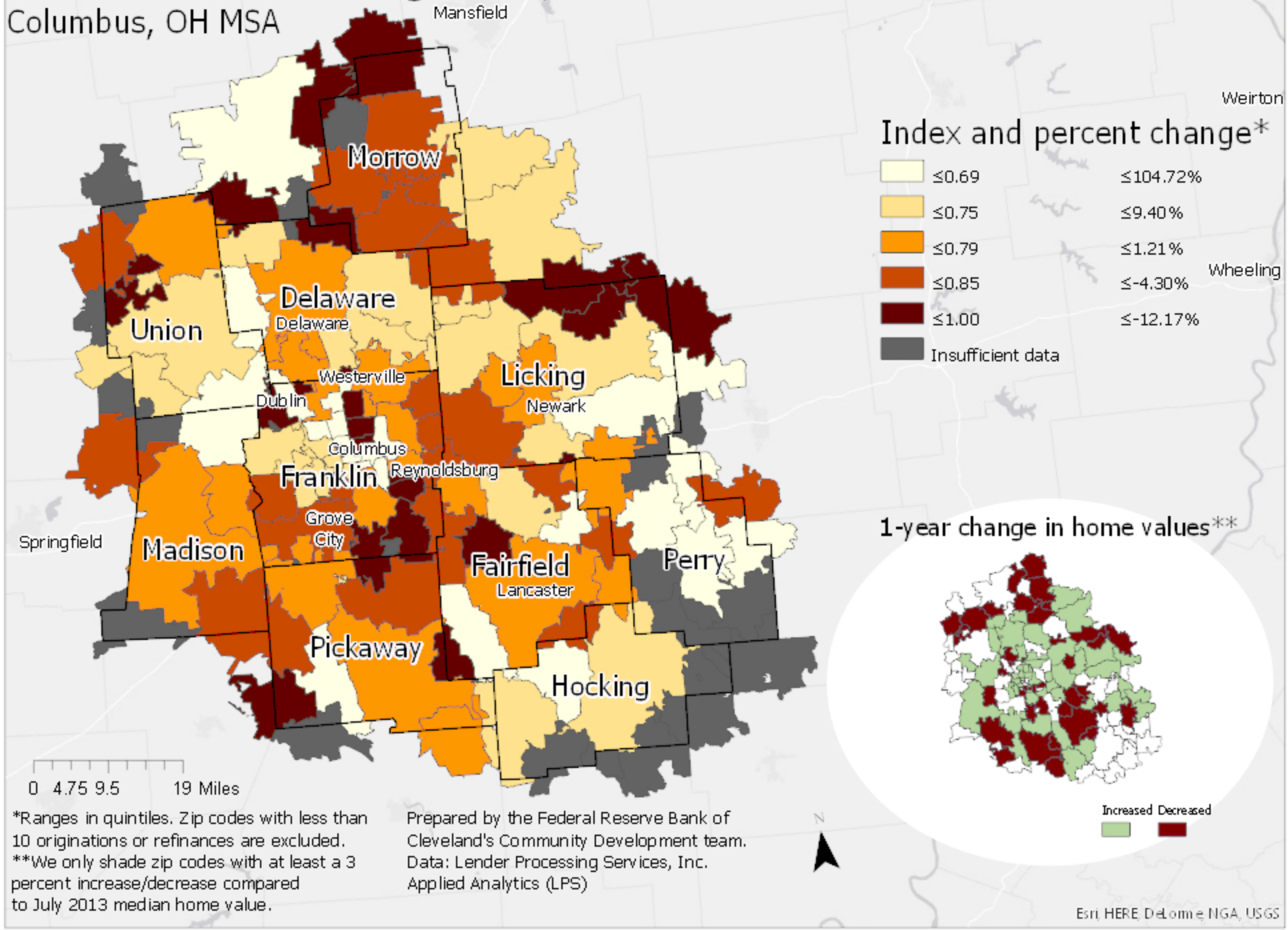
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

Median home value change index, 2005-2014

Columbus, OH MSA

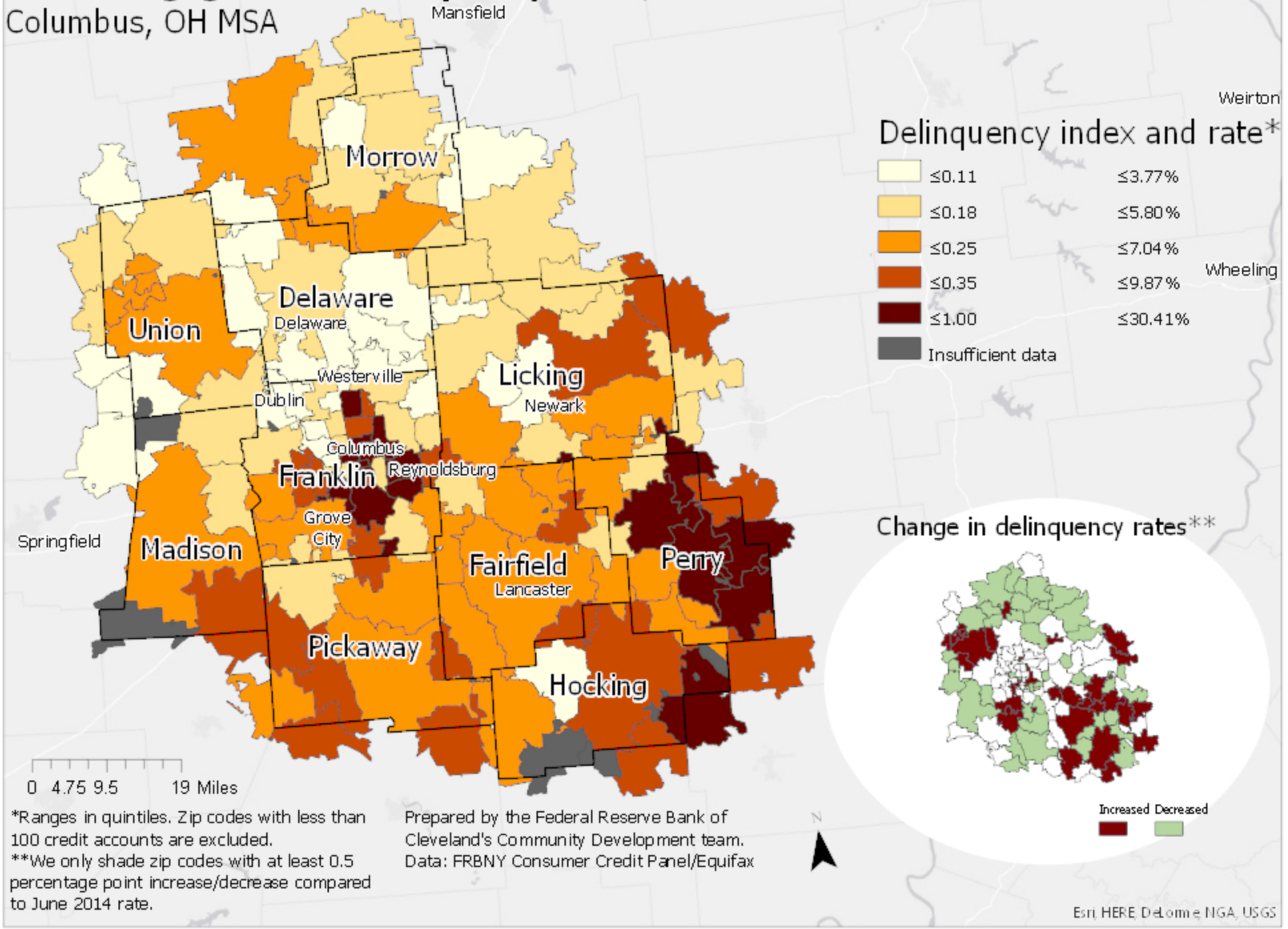


*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

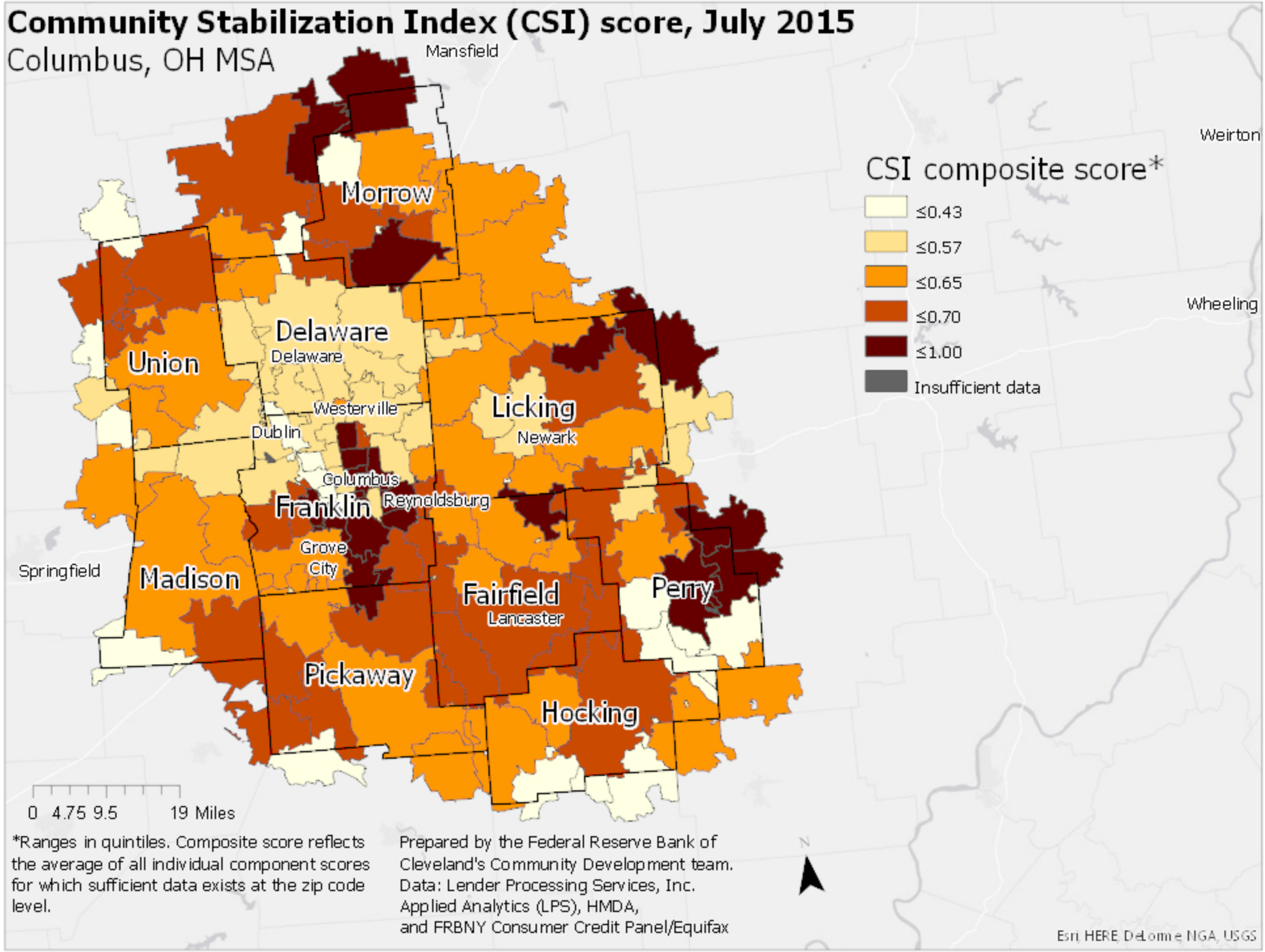
Non-mortgage credit delinquency index, June 2015

Columbus, OH MSA



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax


Community Stabilization Index (CSI) score, July 2015
Columbus, OH MSA
Mansfield
Weirton
Wheeling
Springfield
Morrow
Delaware
Delaware
Union
Westerville
Dublin
Licking
Newark
Columbus
Franklin
Reynoldsburg
Grove City
Madison
Fairfield
Lancaster
Perry
Pickaway
Hocking
CSI composite score*
≤0.43
≤0.57
≤0.65
≤0.70
≤1.00
Insufficient data
0 4.75 9.5 19 Miles
*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax
N
Esri, HERE, DeLorme, NGA, USGS

Dayton & Springfield, OH, MSAs

90+ days mortgage delinquency

2014: **2.63%** 2015: **2.22%**

Foreclosure

2014: **1.90%** 2015: **1.76%**

REO

2014: **1.44%** 2015: **1.34%**

Originations-to-shadow inventory

2013: **1.01** 2014: **1.34**

Median home value change

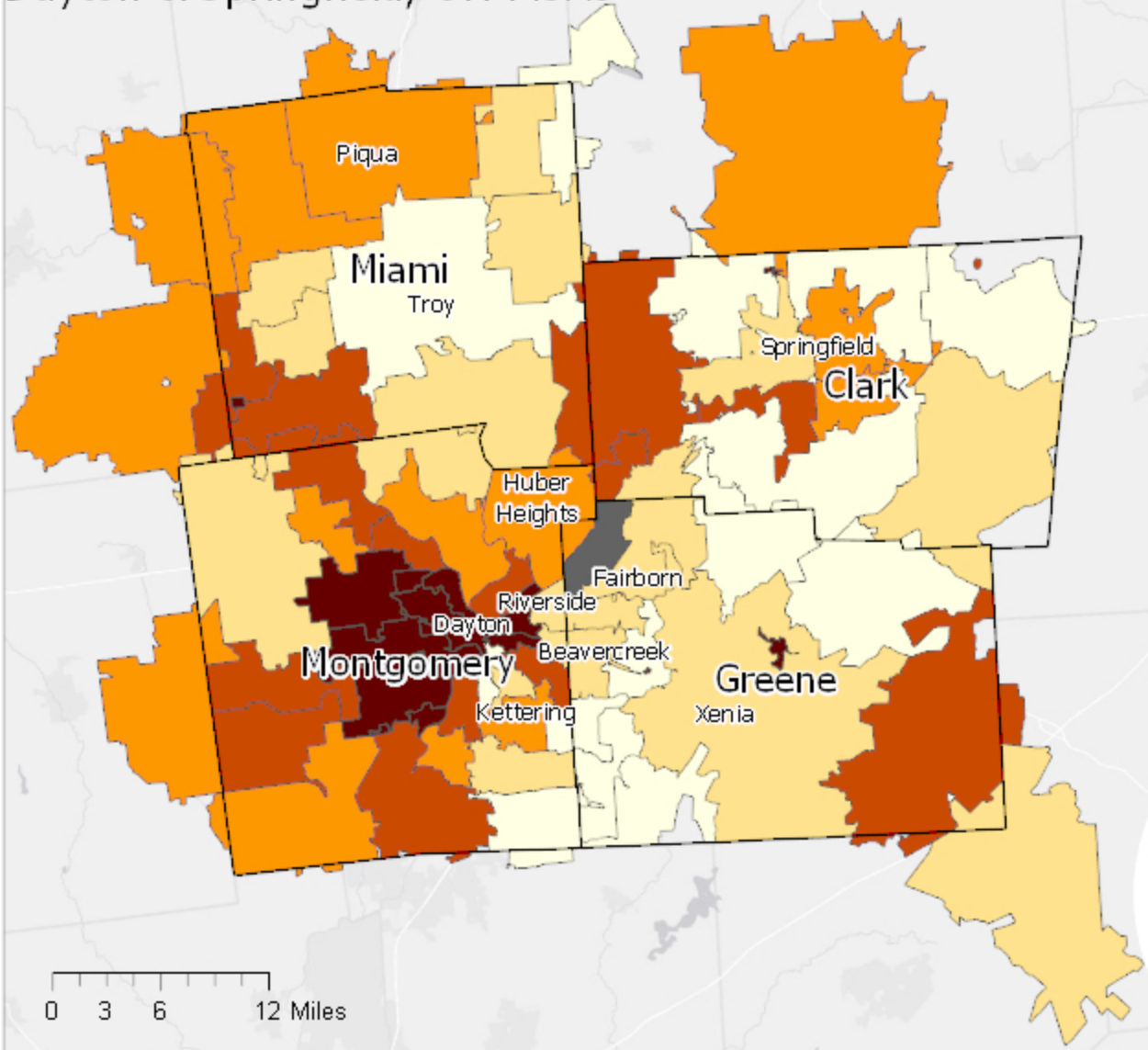
2013-2014: **-3.10%** 2005-2014: **-2.40%**

Non-mortgage credit delinquency

2014: **7.34%** 2015: **7.63%**

90+ days mortgage delinquency index, July 2015

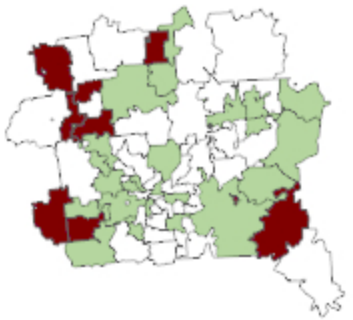
Dayton & Springfield, OH MSAs



Delinquency index and rate*

≤0.12	≤1.13%
≤0.19	≤1.80%
≤0.23	≤2.20%
≤0.37	≤3.13%
≤1.00	≤9.52%
Insufficient data	

Change in delinquency rates**



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

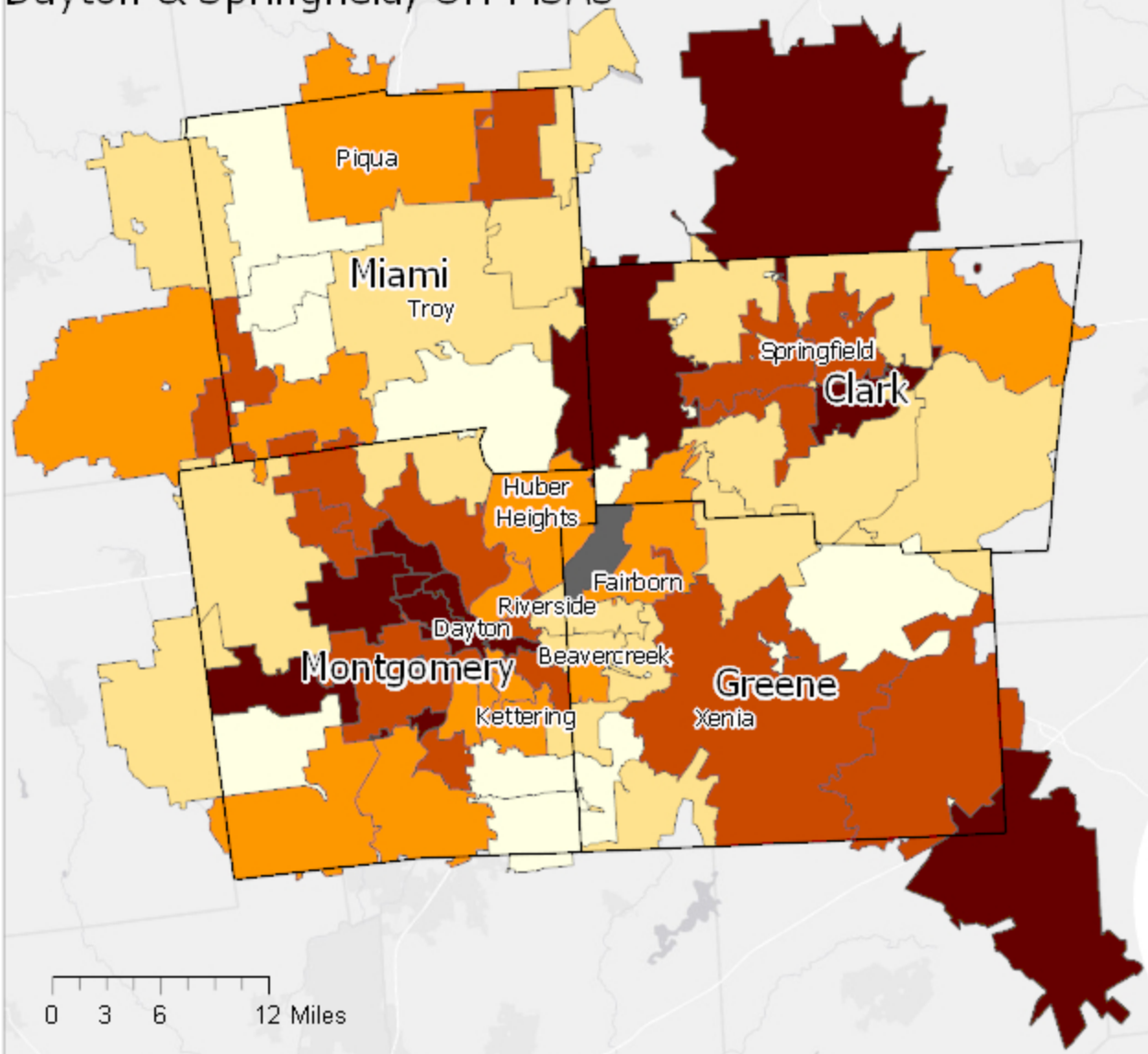
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

N

Esri, HERE, DeLorme, NGA, USGS

Foreclosure index, July 2015

Dayton & Springfield, OH MSAs



Foreclosure index and rate*

≤0.19	≤0.83%
≤0.29	≤1.25%
≤0.40	≤1.61%
≤0.54	≤2.24%
≤1.00	≤4.44%
Insufficient data	

Change in foreclosure rates**

*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

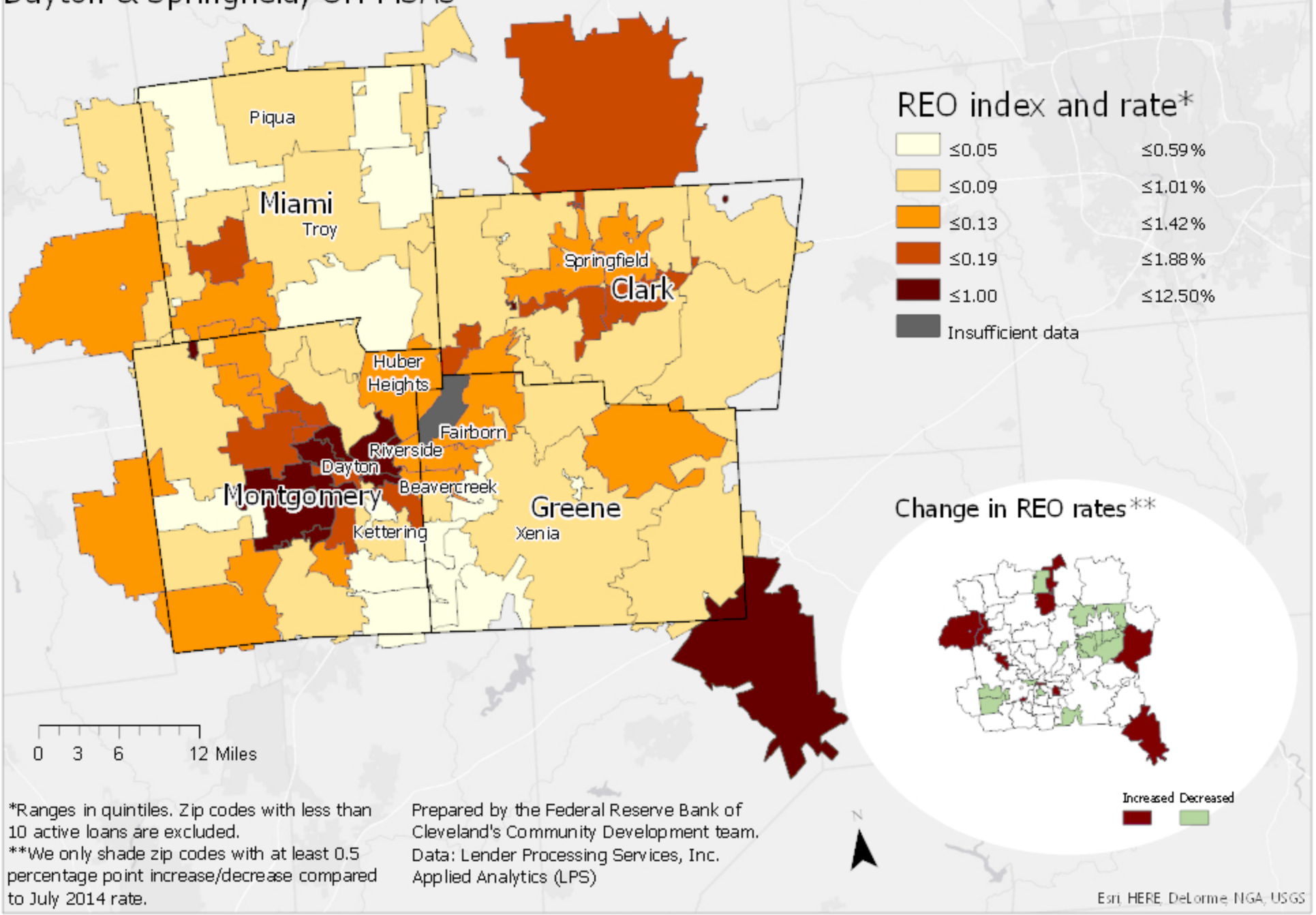
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

N

Esri, HERE, DeLorme, NGA, USGS

REO index, July 2015

Dayton & Springfield, OH MSAs



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

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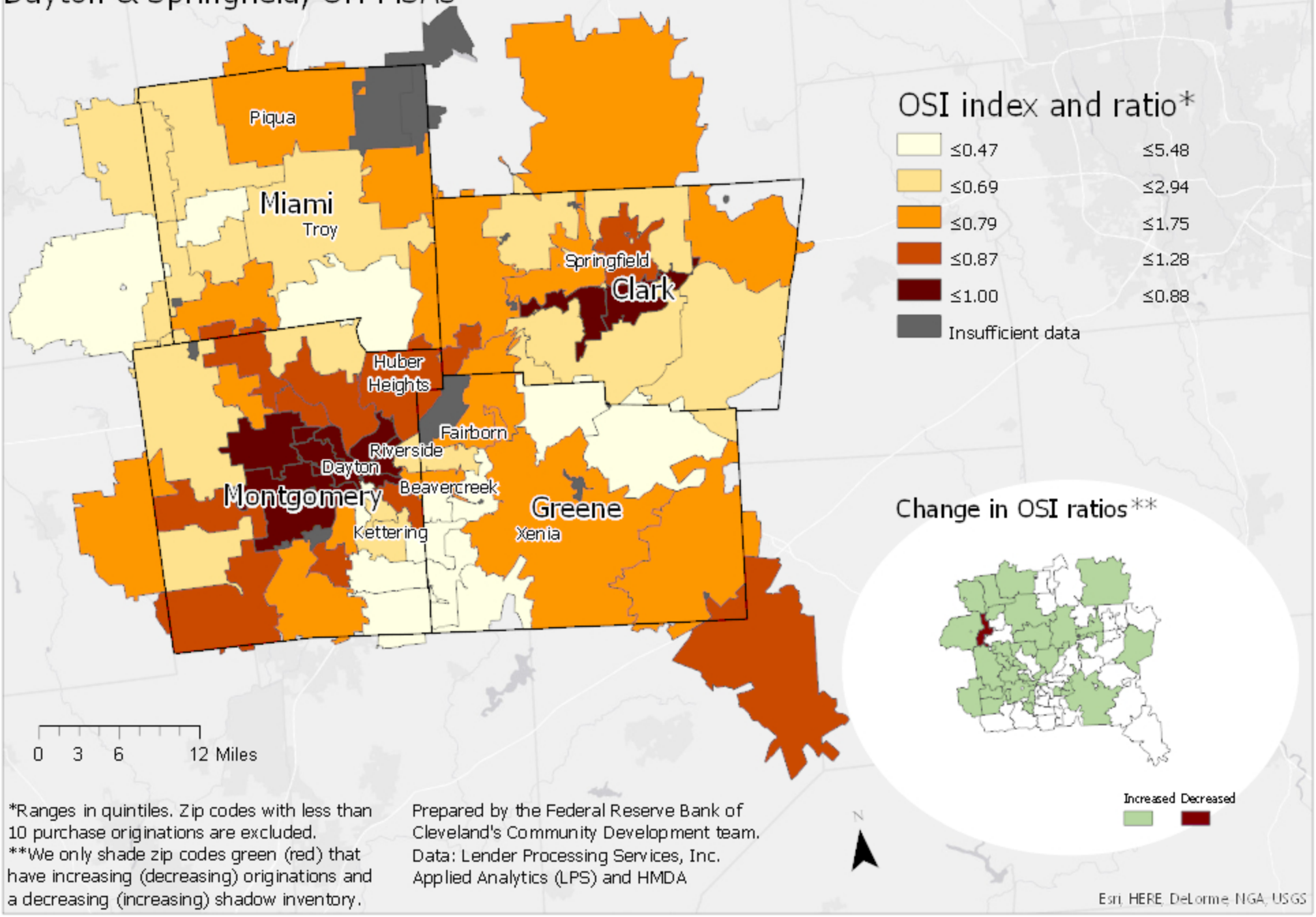
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Originations-to-Shadow-Inventory (OSI) index, 2014

Dayton & Springfield, OH MSAs



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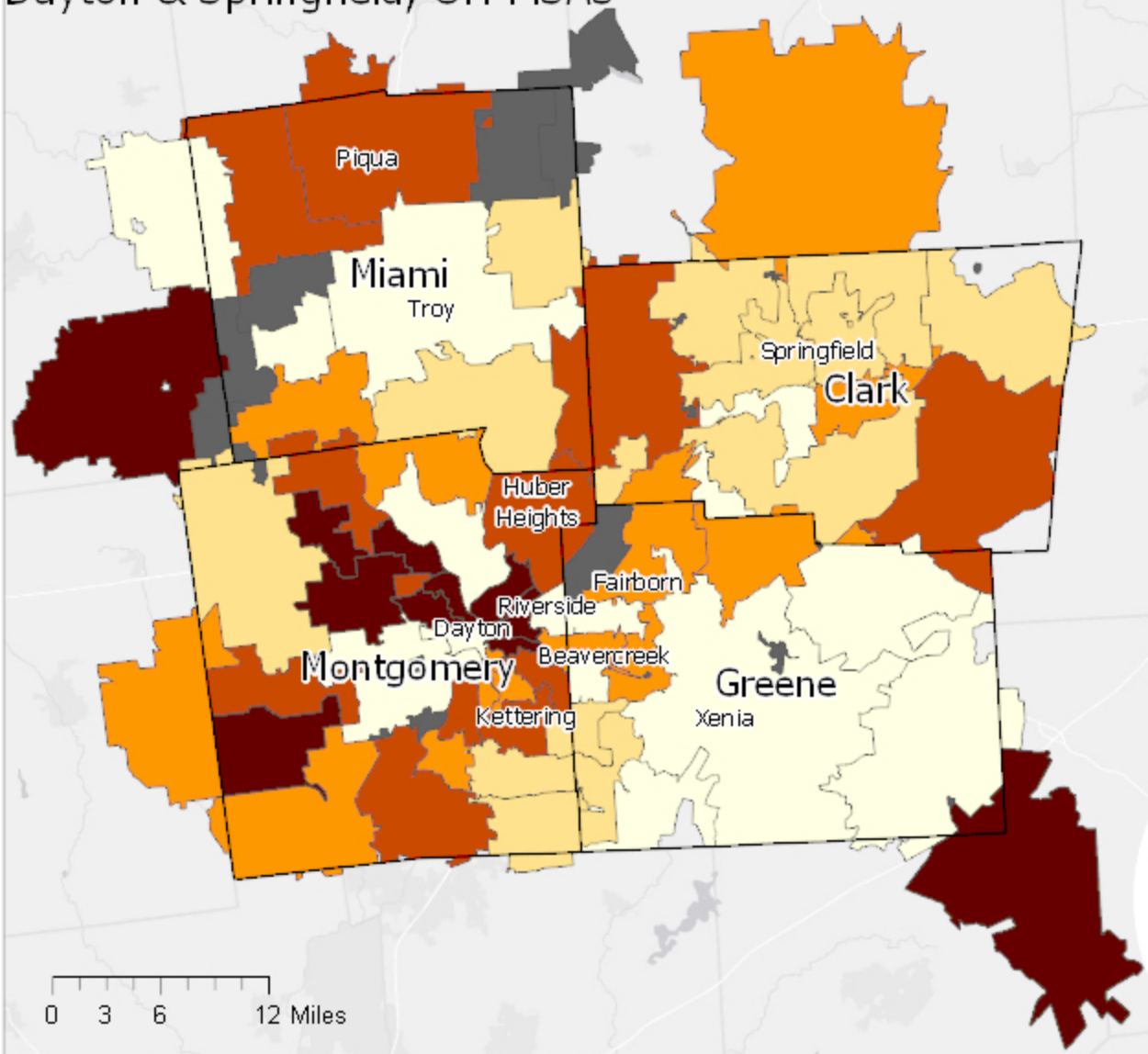
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

Median home value change index, 2005-2014

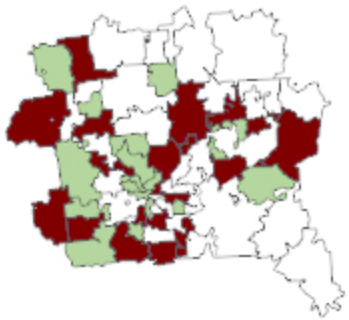
Dayton & Springfield, OH MSAs



Index and percent change*

≤0.52	≤39.53%
≤0.60	≤1.89%
≤0.68	≤-4.00%
≤0.80	≤-9.61%
≤1.00	≤-18.25%
Insufficient data	

1-year change in home values**



Increased Decreased

*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

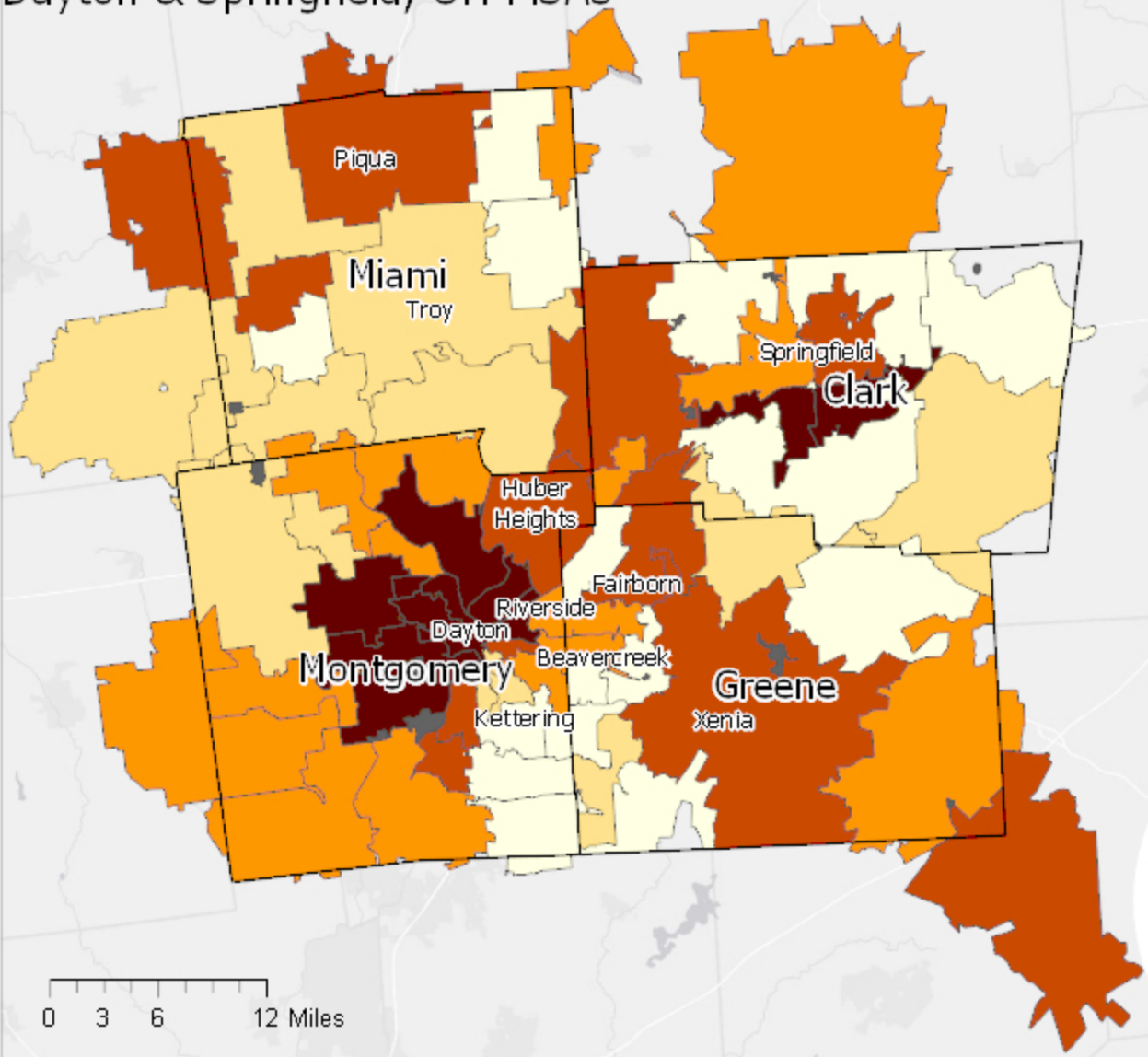
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

N

Esri, HERE, DeLorme, NGA, USGS

Non-mortgage credit delinquency index, June 2015

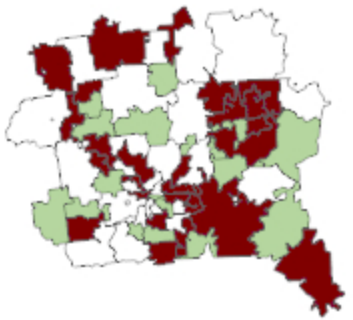
Dayton & Springfield, OH MSAs



Delinquency index and rate*

≤0.10	≤3.91%
≤0.18	≤5.68%
≤0.24	≤7.02%
≤0.41	≤9.76%
≤1.00	≤24.19%
Insufficient data	

Change in delinquency rates**



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2014 rate.

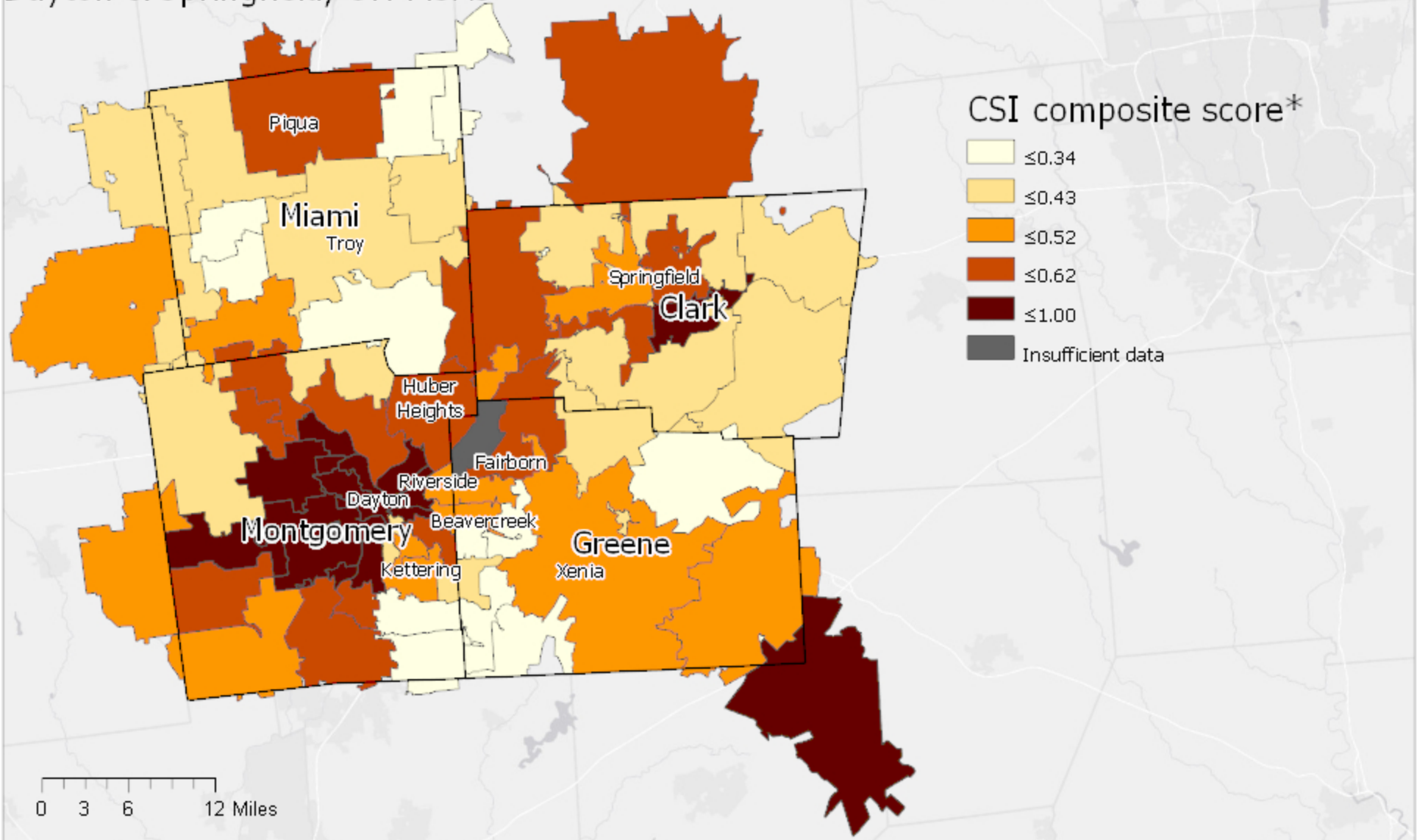
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax

N

Esri, HERE, DeLorme, NGA, USGS

Community Stabilization Index (CSI) score, July 2015

Dayton & Springfield, OH MSAs



*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Erie, PA, MSA

90+ days mortgage delinquency

2014: **3.22%** 2015: **2.78%**

Foreclosure

2014: **2.19%** 2015: **1.94%**

REO

2014: **0.89%** 2015: **1.23%**

Originations-to-shadow inventory

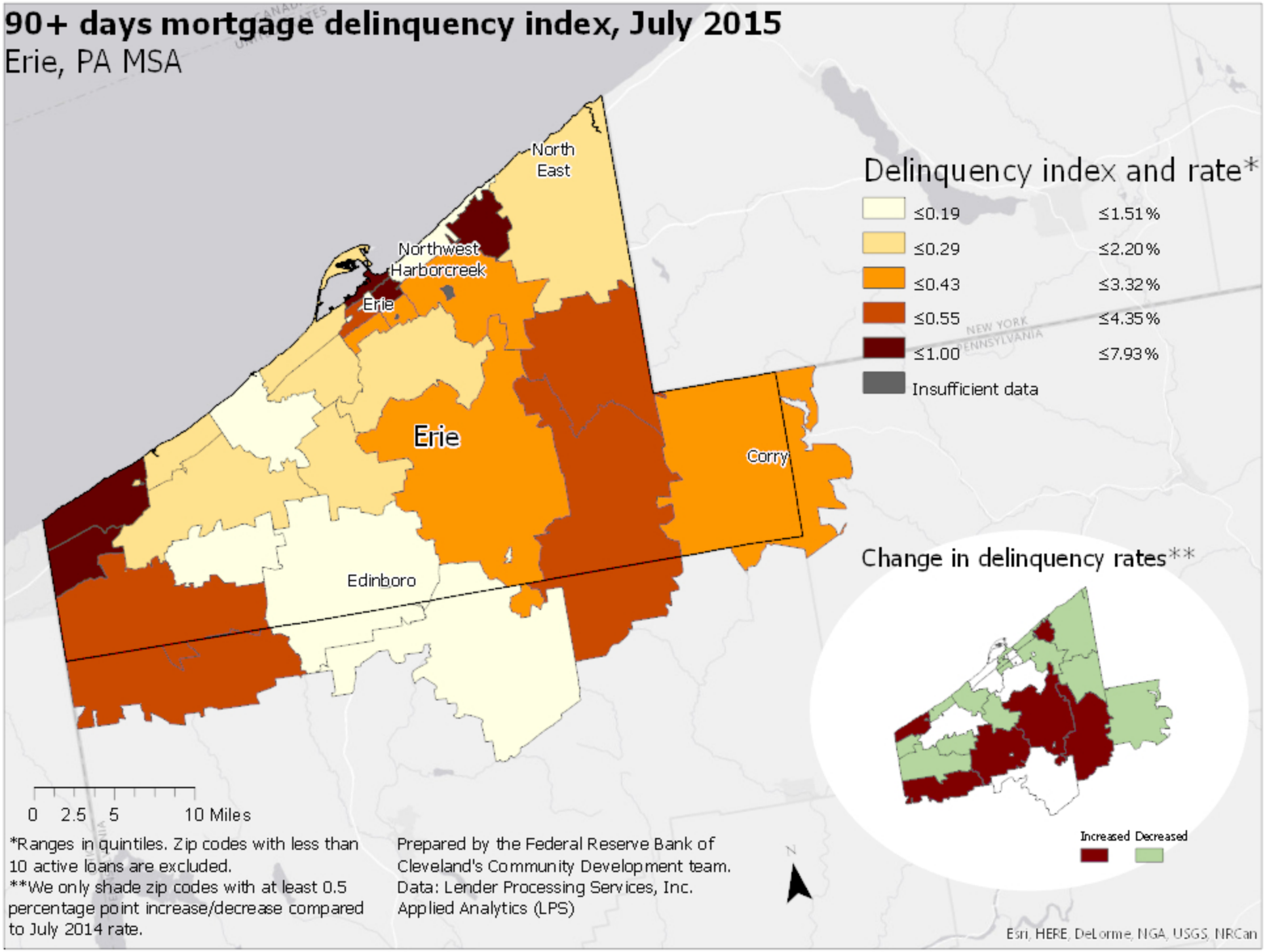
2013: **1.93** 2014: **2.26**

Median home value change

2013-2014: **-1.63%** 2005-2014: **28.09%**

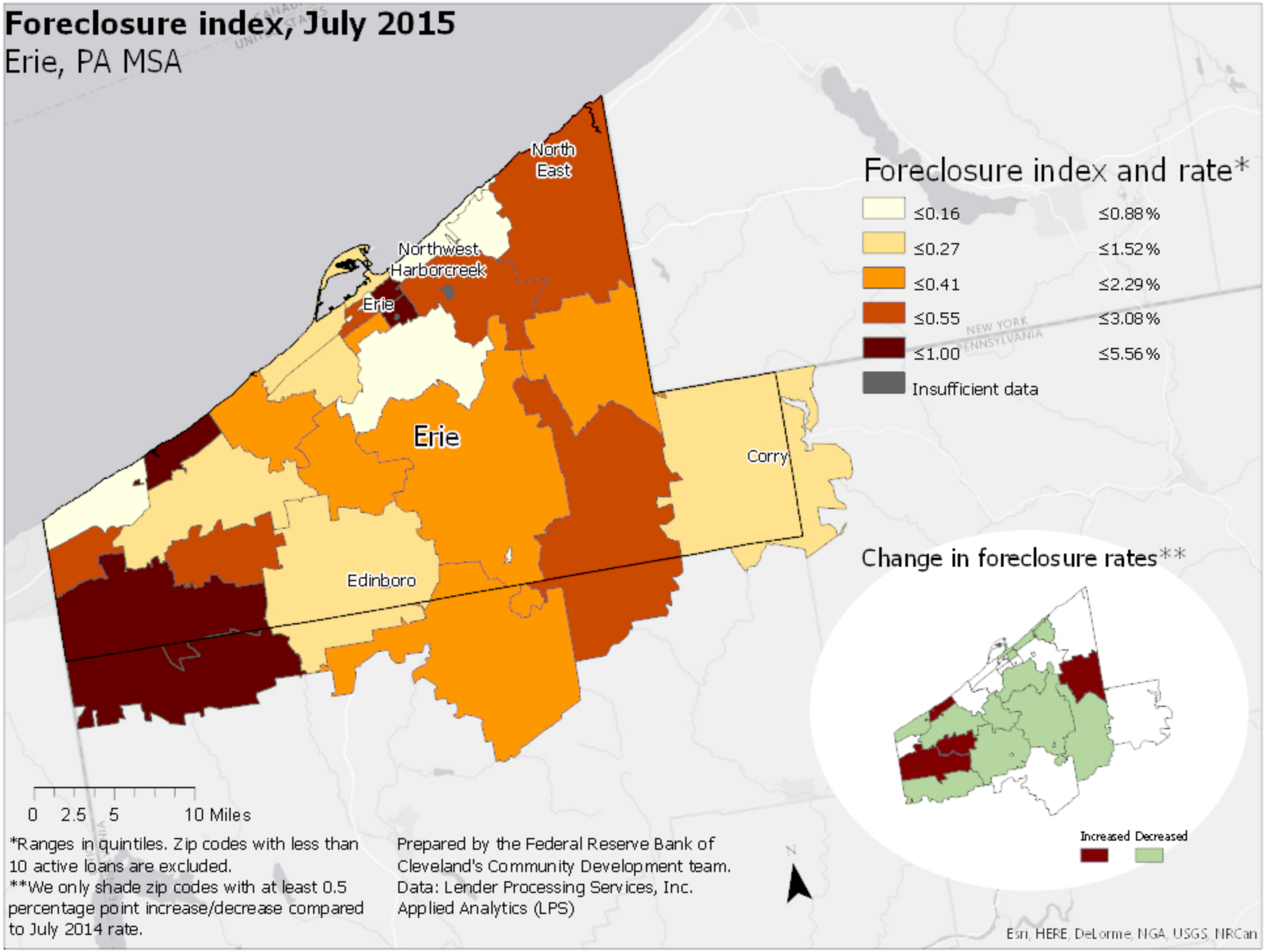
Non-mortgage credit delinquency

2014: **5.92%** 2015: **6.04%**


90+ days mortgage delinquency index, July 2015
Erie, PA MSA
North East
Northwest Harborcreek
Erie
Erie
Corry
Edinboro
Delinquency index and rate*
≤0.19 ≤1.51%
≤0.29 ≤2.20%
≤0.43 ≤3.32%
≤0.55 ≤4.35%
≤1.00 ≤7.93%
Insufficient data
Change in delinquency rates**
Increased Decreased
0 2.5 5 10 Miles
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
Esri, HERE, DeLorme, NGA, USGS, NRCan

Foreclosure index, July 2015

Erie, PA MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

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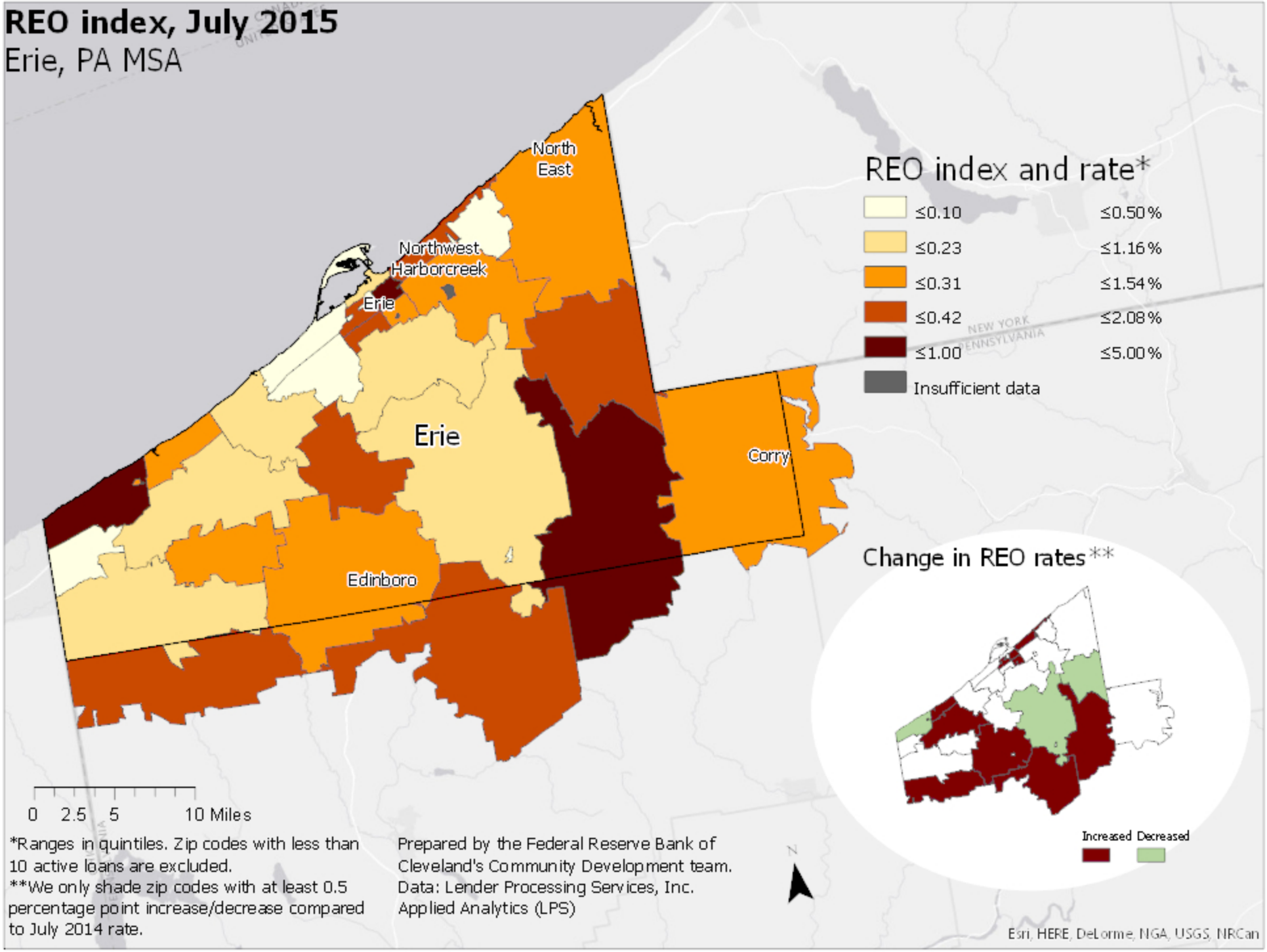
REO index, July 2015

Erie, PA MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

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Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
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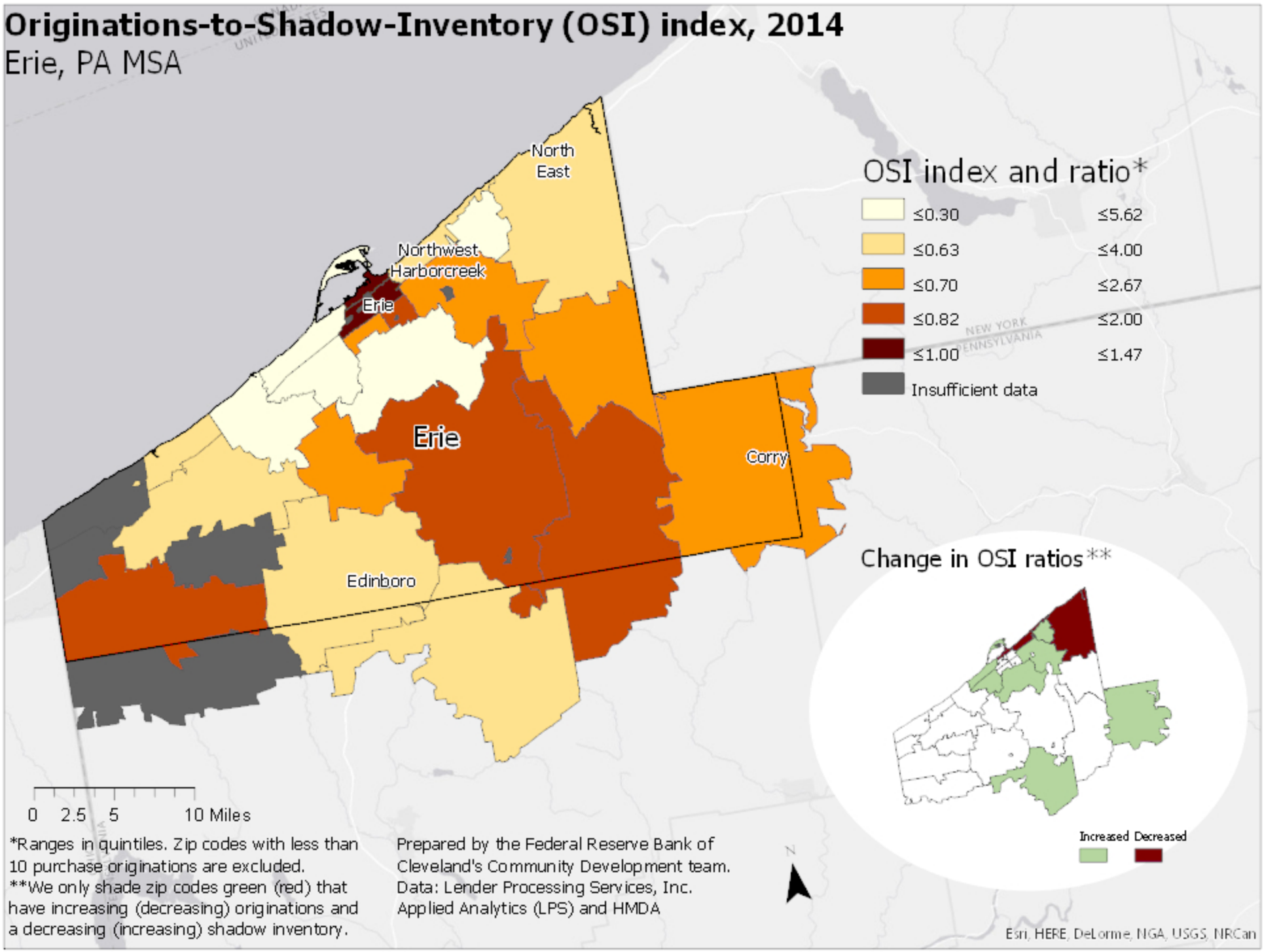
Originations-to-Shadow-Inventory (OSI) index, 2014

Erie, PA MSA

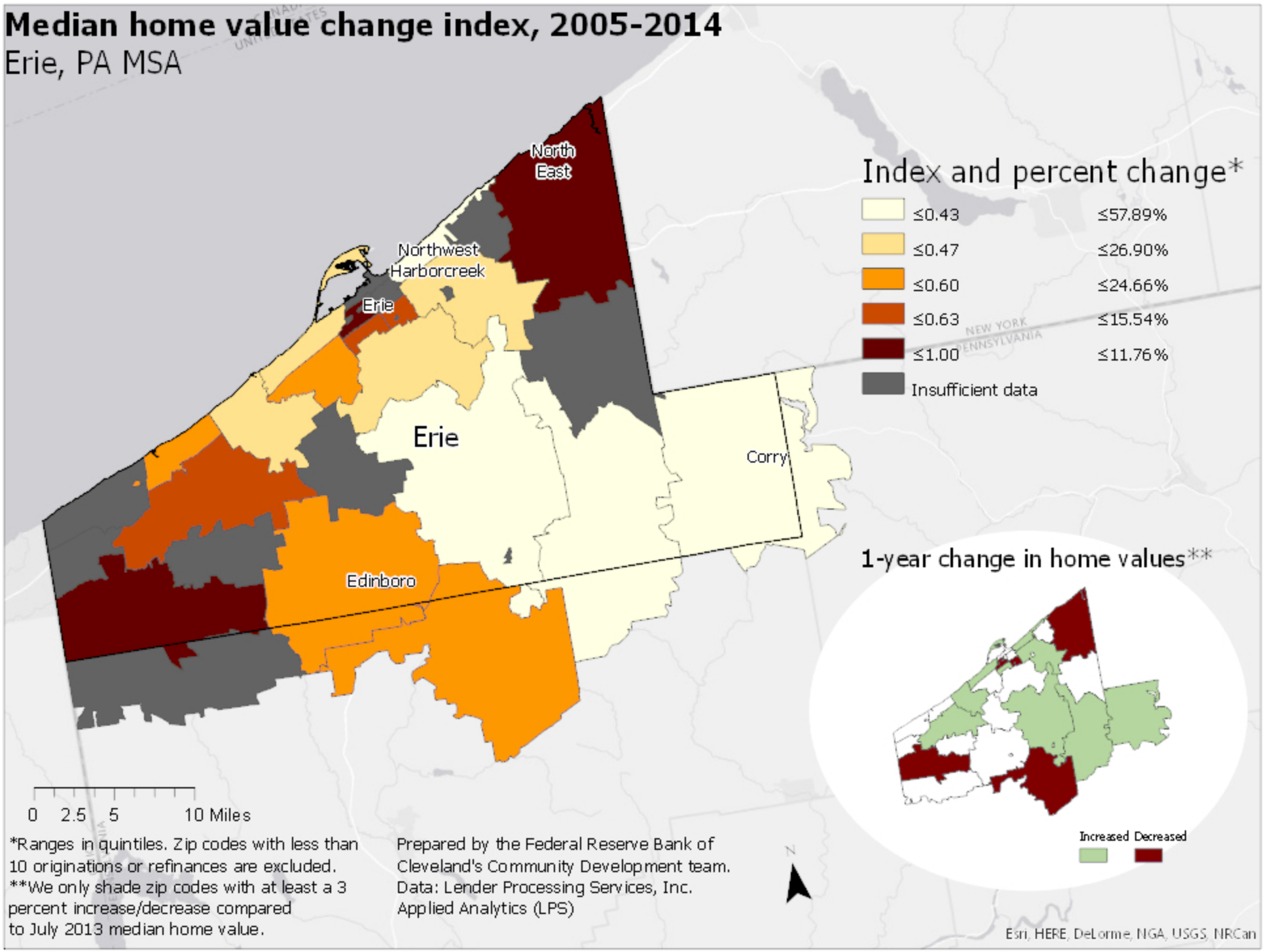


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

Median home value change index, 2005-2014

Erie, PA MSA

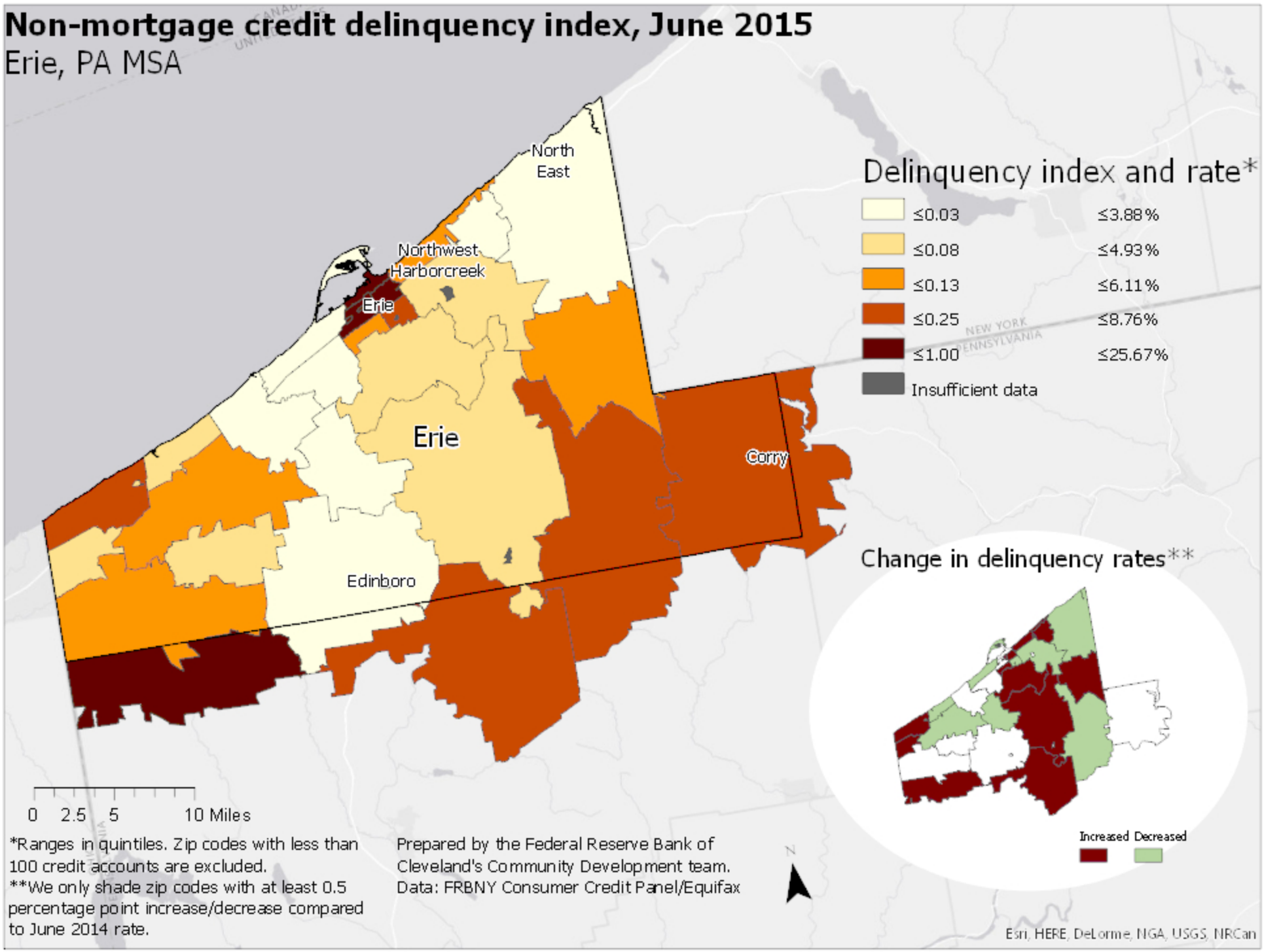


*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

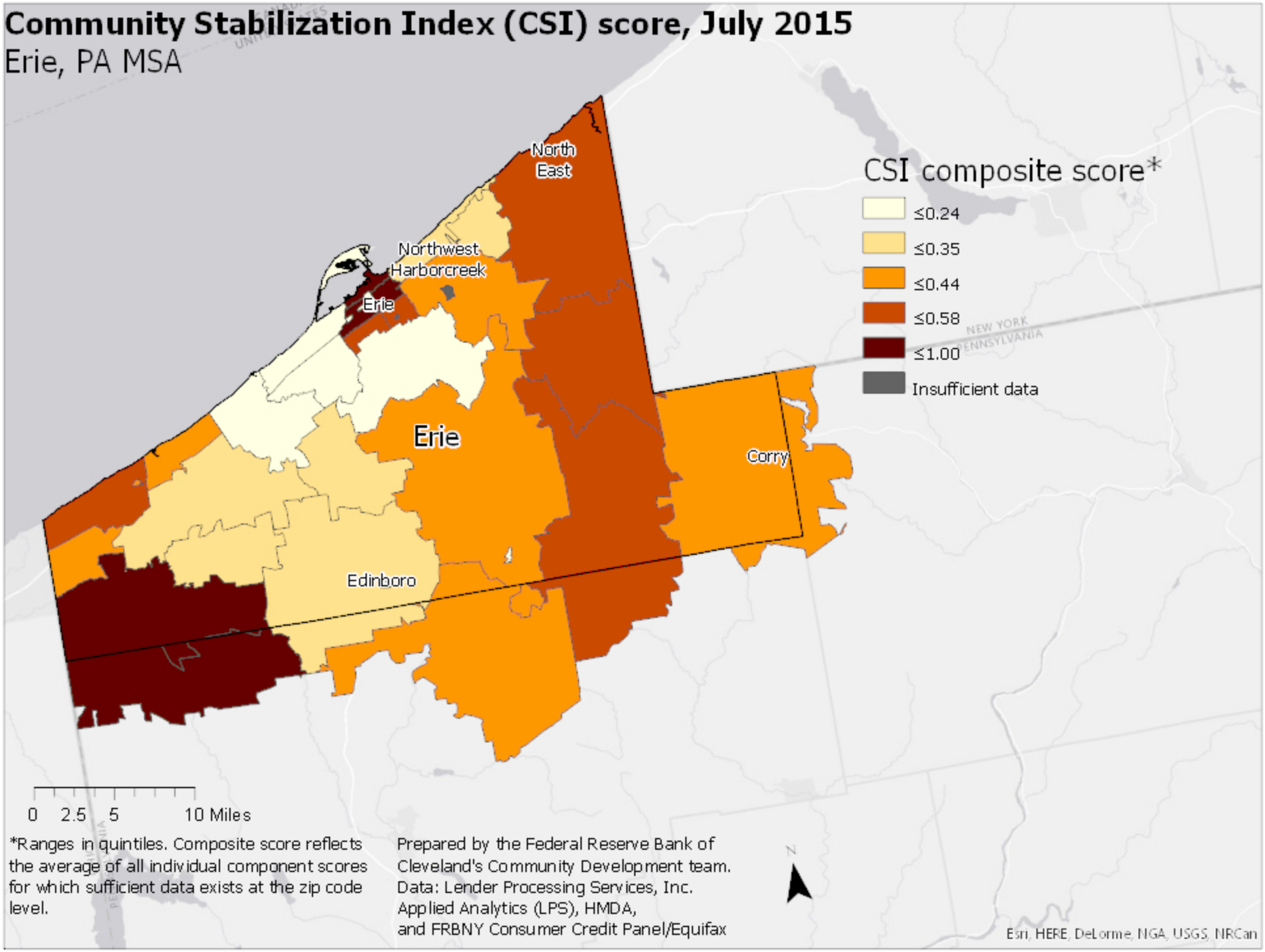
Non-mortgage credit delinquency index, June 2015

Erie, PA MSA



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax


Community Stabilization Index (CSI) score, July 2015
Erie, PA MSA
North East
Northwest Harborcreek
Erie
Erie
Corry
Edinboro
CSI composite score*
≤0.24
≤0.35
≤0.44
≤0.58
≤1.00
Insufficient data
NEW YORK
PENNSYLVANIA
0 2.5 5 10 Miles
*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax
N
Esri, HERE, DeLorme, NGA, USGS, NRCan

Huntington-Ashland, WV-KY-OH, MSA

90+ days mortgage delinquency

2014: **2.50%** 2015: **2.14%**

Foreclosure

2014: **1.87%** 2015: **1.76%**

REO

2014: **1.13%** 2015: **1.18%**

Originations-to-shadow inventory

2013: **2.02** 2014: **2.16**

Median home value change

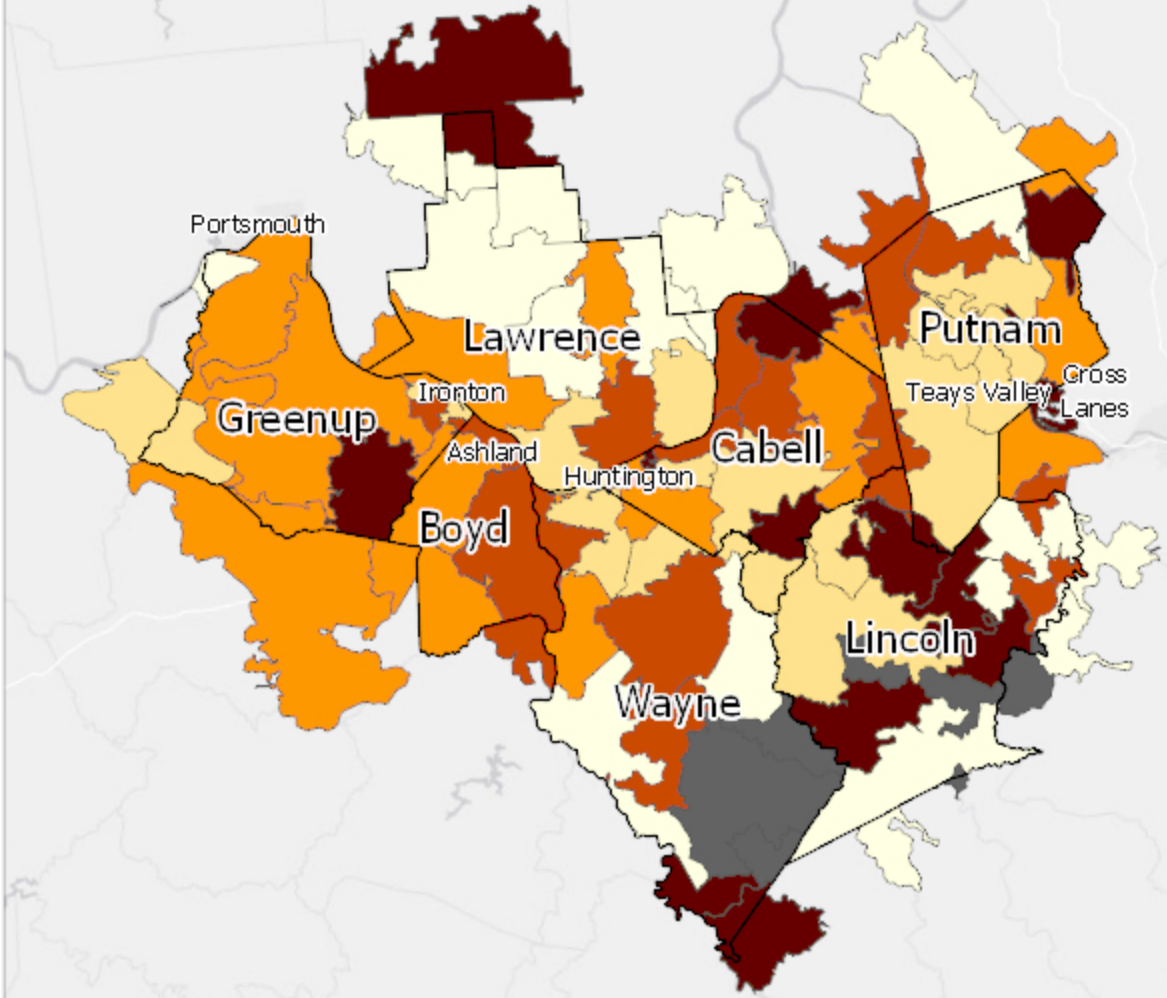
2013-2014: **-1.31%** 2005-2014: **27.76%**

Non-mortgage credit delinquency

2014: **8.01%** 2015: **7.87%**

90+ days mortgage delinquency index, July 2015

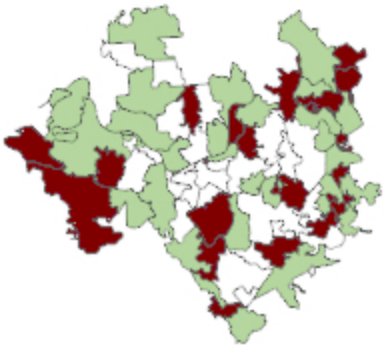
Huntington-Ashland, WV-KY-OH MSA



Delinquency index and rate*

≤0.15	≤1.22%
≤0.21	≤1.79%
≤0.30	≤2.54%
≤0.43	≤3.57%
≤1.00	≤8.33%
Insufficient data	

Change in delinquency rates**



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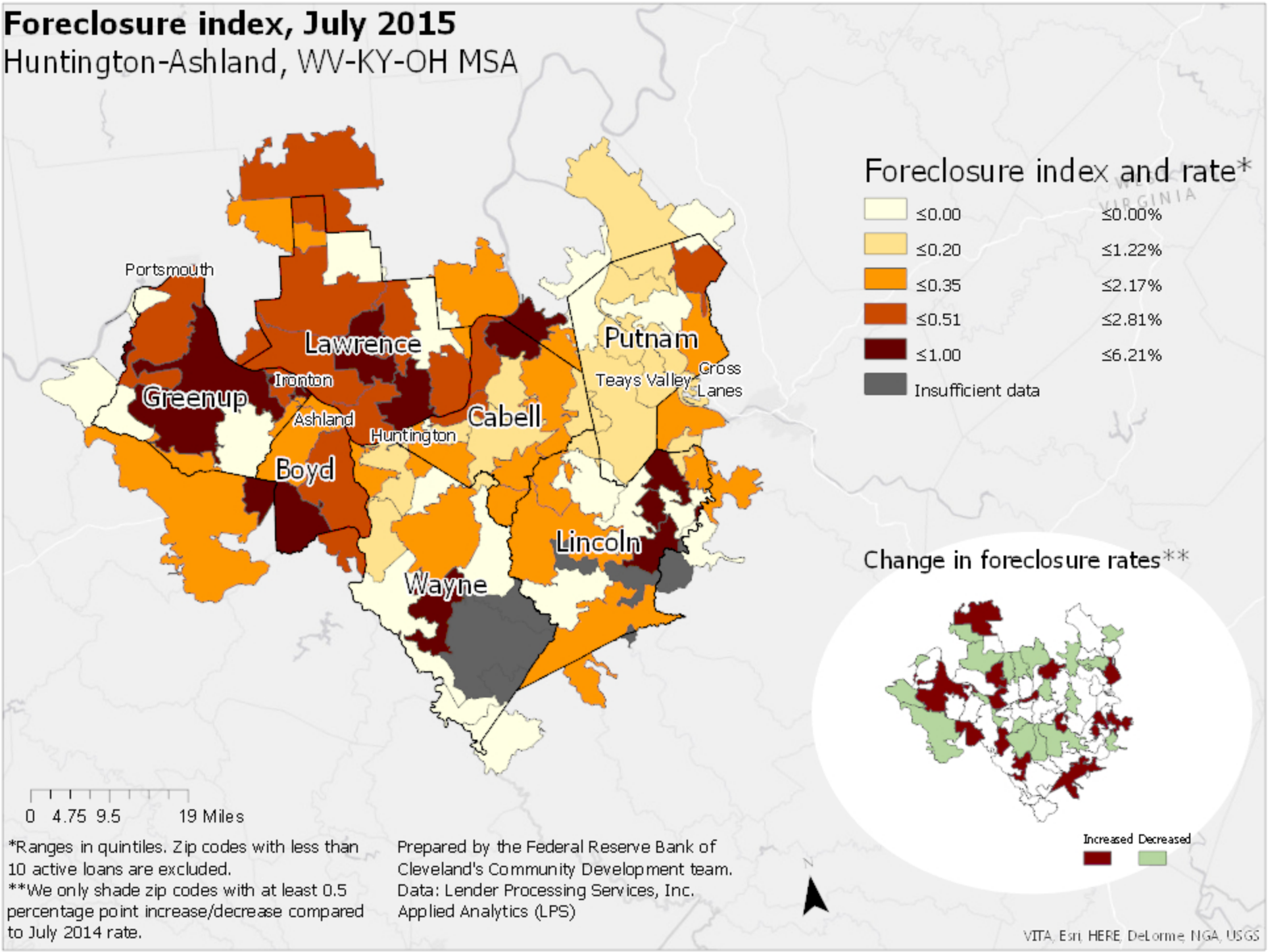
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

VITA, Esri, HERE, DeLorme, NGA, USGS

Foreclosure index, July 2015

Huntington-Ashland, WV-KY-OH MSA



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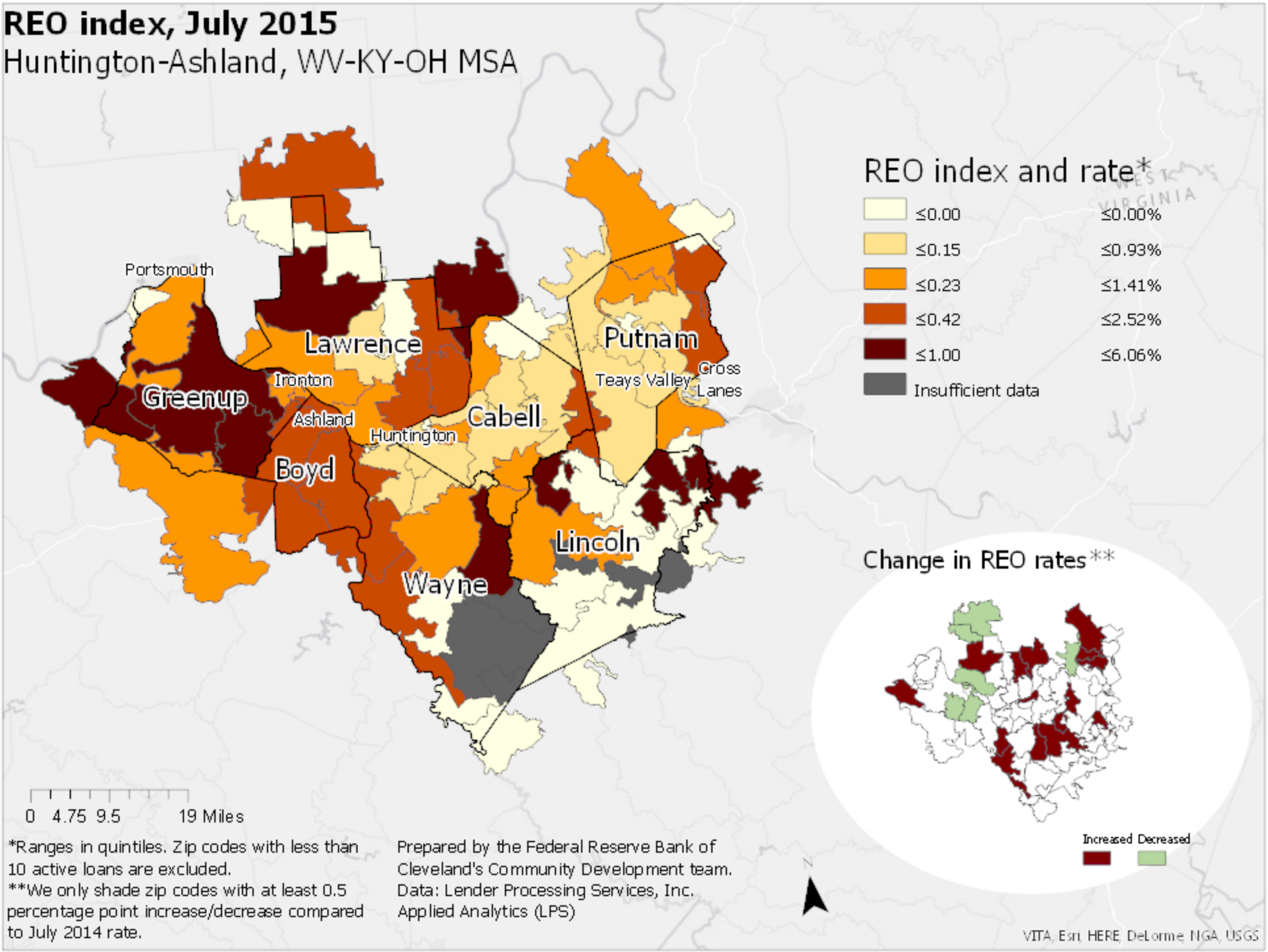
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

REO index, July 2015

Huntington-Ashland, WV-KY-OH MSA



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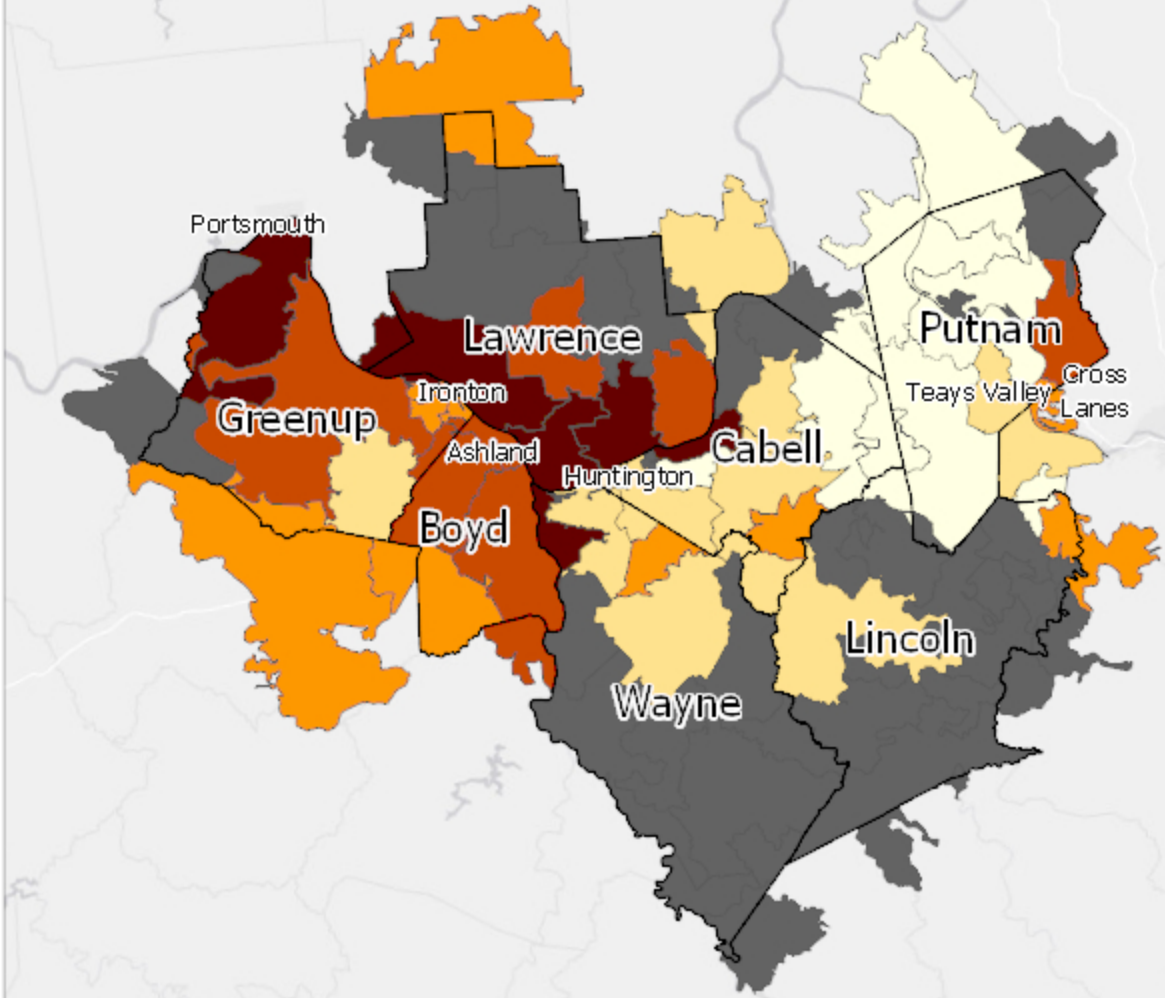
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Originations-to-Shadow-Inventory (OSI) index, 2014

Huntington-Ashland, WV-KY-OH MSA



OSI index and ratio*

≤0.70	≤11.33
≤0.87	≤4.00
≤0.92	≤2.52
≤0.95	≤1.78
≤1.00	≤1.34
Insufficient data	

Change in OSI ratios**

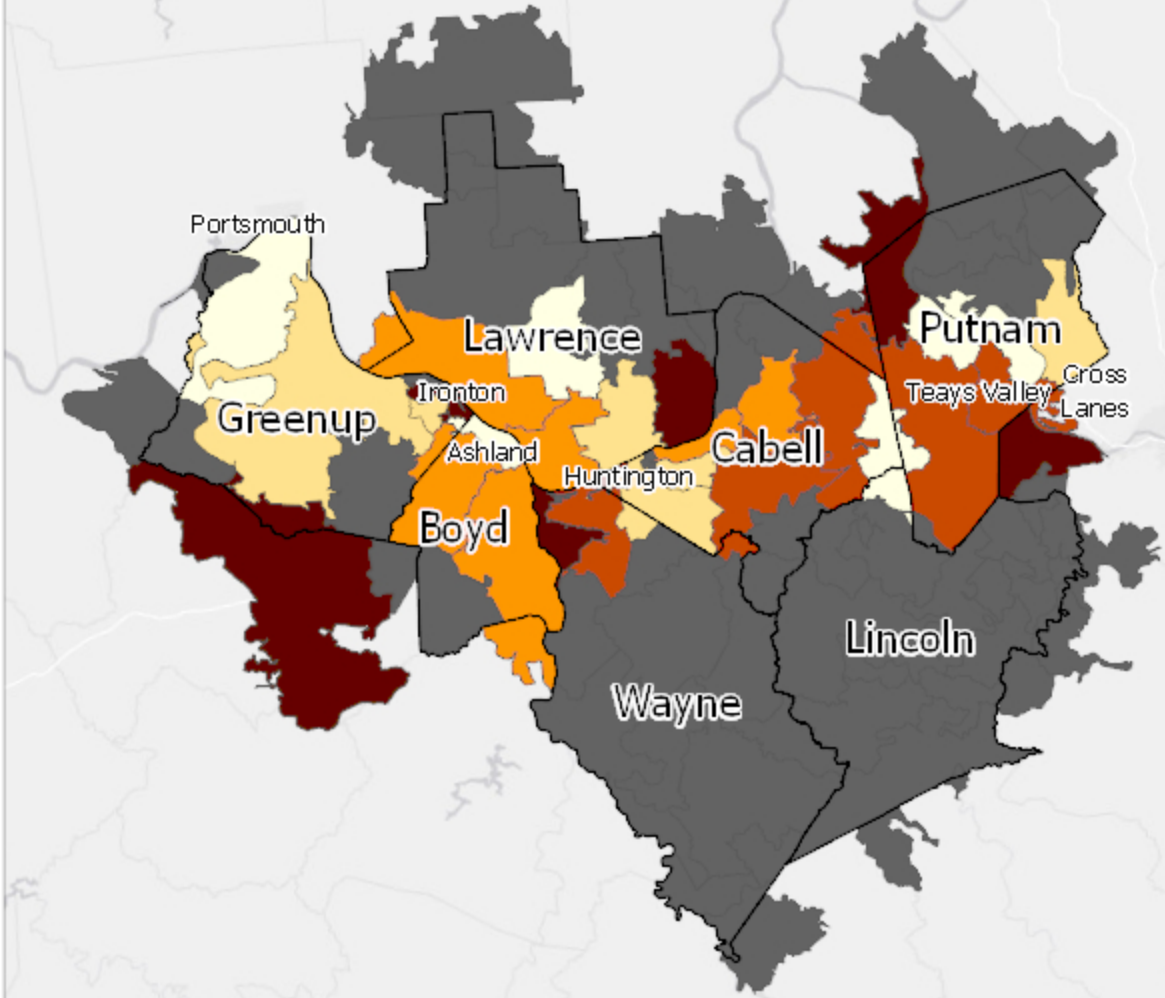
*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

VITA, Esri, HERE, DeLorme, NGA, USGS

Median home value change index, 2005-2014

Huntington-Ashland, WV-KY-OH MSA



Index and percent change*

≤0.45	≤74.74%
≤0.58	≤39.62%
≤0.72	≤33.14%
≤0.82	≤22.22%
≤1.00	≤16.36%
Insufficient data	

1-year change in home values**

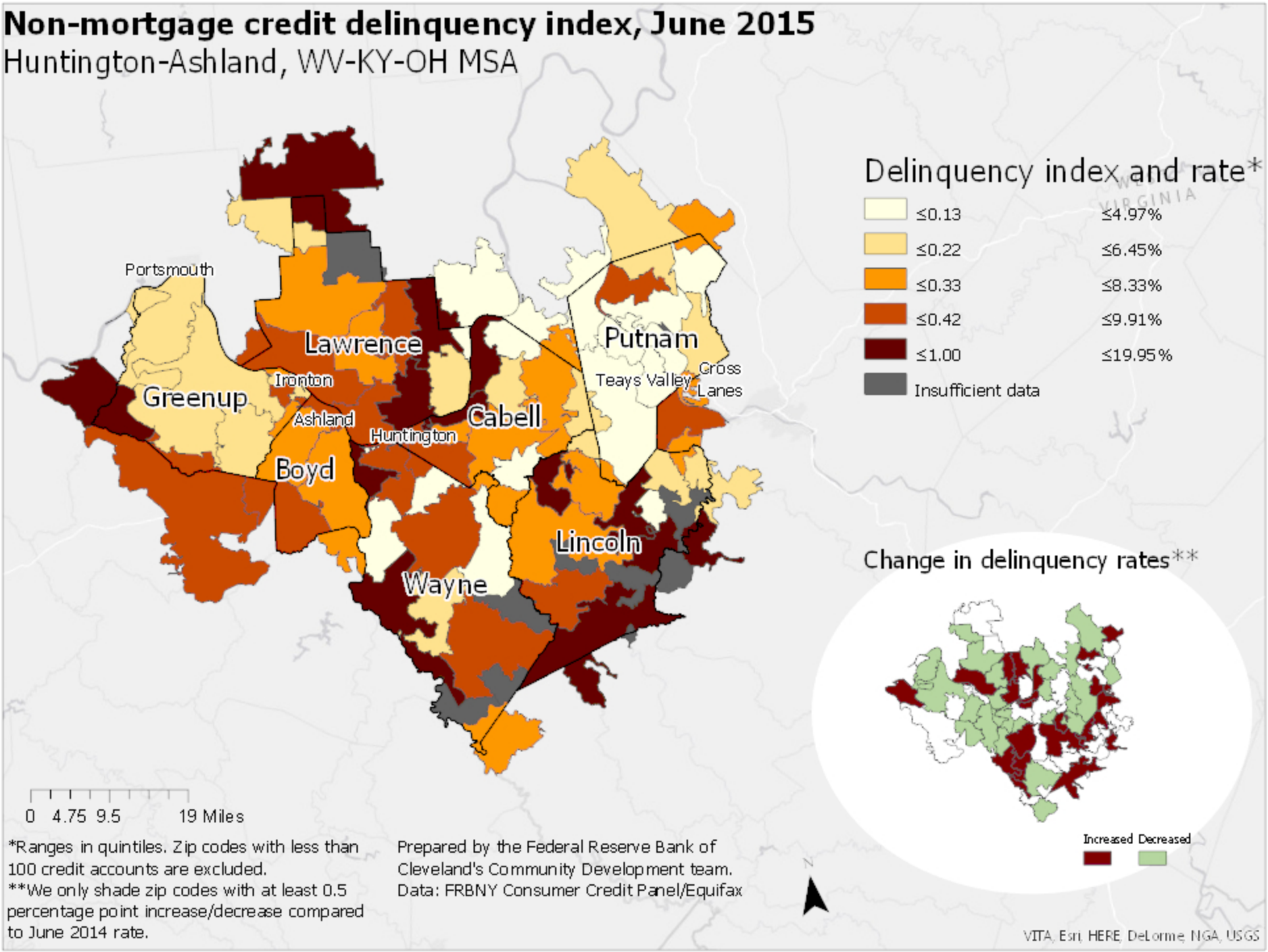
*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

VITA, Esri, HERE, DeLorme, NGA, USGS

Non-mortgage credit delinquency index, June 2015

Huntington-Ashland, WV-KY-OH MSA



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

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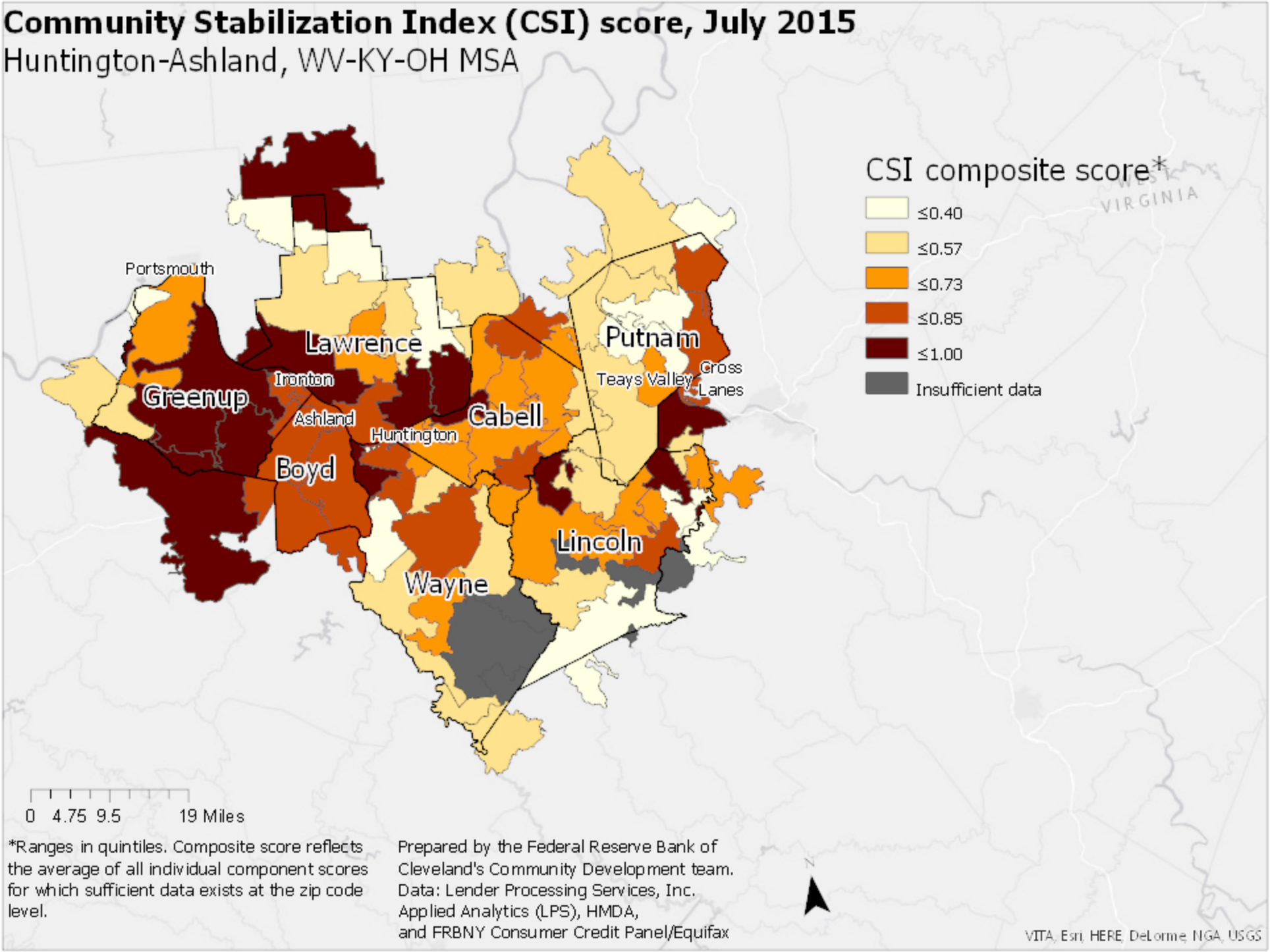
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax

Community Stabilization Index (CSI) score, July 2015

Huntington-Ashland, WV-KY-OH MSA



*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Lexington-Fayette, KY, MSA

90+ days mortgage delinquency

2014: **1.81%** 2015: **1.53%**

Foreclosure

2014: **1.14%** 2015: **1.05%**

REO

2014: **0.82%** 2015: **0.62%**

Originations-to-shadow inventory

2013: **2.17** 2014: **2.69**

Median home value change

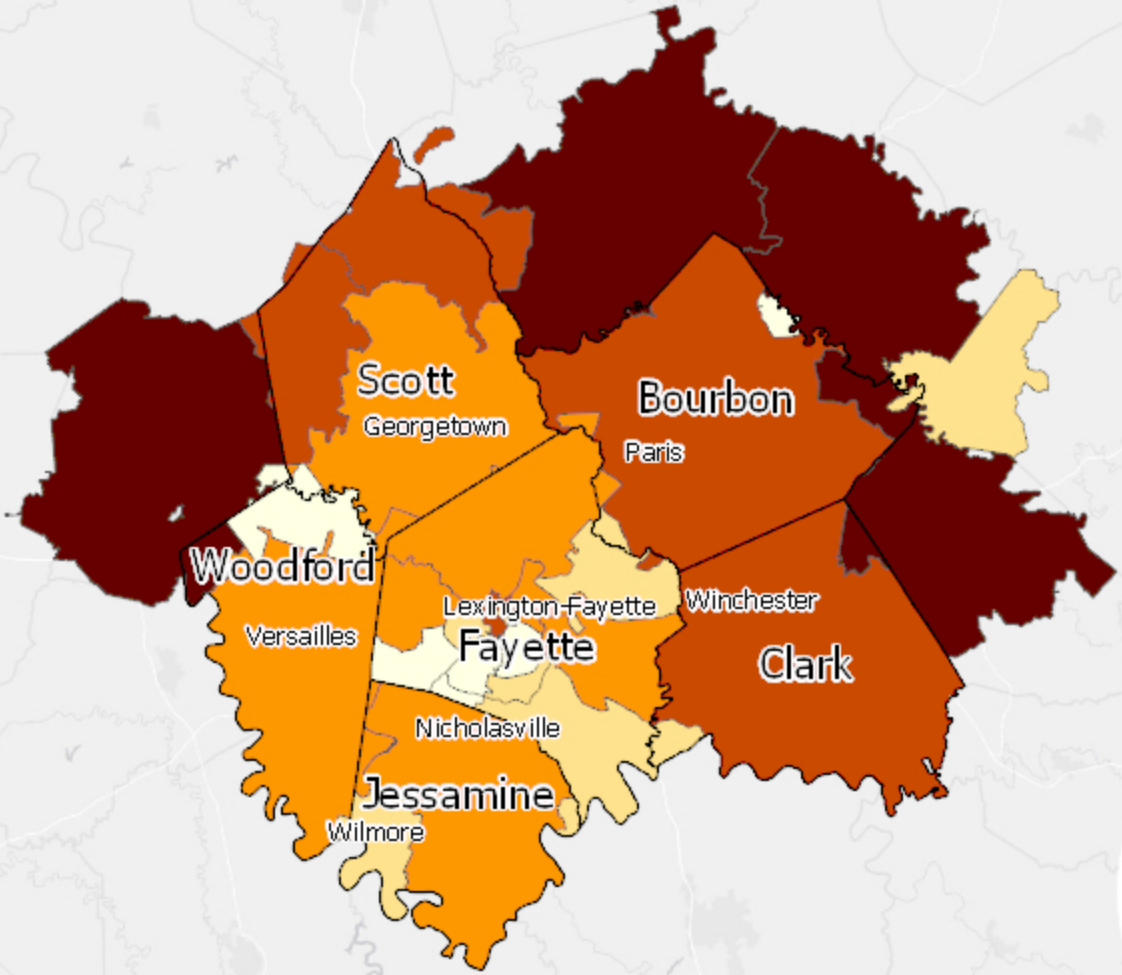
2013-2014: **-1.48%** 2005-2014: **6.95%**

Non-mortgage credit delinquency

2014: **7.81%** 2015: **7.69%**

90+ days mortgage delinquency index, July 2015

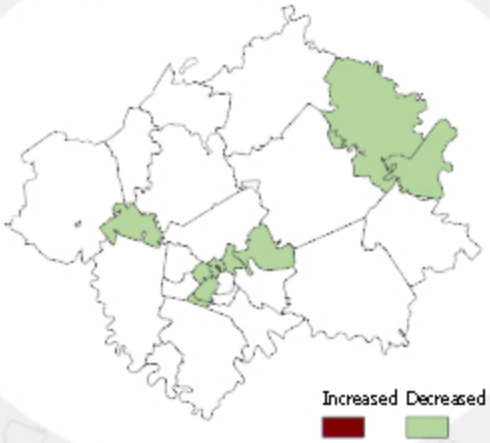
Lexington-Fayette, KY MSA



Delinquency index and rate*

≤0.24	≤0.82%
≤0.41	≤1.37%
≤0.50	≤1.66%
≤0.71	≤2.31%
≤1.00	≤3.37%
Insufficient data	

Change in delinquency rates**



0 3.75 7.5 15 Miles

*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

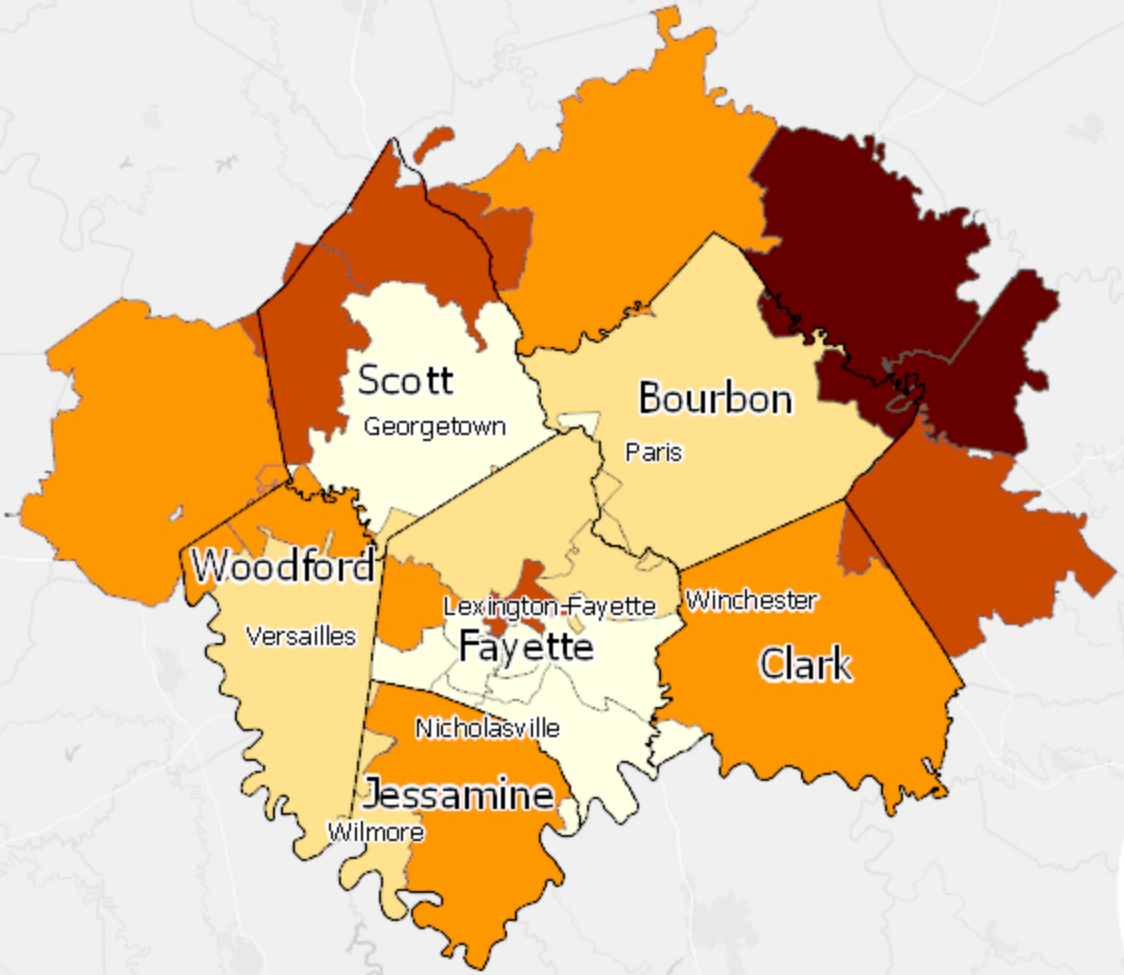
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

N

Esri, HERE, DeLorme, NGA, USGS

Foreclosure index, July 2015

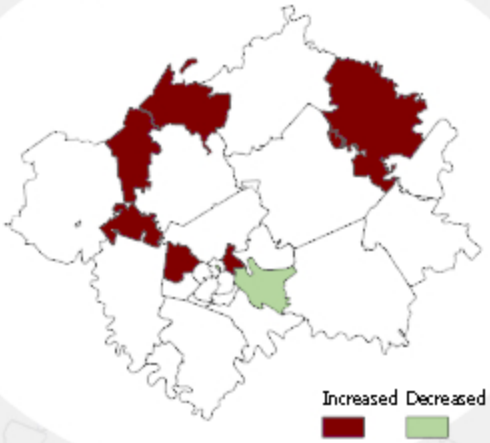
Lexington-Fayette, KY MSA



Foreclosure index and rate*

≤0.05	≤0.78%
≤0.10	≤1.03%
≤0.15	≤1.47%
≤0.19	≤1.83%
≤1.00	≤8.57%
Insufficient data	

Change in foreclosure rates**



0 3.75 7.5 15 Miles

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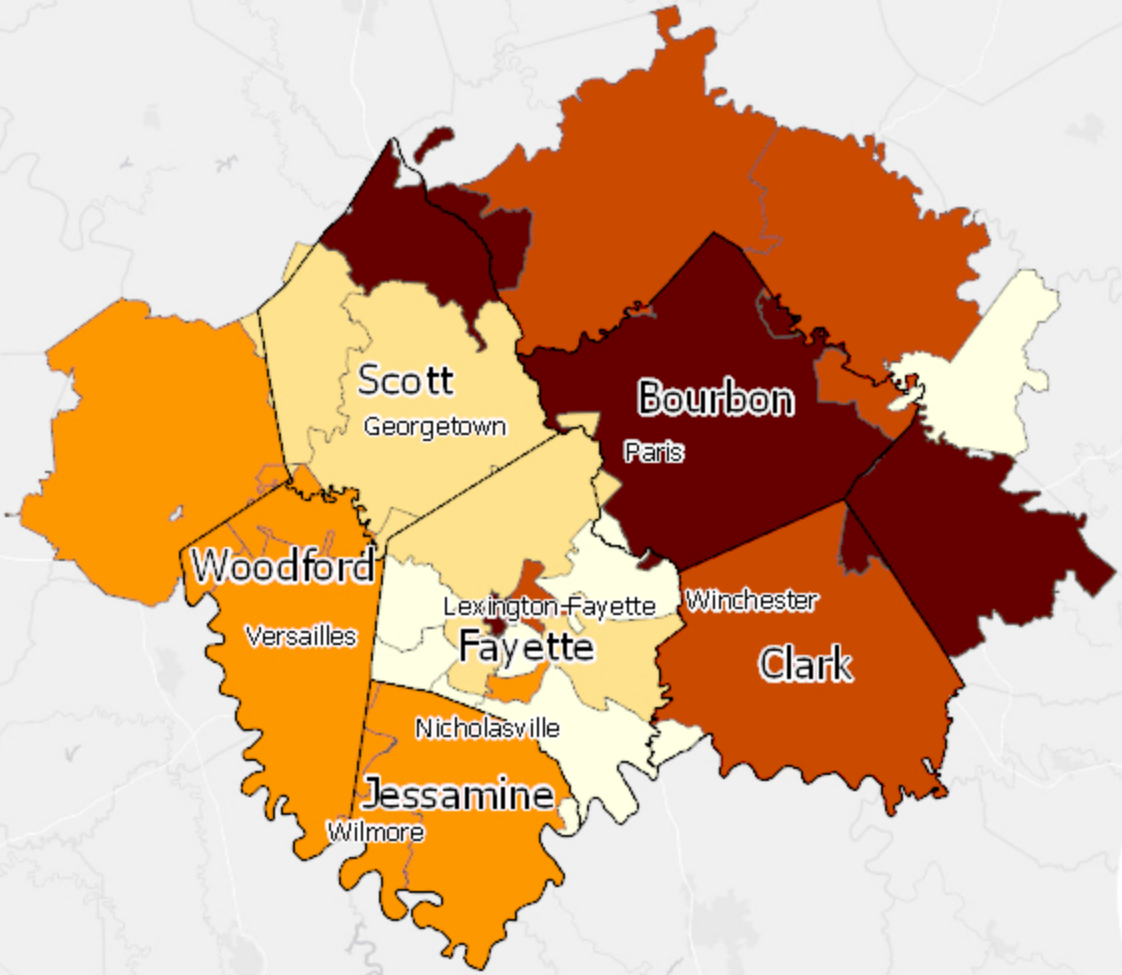
N

Esri, HERE, DeLorme, NGA, USGS

REO index, July 2015

Lexington-Fayette, KY MSA



REO index and rate*

≤0.10	≤0.29%
≤0.19	≤0.51%
≤0.31	≤0.82%
≤0.39	≤1.12%
≤1.00	≤2.86%
Insufficient data	

Change in REO rates**

0 3.75 7.5 15 Miles

*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

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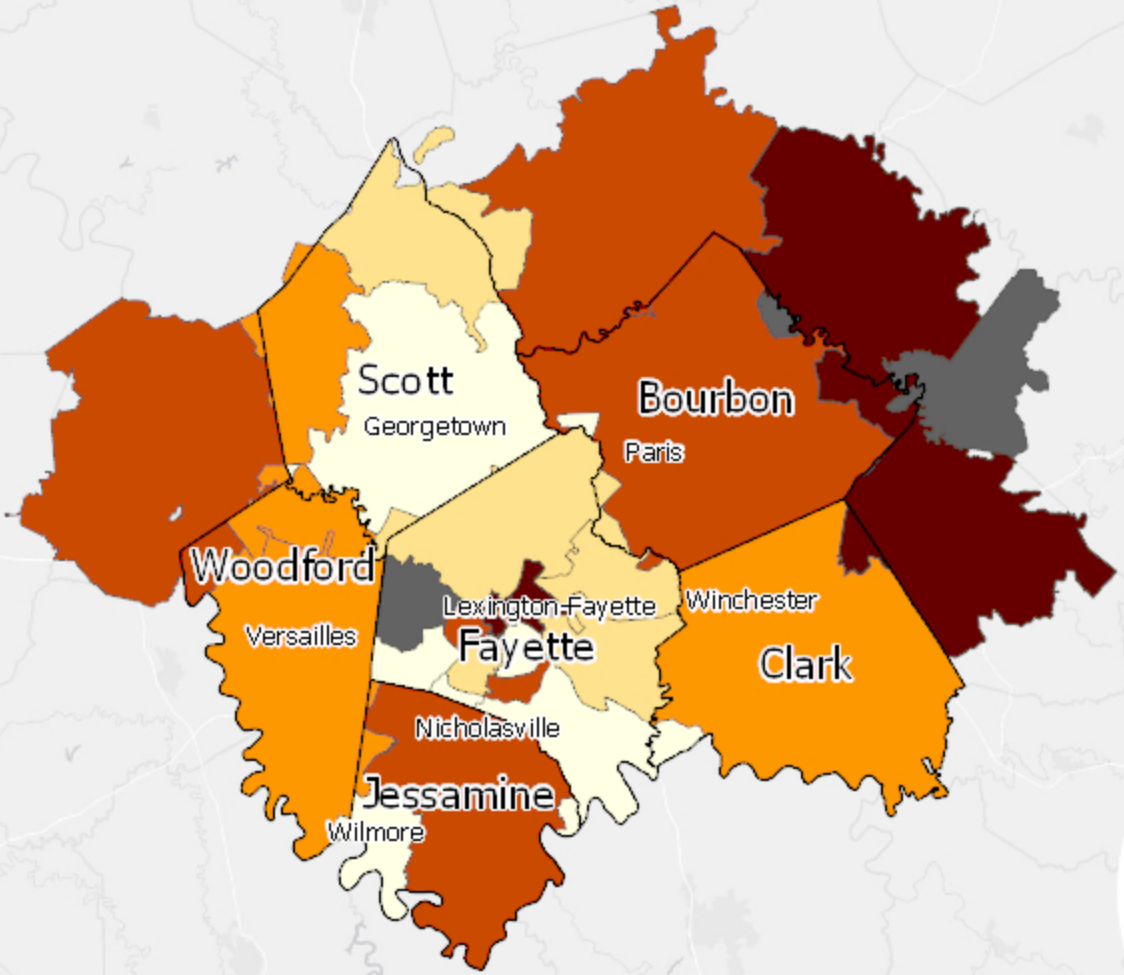
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

N

Esri, HERE, DeLorme, NGA, USGS

Originations-to-Shadow-Inventory (OSI) index, 2014

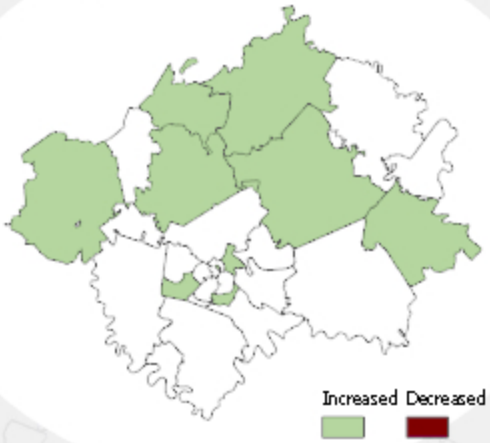
Lexington-Fayette, KY MSA



OSI index and ratio*

≤0.66	≤10.87
≤0.82	≤4.23
≤0.87	≤2.68
≤0.91	≤2.16
≤1.00	≤1.76
Insufficient data	

Change in OSI ratios**



0 3.75 7.5 15 Miles

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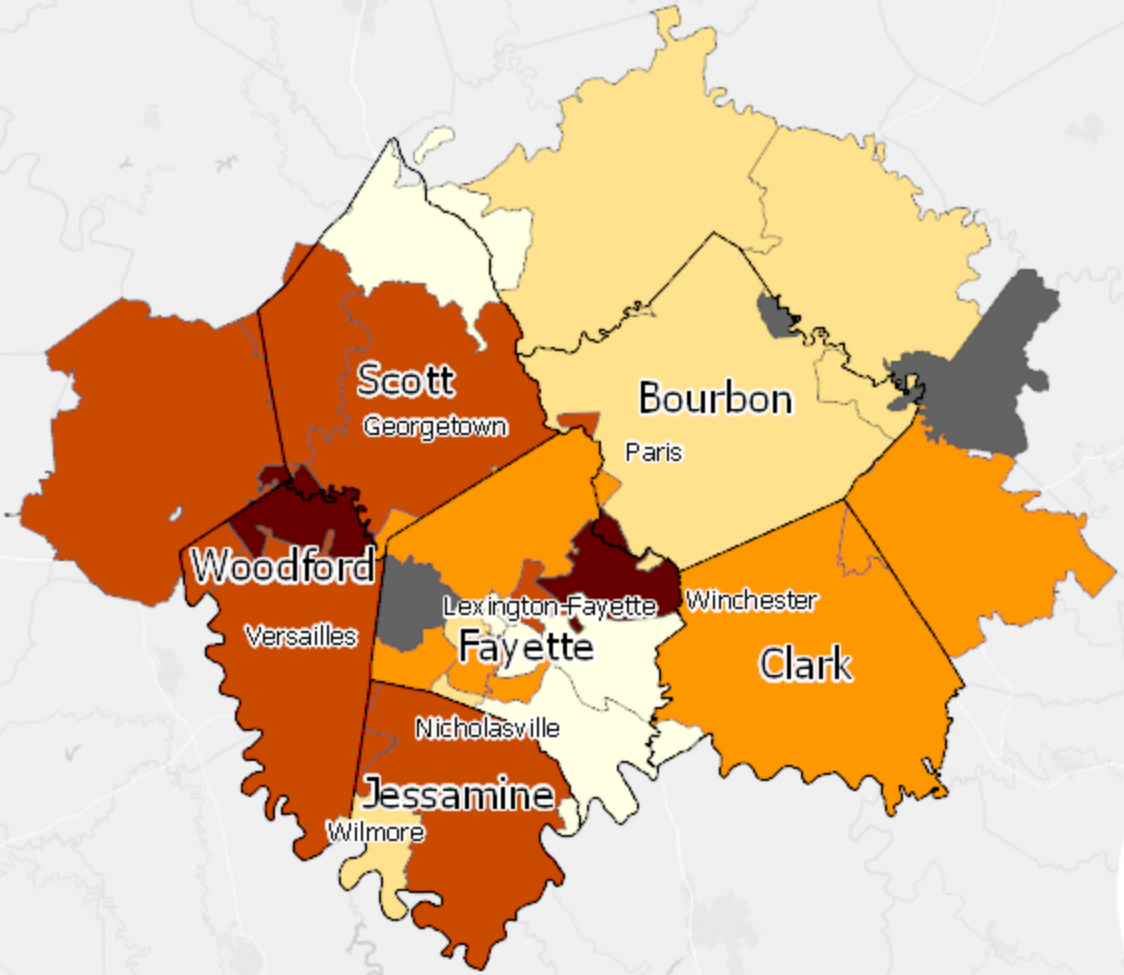
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

N

Esri, HERE, DeLorme, NGA, USGS

Median home value change index, 2005-2014

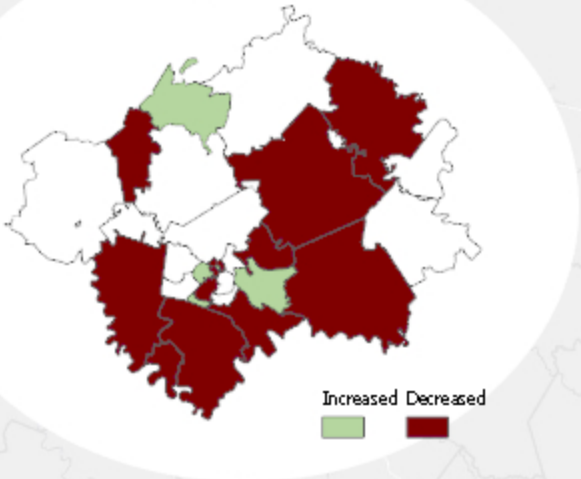
Lexington-Fayette, KY MSA



Index and percent change*

≤0.63	≤67.29%
≤0.75	≤15.34%
≤0.80	≤5.83%
≤0.85	≤2.95%
≤1.00	≤-1.96%
Insufficient data	

1-year change in home values**



0 3.75 7.5 15 Miles

*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

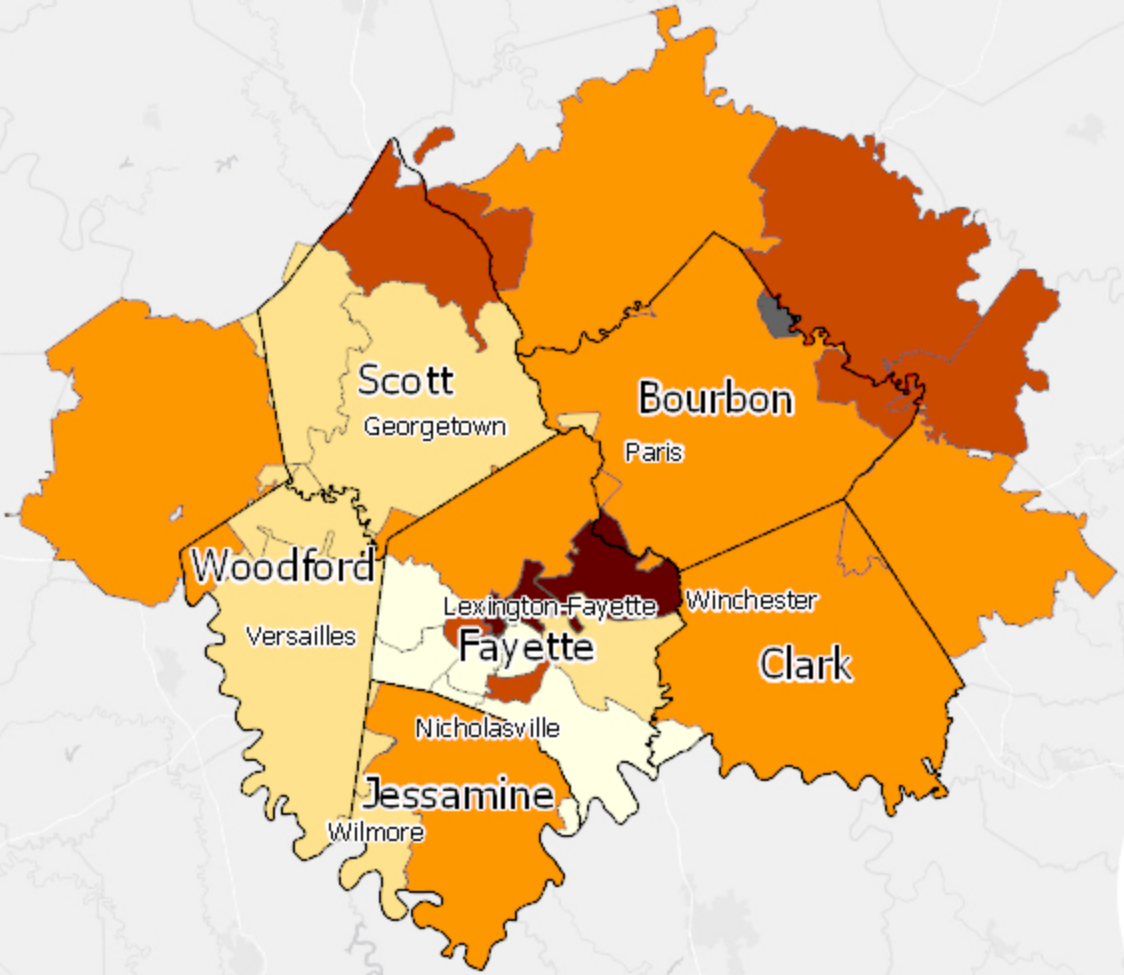
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

N

Esri, HERE, DeLorme, NGA, USGS

Non-mortgage credit delinquency index, June 2015

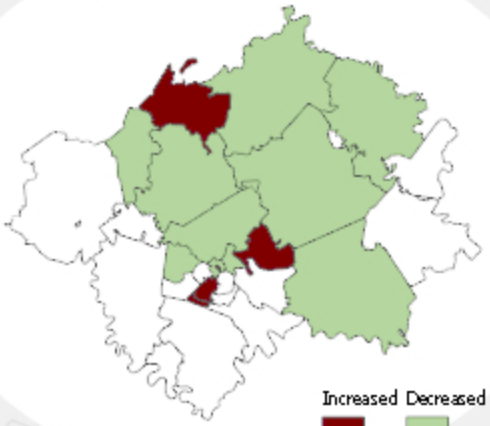
Lexington-Fayette, KY MSA



Delinquency index and rate*

≤0.36	≤5.48%
≤0.53	≤7.67%
≤0.66	≤9.35%
≤0.82	≤11.43%
≤1.00	≤13.78%
Insufficient data	

Change in delinquency rates**



0 3.75 7.5 15 Miles

*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2014 rate.

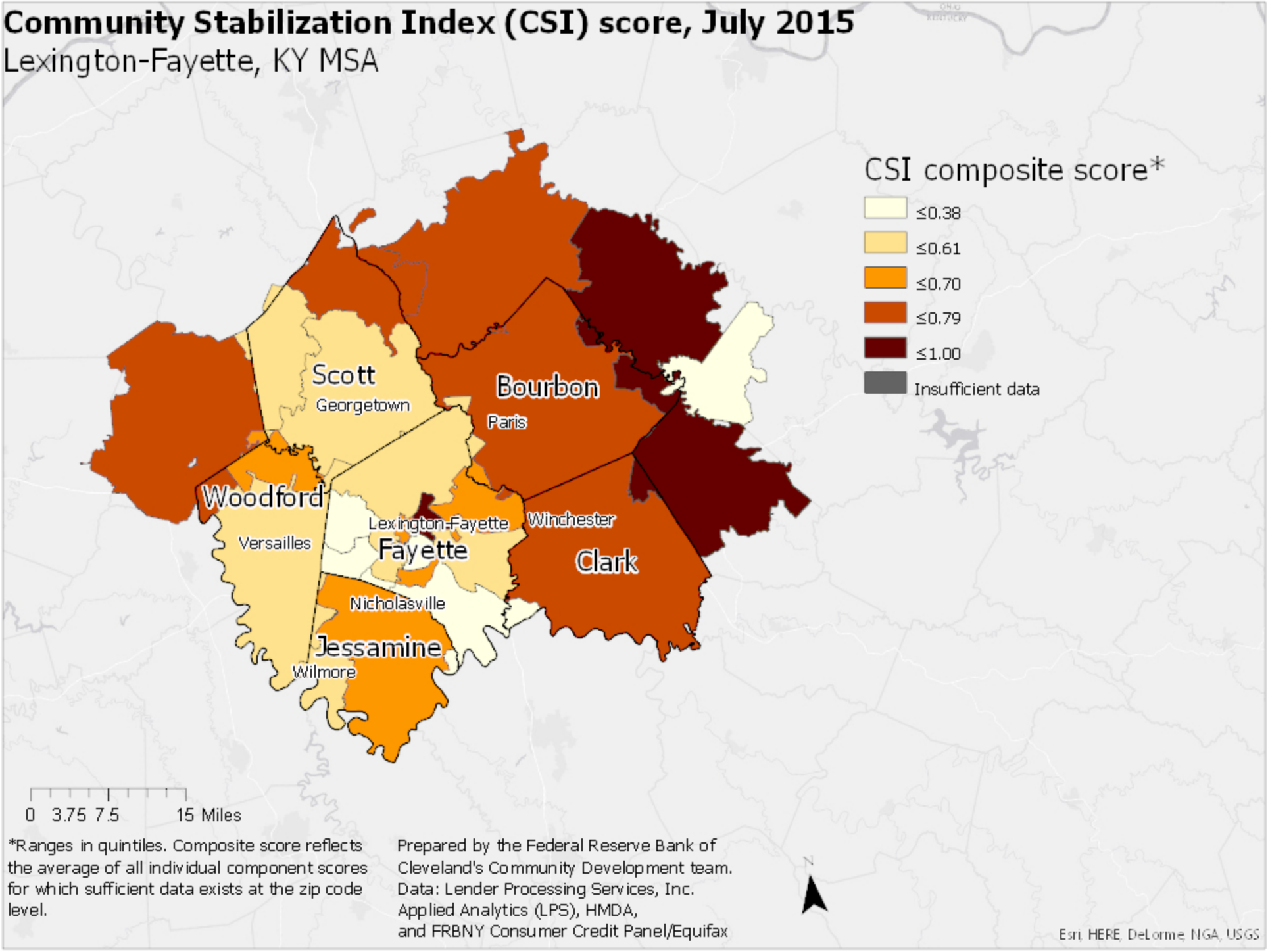
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax

N

Esri, HERE, DeLorme, NGA, USGS

Community Stabilization Index (CSI) score, July 2015

Lexington-Fayette, KY MSA



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Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Lima, OH, MSA

90+ days mortgage delinquency

2014: **2.95%** 2015: **2.30%**

Foreclosure

2014: **1.96%** 2015: **1.82%**

REO

2014: **1.53%** 2015: **1.56%**

Originations-to-shadow inventory

2013: **2.00** 2014: **2.76**

Median home value change

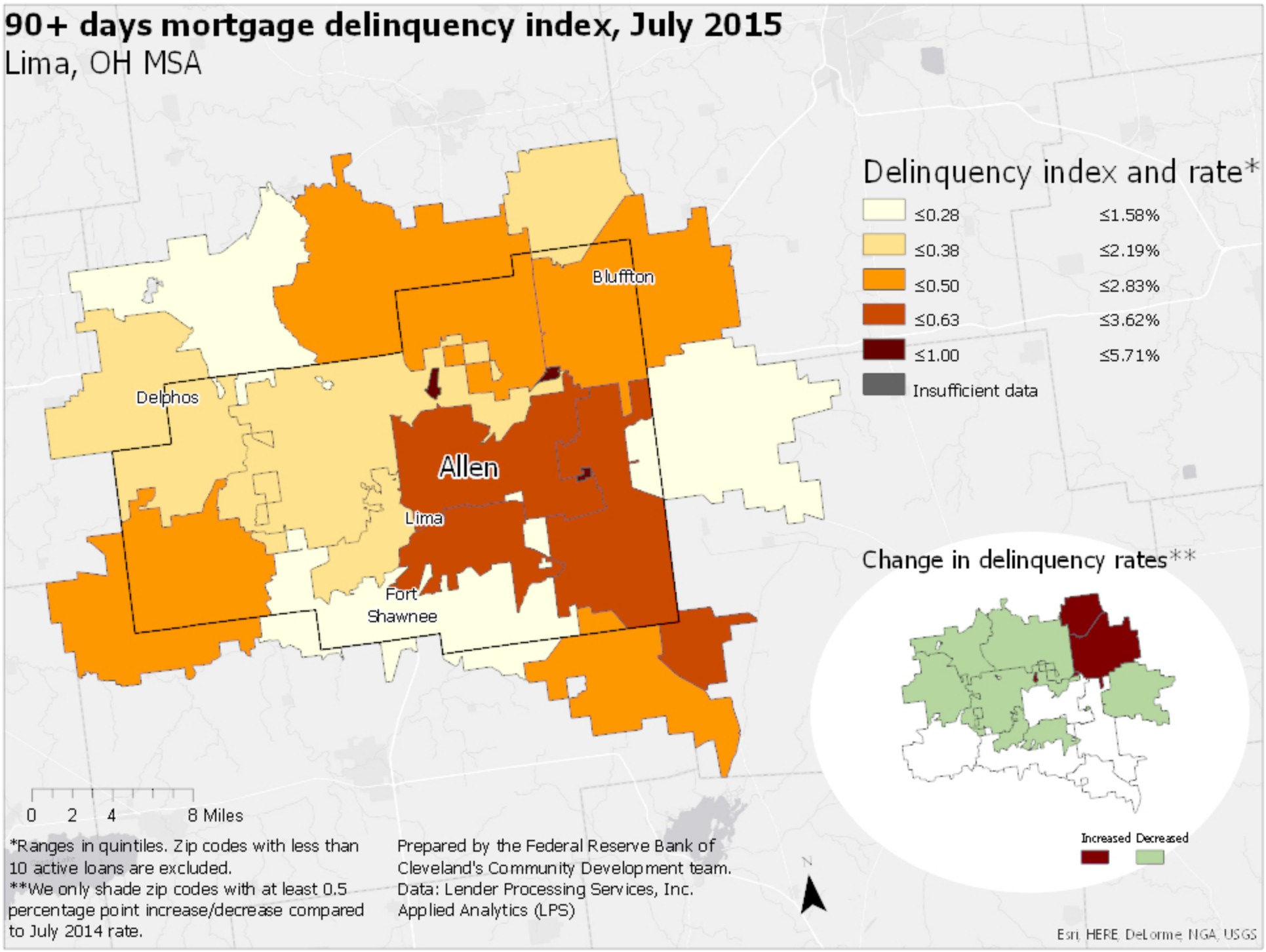
2013-2014: **-4.16%** 2005-2014: **11.64%**

Non-mortgage credit delinquency

2014: **5.78%** 2015: **6.34%**

90+ days mortgage delinquency index, July 2015

Lima, OH MSA



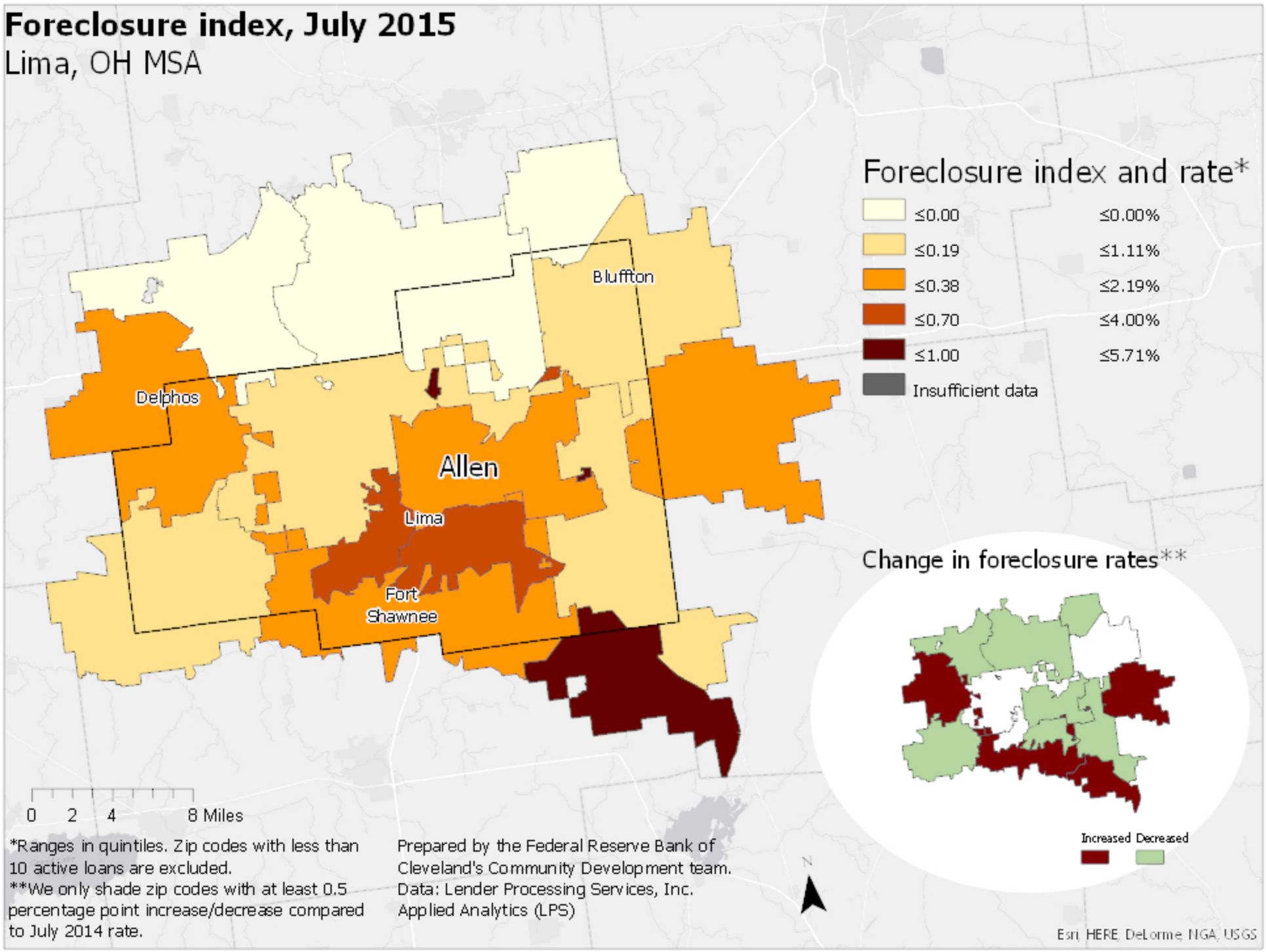
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Foreclosure index, July 2015

Lima, OH MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

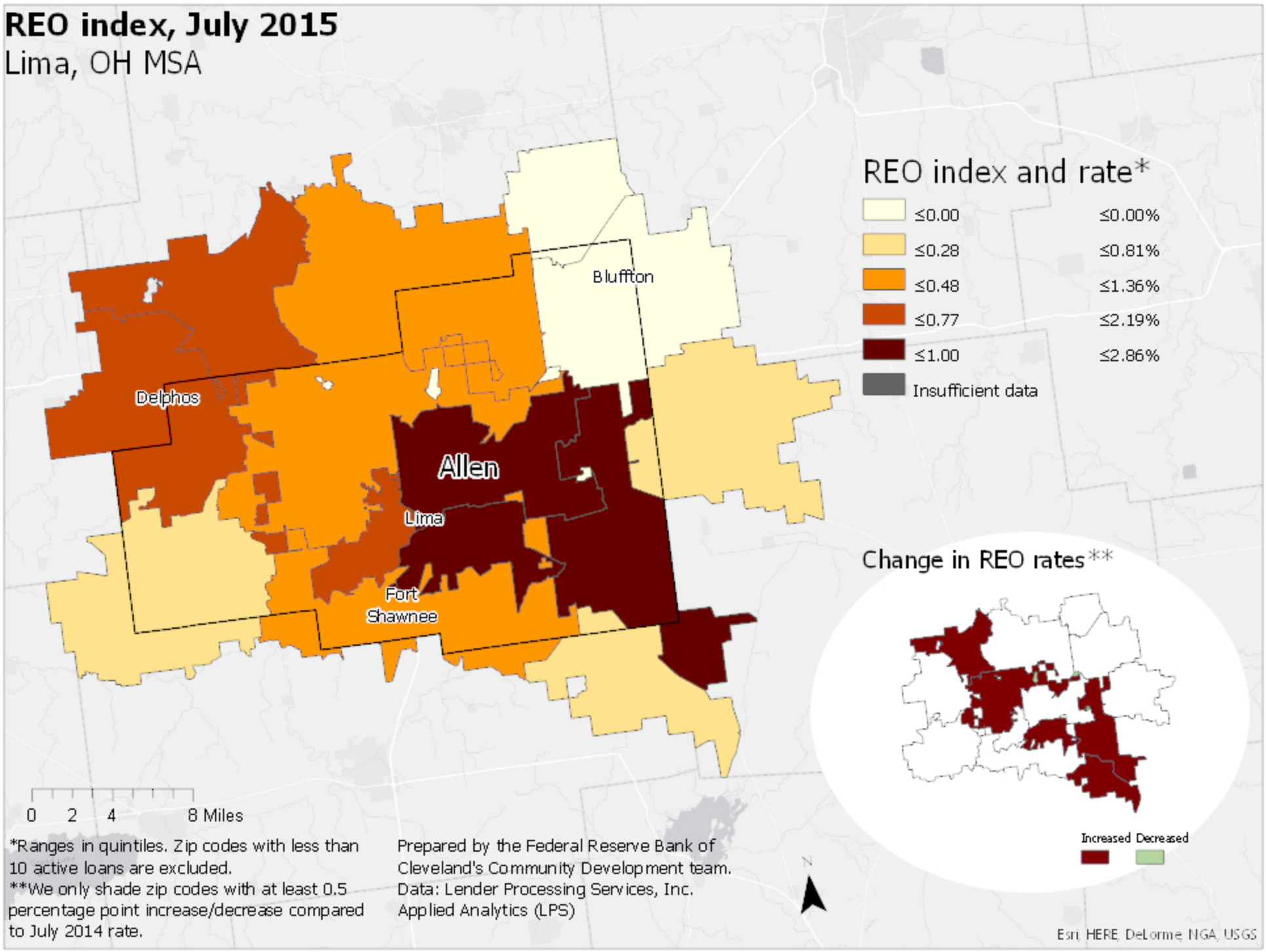
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.

Data: Lender Processing Services, Inc. Applied Analytics (LPS)

REO index, July 2015

Lima, OH MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

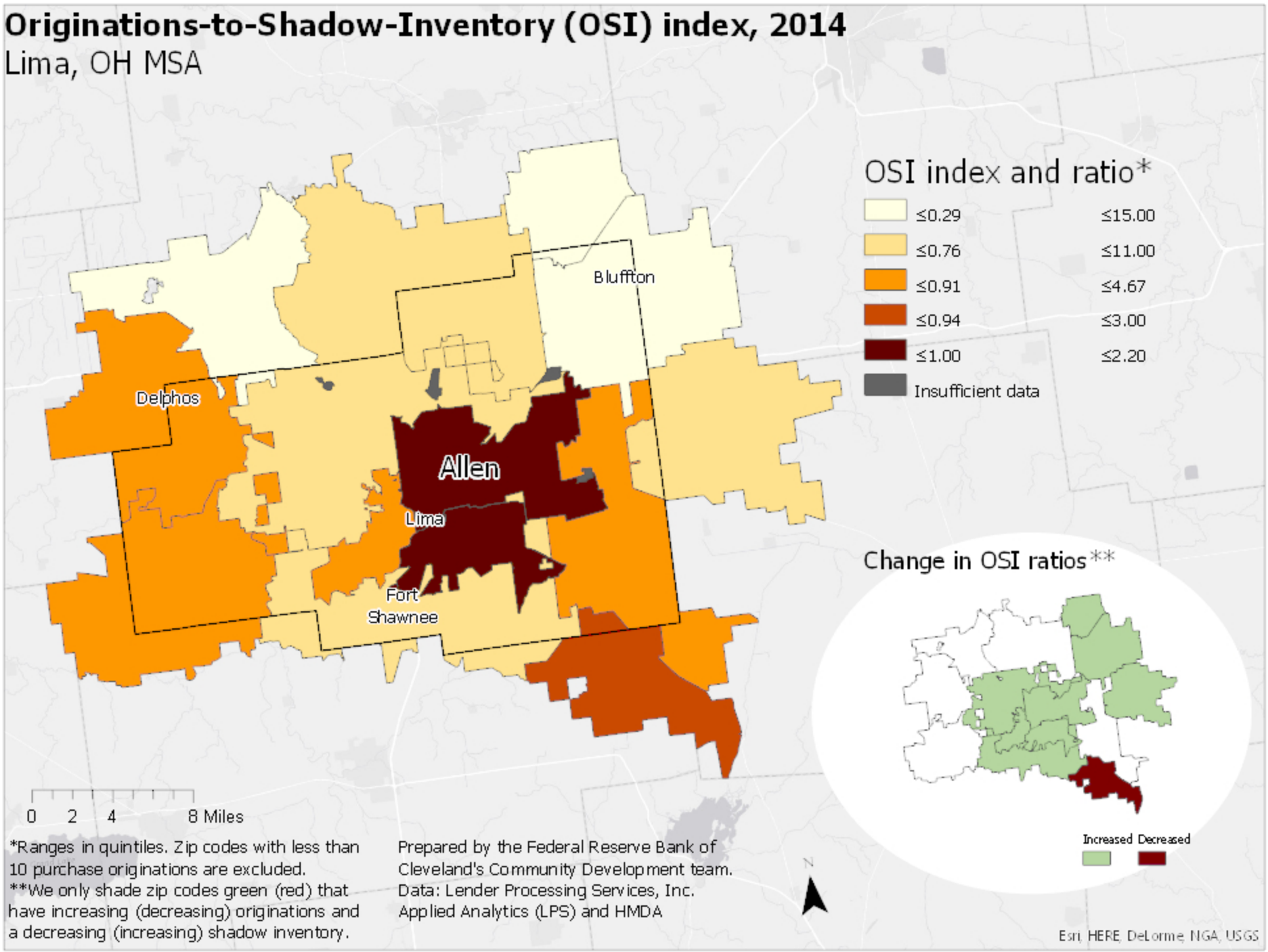
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.

Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Originations-to-Shadow-Inventory (OSI) index, 2014

Lima, OH MSA



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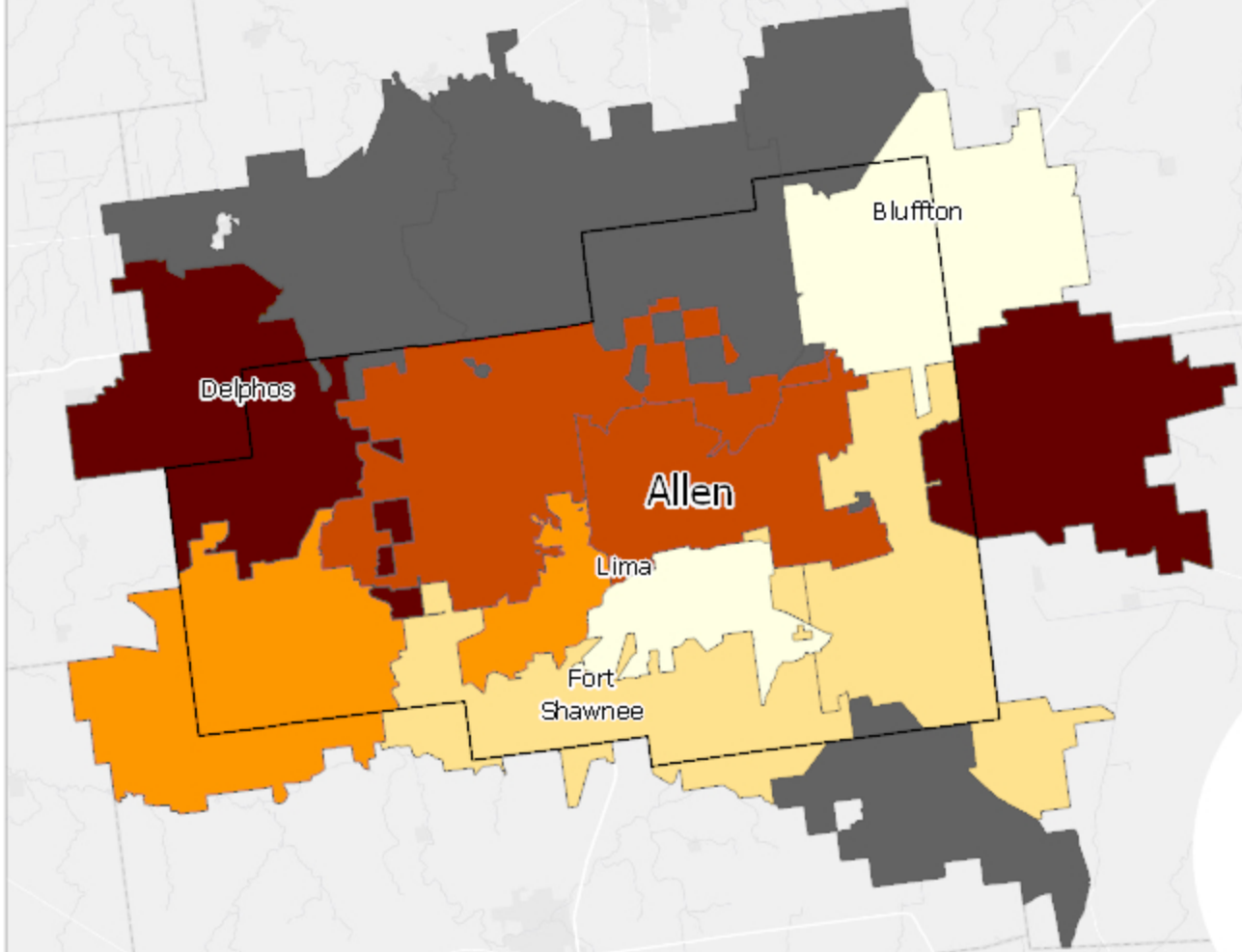
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

Median home value change index, 2005-2014

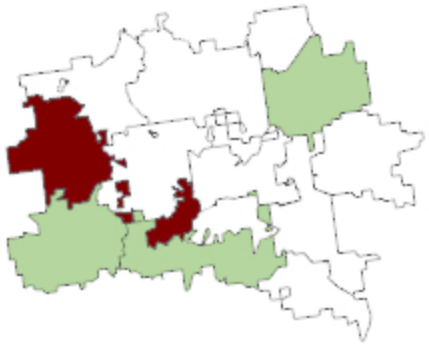
Lima, OH MSA



Index and percent change*

≤0.29	≤50.00%
≤0.58	≤23.15%
≤0.61	≤7.37%
≤0.75	≤0.00%
≤1.00	≤-14.41%
Insufficient data	

1-year change in home values**



0 2 4 8 Miles

*Ranges in quintiles. Zip codes with less than 10 originations or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2013 median home value.

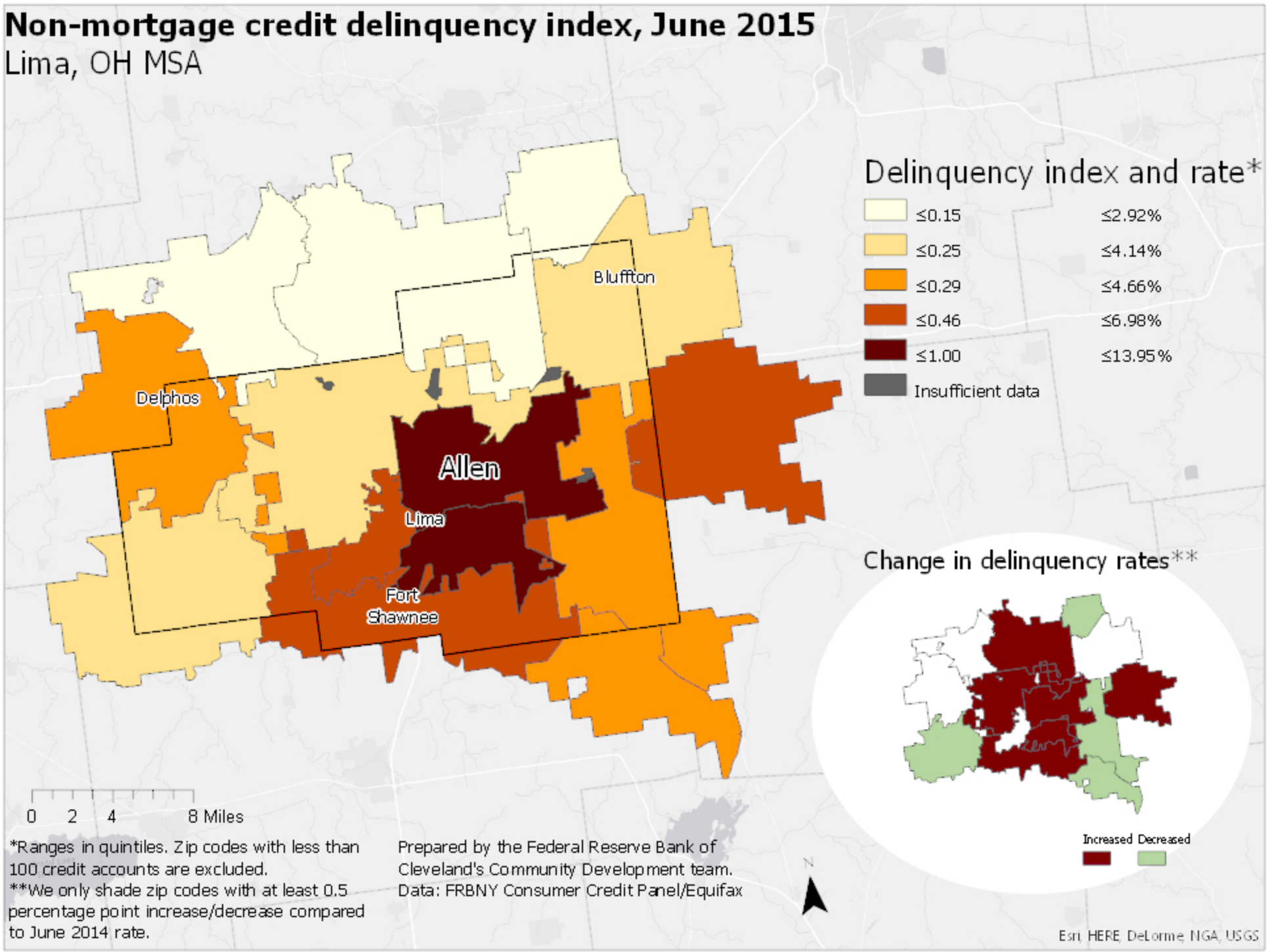
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

N

Esri, HERE, DeLorme, NGA, USGS

Non-mortgage credit delinquency index, June 2015

Lima, OH MSA



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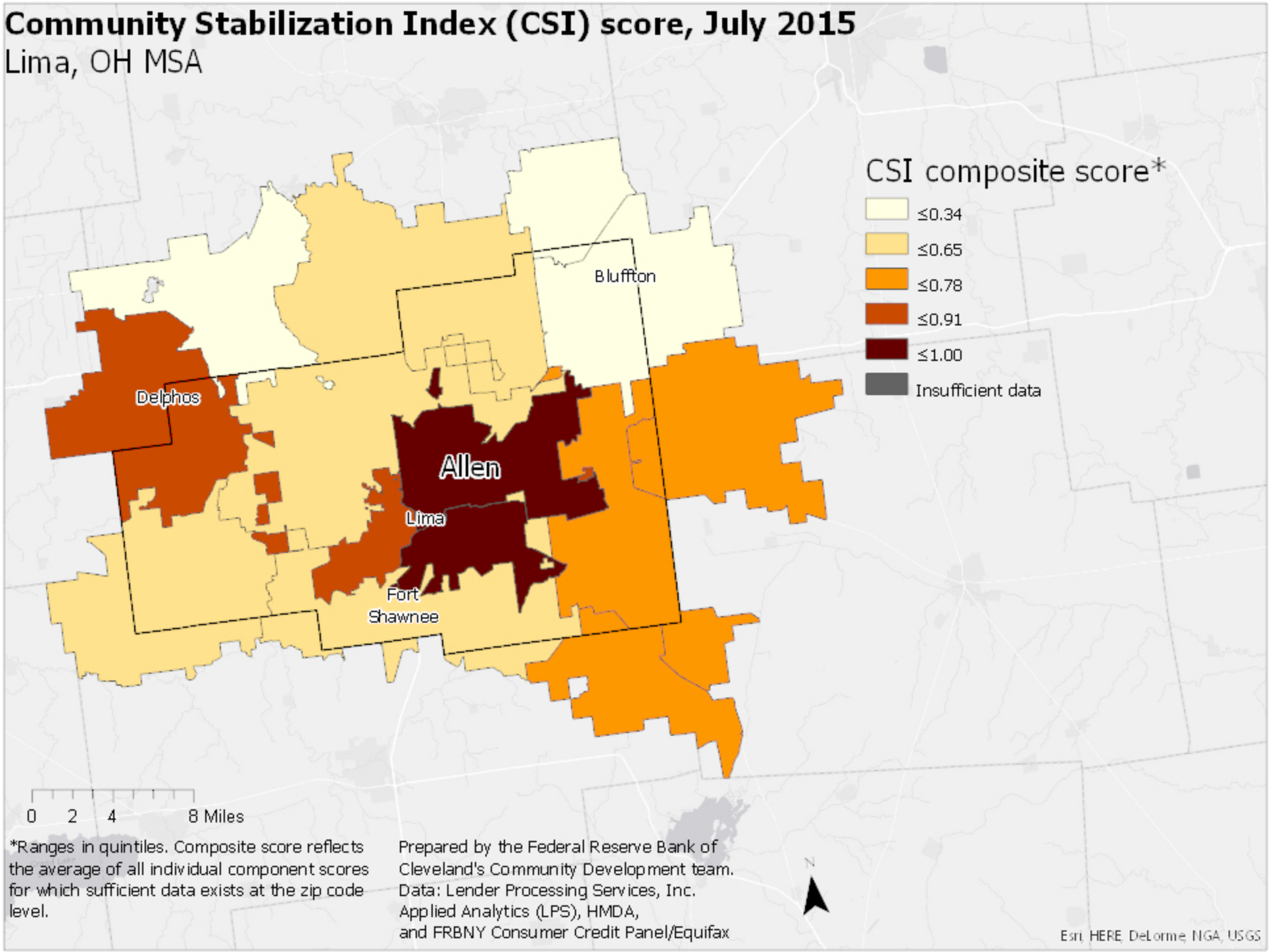
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax

Community Stabilization Index (CSI) score, July 2015

Lima, OH MSA



*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Mansfield, OH, MSA

90+ days mortgage delinquency

2014: **2.66%** 2015: **2.29%**

Foreclosure

2014: **1.96%** 2015: **2.23%**

REO

2014: **1.58%** 2015: **1.66%**

Originations-to-shadow inventory

2013: **1.21** 2014: **1.64**

Median home value change

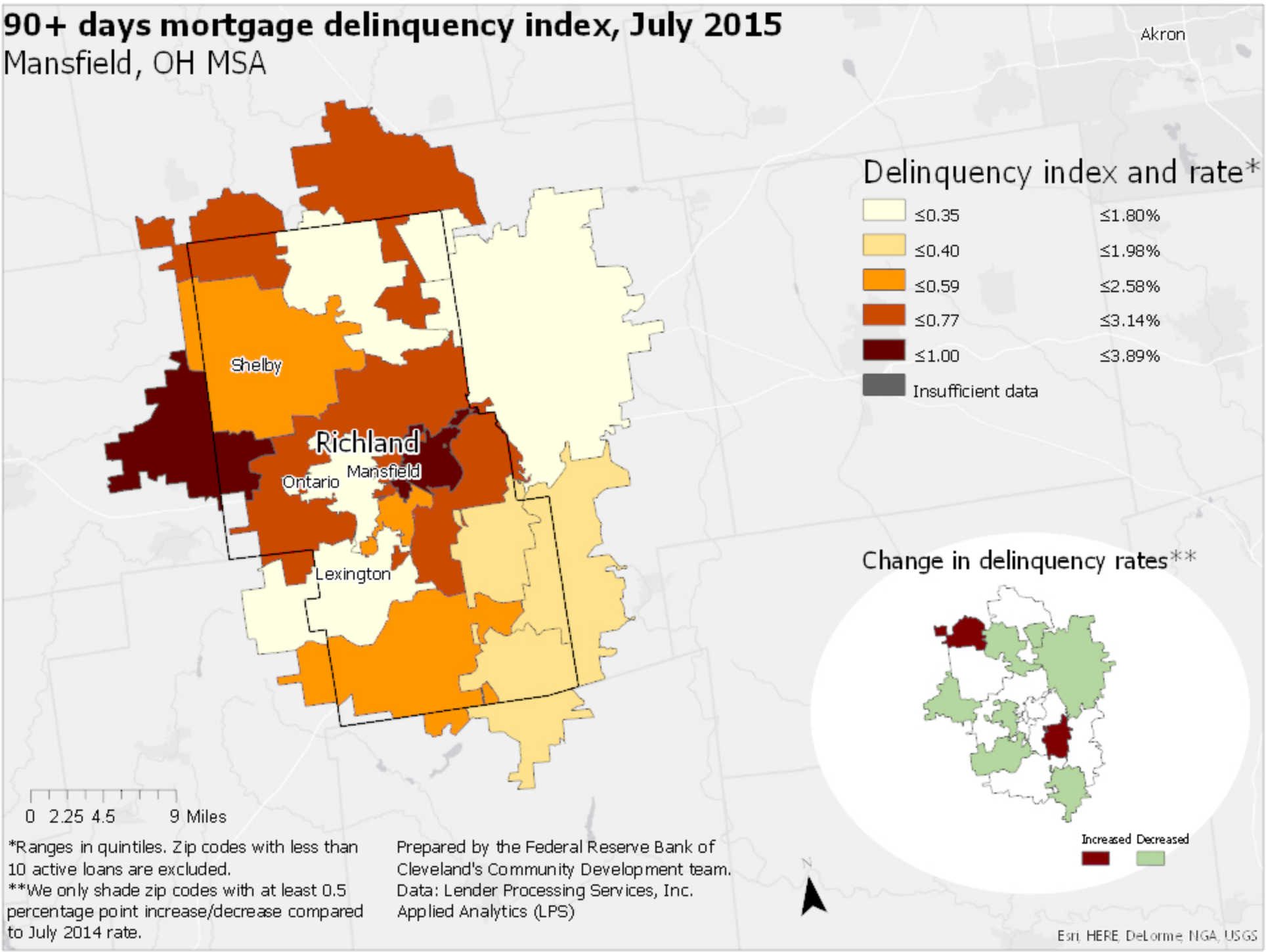
2013-2014: **0%** 2005-2014: **-7.89%**

Non-mortgage credit delinquency

2014: **6.00%** 2015: **5.73%**

90+ days mortgage delinquency index, July 2015

Mansfield, OH MSA



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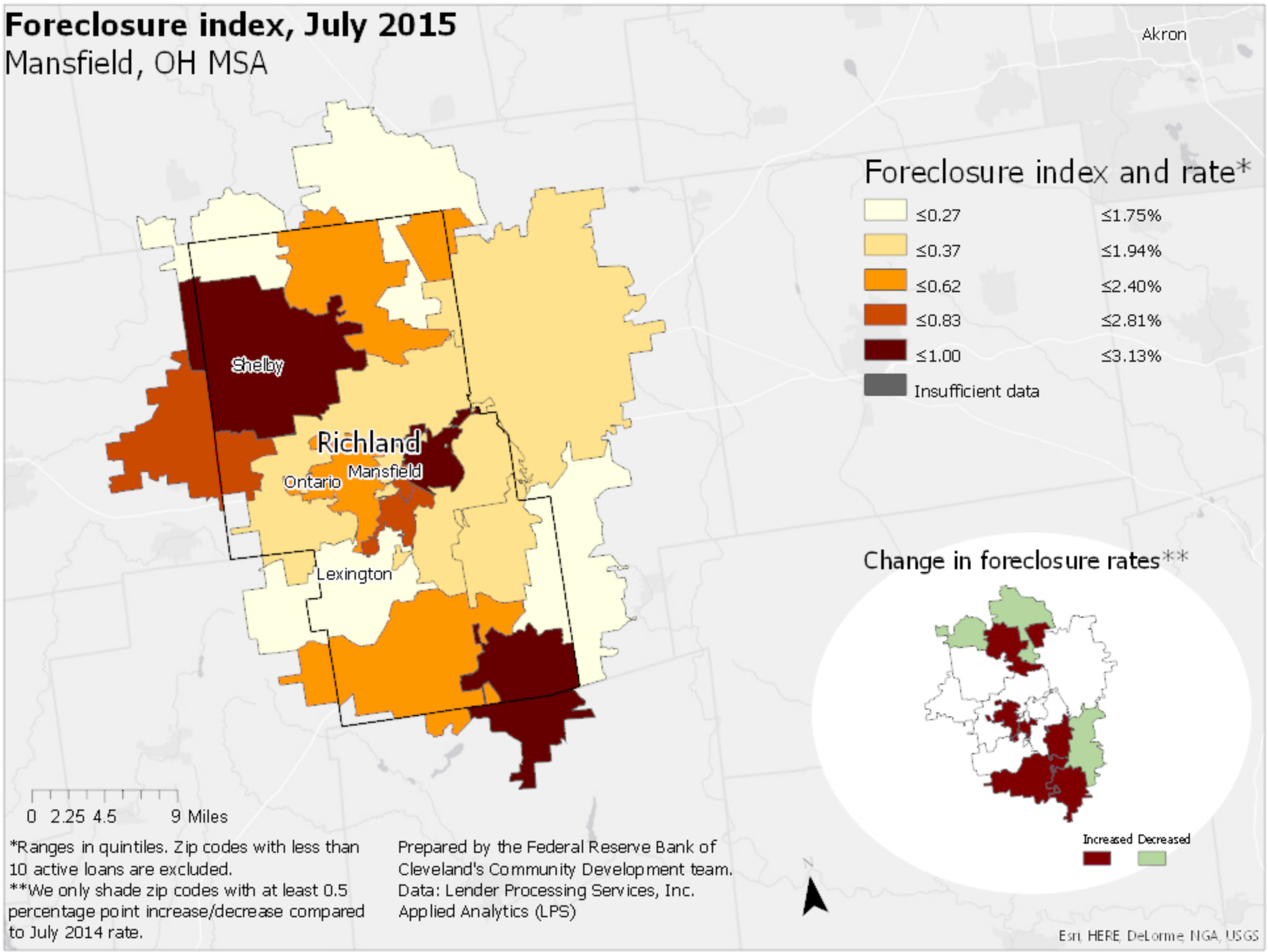
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Foreclosure index, July 2015

Mansfield, OH MSA



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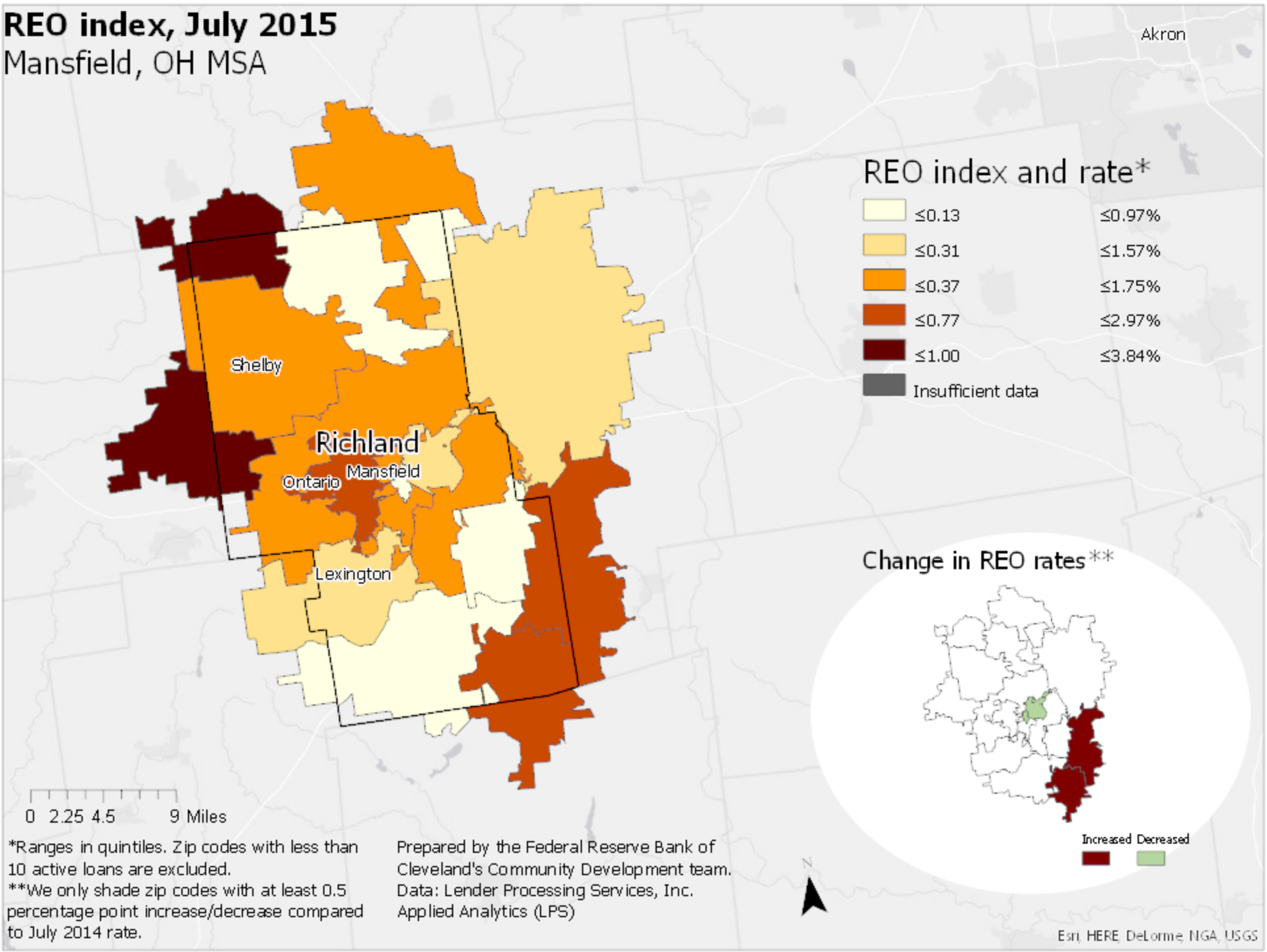
REO index, July 2015

Mansfield, OH MSA



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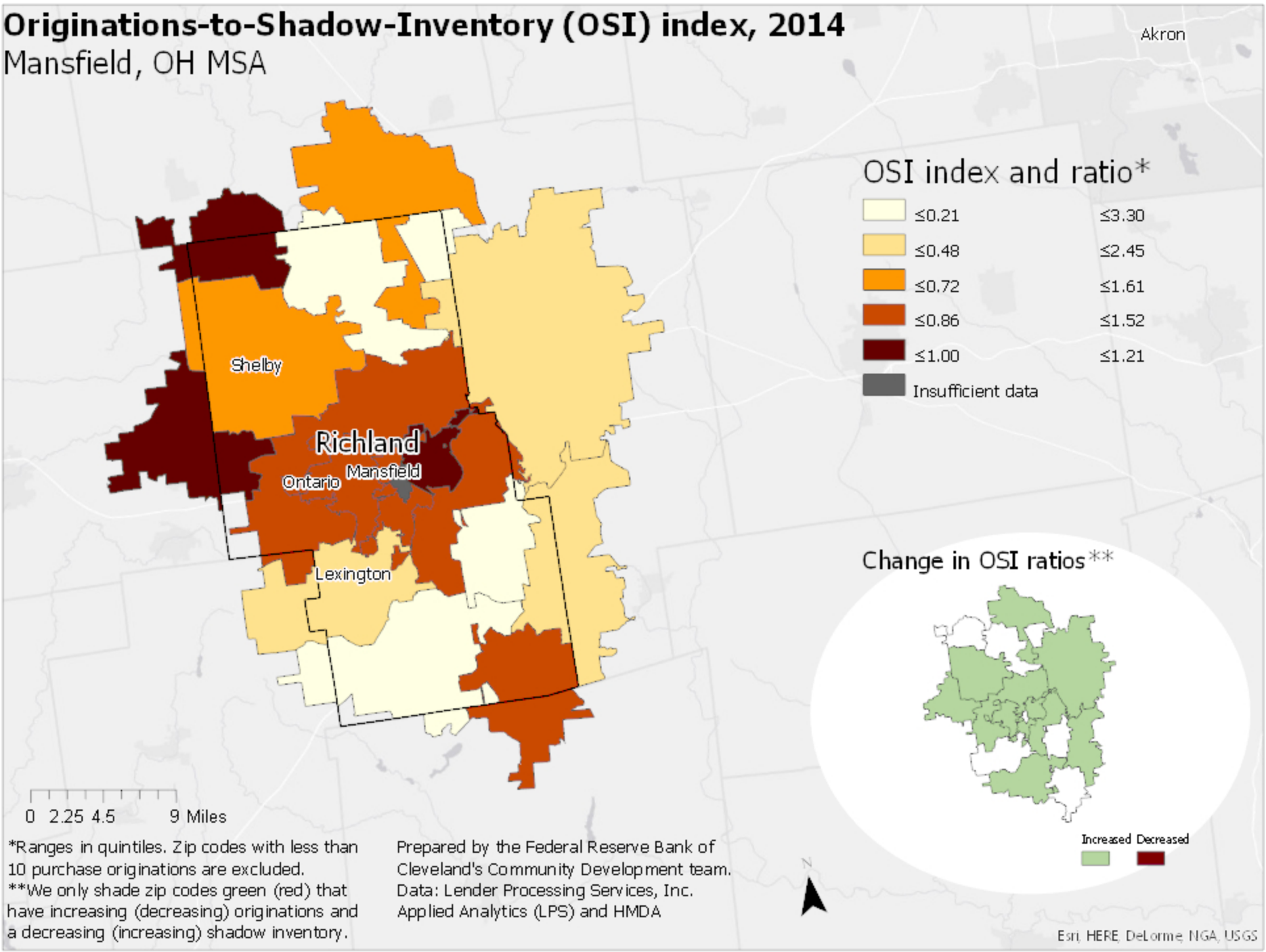
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Originations-to-Shadow-Inventory (OSI) index, 2014

Mansfield, OH MSA



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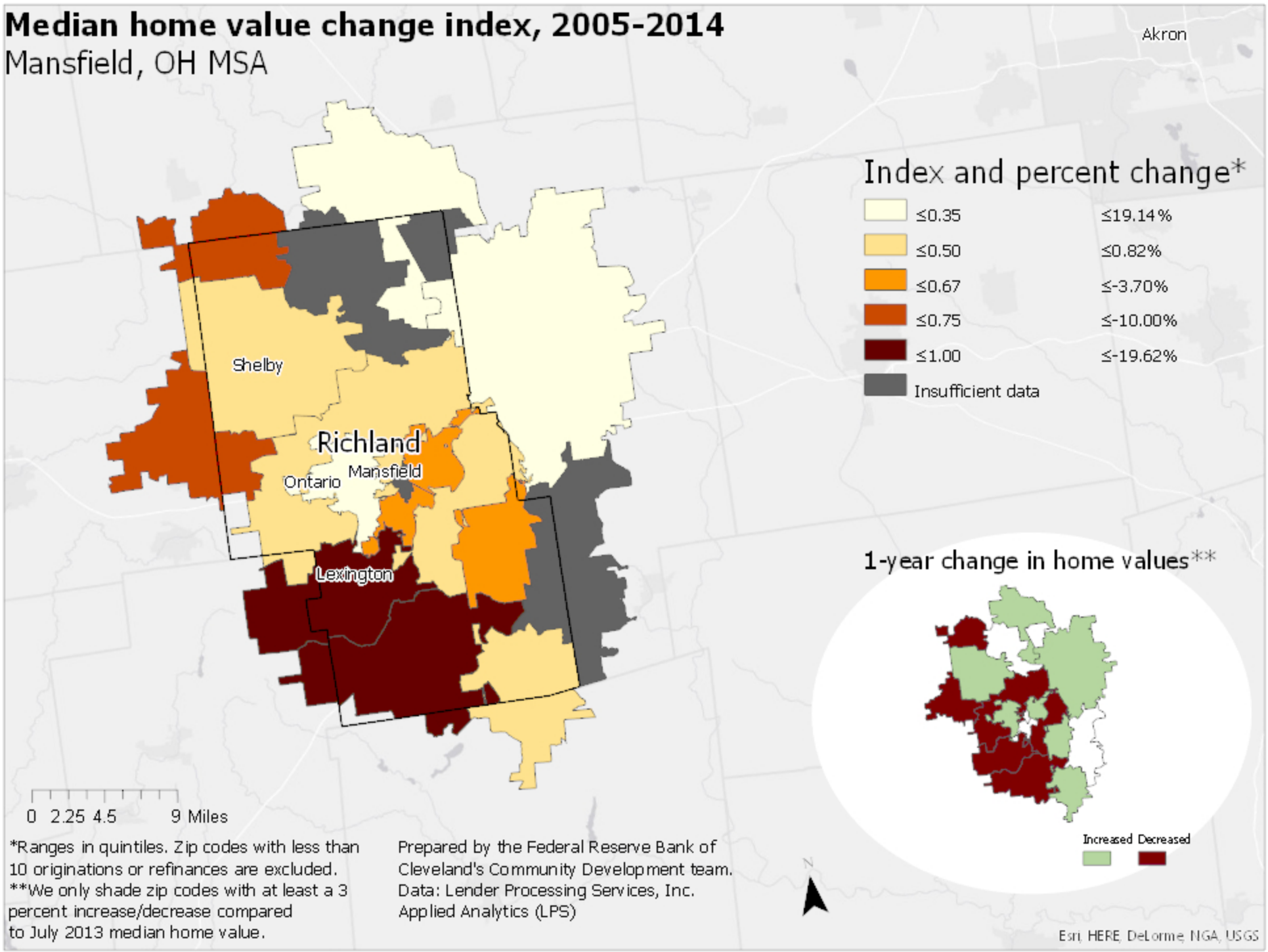
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

Median home value change index, 2005-2014

Mansfield, OH MSA



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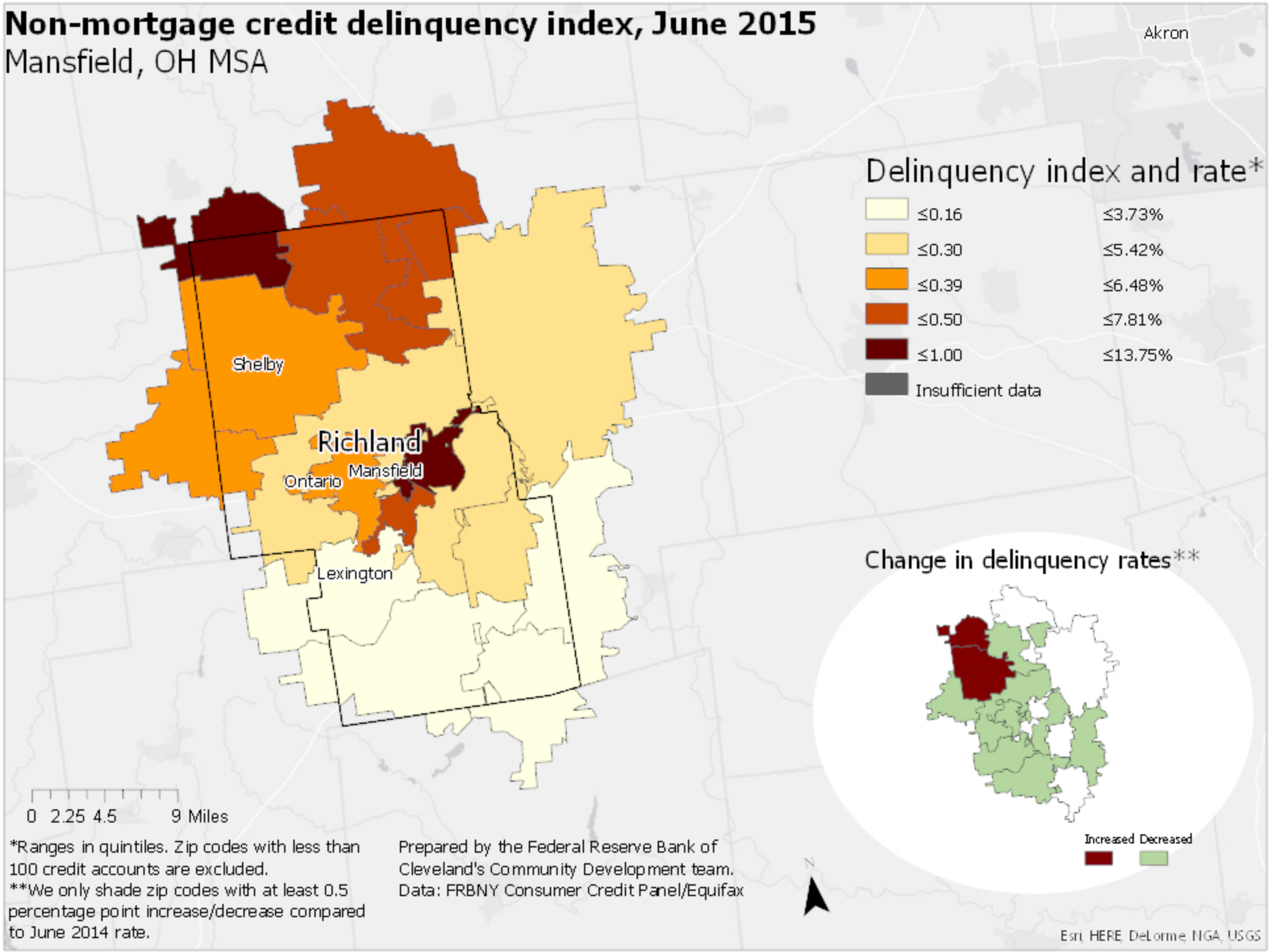
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)


Non-mortgage credit delinquency index, June 2015
Mansfield, OH MSA
Akron
Delinquency index and rate*
≤0.16 ≤3.73%
≤0.30 ≤5.42%
≤0.39 ≤6.48%
≤0.50 ≤7.81%
≤1.00 ≤13.75%
Insufficient data
Shelby
Richland
Ontario
Mansfield
Lexington
Change in delinquency rates**
Increased Decreased
0 2.25 4.5 9 Miles
*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
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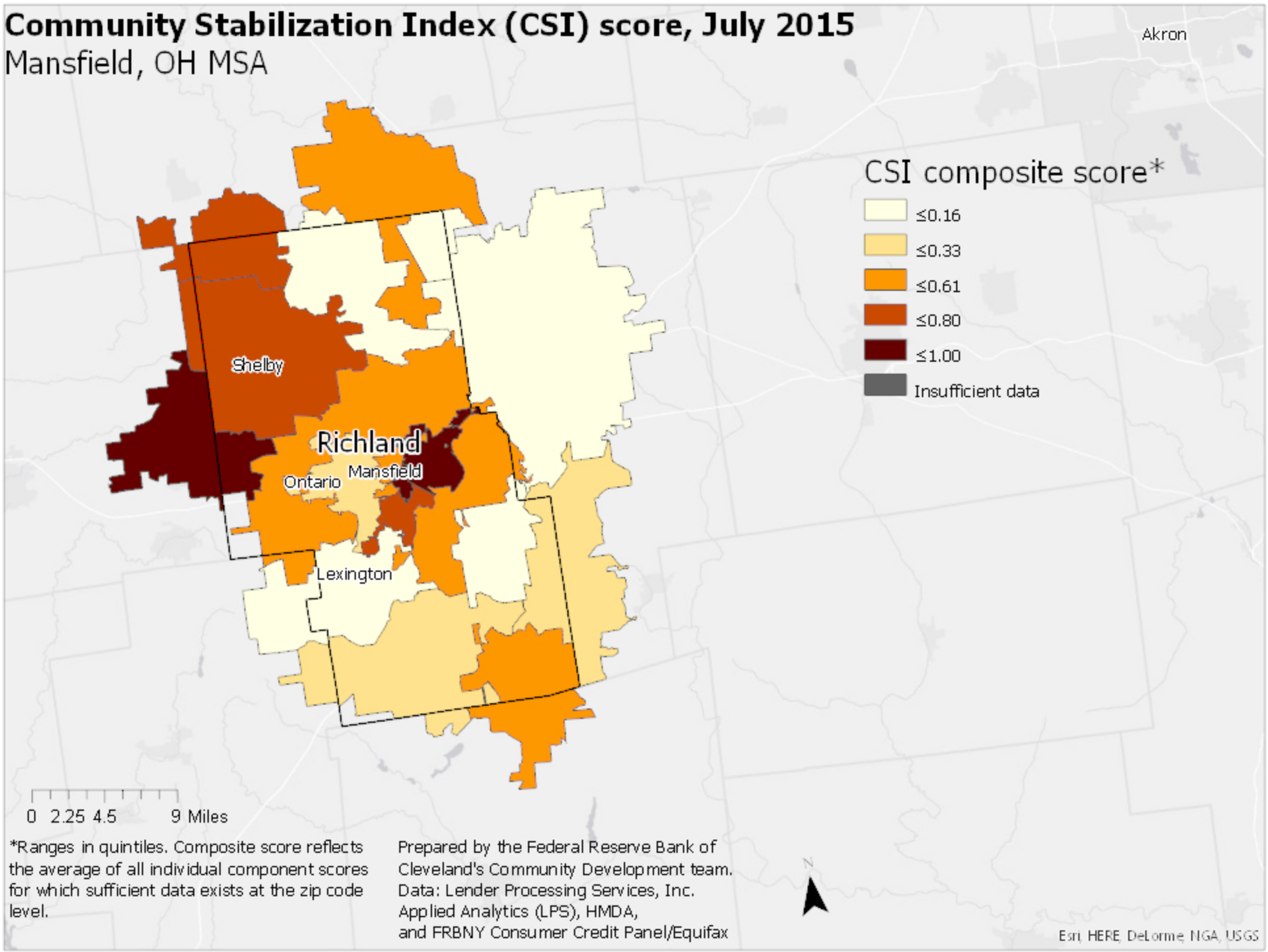
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax
N
Esri, HERE, DeLorme, NGA, USGS

Community Stabilization Index (CSI) score, July 2015

Mansfield, OH MSA



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Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Pittsburgh, PA, MSA

90+ days mortgage delinquency

2014: **2.28%** 2015: **1.93%**

Foreclosure

2014: **1.77%** 2015: **1.61%**

REO

2014: **0.72%** 2015: **0.76%**

Originations-to-shadow inventory

2013: **1.74** 2014: **2.11**

Median home value change

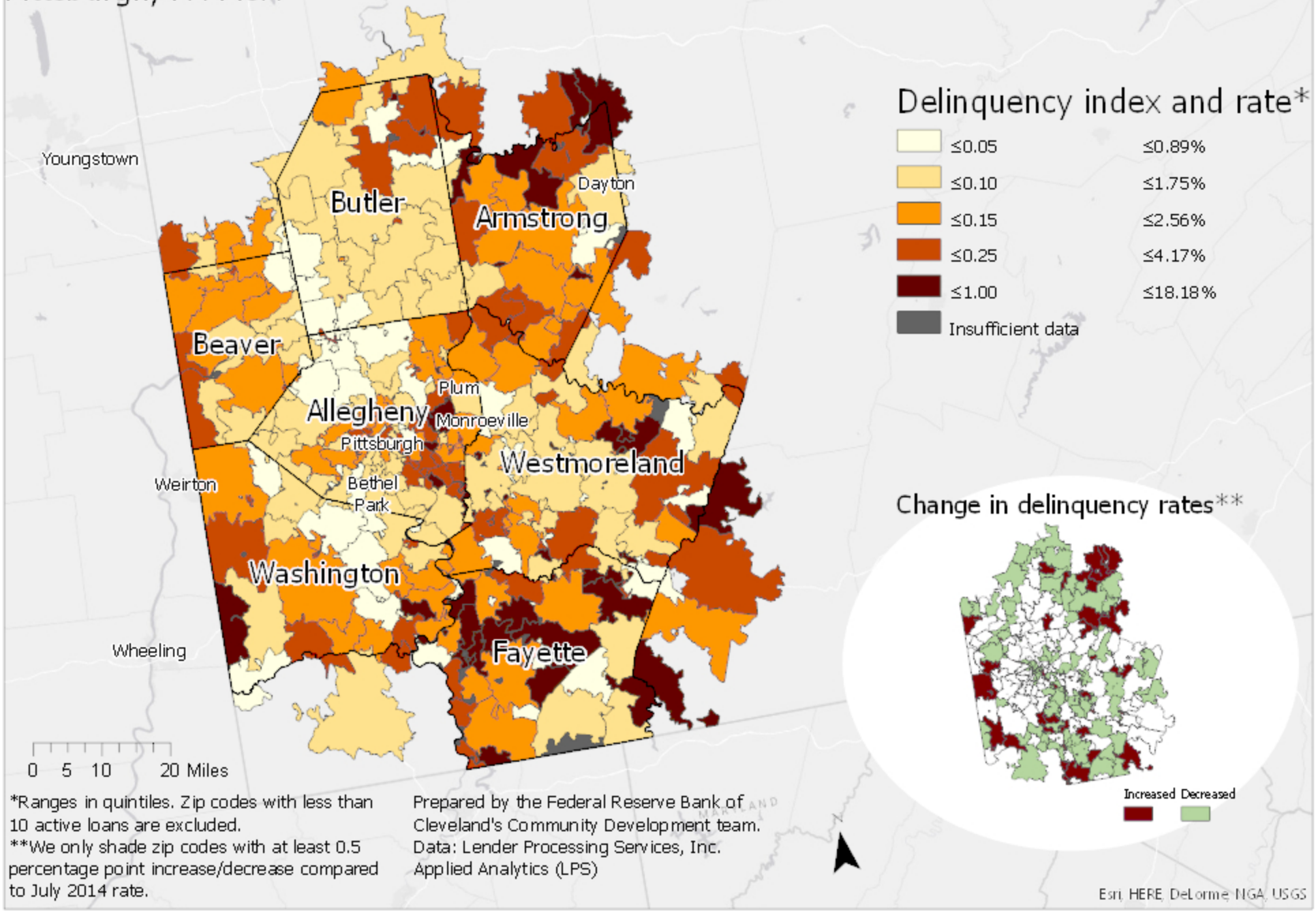
2013-2014: **-5.68%** 2005-2014: **24.51%**

Non-mortgage credit delinquency

2014: **4.56%** 2015: **4.60%**

90+ days mortgage delinquency index, July 2015

Pittsburgh, PA MSA



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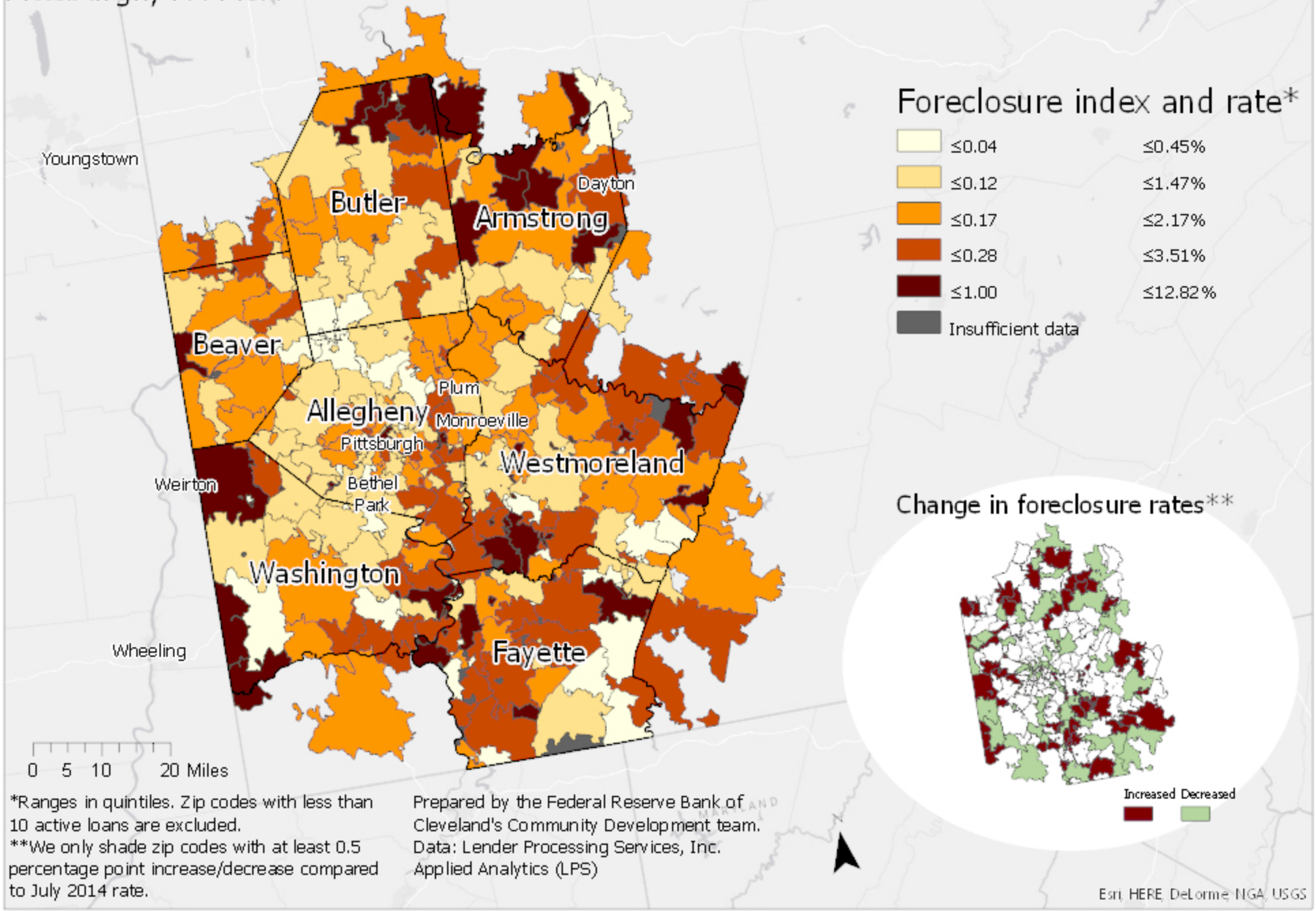
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Foreclosure index, July 2015

Pittsburgh, PA MSA



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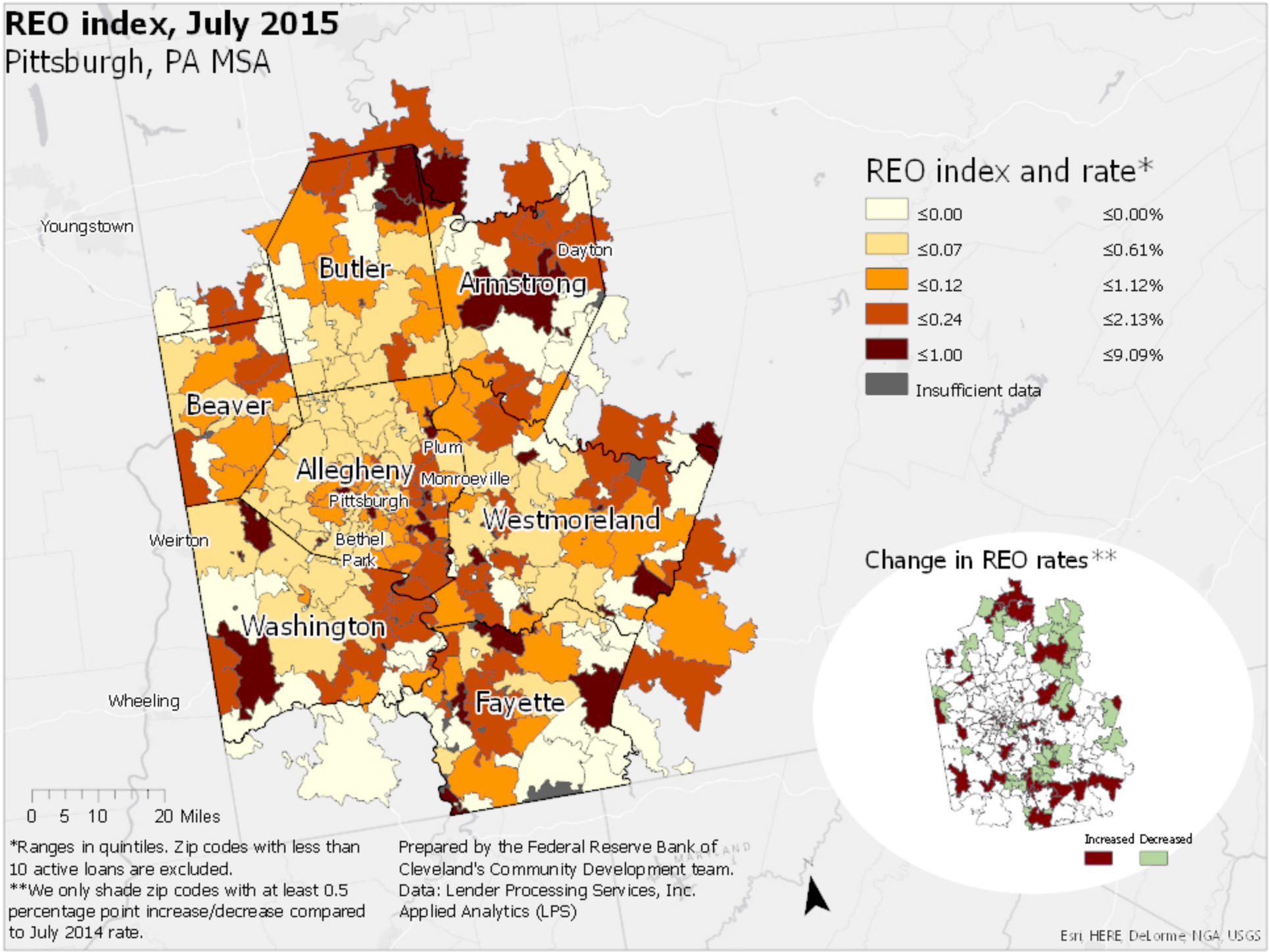
REO index, July 2015

Pittsburgh, PA MSA



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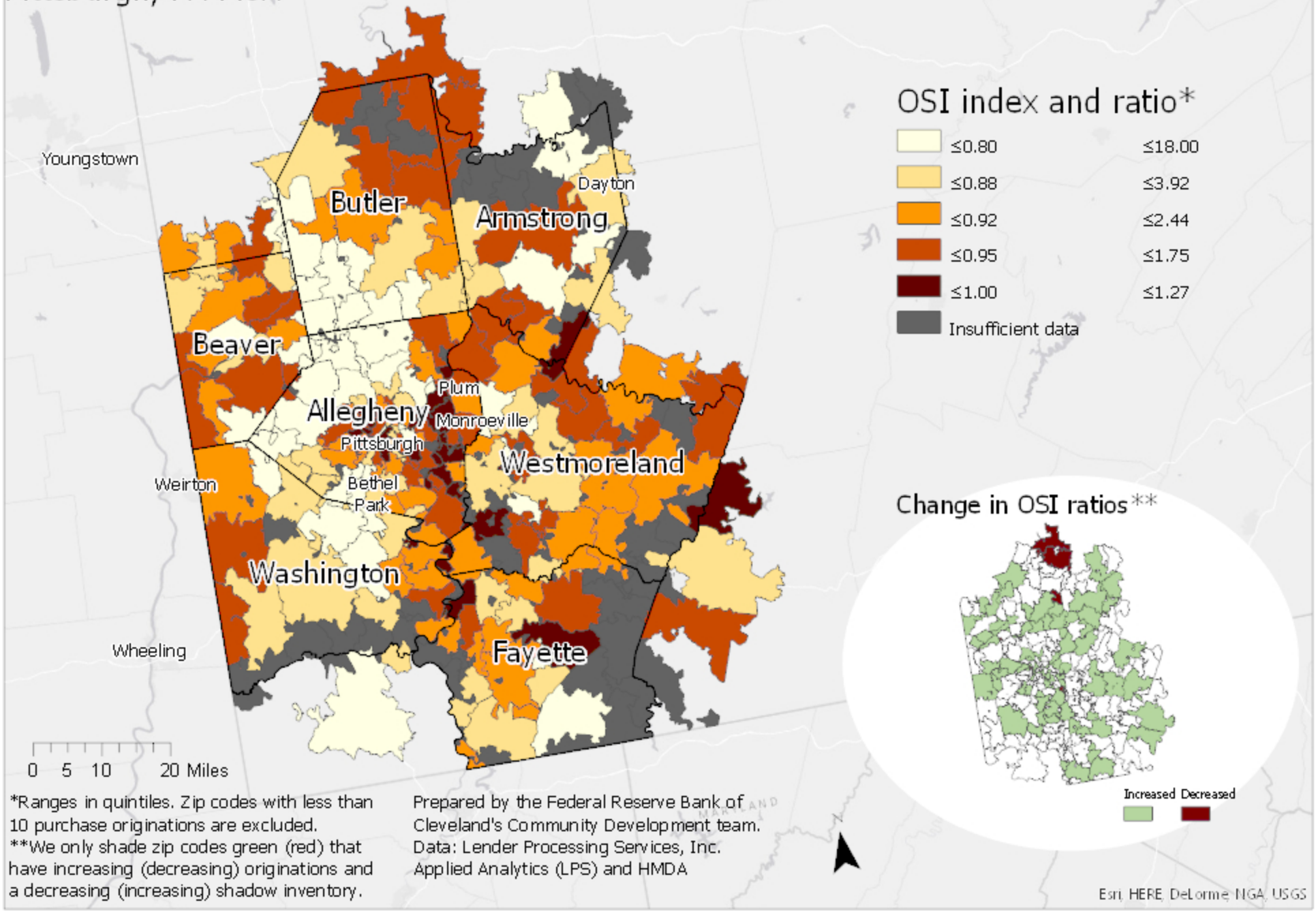
Originations-to-Shadow-Inventory (OSI) index, 2014

Pittsburgh, PA MSA



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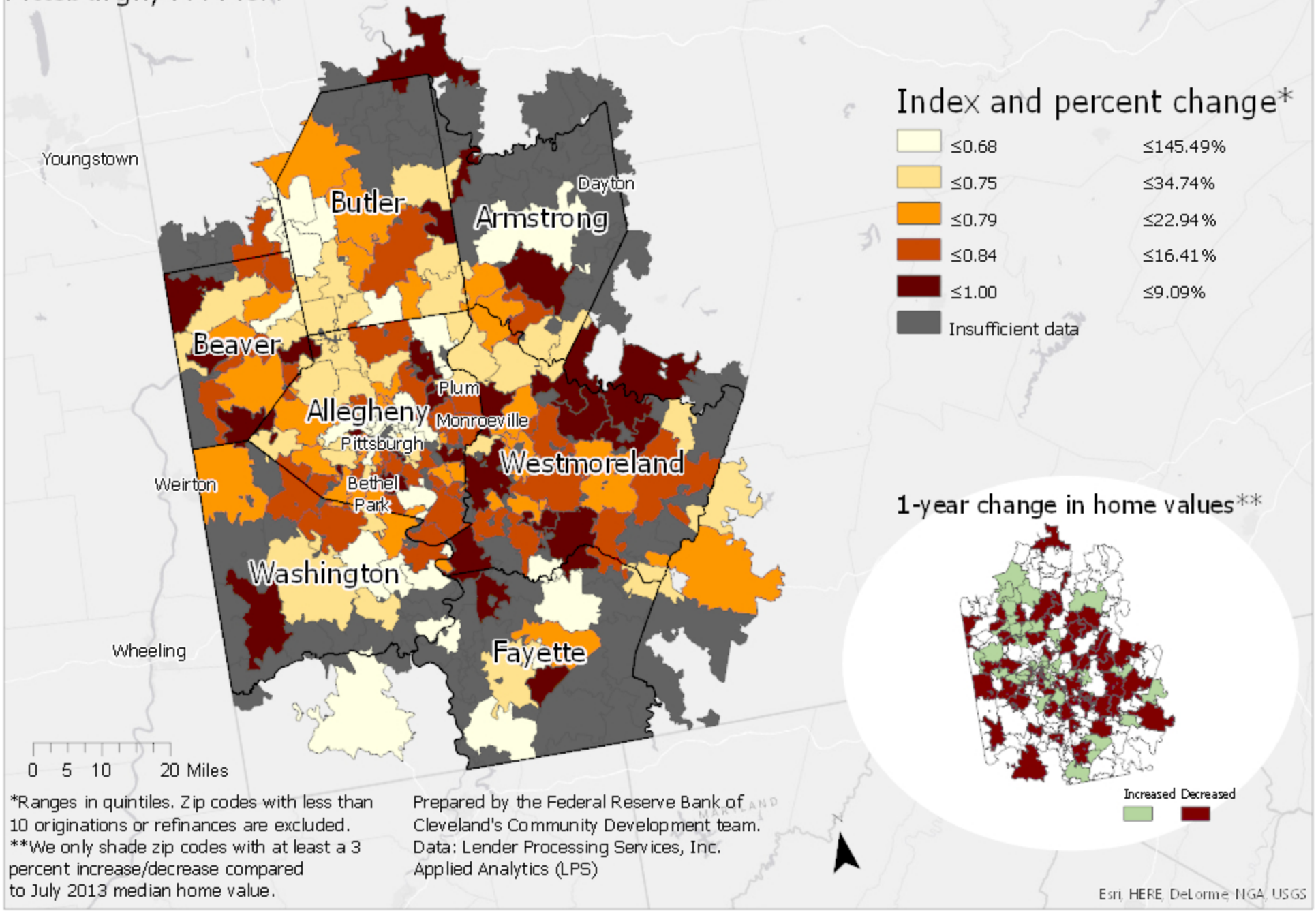
Median home value change index, 2005-2014

Pittsburgh, PA MSA



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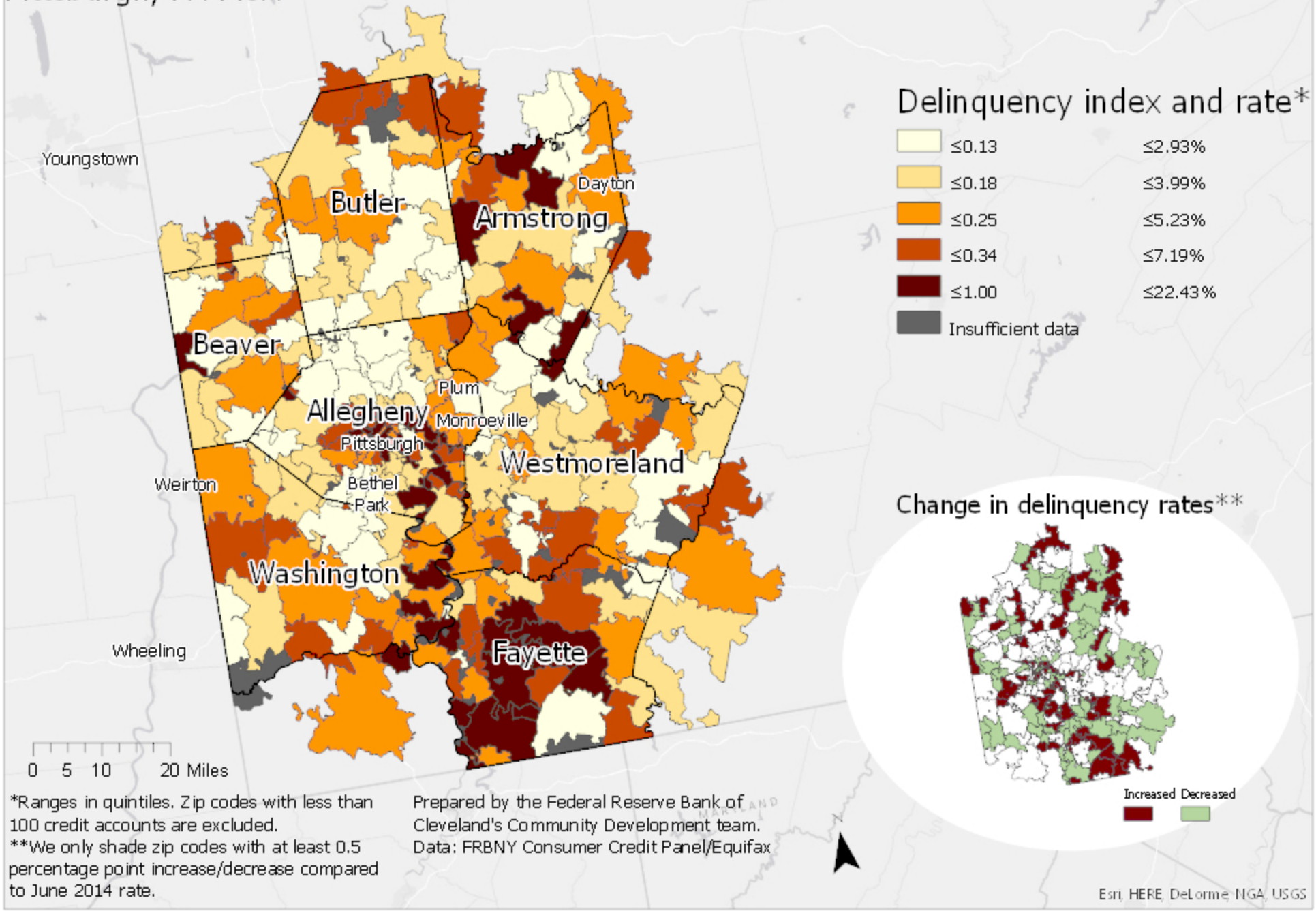
Esri, HERE, DeLorme, NGA, USGS

Non-mortgage credit delinquency index, June 2015

Pittsburgh, PA MSA



Delinquency index and rate*

≤0.13	≤2.93%
≤0.18	≤3.99%
≤0.25	≤5.23%
≤0.34	≤7.19%
≤1.00	≤22.43%
Insufficient data	

Change in delinquency rates**

*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
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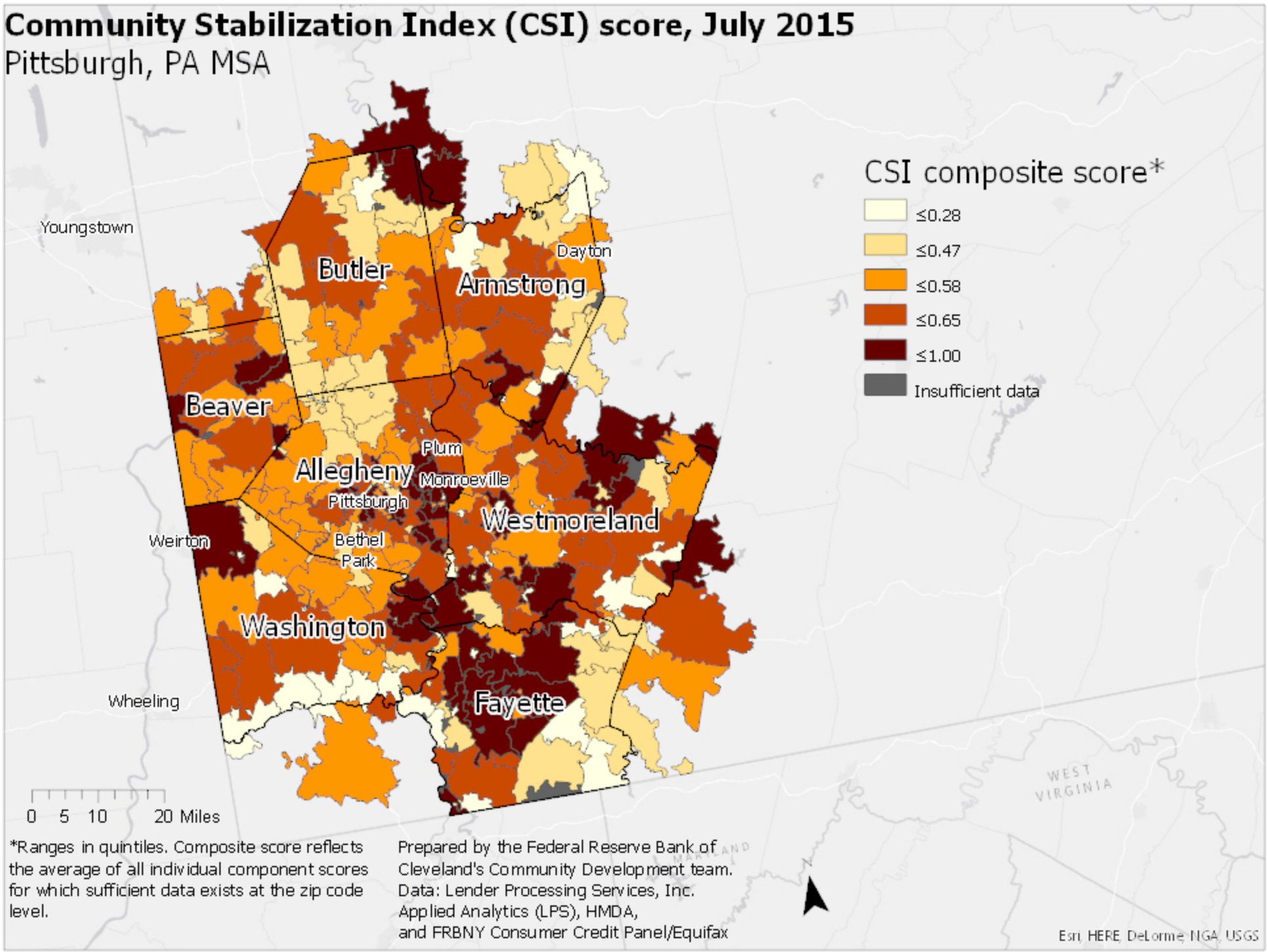
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax

Esri, HERE, DeLorme, NGA, USGS

Community Stabilization Index (CSI) score, July 2015

Pittsburgh, PA MSA



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Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Toledo, OH, MSA

90+ days mortgage delinquency

2014: **2.19%** 2015: **1.77%**

Foreclosure

2014: **1.81%** 2015: **1.41%**

REO

2014: **1.30%** 2015: **1.32%**

Originations-to-shadow inventory

2013: **1.11** 2014: **1.64**

Median home value change

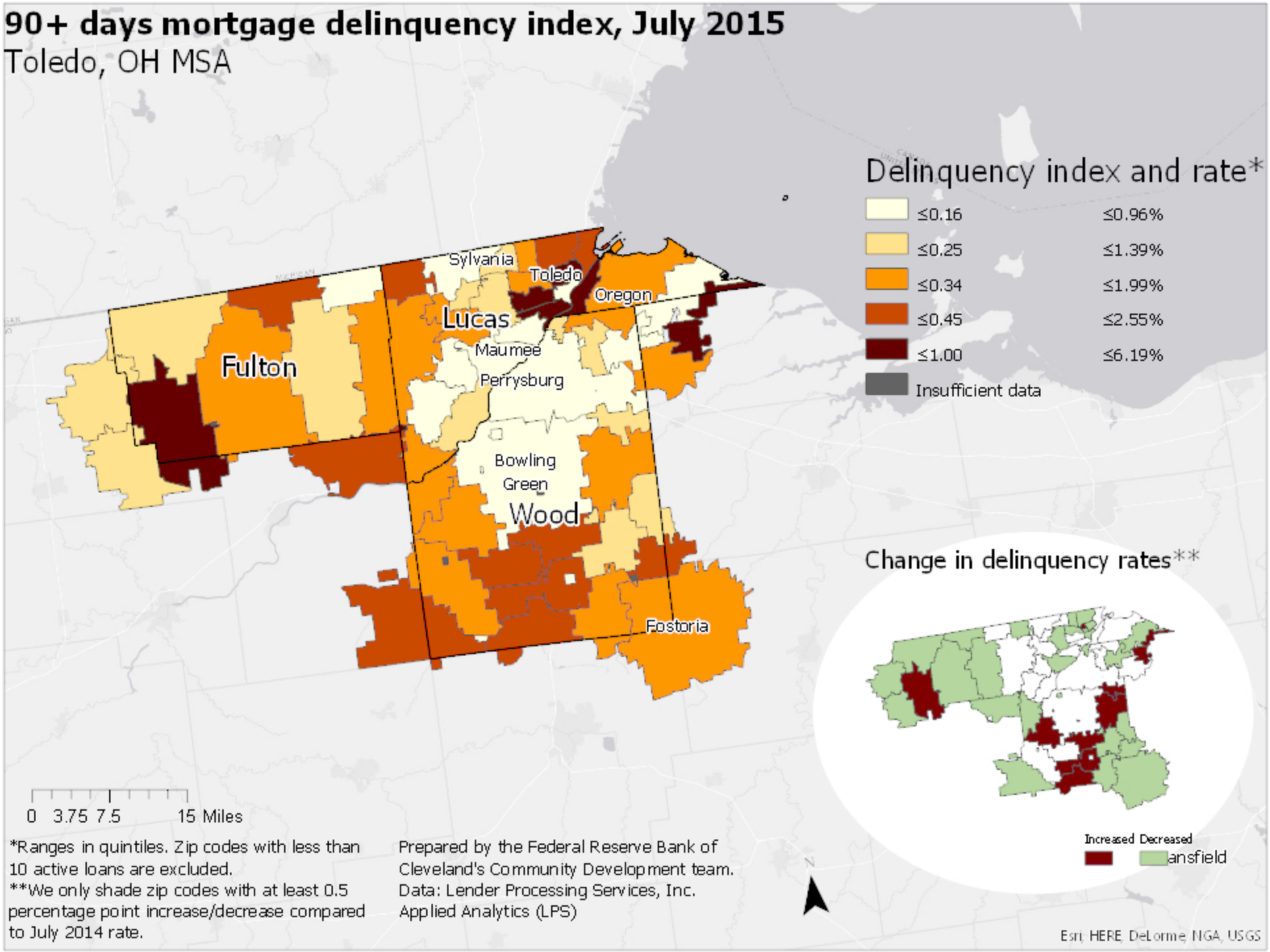
2013-2014: **5.74%** 2005-2014: **-2.27%**

Non-mortgage credit delinquency

2014: **7.70%** 2015: **7.87%**

90+ days mortgage delinquency index, July 2015

Toledo, OH MSA



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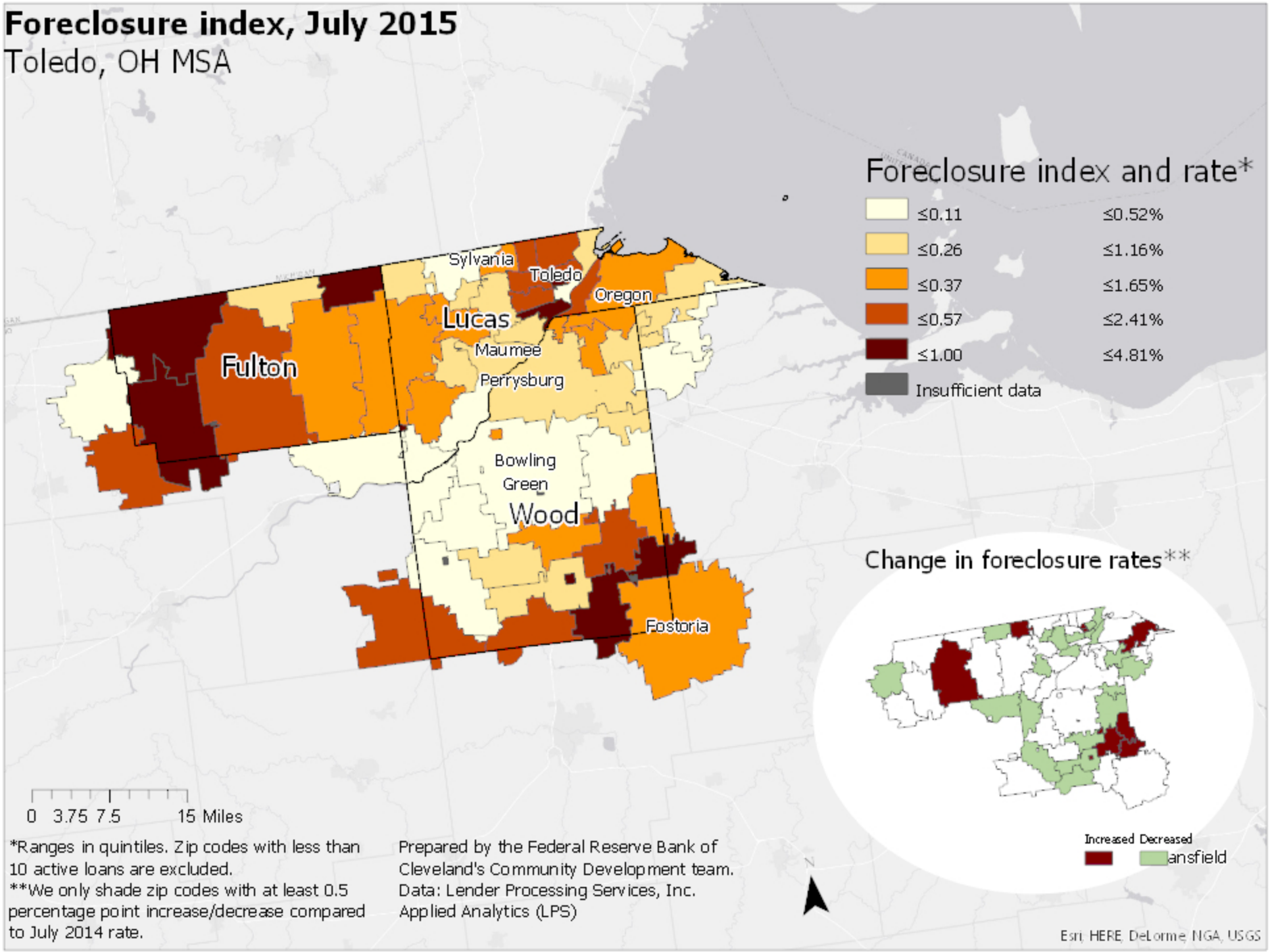
Foreclosure index, July 2015

Toledo, OH MSA



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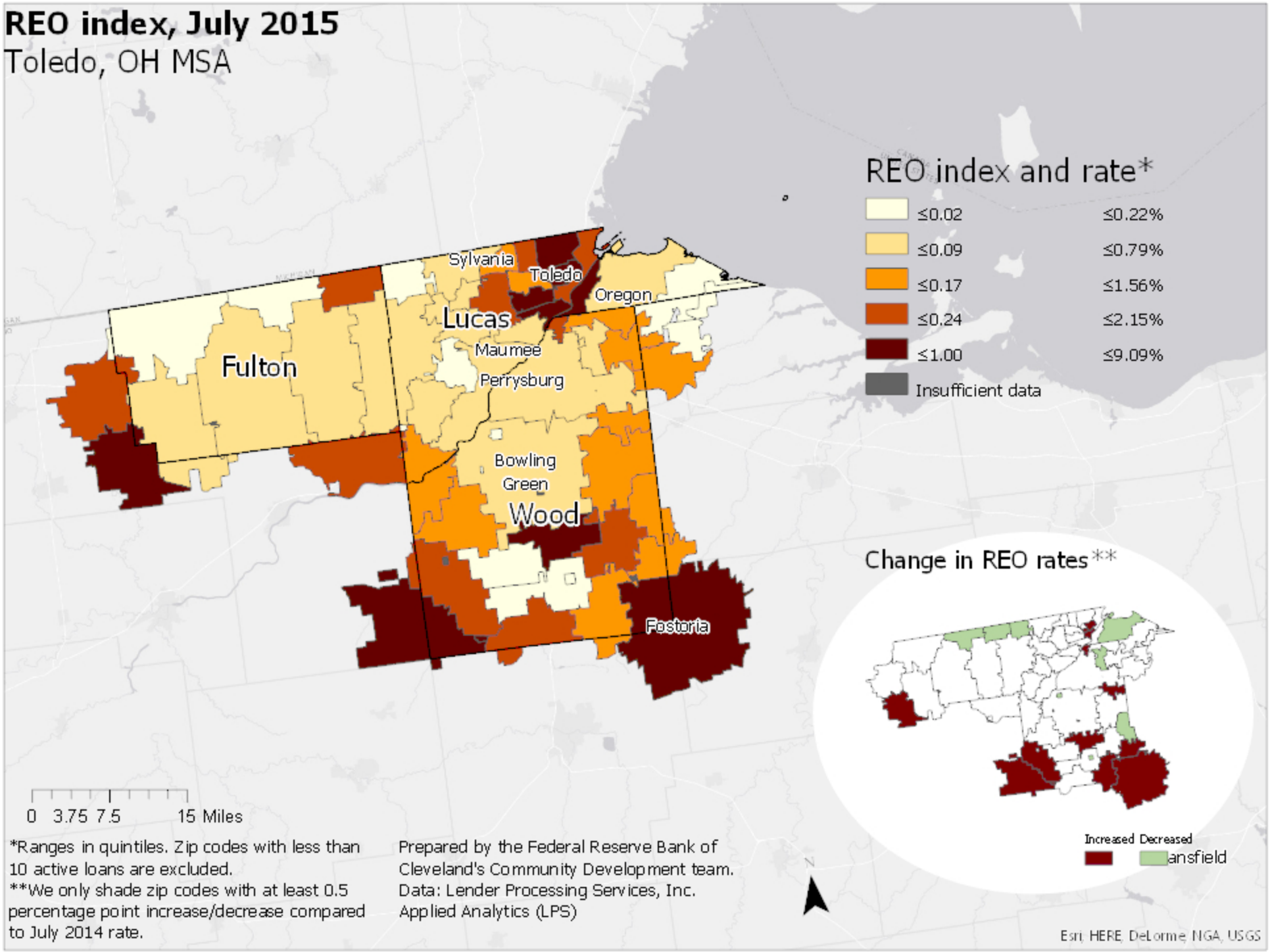
REO index, July 2015

Toledo, OH MSA



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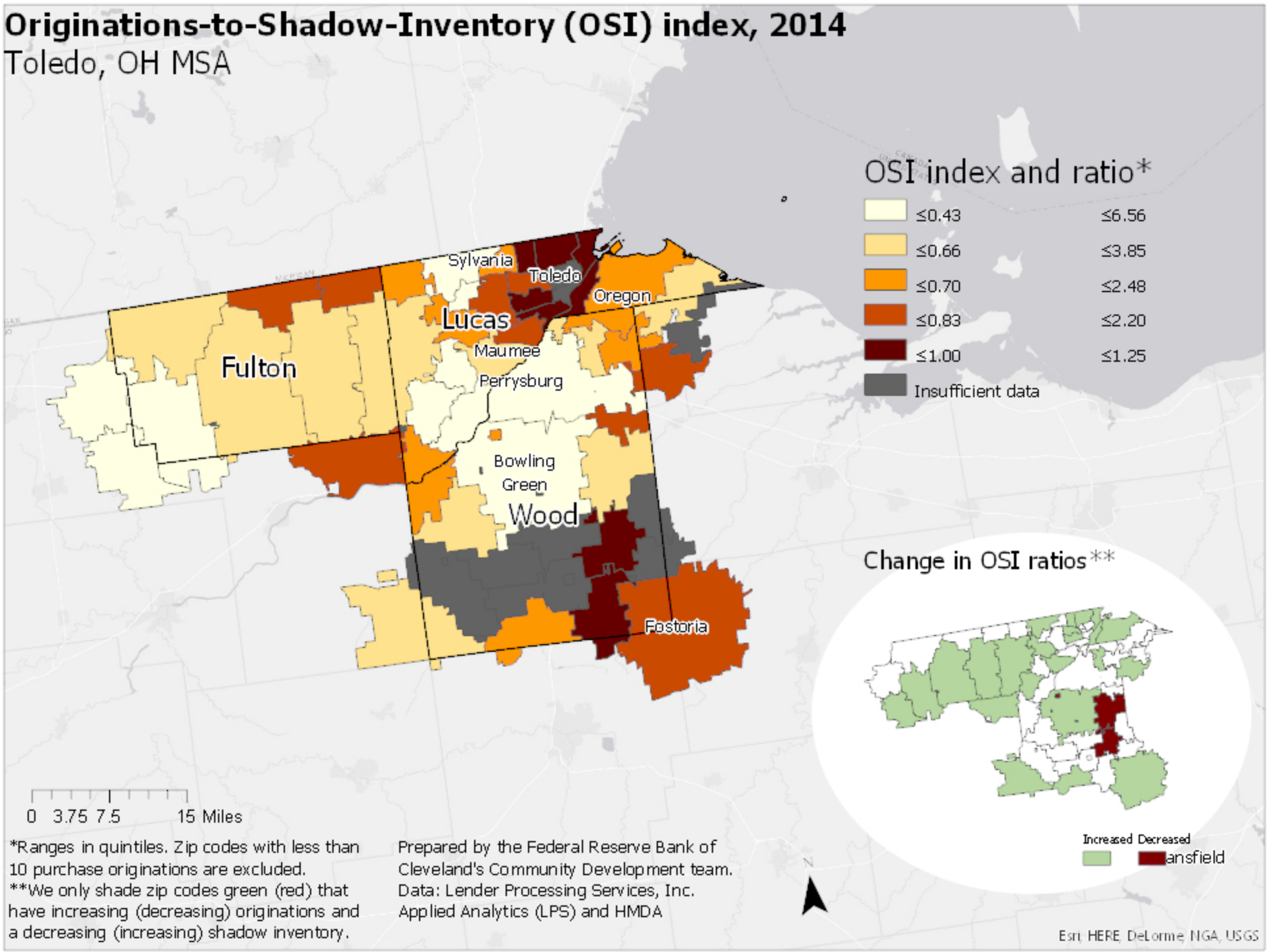
Originations-to-Shadow-Inventory (OSI) index, 2014

Toledo, OH MSA



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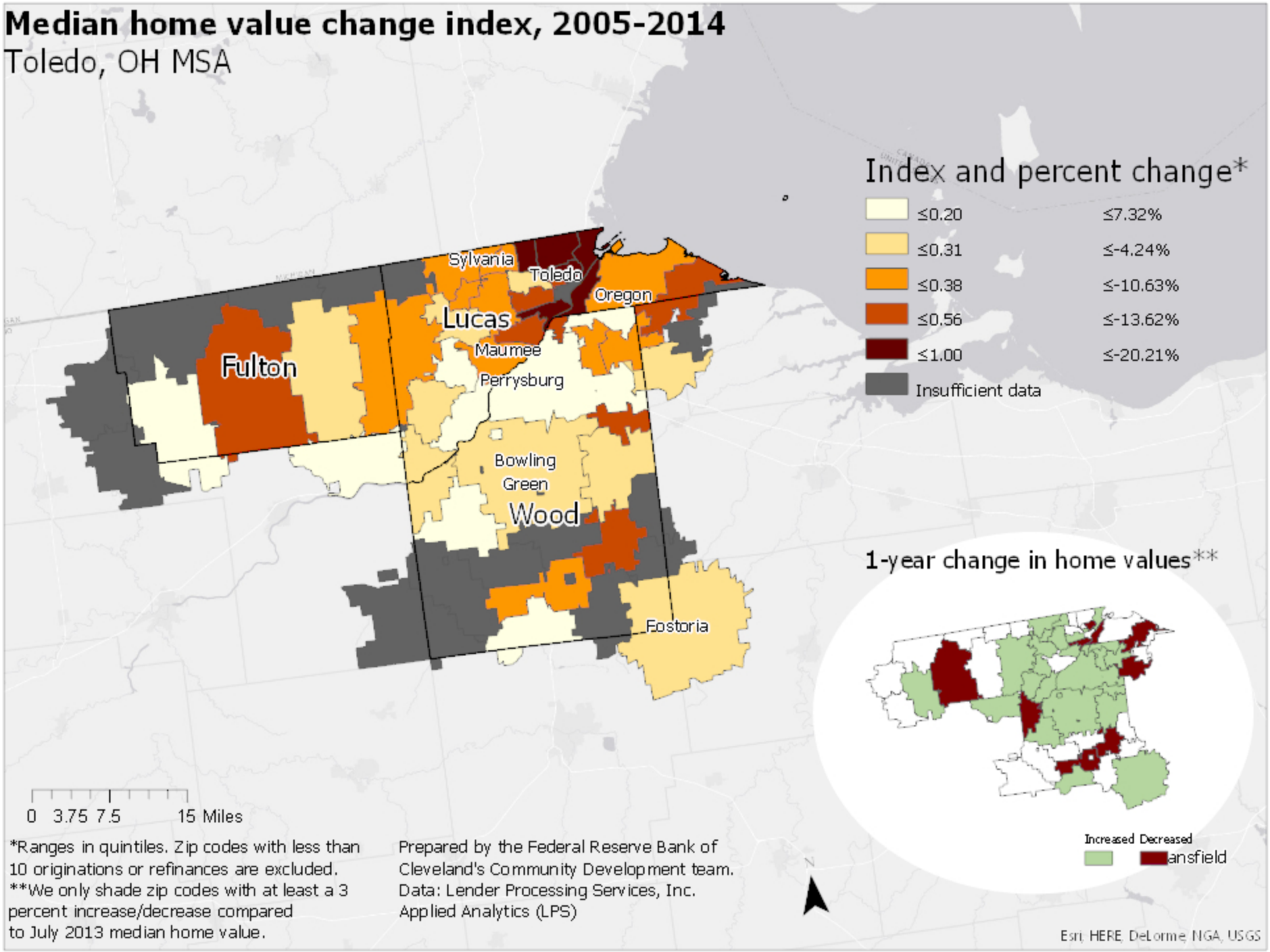
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

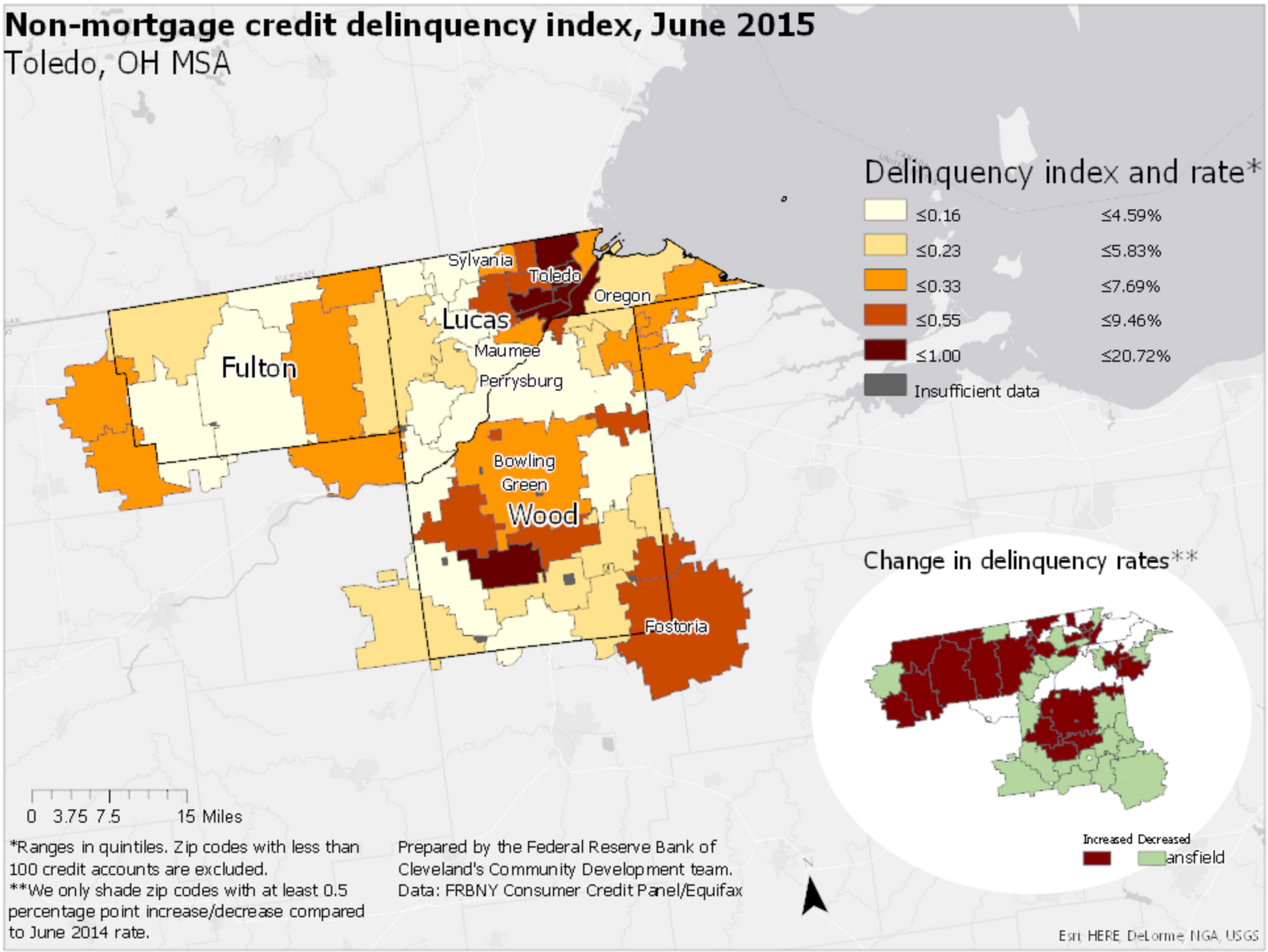
Median home value change index, 2005-2014

Toledo, OH MSA



Non-mortgage credit delinquency index, June 2015

Toledo, OH MSA



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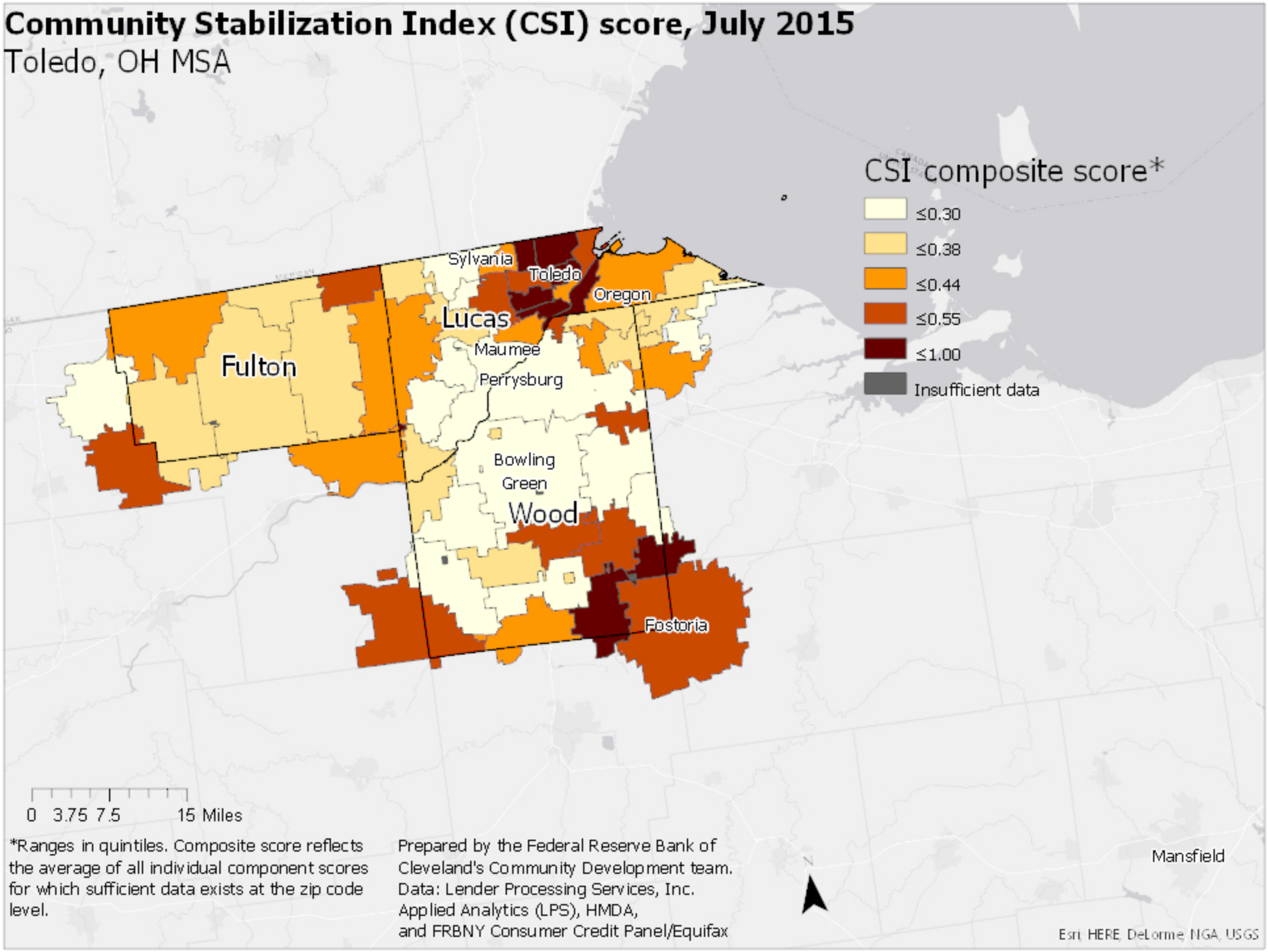
Community Stabilization Index (CSI) score, July 2015

Toledo, OH MSA



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Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

Wheeling, WV & Weirton-Steubenville, WV-OH, MSAs

90+ days mortgage delinquency

2014: **2.53%** 2015: **2.09%**

Foreclosure

2014: **1.78%** 2015: **1.72%**

REO

2014: **1.37%** 2015: **1.32%**

Originations-to-shadow inventory

2013: **1.87** 2014: **2.20**

Median home value change

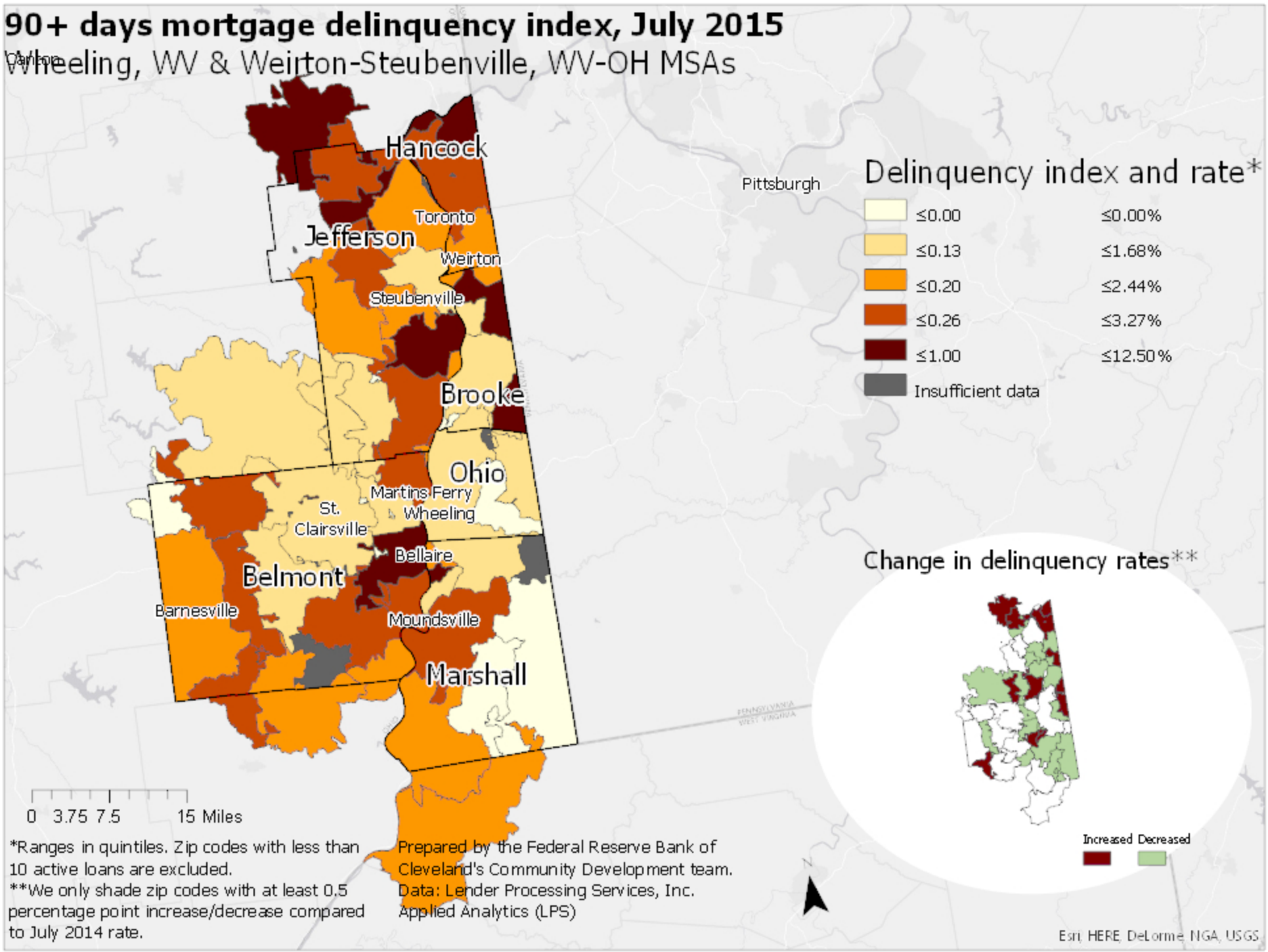
2013-2014: **-0.88%** 2005-2014: **26.97%**

Non-mortgage credit delinquency

2014: **5.87%** 2015: **6.16%**

90+ days mortgage delinquency index, July 2015

Wheeling, WV & Weirton-Steubenville, WV-OH MSAs



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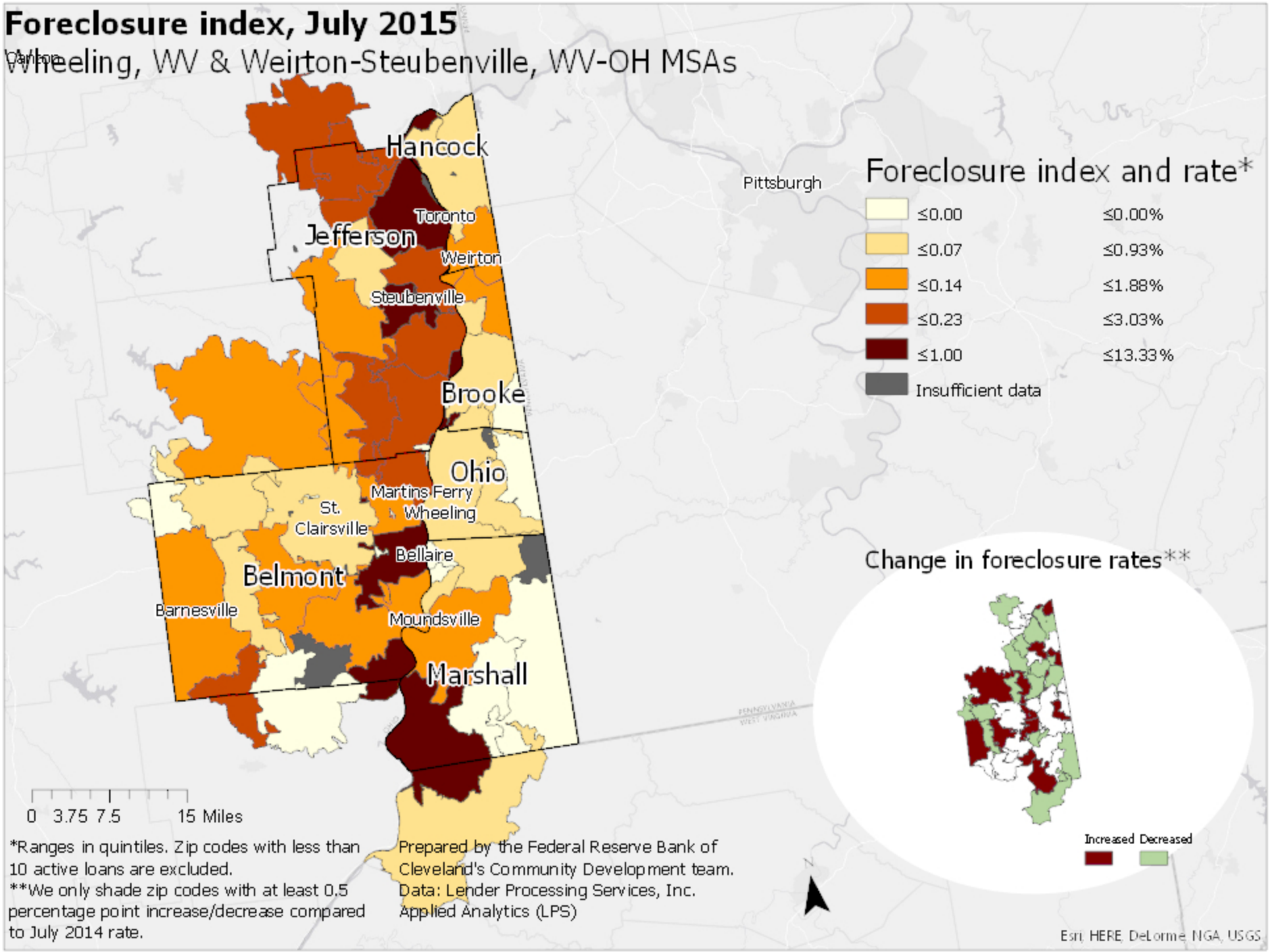
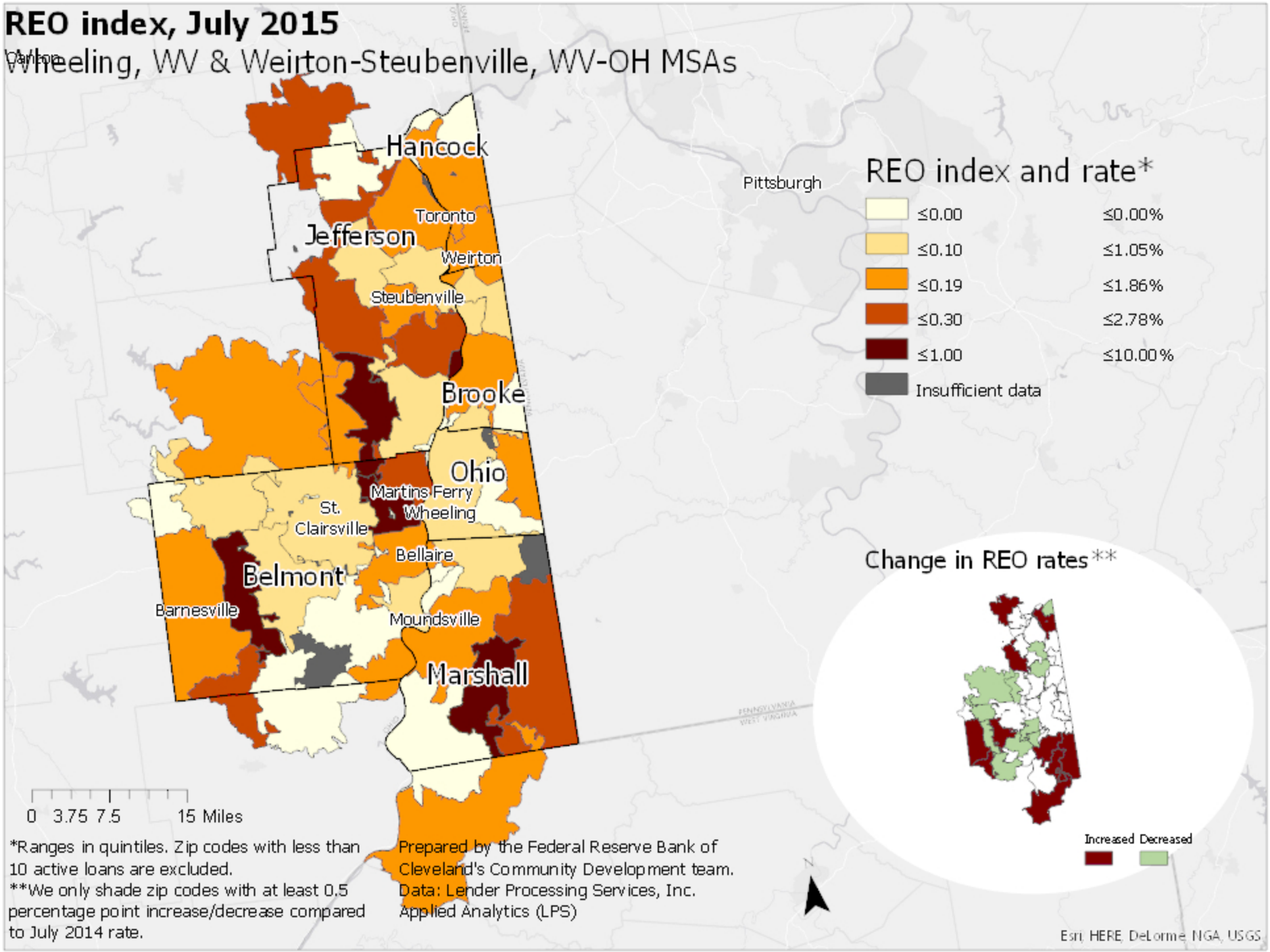
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)


Foreclosure index, July 2015
Wheeling, WV & Weirton-Steubenville, WV-OH MSAs
Parkersburg
Pittsburgh
Hancock
Jefferson
Toronto
Weirton
Steubenville
Brooke
Ohio
Martins Ferry
Wheeling
St. Clairsville
Bellaire
Belmont
Barnesville
Moundsville
Marshall
Foreclosure index and rate*
≤0.00 ≤0.00%
≤0.07 ≤0.93%
≤0.14 ≤1.88%
≤0.23 ≤3.03%
≤1.00 ≤13.33%
Insufficient data
Change in foreclosure rates**
Increased Decreased
0 3.75 7.5 15 Miles
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
Esri, HERE, DeLorme, NGA, USGS


REO index, July 2015
Wheeling, WV & Weirton-Steubenville, WV-OH MSAs
Hancock
Jefferson
Toronto
Weirton
Steubenville
Brooke
Ohio
Martins Ferry
Wheeling
St. Clairsville
Bellaire
Belmont
Barnesville
Moundsville
Marshall
Pittsburgh
REO index and rate*
≤0.00 ≤0.00%
≤0.10 ≤1.05%
≤0.19 ≤1.86%
≤0.30 ≤2.78%
≤1.00 ≤10.00%
Insufficient data
Change in REO rates**
Increased Decreased
0 3.75 7.5 15 Miles
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
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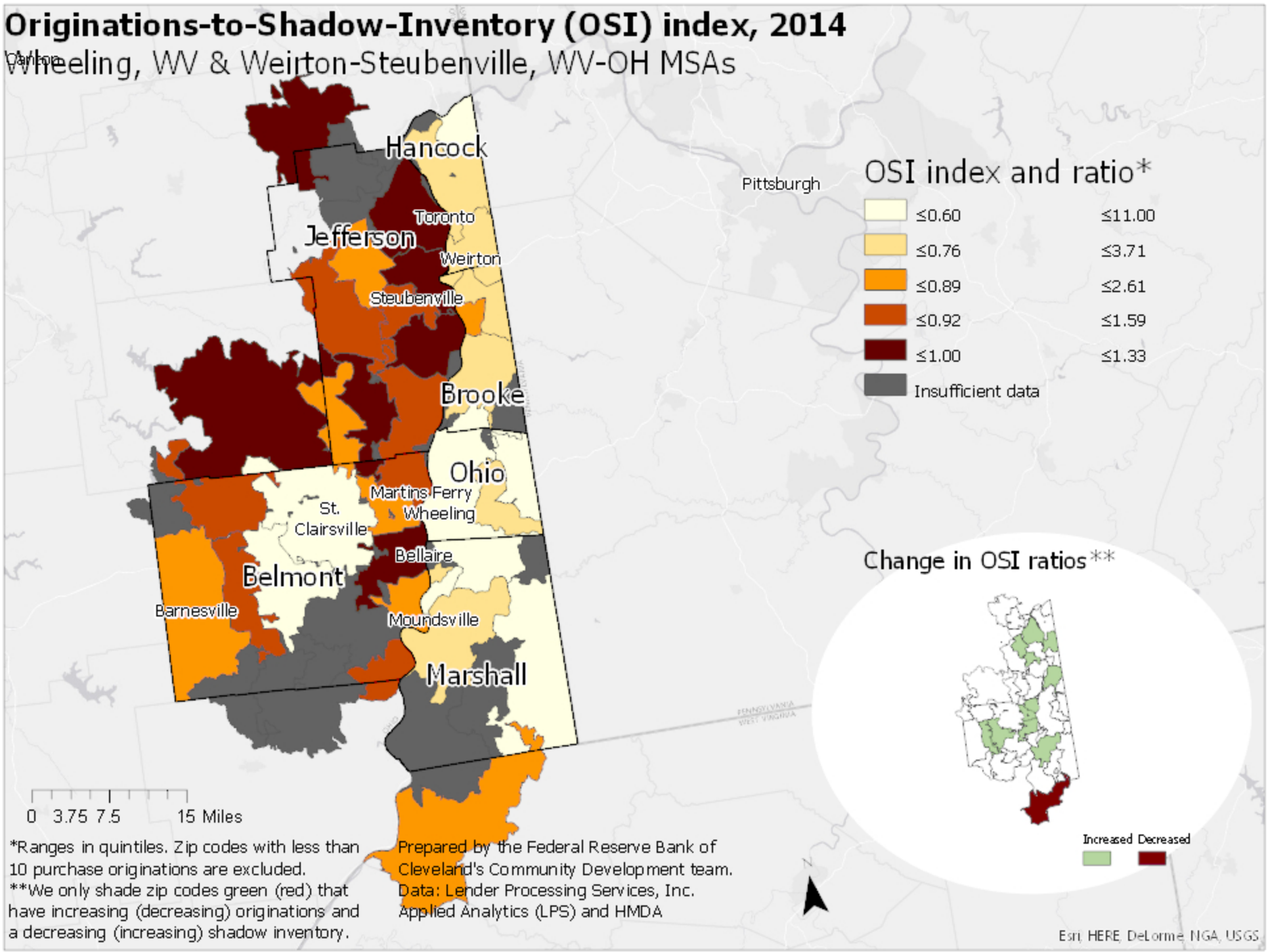
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
Esri, HERE, DeLorme, NGA, USGS

Originations-to-Shadow-Inventory (OSI) index, 2014

Wheeling, WV & Weirton-Steubenville, WV-OH MSAs

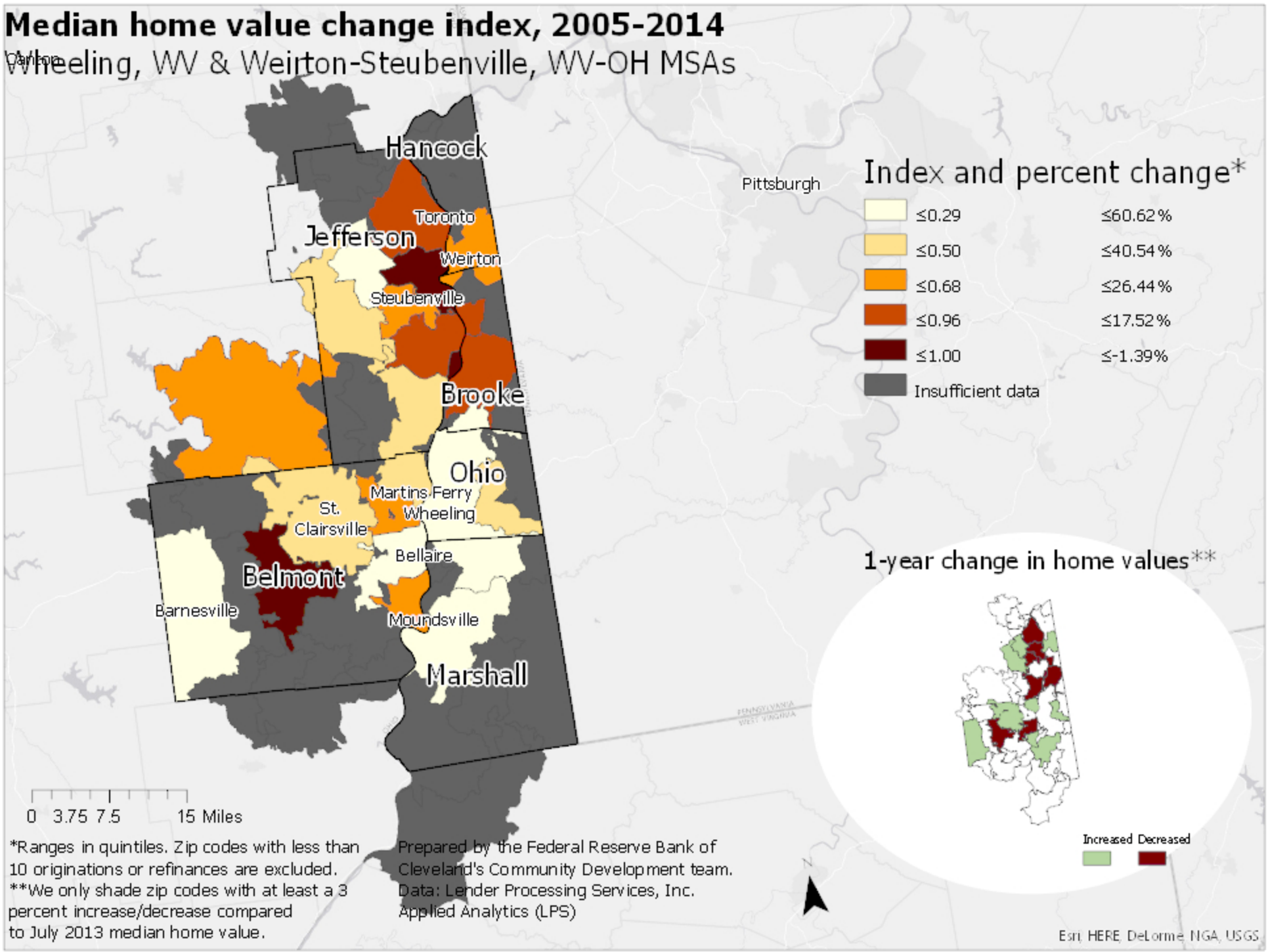


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS) and HMDA

Median home value change index, 2005-2014

Wheeling, WV & Weirton-Steubenville, WV-OH MSAs



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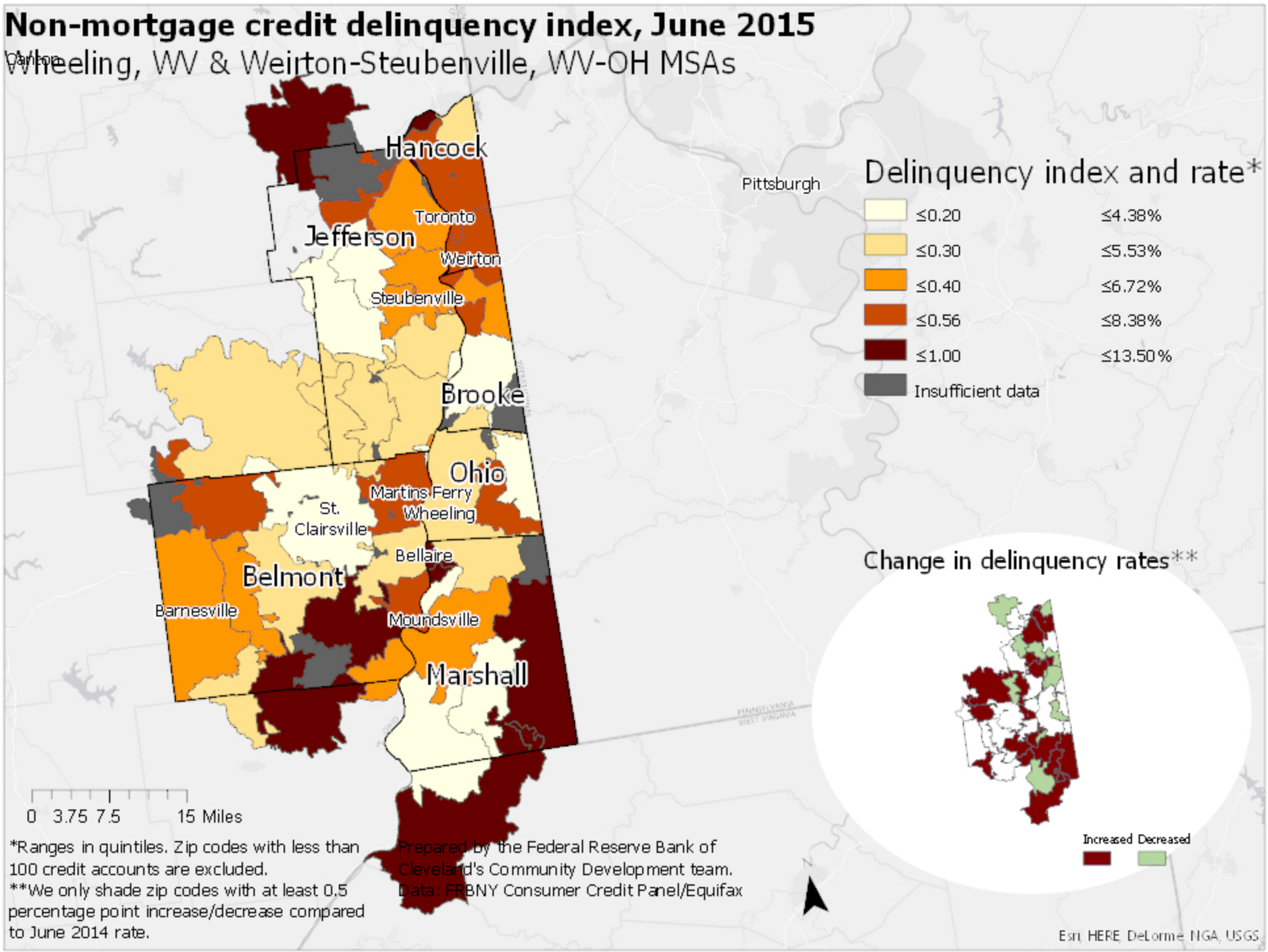
Data: Lender Processing Services, Inc. Applied Analytics (LPS)

Non-mortgage credit delinquency index, June 2015

Wheeling, WV & Weirton-Steubenville, WV-OH MSAs



*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

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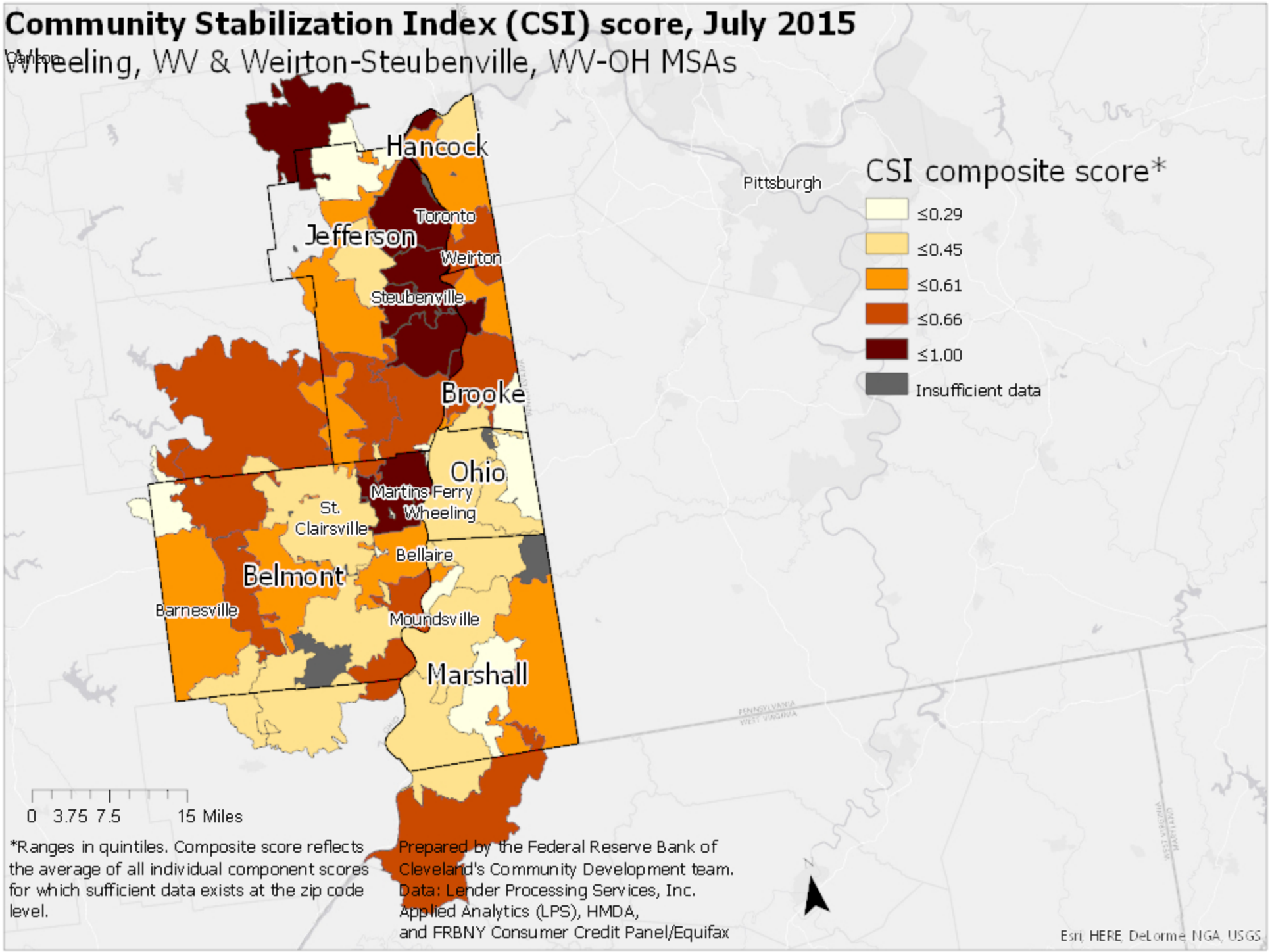
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: FRBNY Consumer Credit Panel/Equifax


Community Stabilization Index (CSI) score, July 2015
Wheeling, WV & Weirton-Steubenville, WV-OH MSAs
Carlson
Hancock
Jefferson
Toronto
Weirton
Steubenville
Brooke
Ohio
Martins Ferry
Wheeling
St. Clairsville
Bellaire
Belmont
Barnesville
Moundsville
Marshall
Pittsburgh
CSI composite score*
≤0.29
≤0.45
≤0.61
≤0.66
≤1.00
Insufficient data
0 3.75 7.5 15 Miles
*Ranges in quintiles. Composite score reflects the average of all individual component scores for which sufficient data exists at the zip code level.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax
N
Esri, HERE, DeLorme, NGA, USGS

Youngstown-Warren-Boardman, OH-PA, MSA

90+ days mortgage delinquency

2014: **3.19%** 2015: **2.64%**

Foreclosure

2014: **2.89%** 2015: **2.40%**

REO

2014: **2.02%** 2015: **1.86%**

Originations-to-shadow inventory

2013: **0.87** 2014: **1.20**

Median home value change

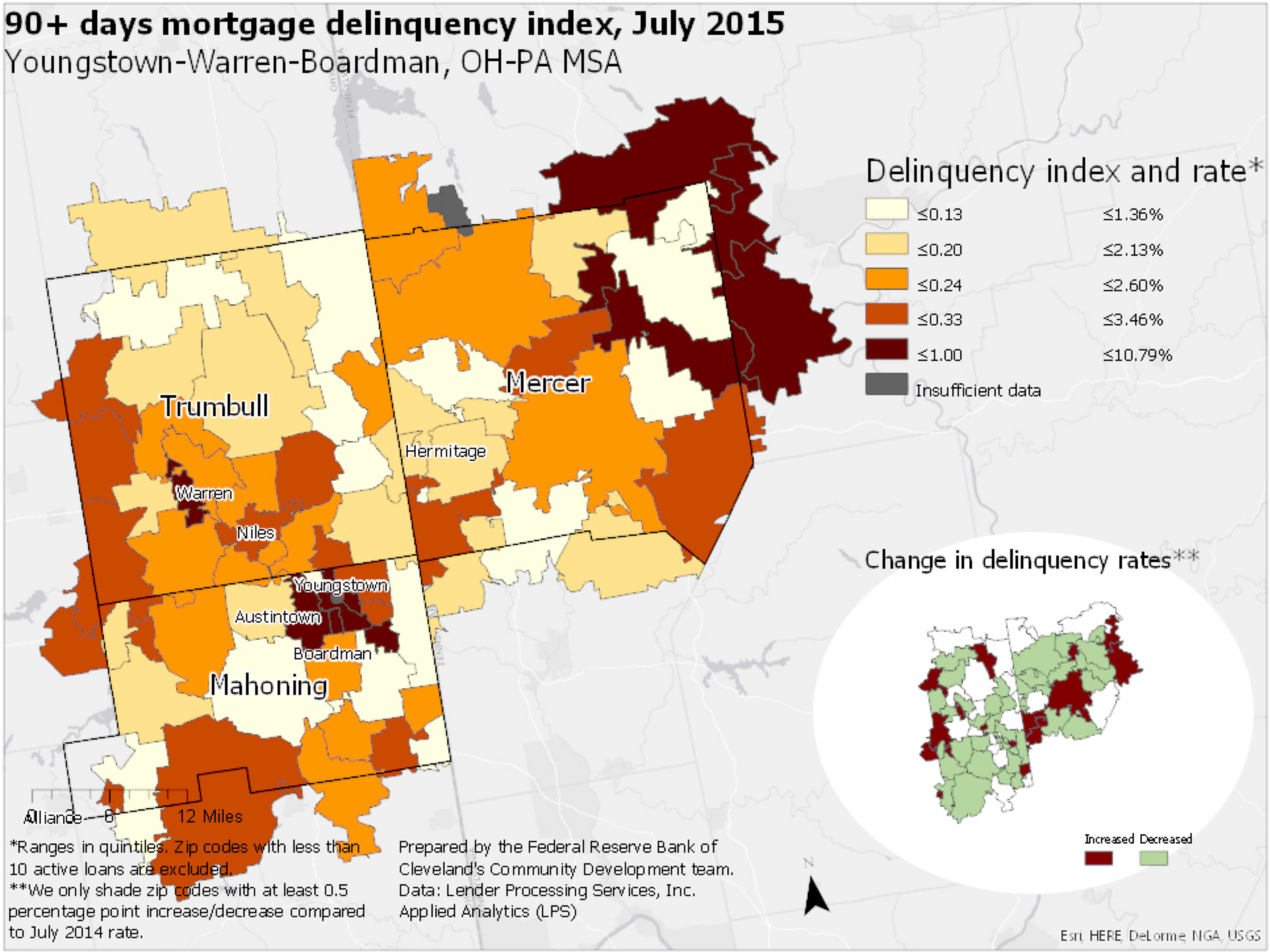
2013-2014: **-4.39%** 2005-2014: **3.81%**

Non-mortgage credit delinquency

2014: **6.64%** 2015: **6.97%**

90+ days mortgage delinquency index, July 2015

Youngstown-Warren-Boardman, OH-PA MSA



*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

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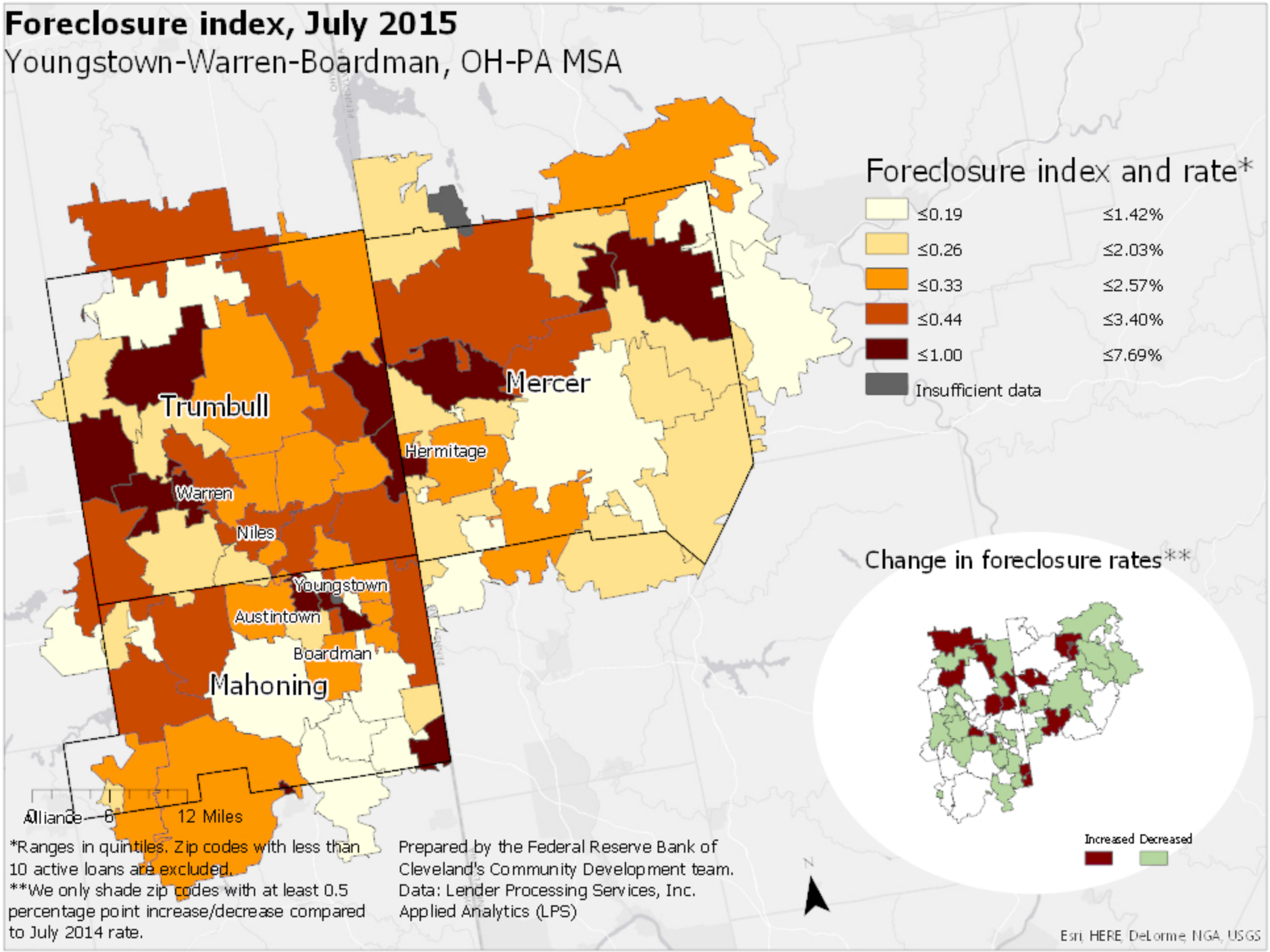
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)


Foreclosure index, July 2015
Youngstown-Warren-Boardman, OH-PA MSA
Foreclosure index and rate*
≤0.19 ≤1.42%
≤0.26 ≤2.03%
≤0.33 ≤2.57%
≤0.44 ≤3.40%
≤1.00 ≤7.69%
Insufficient data
Trumbull
Mercer
Hermitage
Warren
Niles
Youngstown
Austintown
Boardman
Mahoning
Alliance
6
12 Miles
Change in foreclosure rates**
Increased Decreased
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2014 rate.
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)
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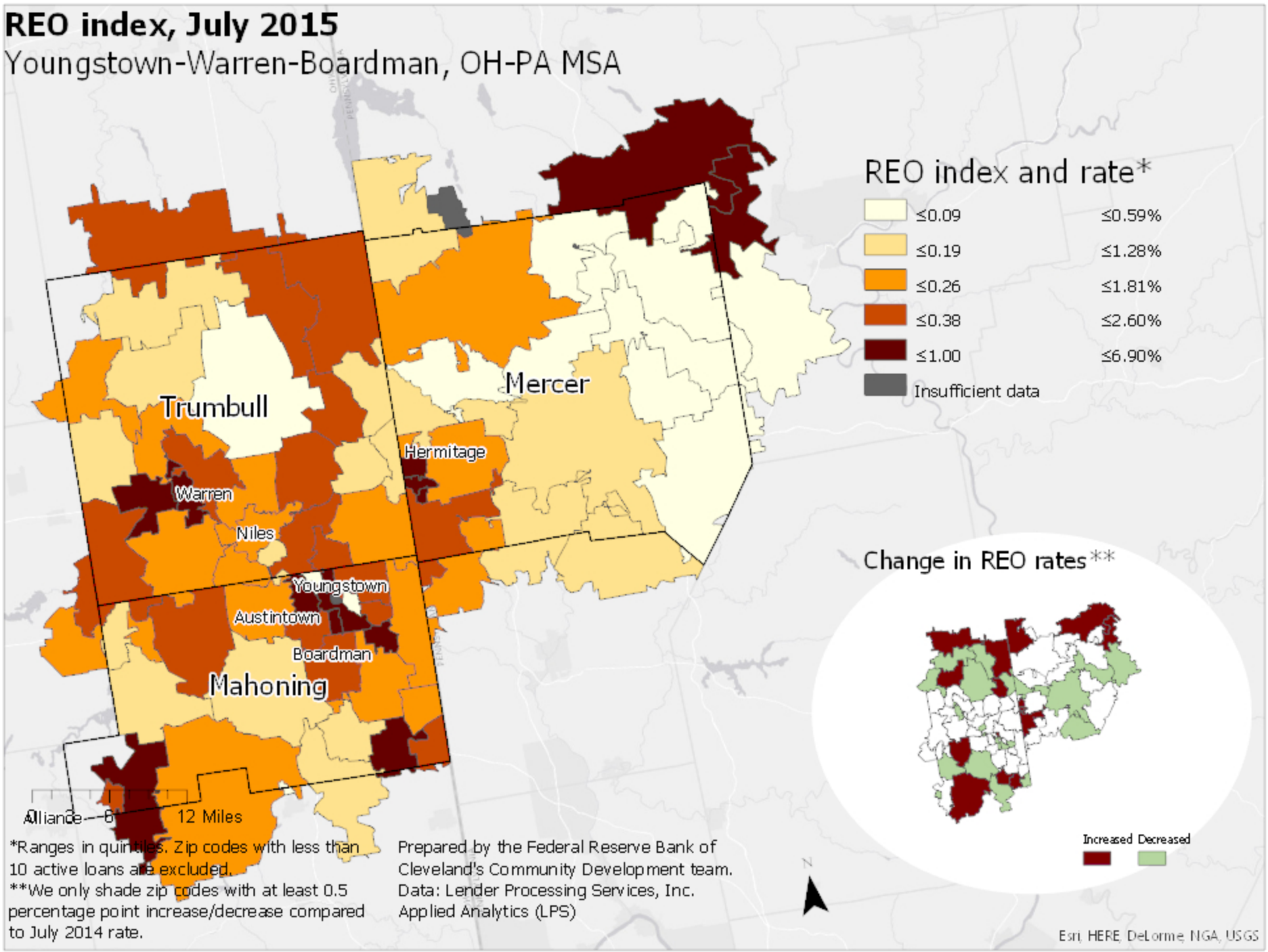
REO index, July 2015

Youngstown-Warren-Boardman, OH-PA MSA



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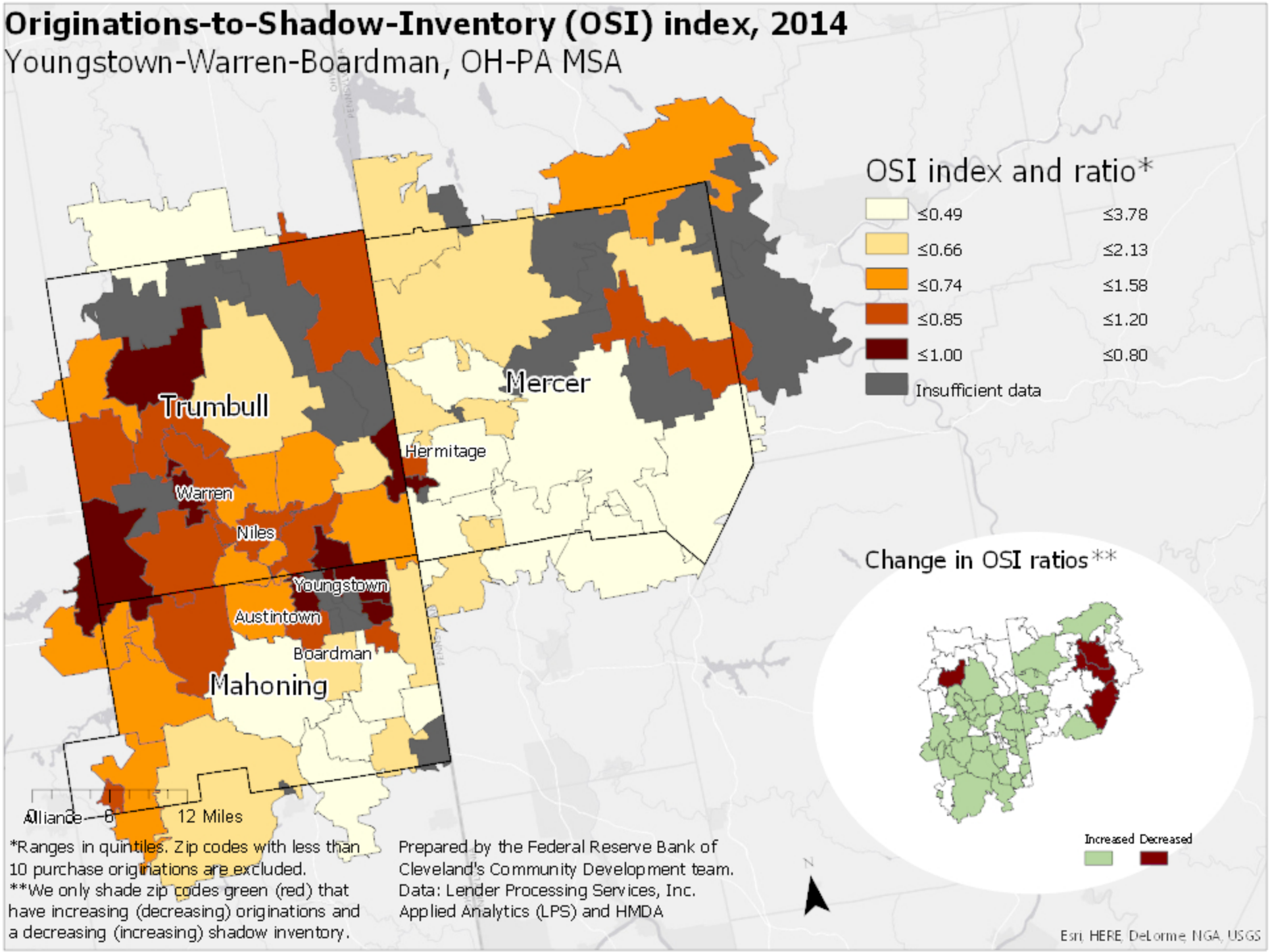
Originations-to-Shadow-Inventory (OSI) index, 2014

Youngstown-Warren-Boardman, OH-PA MSA



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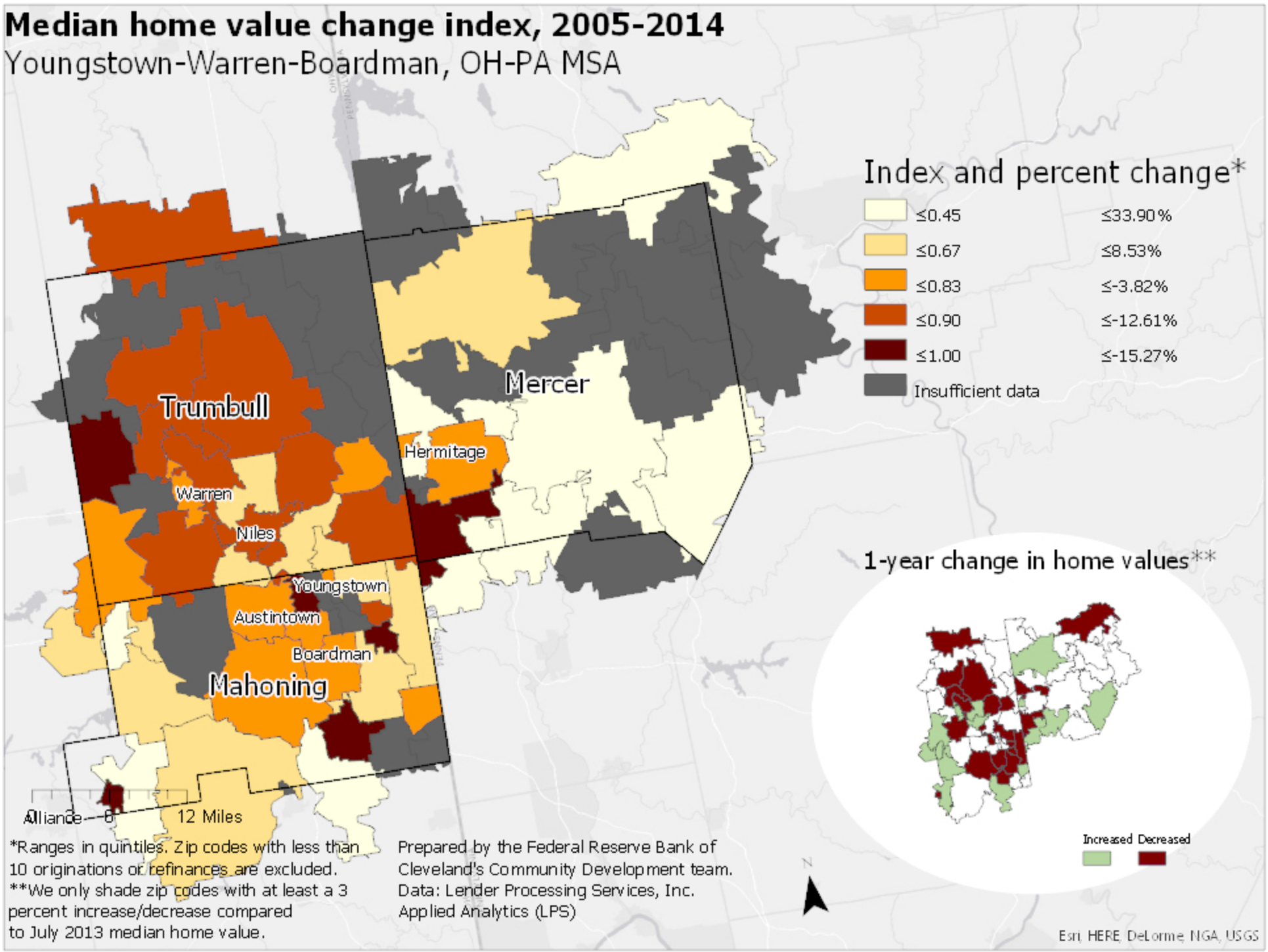
Youngstown-Warren-Boardman, OH-PA MSA



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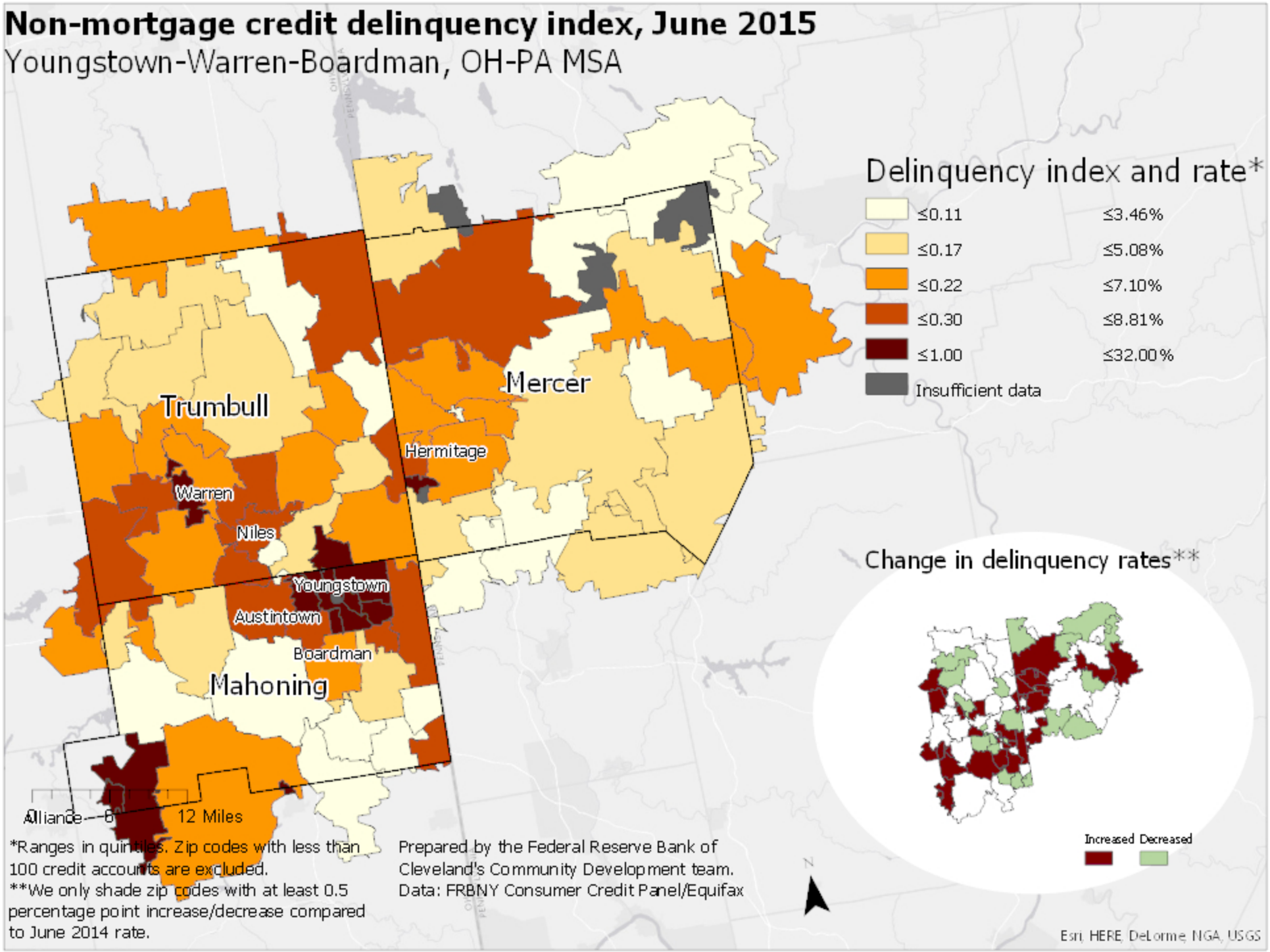
Non-mortgage credit delinquency index, June 2015

Youngstown-Warren-Boardman, OH-PA MSA



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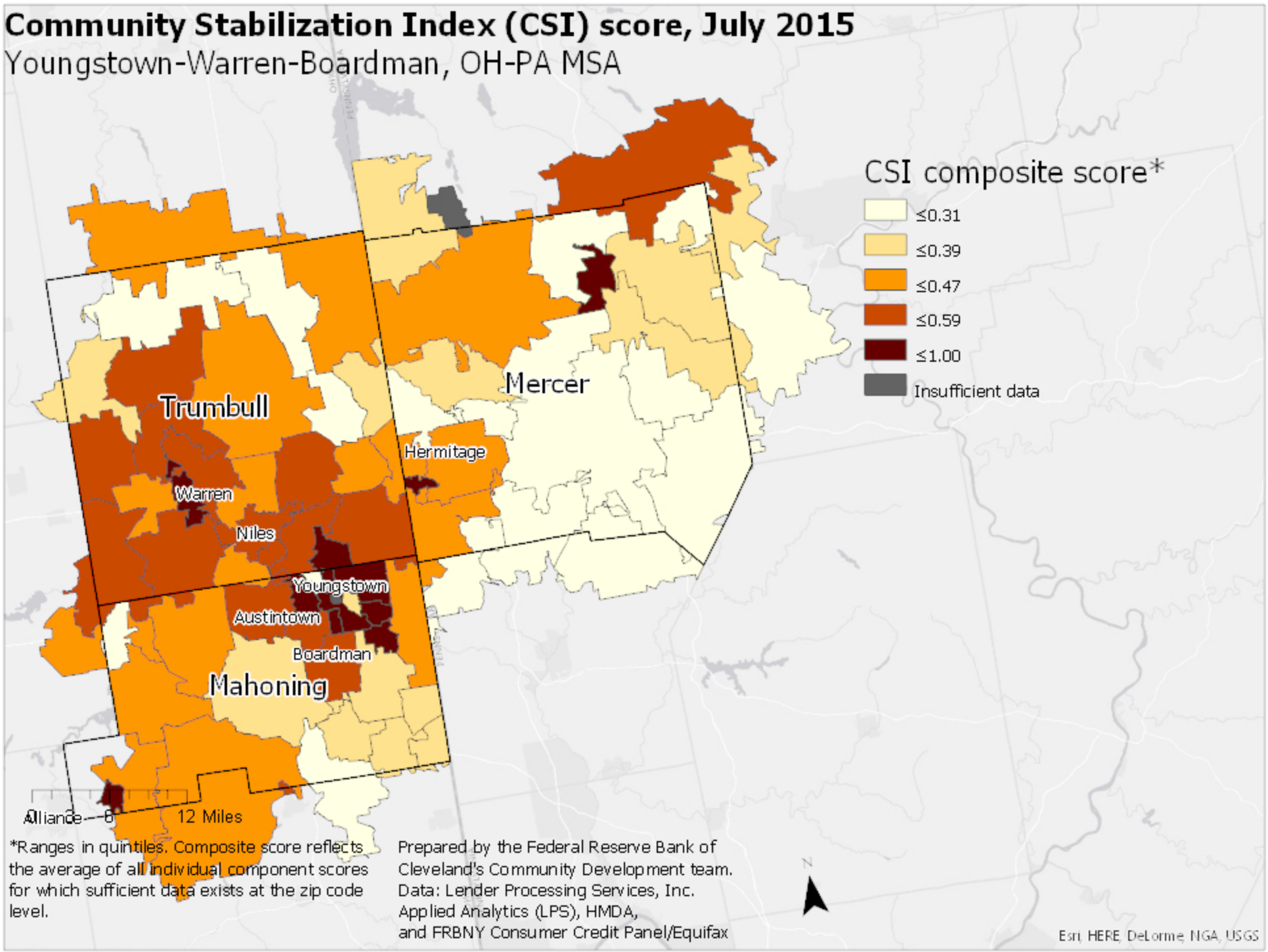
Community Stabilization Index (CSI) score, July 2015

Youngstown-Warren-Boardman, OH-PA MSA



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Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS), HMDA, and FRBNY Consumer Credit Panel/Equifax

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