

Community Stabilization Index

Helping communities track local housing market conditions

Publication: December 2016

Data version: Based on data from July 2016

Federal Reserve Bank of Cleveland

ClevelandFed.org/CommunityDevelopment
[@CleveFed_ComDev](https://twitter.com/CleveFed_ComDev)

1455 East Sixth Street
Cleveland, Ohio 44114

Contents

About the Community Stabilization Index _____	3
Executive Summary _____	5
Akron, OH MSA _____	9
Canton, OH MSA _____	17
Cincinnati, OH-KY-IN MSA _____	25
Cleveland-Elyria, OH MSA _____	33
Columbus, OH MSA _____	41
Dayton & Springfield, OH MSAs _____	49
Erie, PA MSA _____	57
Huntington-Ashland, WV-KY-OH MSA _____	65
Lexington-Fayette, KY MSA _____	73
Lima, OH MSA _____	81
Mansfield, OH MSA _____	89
Pittsburgh, PA MSA _____	97
Toledo, OH MSA _____	105
Wheeling, WV & Weirton-Steubenville, WV-OH MSAs _____	113
Youngstown-Warren-Boardman, OH-PA MSA _____	121
Contact Information _____	129

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 or preclude understanding the limitations of this tool. The methodology and data sources for this tool are explained at the bottom of the page; click on the large map or scroll down to the individual MSA images to explore the 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, and the Home Mortgage Disclosure Act (HMDA) database. The LPS dataset comprises 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 loans. The HMDA dataset contains data on home mortgage loans as reported by depository institutions and certain for-profit, nondepository 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 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 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 value of purchase and refinance originations:** For this component, we calculate the median estimated value of mortgage-financed 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 sale price. If the first-lien loan is originated because of 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 each zip code's 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

Origination activity up across region as REO stock shrinks

The stock of REO properties declined for a third consecutive year across Federal Reserve Fourth District MSAs by 16.40 percent year over year. In zip codes considered distressed by the Community Stabilization Index (CSI)¹, REO stocks experienced the largest drop in the metro areas of Youngstown–Warren–Boardman, OH–PA (down 39.13 percent year over year) and Wheeling–Weirton–Steubenville, WV–OH (down 29.63 percent year over year) while the stock of REOs in distressed zip codes ticked up in only two metros: Lexington–Fayette, KY and Mansfield, OH.

Mansfield is also the only metro in the Fourth District that has yet to regain its median value of purchase and refinance originations from before the housing crisis, still 3.51 percent below its 2005 level. However, it experienced a 4.76 percent gain from 2014 to 2015. This is consistent with gains across the Fourth District, where every metro gained at least as much in its median originations value, with Akron, Cleveland–Elyria, Lima, Pittsburgh, and Wheeling experiencing year-over-year gains of more than 10 percent.

Mortgage delinquency and foreclosure rates continue to fall

Mortgage delinquency and foreclosure rates in Fourth District metros continued to decline in 2016. However, as recent studies have shown, the extent of progress depends on the window of comparison. In Ohio, mortgage delinquency and foreclosure levels are still twice as high as they were in the 1990s.² Still, the recent trend is downward: Mortgage delinquency rates declined from 2.08 in 2015 to 1.86 percent in 2016, the first dip below 2 percent since the housing crisis began. Among distressed zip codes, for the third consecutive year mortgage delinquency rates were highest in the metro areas of Erie, PA (down to 3.58 percent from 4.01 percent a year ago) and Cleveland–Elyria, OH (down to 3.28 percent from 3.63 percent a year ago). Rates were lowest in Lexington–Fayette, KY (down to 1.56 percent

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).

² Woodrum, Amanda, "Ohio foreclosures: Damage in the wake of the housing crisis," Policy Matters Ohio: 2016.

Ford, Frank, "Is the Cuyahoga County Foreclosure Crisis Over? It depends on where you're standing," Western Reserve Land Conservancy: 2016.

from 2.20 percent a year ago) and Cincinnati, OH–KY–IN (down to 2.27 percent from 2.74 percent a year ago).

Foreclosure rates overall were also down very slightly, from 1.77 percent in 2015 to 1.44 percent in 2016, inching closer to 2005 prerecession levels of 1.36 percent. Among distressed zip codes, foreclosure rates were highest in the metro areas of Cleveland–Elyria (down to 3.12 percent from 3.49 percent a year ago) and Mansfield, OH (down to 2.66 percent from 2.82 percent a year ago) and lowest in Lexington–Fayette, KY (down to 1.27 percent from 2.11 percent a year ago) and Pittsburgh, PA (down to 1.64 percent from 2.12 percent a year ago).

Nonmortgage credit delinquency remained about the same from a year ago at 6.34 percent; the 10-year average is 6.37 percent. Among distressed zip codes, nonmortgage credit delinquency is highest in the metro areas of Toledo, OH (down to 11.18 percent from 11.23 percent a year ago) and Dayton–Springfield, OH (up to 10.72 percent from 10.14 percent a year ago) and lowest in Pittsburgh, PA (up to 5.79 percent from 5.76 percent a year ago) and Wheeling–Weirton–Steubenville, WV–OH (down to 6.42 percent from 6.92 percent a year ago).

How are NSP areas faring?

The Neighborhood Stabilization Program (NSP), established in the wake of the housing crisis, was intended to provide funds to local jurisdictions primarily for the rehabilitation or demolition of distressed properties and ultimately to help the hardest-hit housing markets recover. Several jurisdictions in the Fourth District received NSP dollars from the Department of Housing and Urban Development (HUD) across multiple rounds of funding that could be expended on distressed properties from around 2009 through the first quarter of 2014. Below, we highlight a few areas where relatively large amounts of NSP funds were spent in order to see how they are faring.³

³Data on completed NSP activities are from HUD's office of Community Planning and Development: <https://egis.hud.gov/cpdmaps/>

Slavic Village and Union-Miles neighborhoods (44105) – Cleveland–Elyria, OH

The zip code—encompassing the Slavic Village and Union–Miles neighborhoods (as well as the suburban municipality of Newburgh Heights)—has received significant investment through NSP in addition to other federal programs and private initiatives such as the Slavic Village Recovery Partnership. These programs have worked to either demolish or rehab large numbers of abandoned and/or REO properties. While these neighborhoods are still considered "very distressed" according to the CSI composite score and have among the highest shares of vacant residential structures in Cleveland according to Western Reserve Land Conservancy survey data, several positive trends can be observed. Mortgage delinquency rates have steadily declined in recent years from a peak of 12.42 percent in 2010 to 5.59 percent as of July 2016. Similar trends are apparent for foreclosure rates and the stock of REO properties, each declining faster than in other distressed zip codes from 2010 to 2016. The median value of originations has also risen each year since 2012, when it bottomed out at \$50,060 before rising to \$65,904 by the end of 2015, though the median value is still 27 percent below the 2005 pre-crisis level.⁴

Summit and West Park neighborhoods (44703) – Canton–Massillon, OH

The Summit and West Park neighborhoods, most of which fall into the 44703 zip code to the west of downtown Canton, have experienced disinvestment dating back several decades. While conditions were exacerbated by the housing crisis, the crisis also presented the opportunity to leverage public dollars that could help revitalize the neighborhoods and their mix of elegant century homes and smaller working-class housing stock. More than 100 homes have been demolished in Summit and nearby neighborhoods through the NSP program, but initiatives have also been put in place such as the Community Building Partnership's Healthy Neighborhoods Program that encourages current residents to make home improvements through grants and other incentives. The shadow inventory has returned to pre-crisis levels, and originations have increased by around 31 percent since 2011 but are still at half the levels experienced in the early 2000s. Compared to other zip codes in the Canton–Massillon metro, the Summit and West Park neighborhoods perform better than most zip codes according to the foreclosure and REO indices but lag behind on other measures. The zip code has the

⁴ Note that the median value of originations as reported in the CSI only reflects only properties which that have a first-lien loan with one of the mortgage servicers that reports its their data to LPS (which covers about two-thirds of the mortgage servicing market). Value reflects the purchase price if associated with a purchase origination and the appraisal if associated with a refinancing. Data does not include cash sales. Therefore, especially in distressed markets, this value could differ significantly from estimates of median home value based on all properties and purchase types.

lowest originations-to-shadow inventory in the metro area, a circumstance which suggests that prioritizing the removal of vacant and blighted structures may have helped to reduce the REO stock significantly, but other components of housing-market health such as originations activity and improving home values are much harder to achieve.

Northwest and Southwest Warren (44485) – Youngstown–Warren–Boardman, OH

While Trumbull County was not hit as hard as many other counties in Ohio during the housing crisis, foreclosure rates have increased slightly in some areas during recent years, according to our analysis. In northwest and southwest Warren, rates increased by one percentage point to 5.30 percent in 2016, the highest rate in the Youngstown–Warren–Boardman metro area. However, mortgage delinquency rates declined in the recent year to 3.40 percent, reducing the likelihood of more foreclosures in the near future. REO rates have also fallen after spiking in 2013 to 5.21 percent, perhaps helped by the demolition of more than 200 vacant and abandoned properties in southwest Warren through NSP (in addition to demolitions funded by other federal programs). As of July 2016, the REO rate was 3.26 percent, similar to the rate experienced by the average zip code in the metro area. Continued revitalization efforts are ongoing with the completion of five neighborhood-specific plans—including for northwest and southwest Warren—in 2015 by Trumbull Neighborhood Partnership (TNP). As part of the plans, funded by HUD's Community Challenge Grant, TNP created a comprehensive property database with a focus on vacant homes and vacant land that should help inform future neighborhood development.

Akron, OH, MSA

90+ days mortgage delinquency

2015: **2.04%** 2016: **1.79%**

Foreclosure

2015: **1.83%** 2016: **1.34%**

REO

2015: **1.57%** 2016: **1.42%**

Originations-to-shadow inventory

2014: **1.28** 2015: **1.86**

Change in median value of purchase and refinance originations

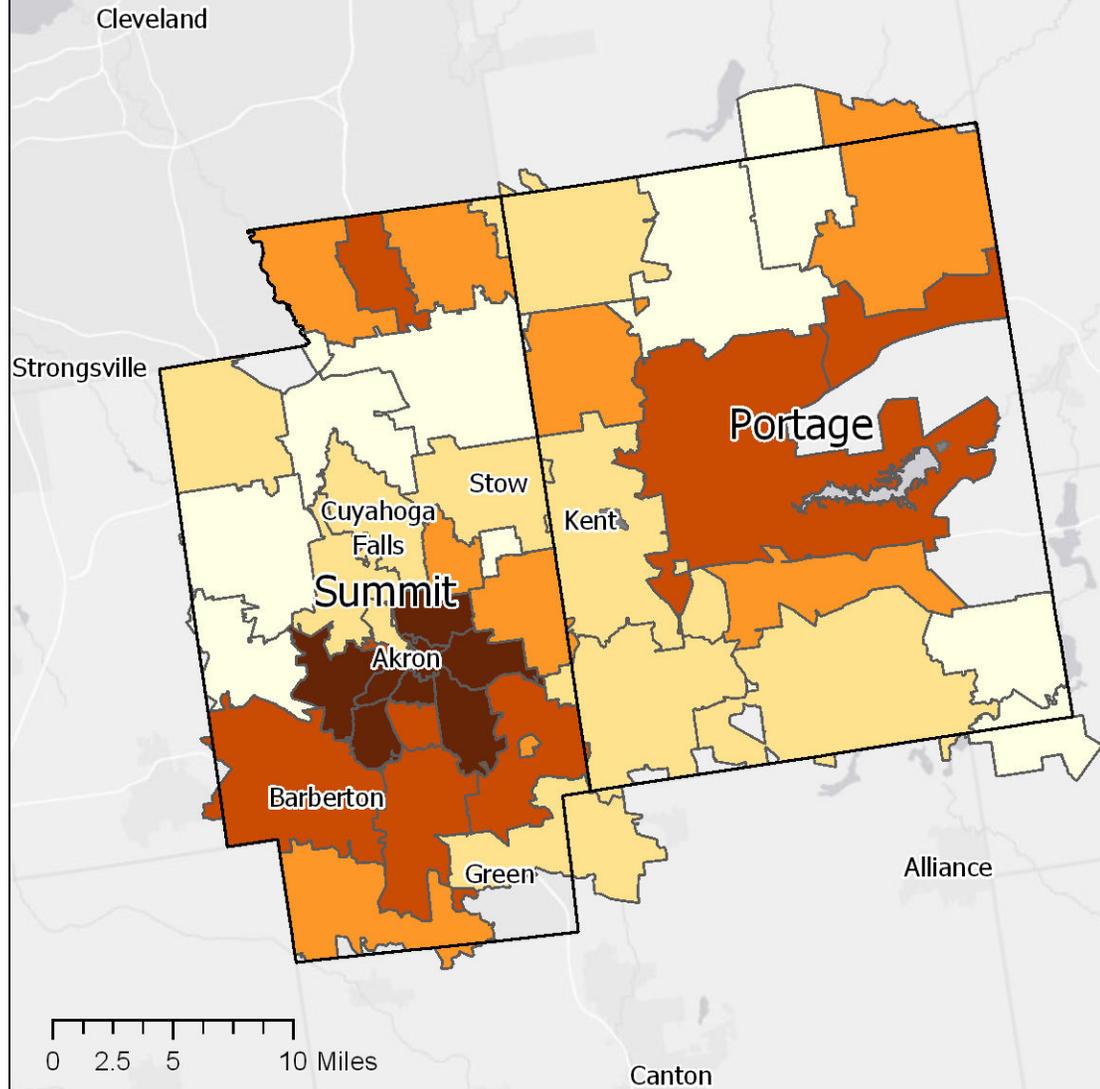
2014-2015: **12.17%** 2005-2015: **12.17%**

Non-mortgage credit delinquency

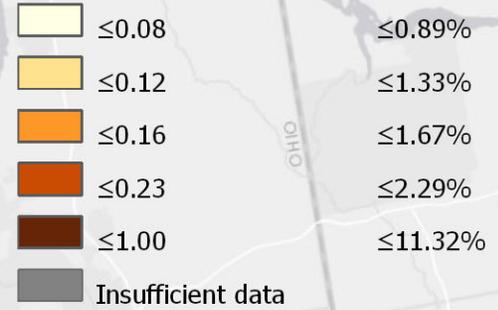
2015: **6.32%** 2016: **6.43%**

90+ days mortgage delinquency index, July 2016

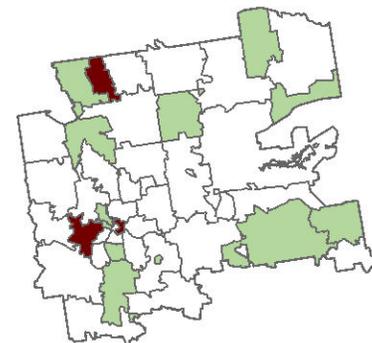
Akron, OH MSA



Delinquency index and rate*



Change in delinquency rates**



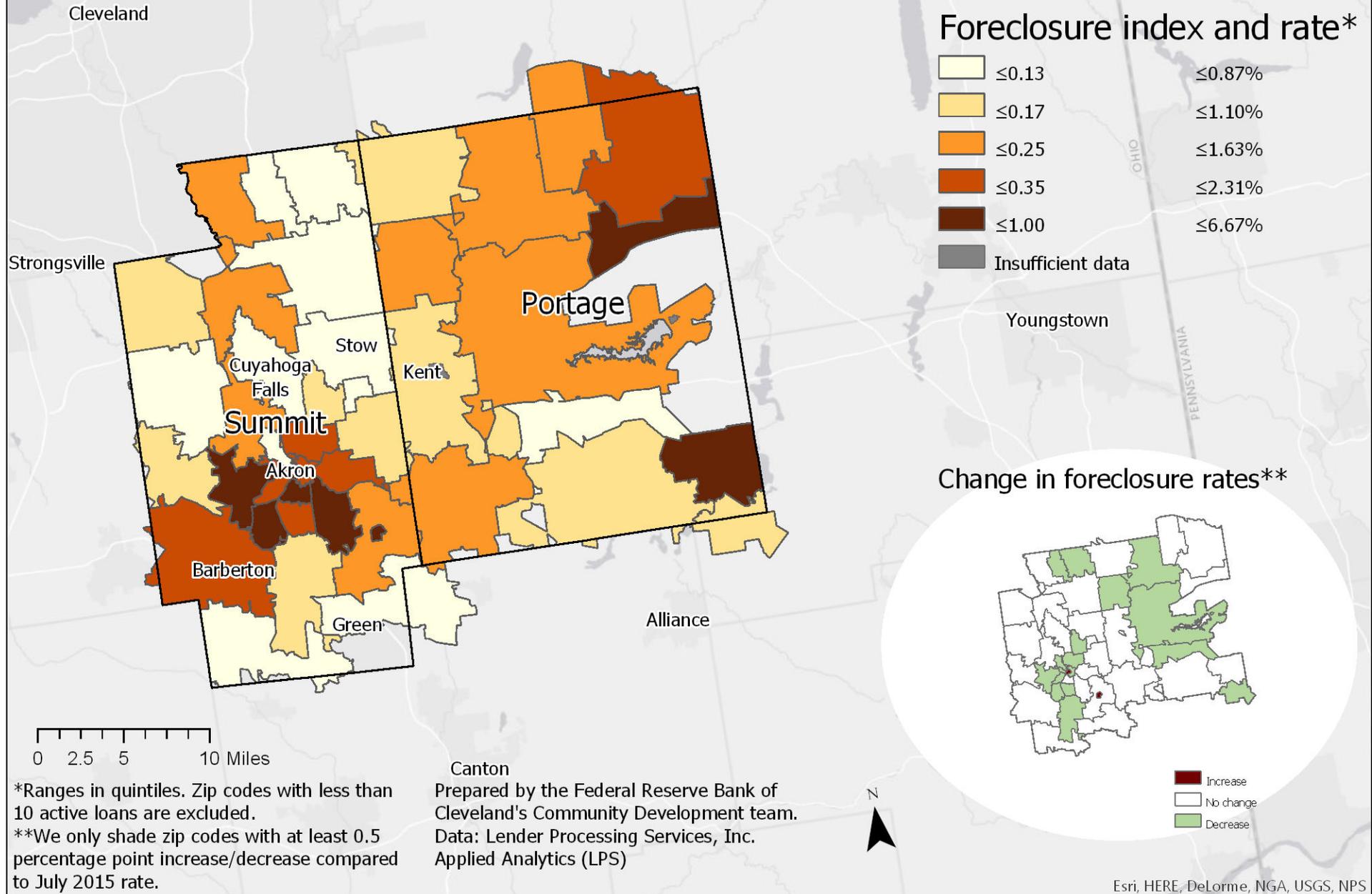
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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



Foreclosure index, July 2016

Akron, OH MSA

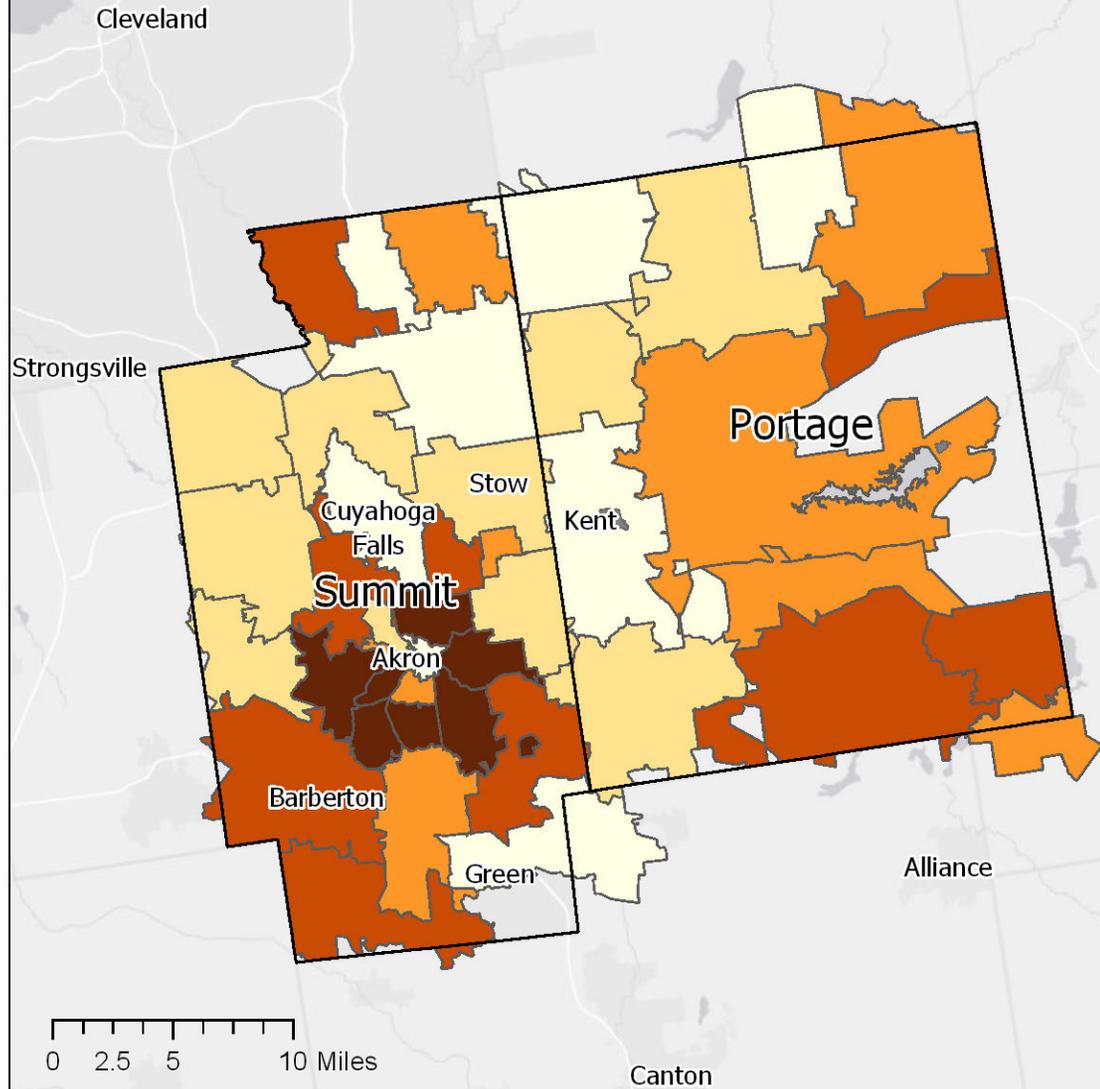


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

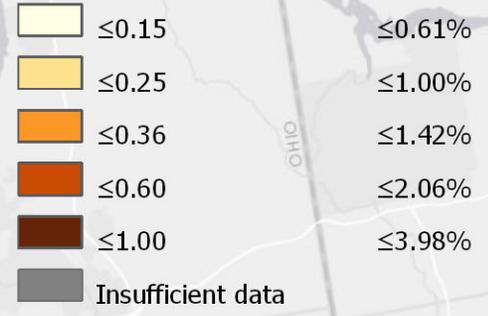
Canton
 Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
 Data: Lender Processing Services, Inc. Applied Analytics (LPS)

REO index, July 2016

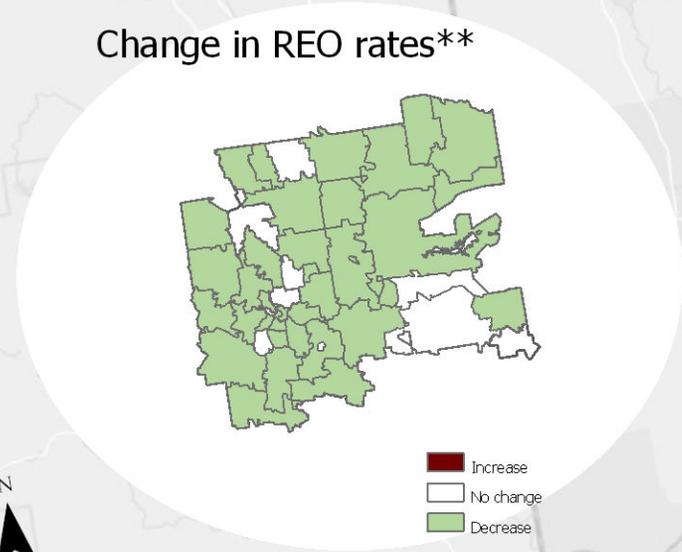
Akron, OH MSA



REO index and rate*



Change in REO rates**



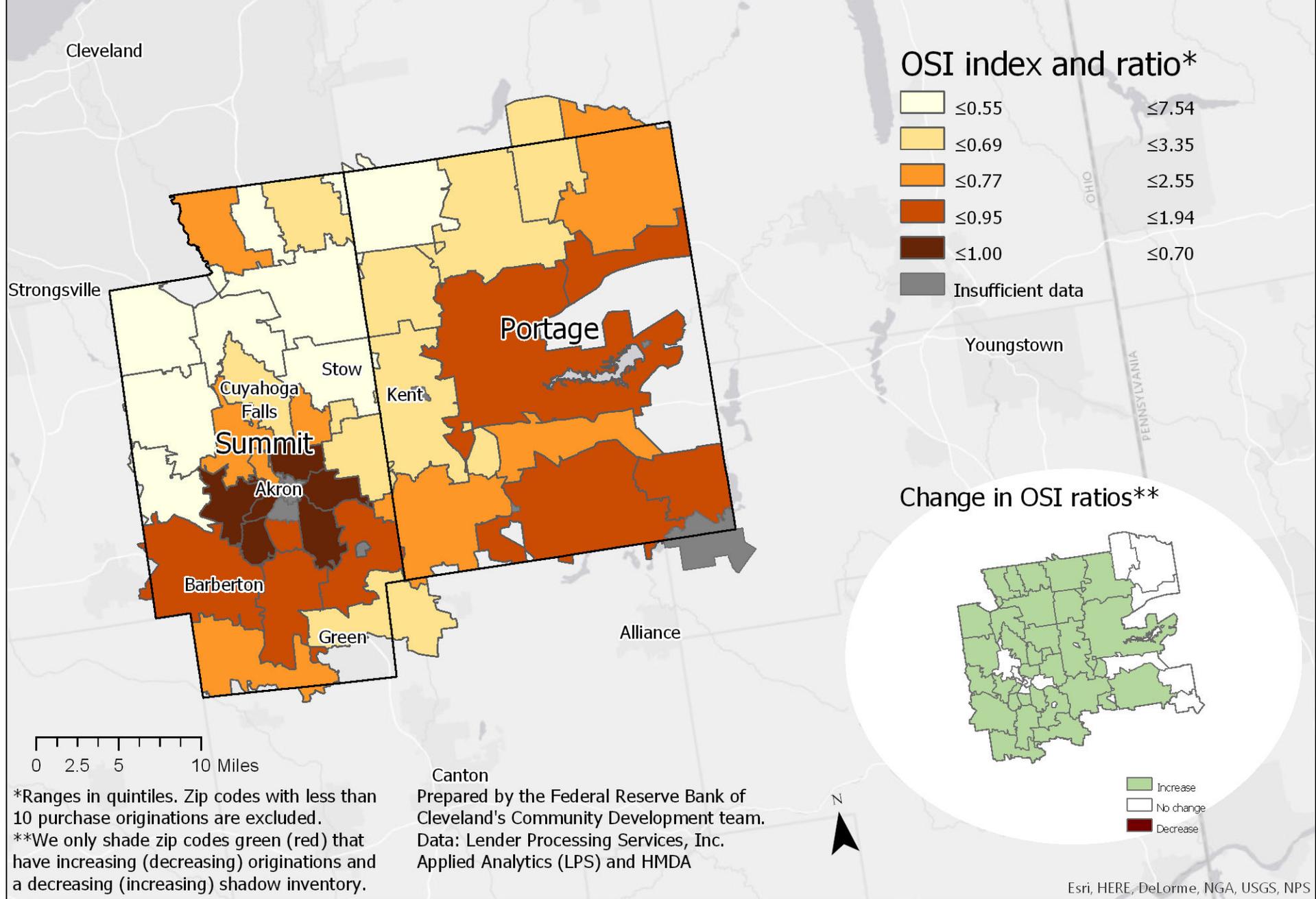
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Canton
 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, 2015

Akron, OH MSA



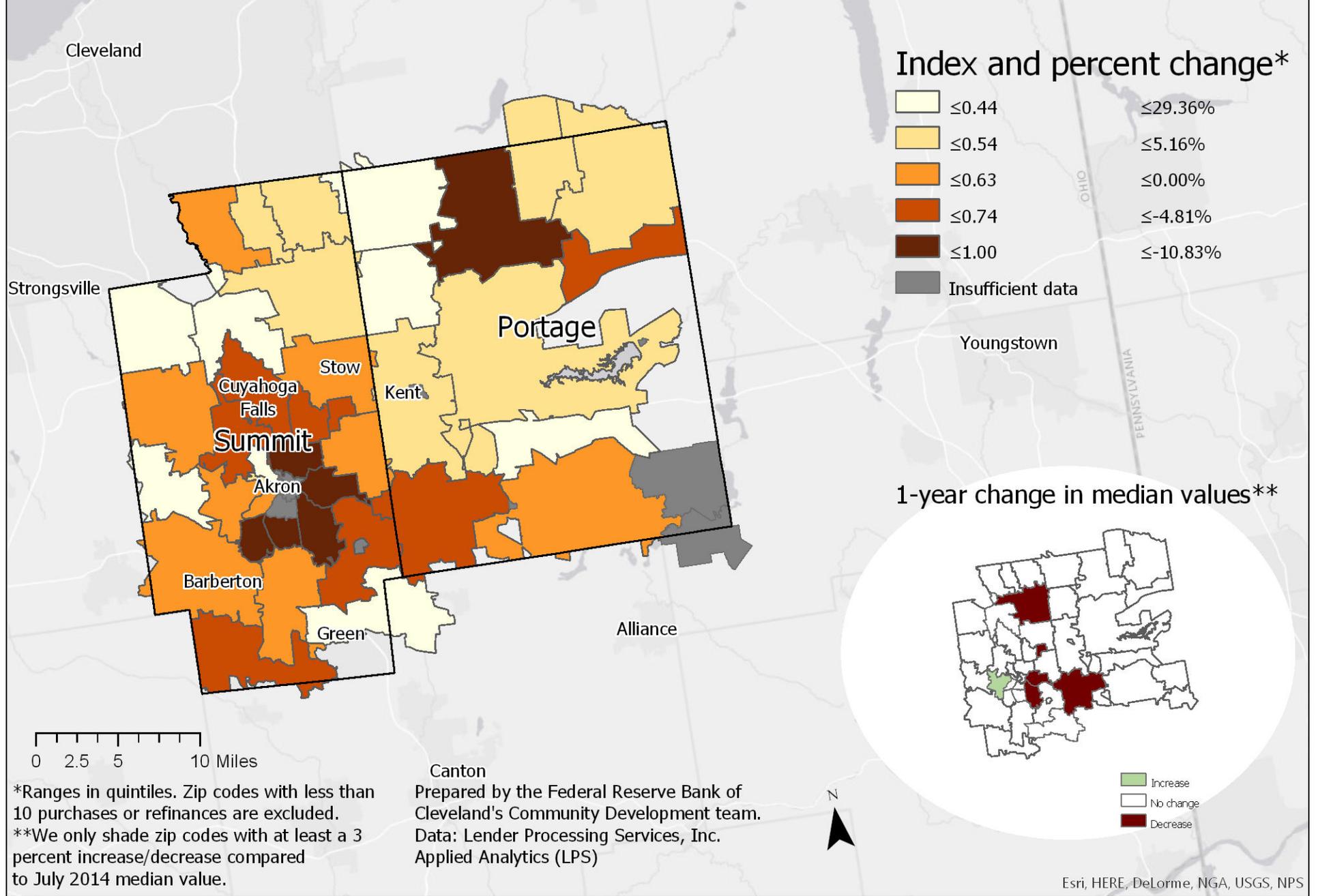
*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

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

Change in median value of purchase & refinance originations index, 2005-2015

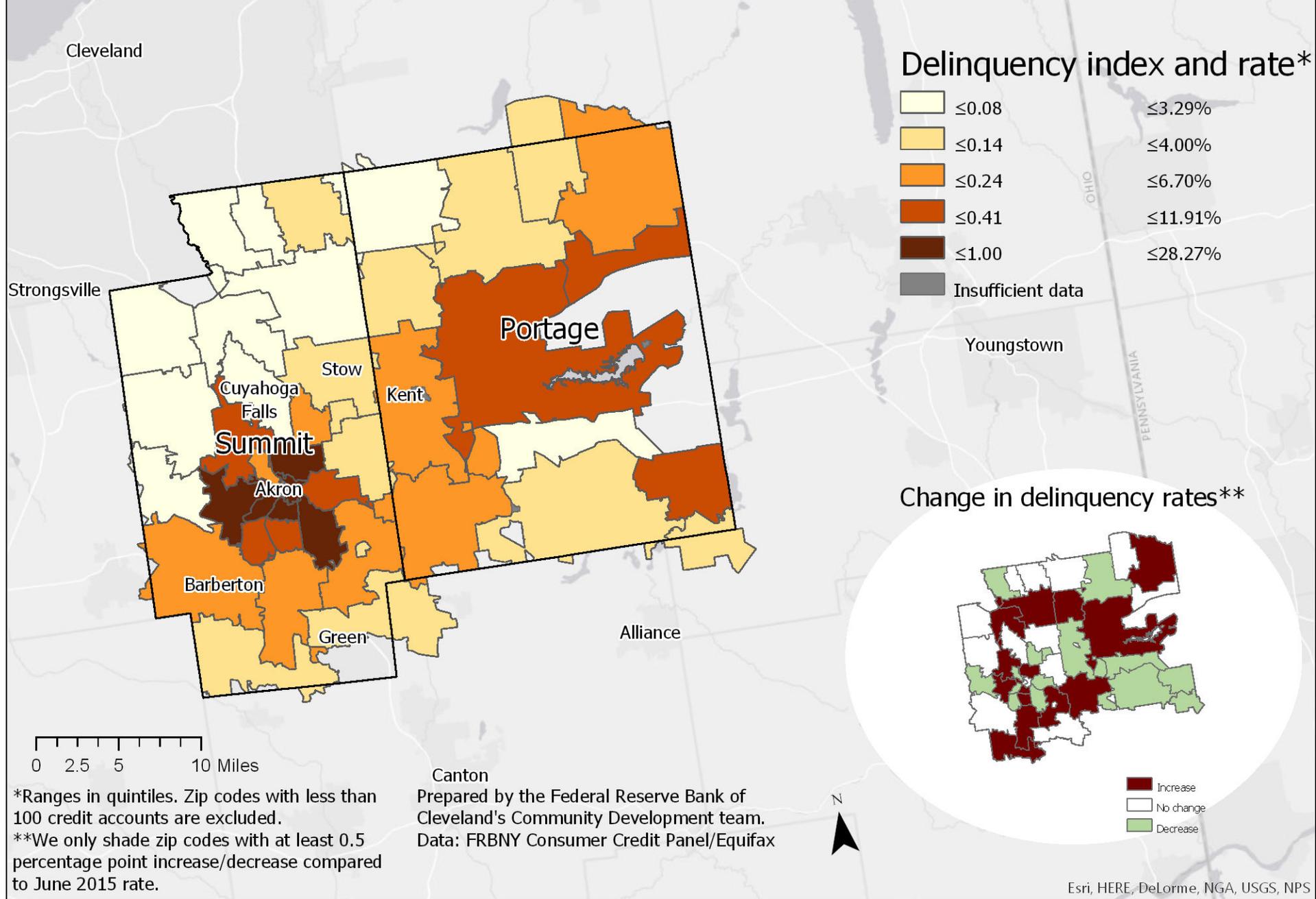
Akron, OH MSA



*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

Non-mortgage credit delinquency index, June 2016

Akron, OH MSA

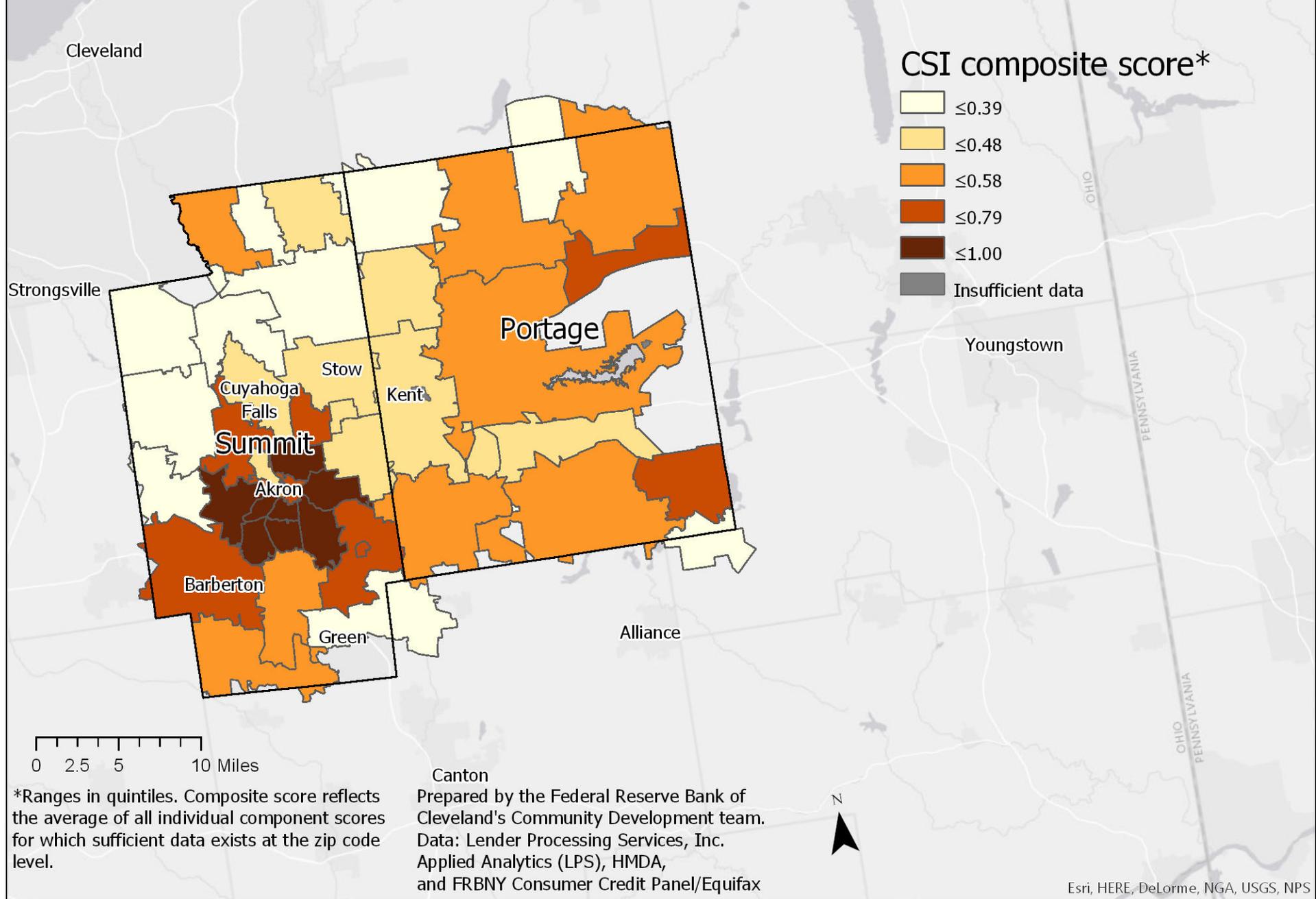


*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

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

Community Stabilization Index (CSI) score, July 2016

Akron, OH MSA



Canton–Massillon, OH, MSA

90+ days mortgage delinquency

2015: **1.81%** 2016: **1.73%**

Foreclosure

2015: **1.50%** 2016: **1.33%**

REO

2015: **1.19%** 2016: **1.15%**

Originations-to-shadow inventory

2014: **1.60** 2015: **2.18**

Change in median value of purchase and refinance originations

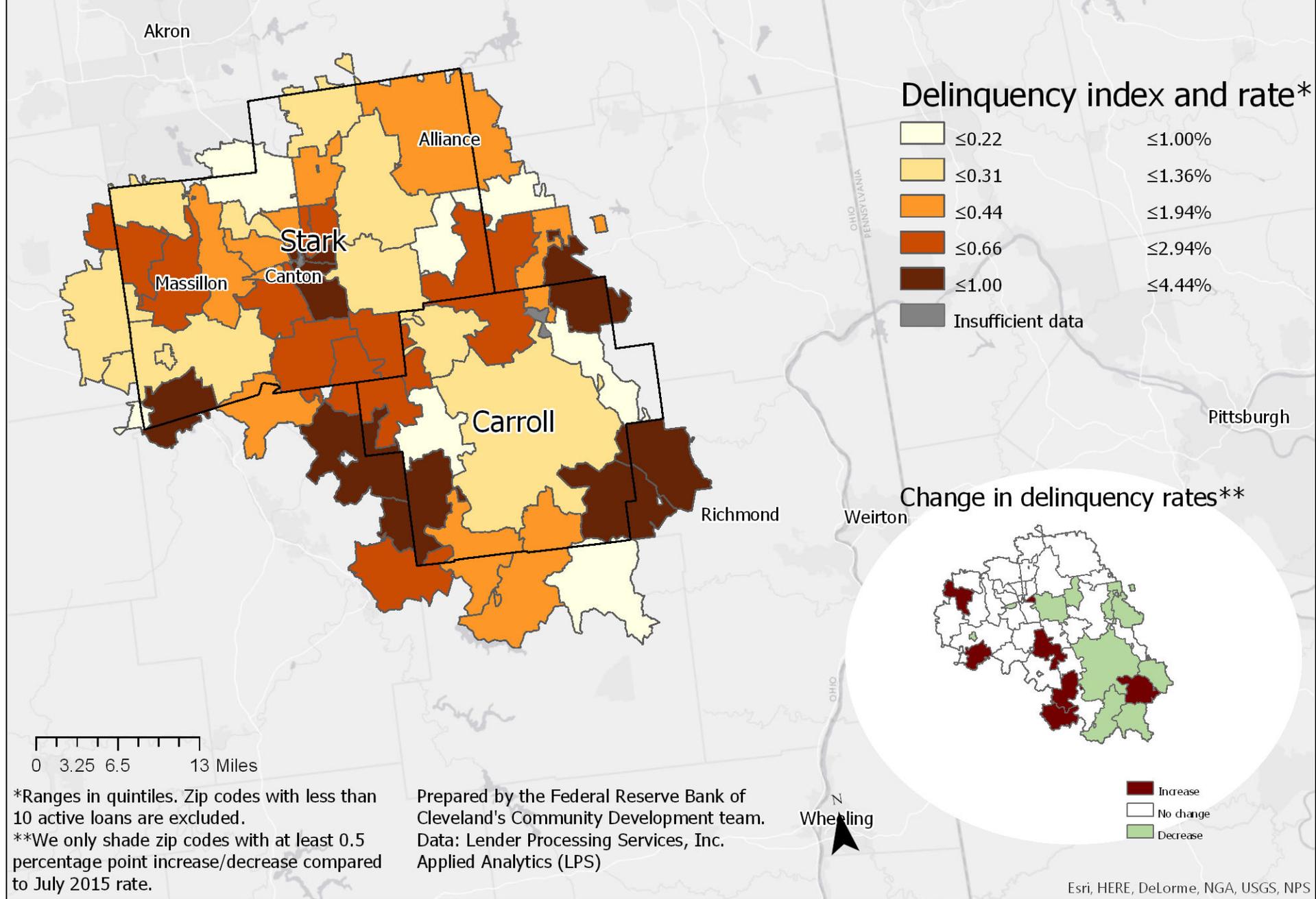
2014-2015: **9.98%** 2005-2015: **10.24%**

Non-mortgage credit delinquency

2015: **6.88%** 2016: **6.93%**

90+ days mortgage delinquency index, July 2016

Canton-Massillon, OH MSA

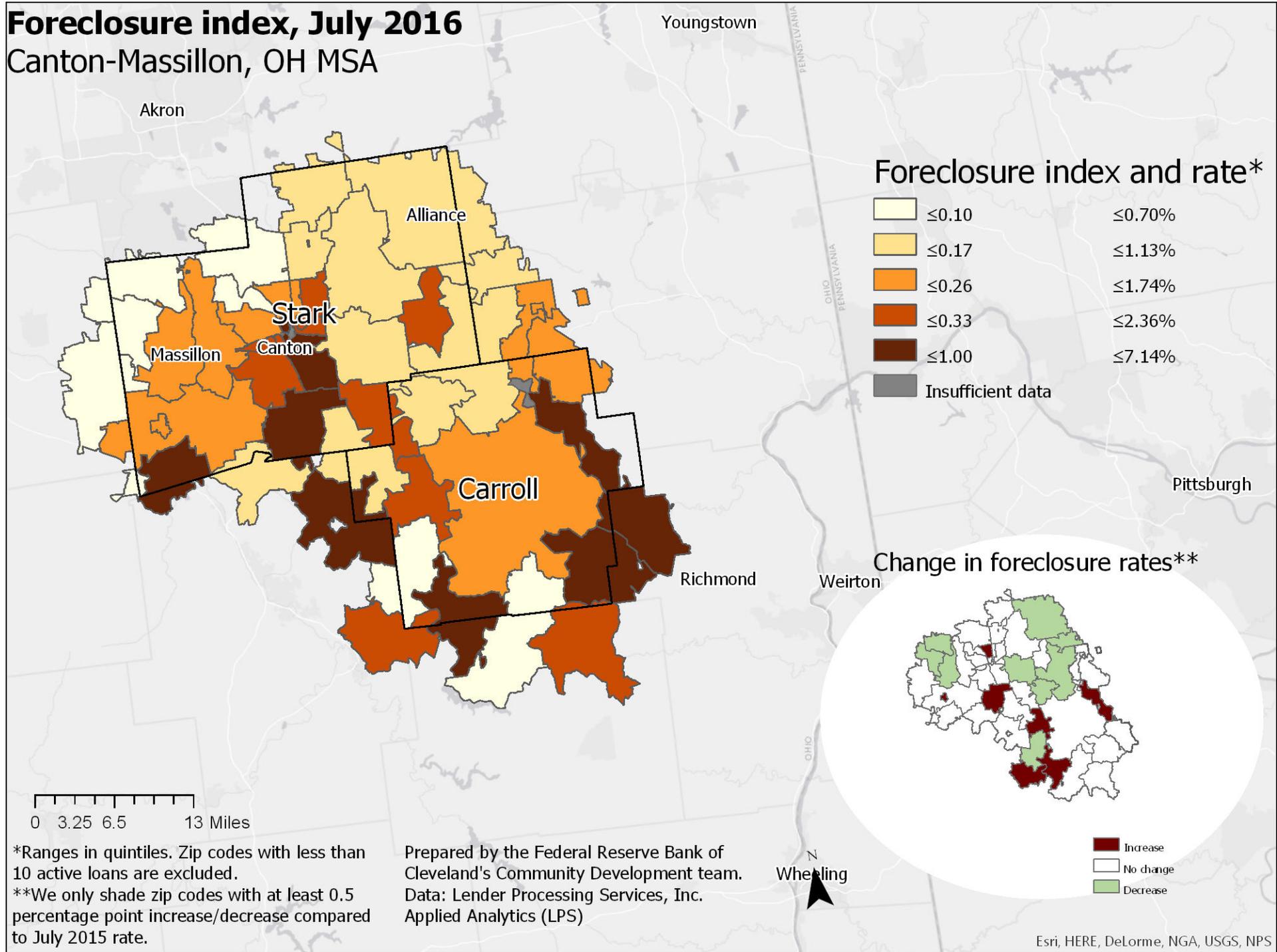


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

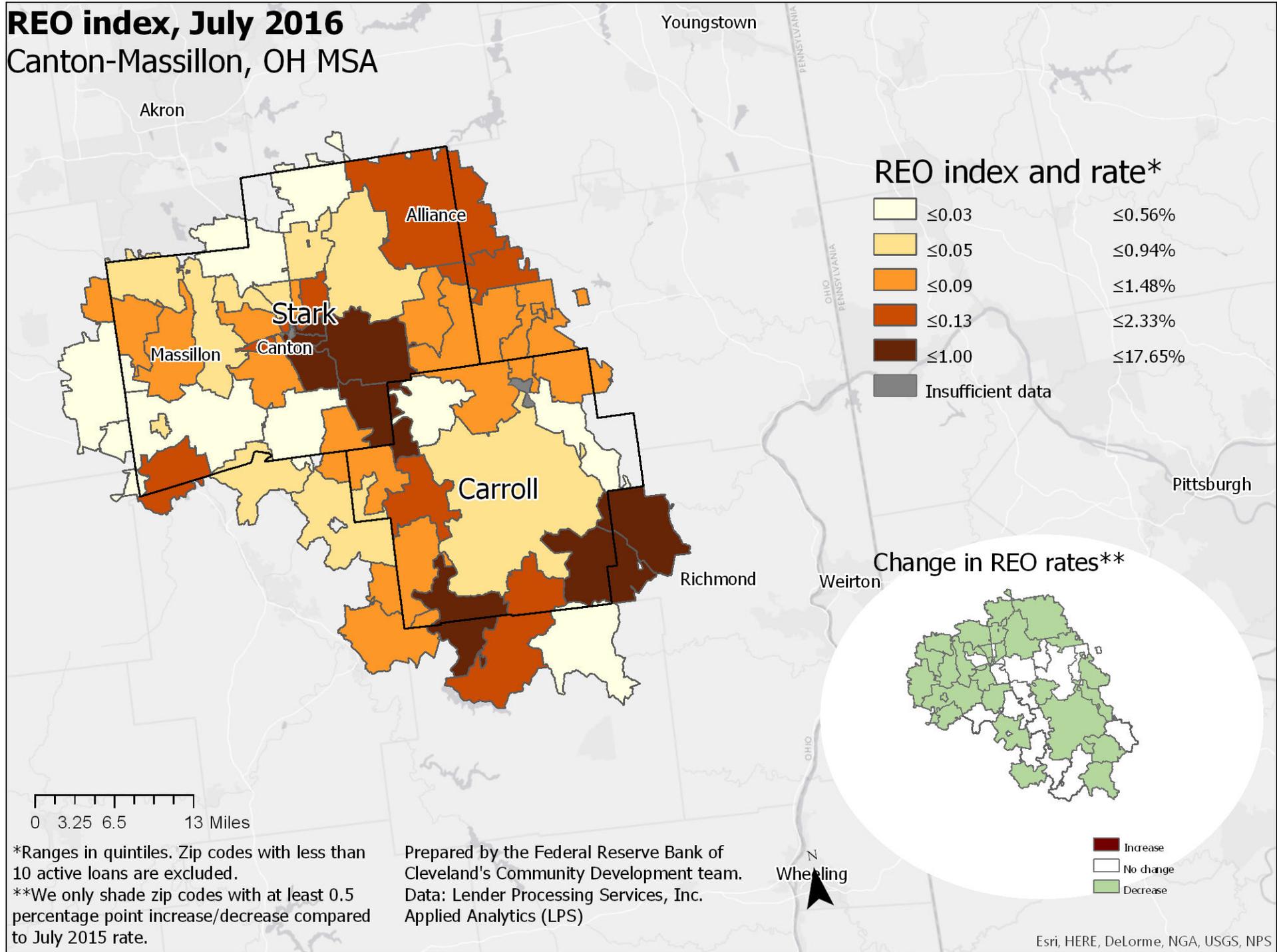
Foreclosure index, July 2016

Canton-Massillon, OH MSA



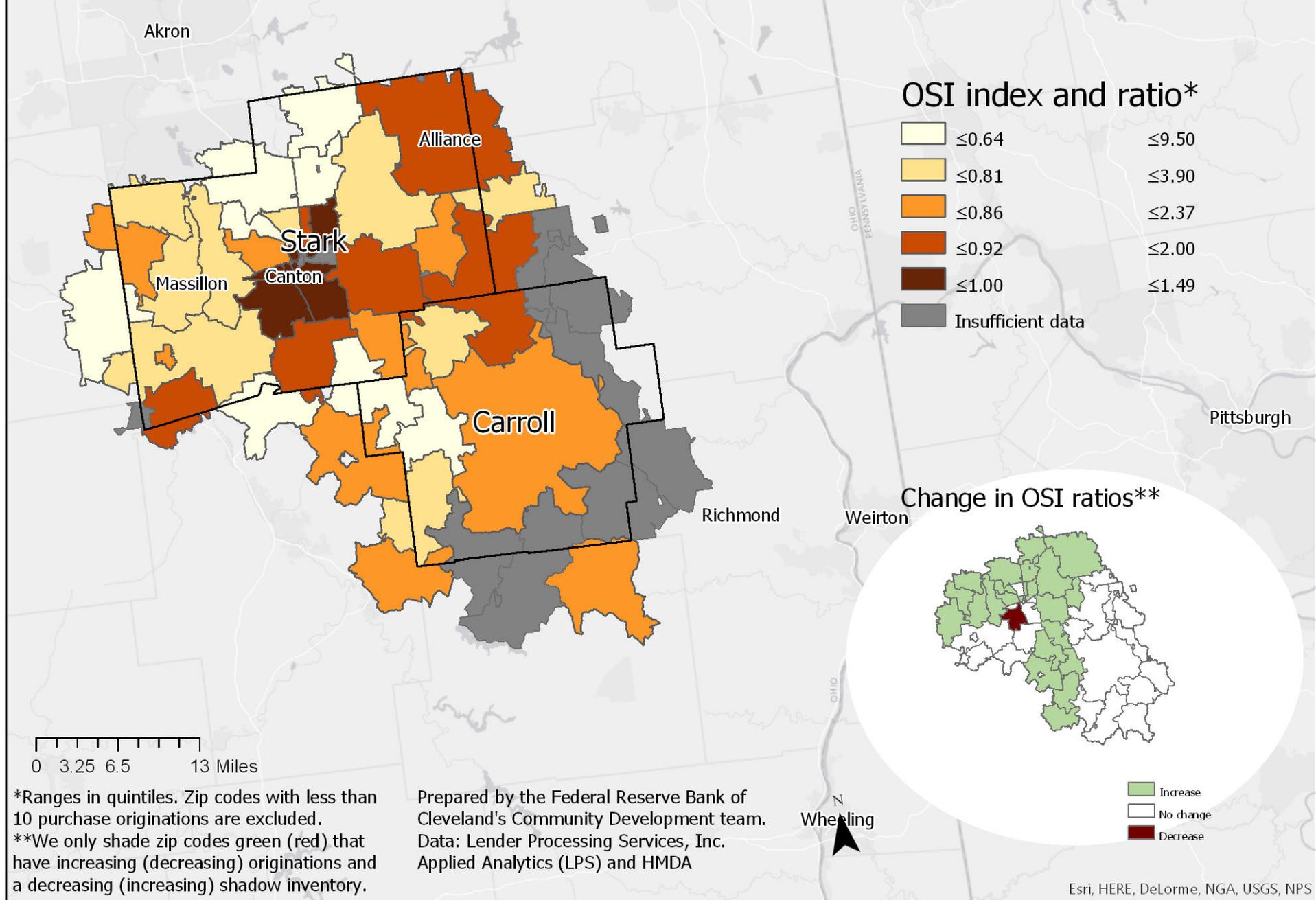
REO index, July 2016

Canton-Massillon, OH MSA



Originations-to-Shadow-Inventory (OSI) index, 2015

Canton-Massillon, OH MSA

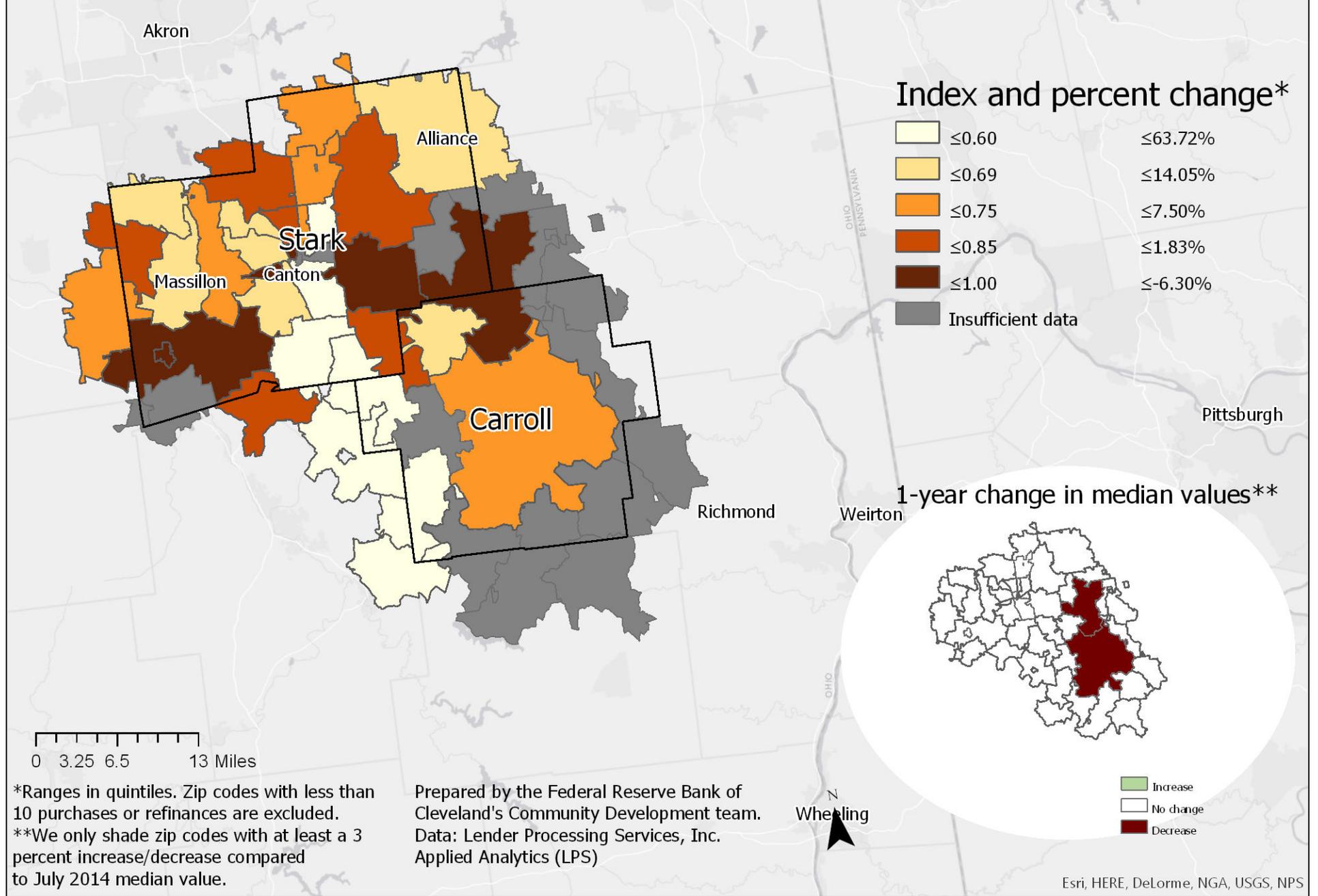


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Change in median value of purchase & refinance originations index, 2005-2015

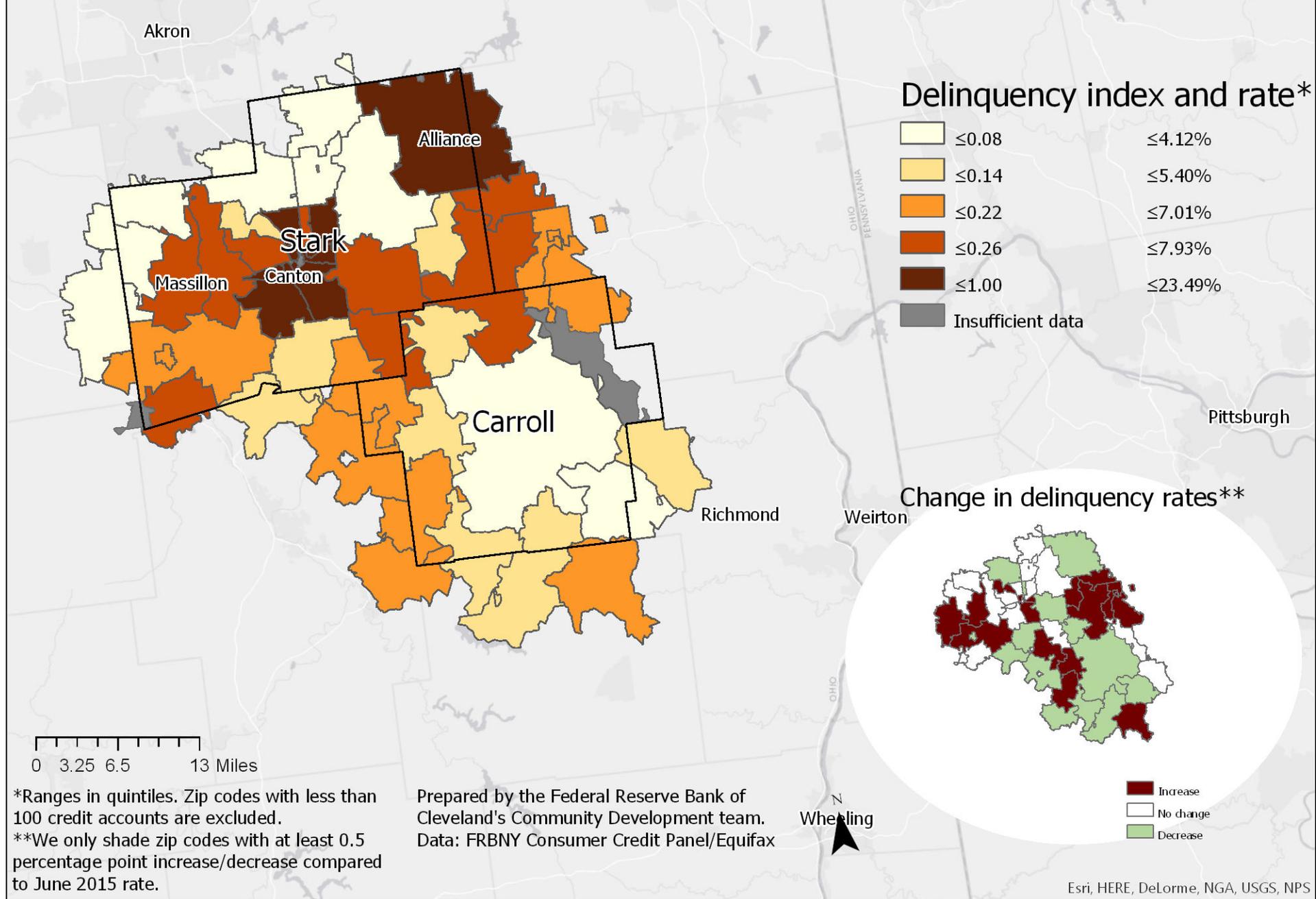
Canton-Massillon, OH MSA



*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

Non-mortgage credit delinquency index, June 2016

Canton-Massillon, OH MSA

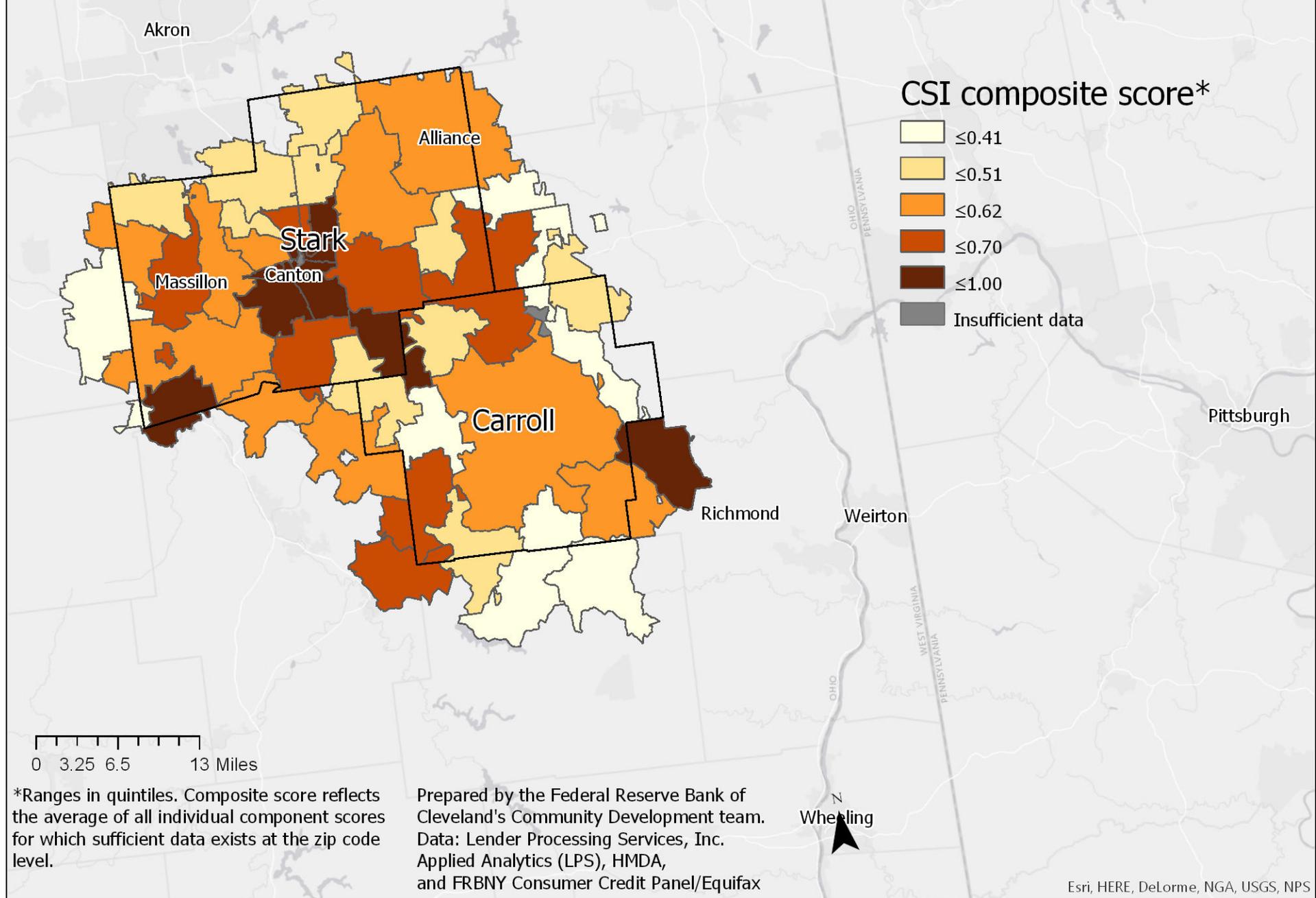


*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

Community Stabilization Index (CSI) score, July 2016

Canton-Massillon, OH MSA



Cincinnati, OH-KY-IN, MSA

90+ days mortgage delinquency

2015: **1.98%** 2016: **1.66%**

Foreclosure

2015: **1.73%** 2016: **1.40%**

REO

2015: **1.21%** 2016: **1.13%**

Originations-to-shadow inventory

2014: **1.71** 2015: **2.39**

Change in median value of purchase and refinance originations

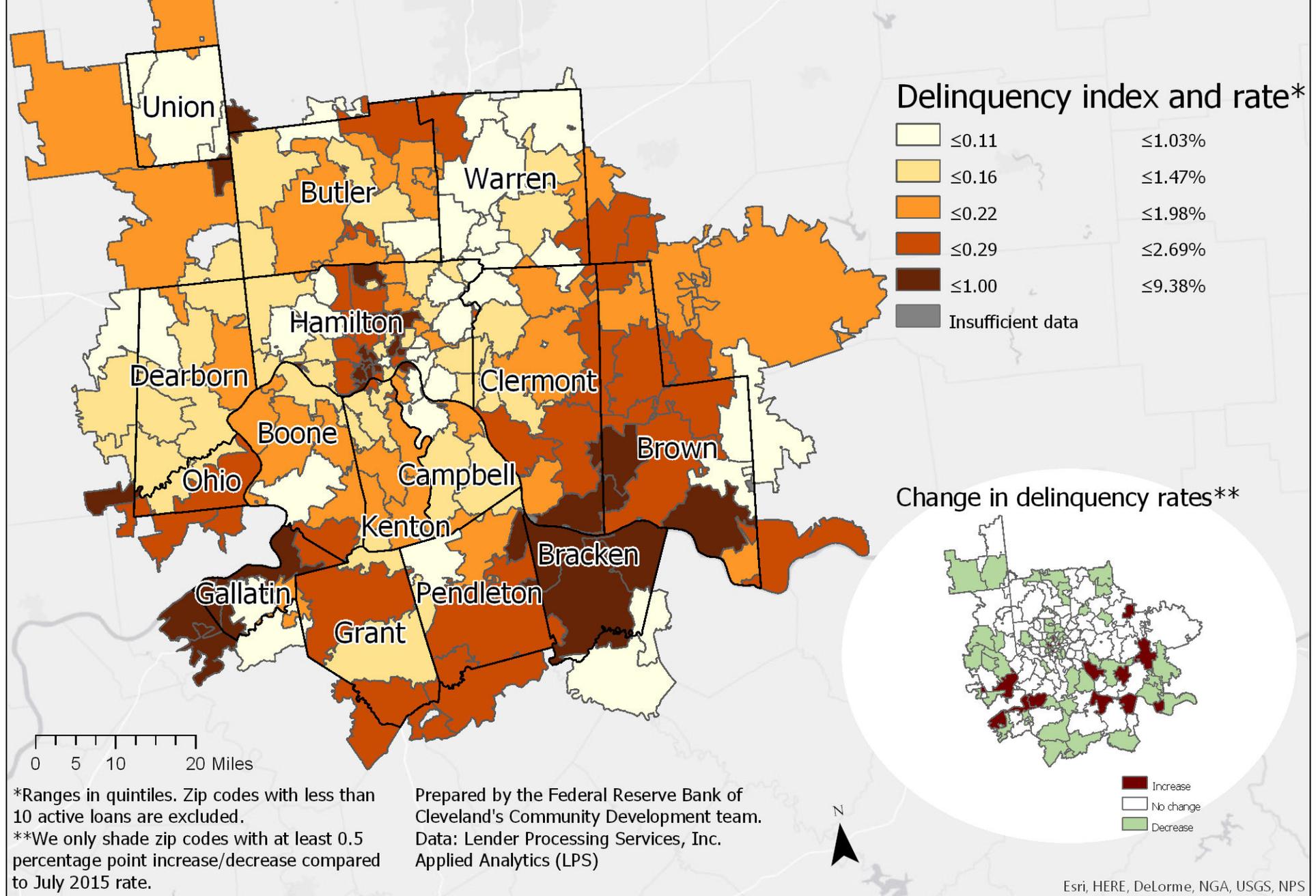
2014-2015: **9.33%** 2005-2015: **9.33%**

Non-mortgage credit delinquency

2015: **6.97%** 2016: **6.94%**

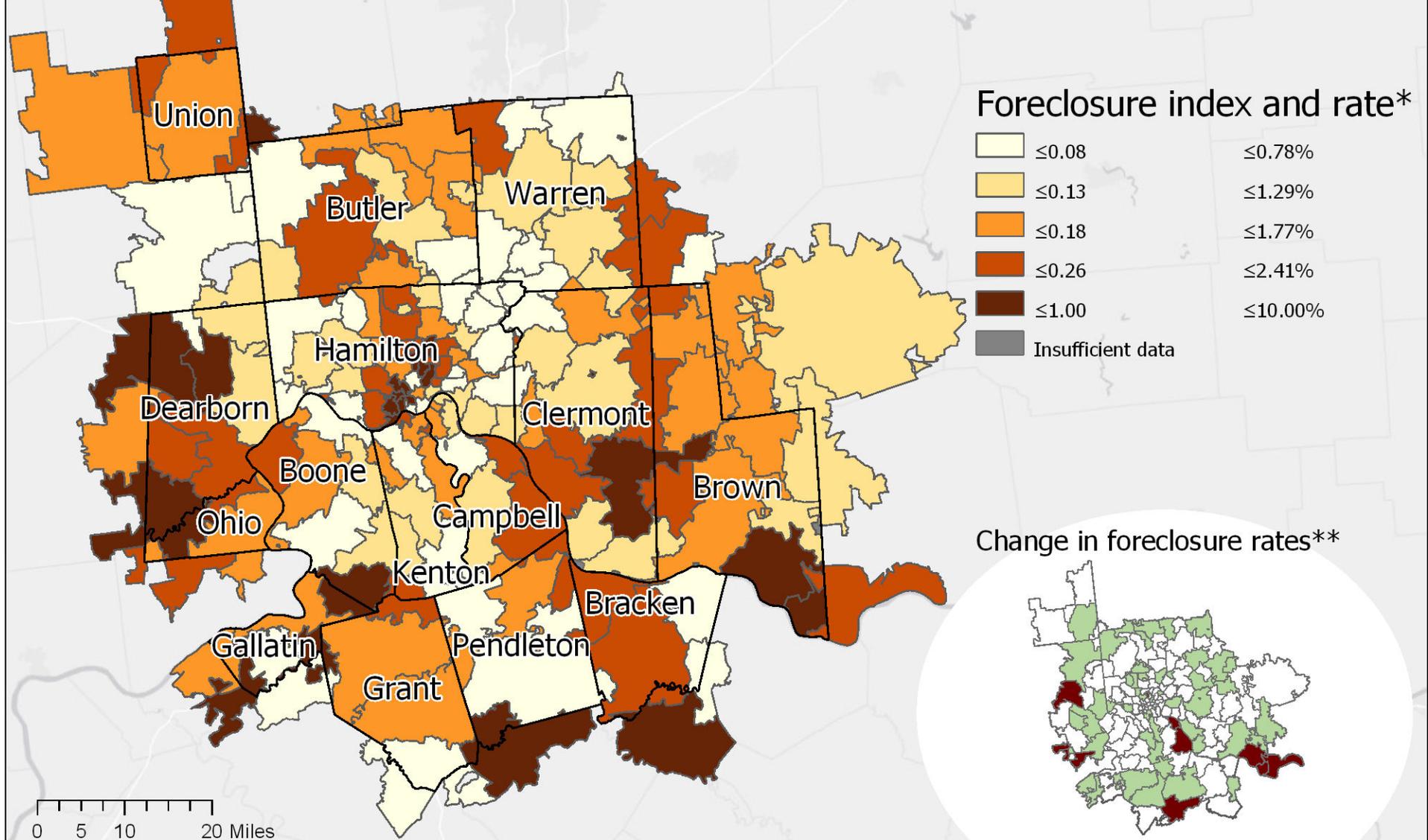
90+ days mortgage delinquency index, July 2016

Cincinnati, OH-KY-IN MSA



Foreclosure index, July 2016

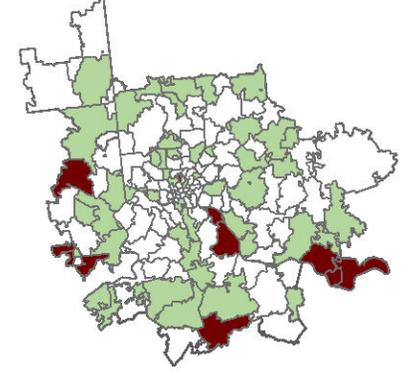
Cincinnati, OH-KY-IN MSA



Foreclosure index and rate*

Lightest Yellow	≤0.08	≤0.78%
Light Yellow	≤0.13	≤1.29%
Orange	≤0.18	≤1.77%
Dark Orange	≤0.26	≤2.41%
Dark Brown	≤1.00	≤10.00%
Grey	Insufficient data	

Change in foreclosure rates**



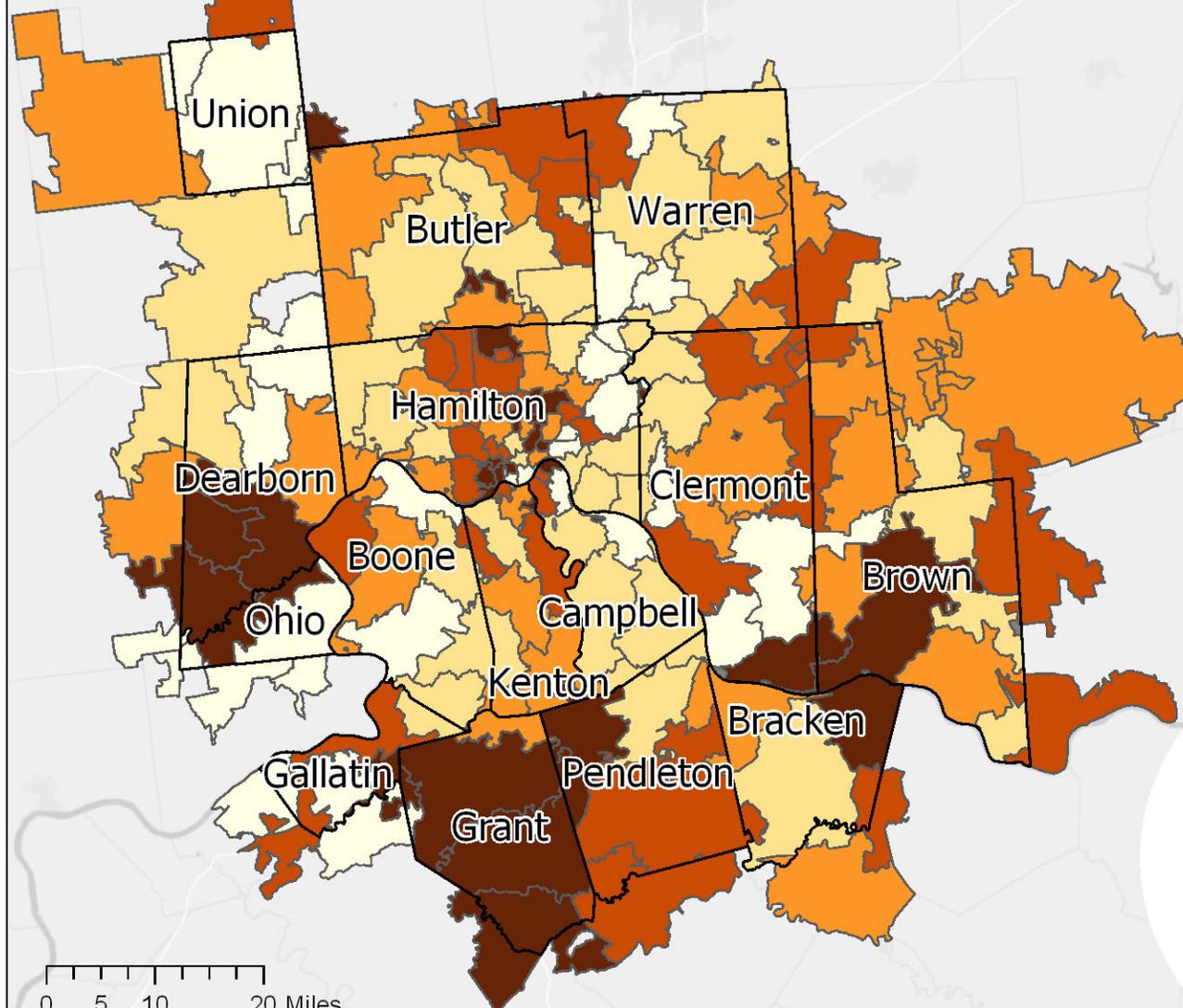
Red	Increase
White	No change
Green	Decrease

*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 2015 rate.

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

REO index, July 2016

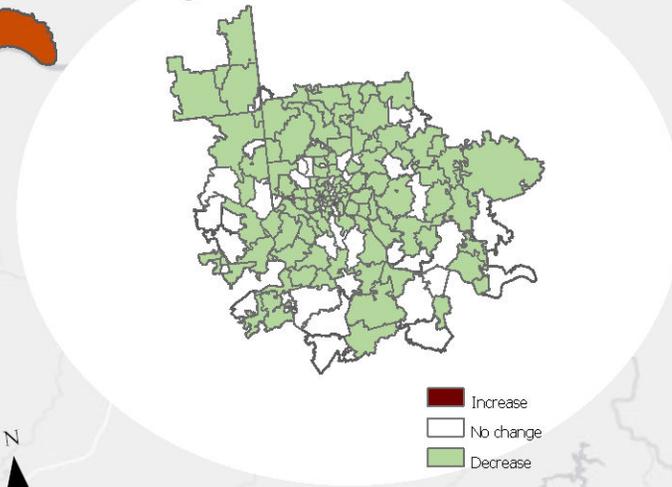
Cincinnati, OH-KY-IN MSA



REO index and rate*

Lightest Yellow	≤0.06	≤0.50%
Light Yellow	≤0.12	≤0.94%
Orange	≤0.18	≤1.36%
Dark Orange	≤0.25	≤1.93%
Dark Brown	≤1.00	≤7.94%
Grey	Insufficient data	

Change in REO rates**



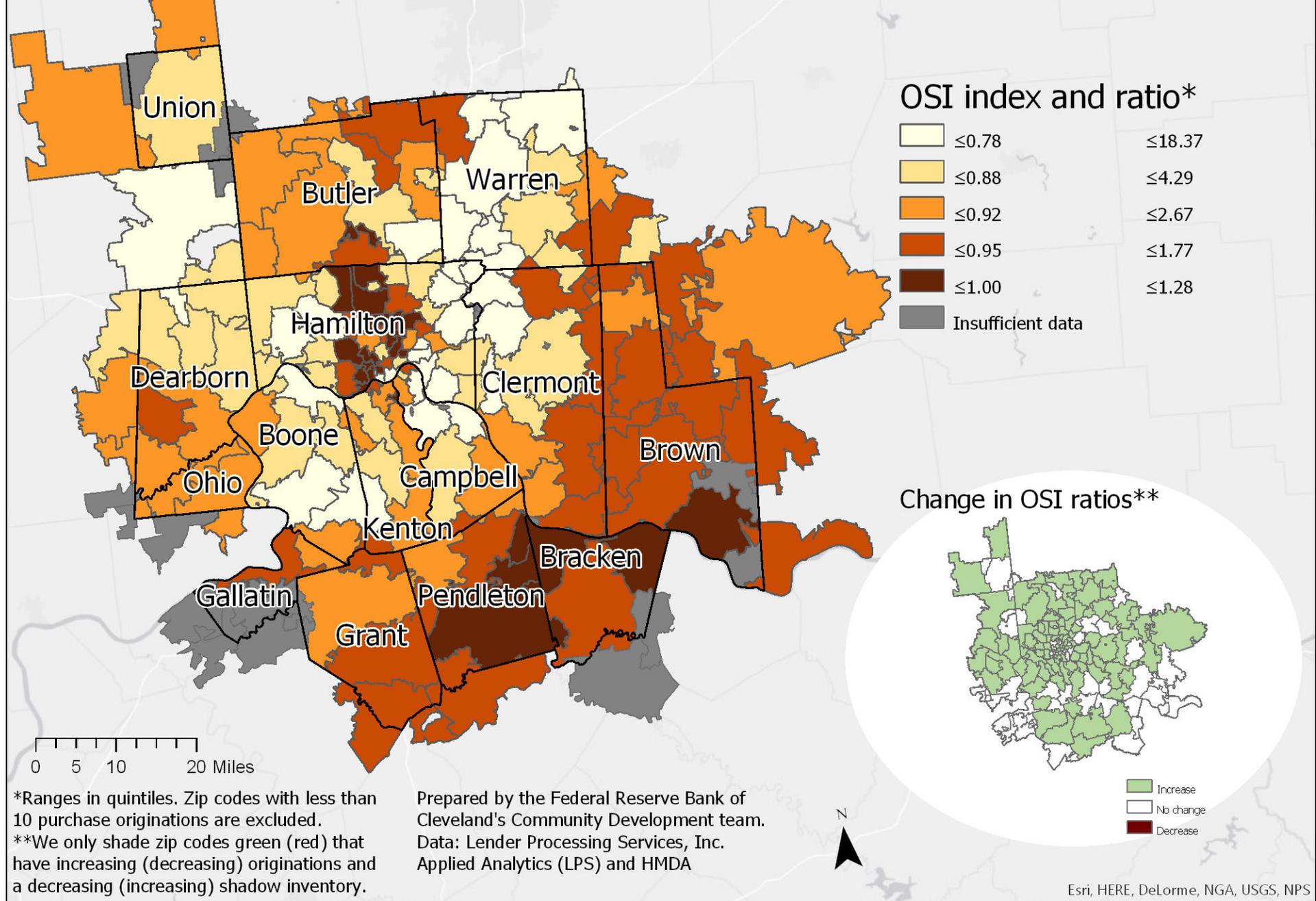
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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, 2015

Cincinnati, OH-KY-IN MSA

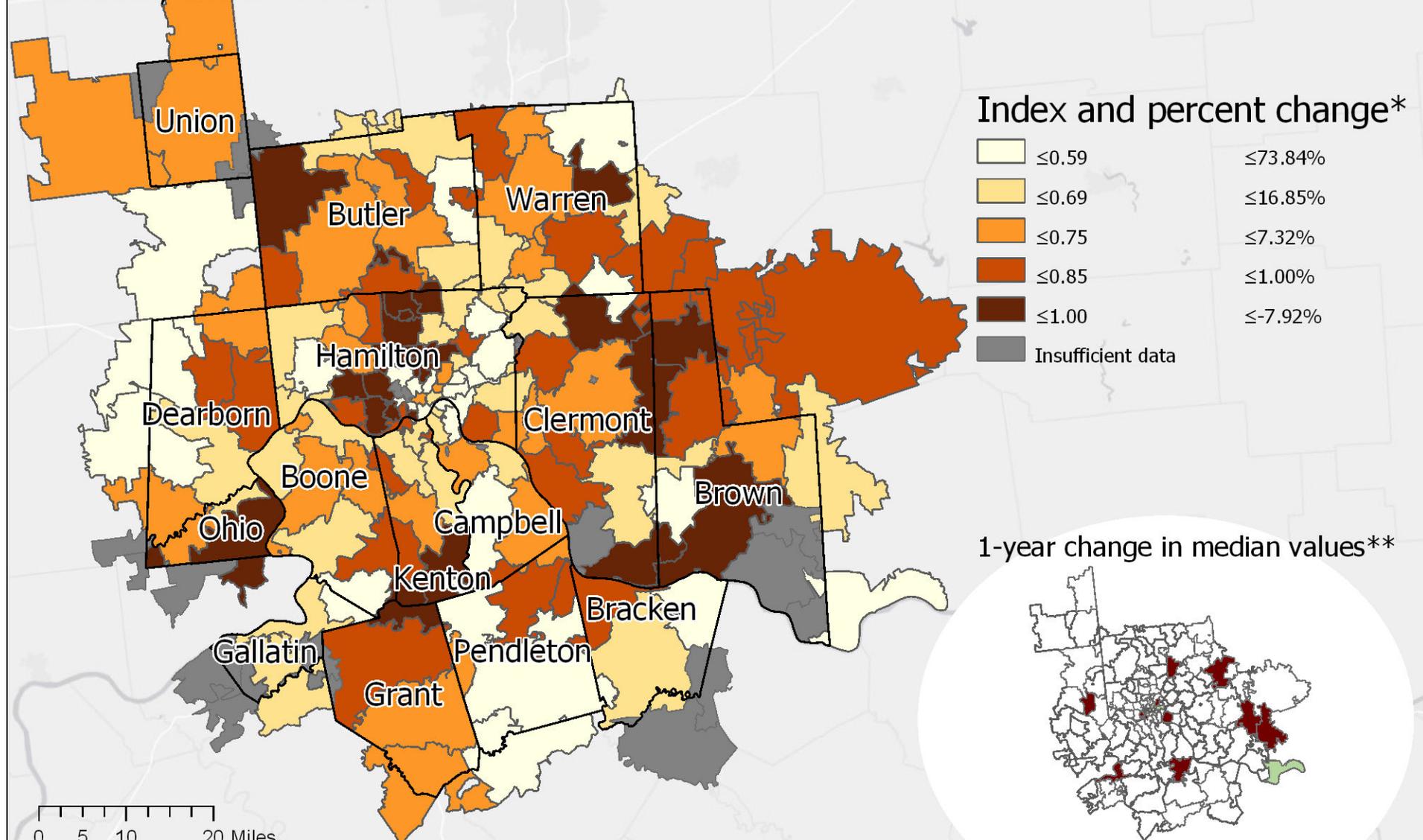


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Change in median value of purchase & refinance originations index, 2005-2015

Cincinnati, OH-KY-IN MSA

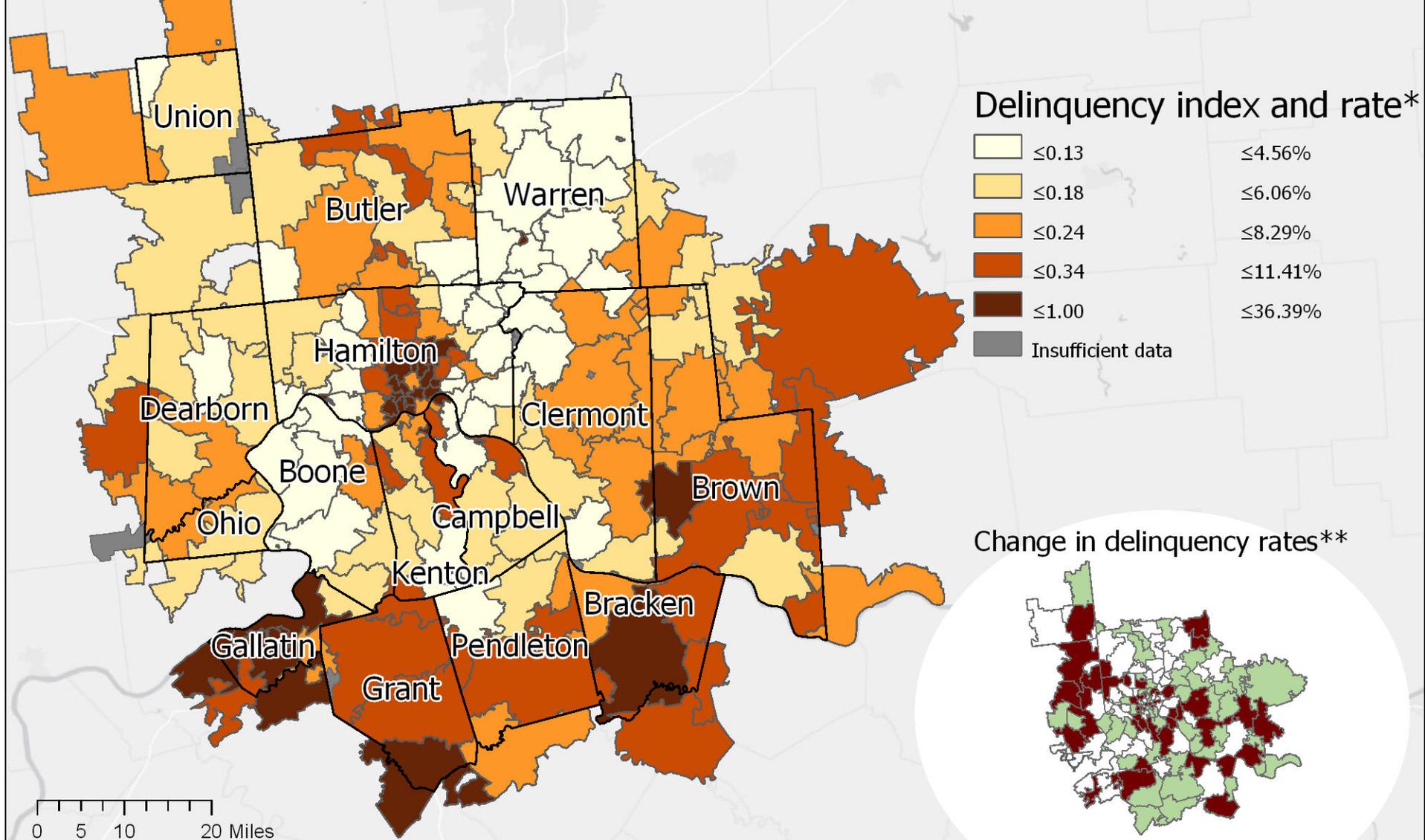


*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.
 **We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

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 2016

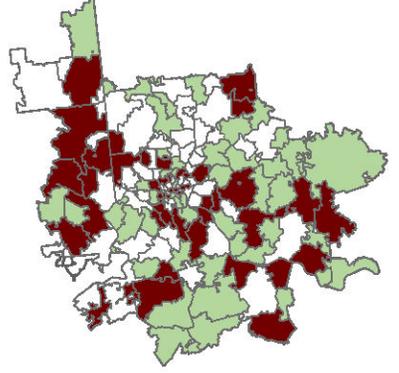
Cincinnati, OH-KY-IN MSA



Delinquency index and rate*

Lightest Yellow	≤0.13	≤4.56%
Light Orange	≤0.18	≤6.06%
Orange	≤0.24	≤8.29%
Dark Orange	≤0.34	≤11.41%
Dark Brown	≤1.00	≤36.39%
Grey	Insufficient data	

Change in delinquency rates**



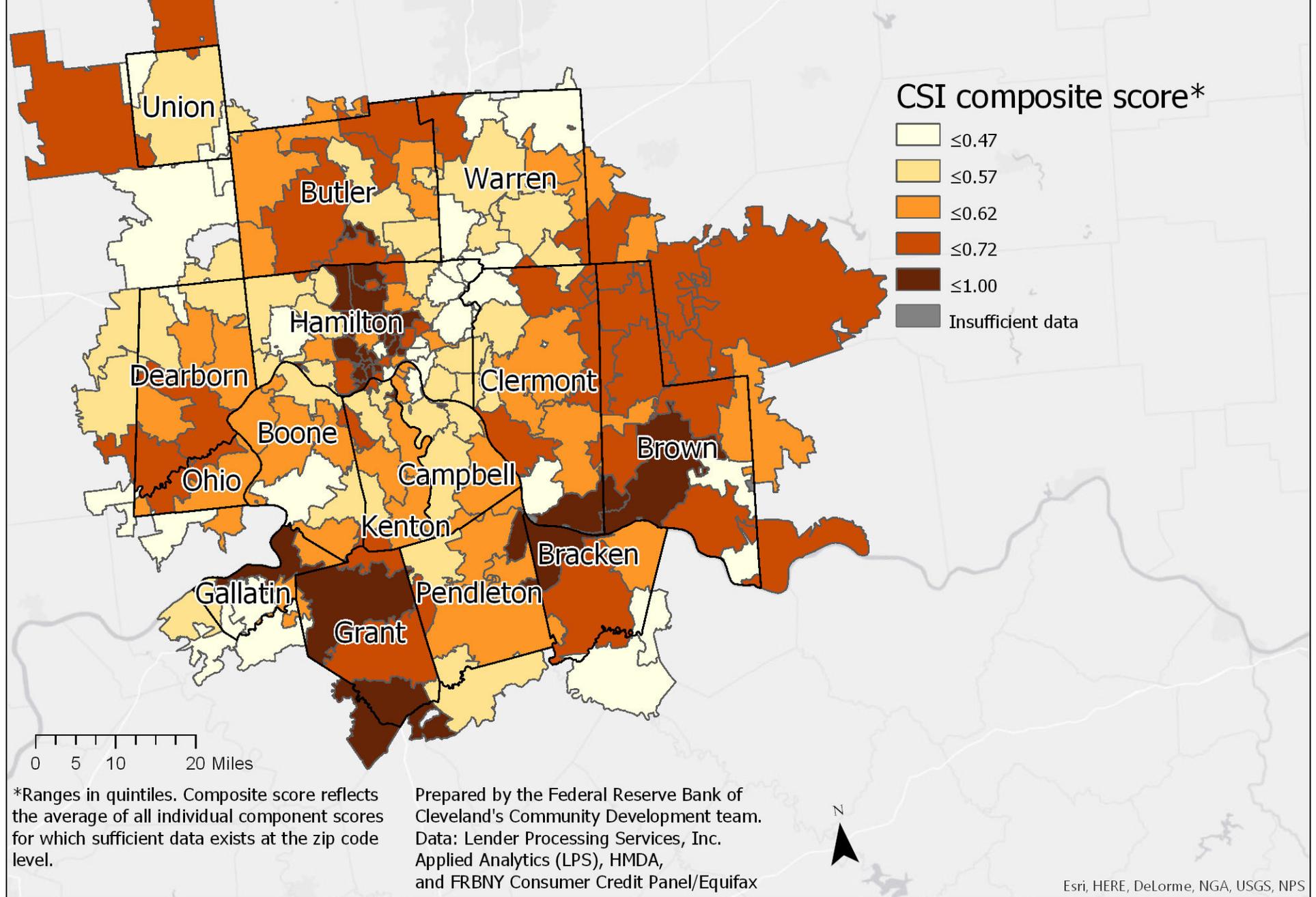
Red	Increase
White	No change
Green	Decrease

*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 2015 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 2016

Cincinnati, OH-KY-IN MSA



Cleveland–Elyria, OH, MSA

90+ days mortgage delinquency

2015: **2.45%** 2016: **2.19%**

Foreclosure

2015: **2.36%** 2016: **2.03%**

REO

2015: **1.64%** 2016: **1.36%**

Originations-to-shadow inventory

2014: **1.14** 2015: **1.60**

Change in median value of purchase and refinance originations

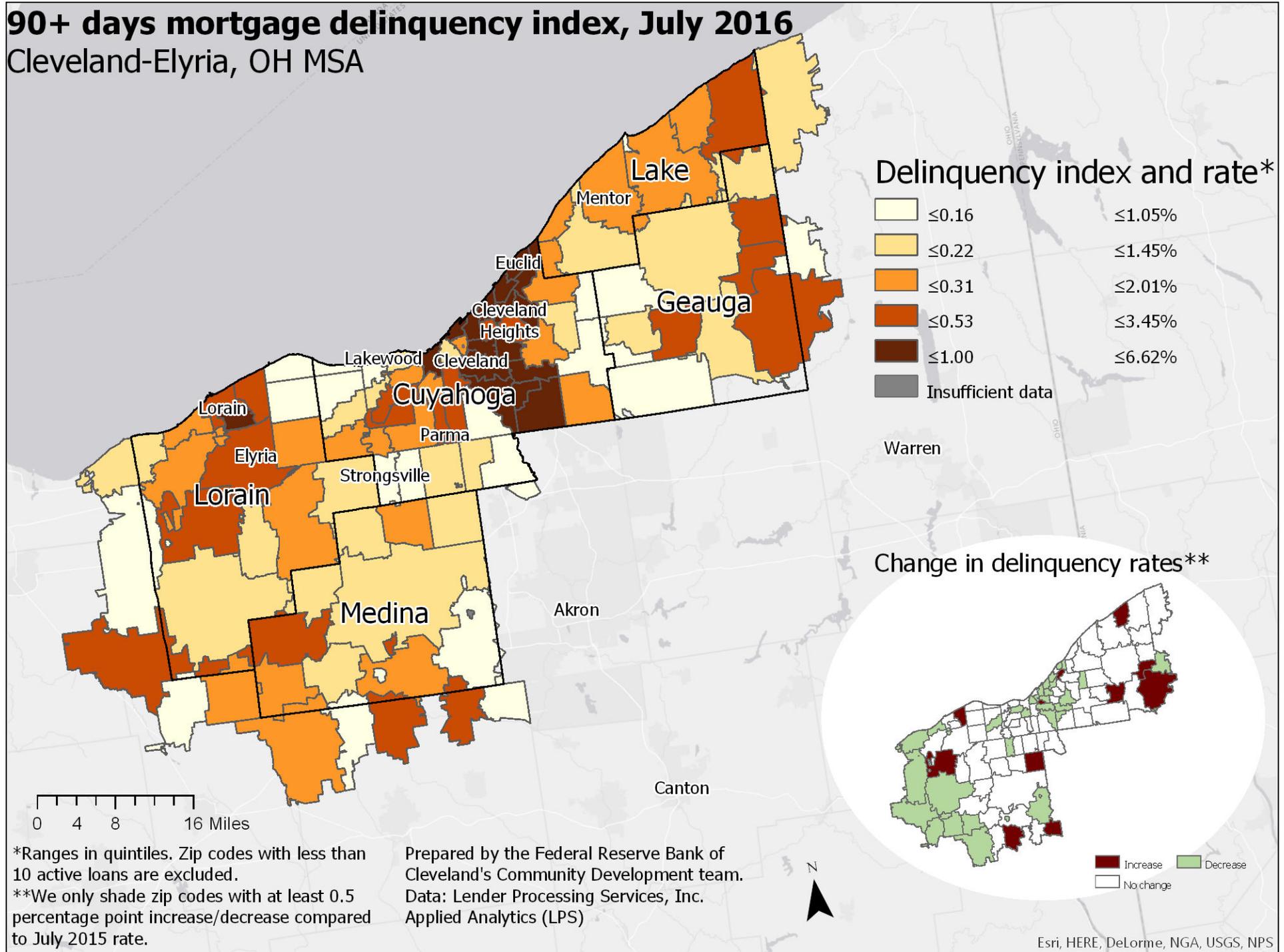
2014-2015: **10.27%** 2005-2015: **6.90%**

Non-mortgage credit delinquency

2015: **6.11%** 2016: **5.96%**

90+ days mortgage delinquency index, July 2016

Cleveland-Elyria, OH MSA

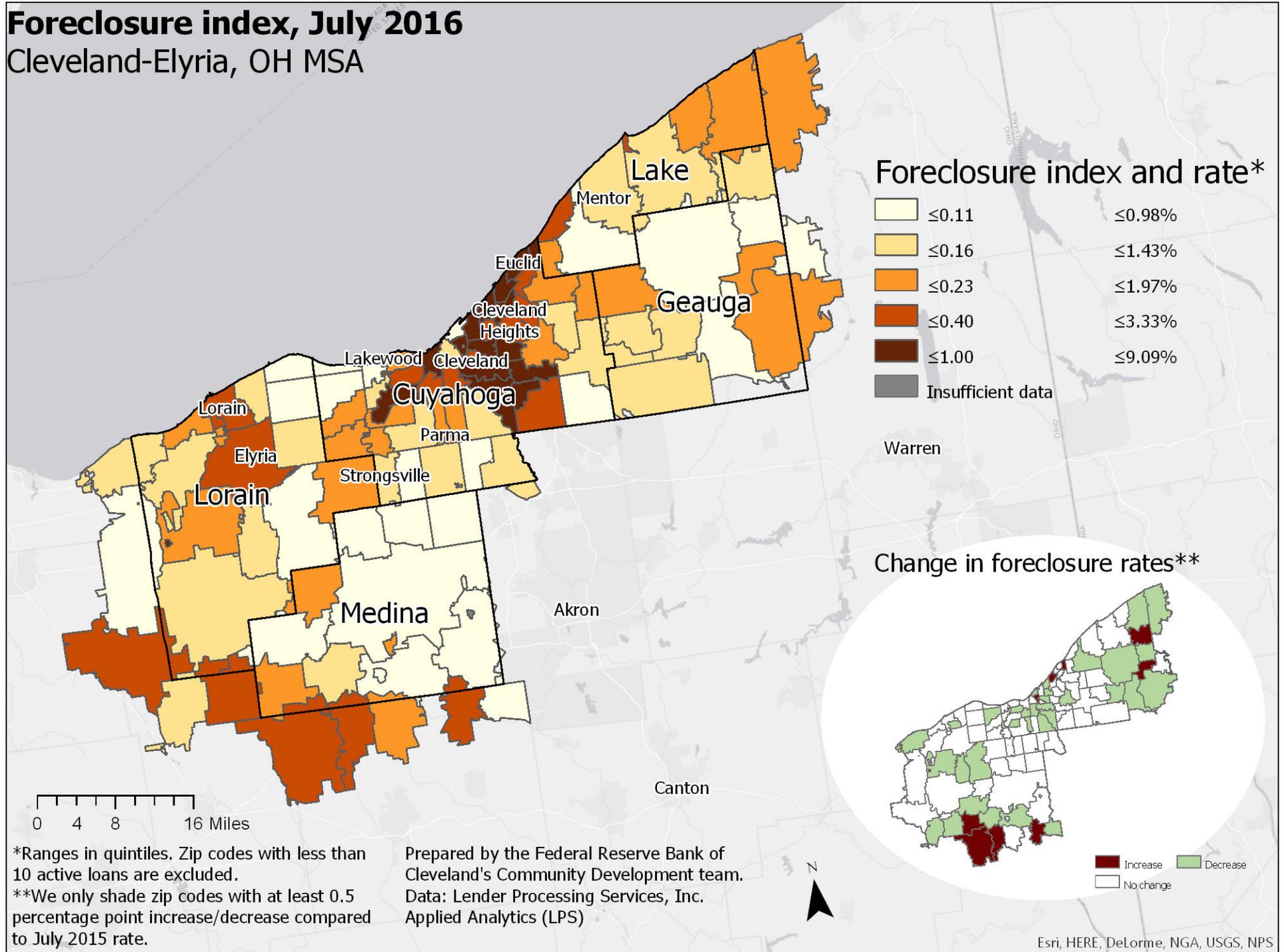


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Foreclosure index, July 2016

Cleveland-Elyria, OH MSA

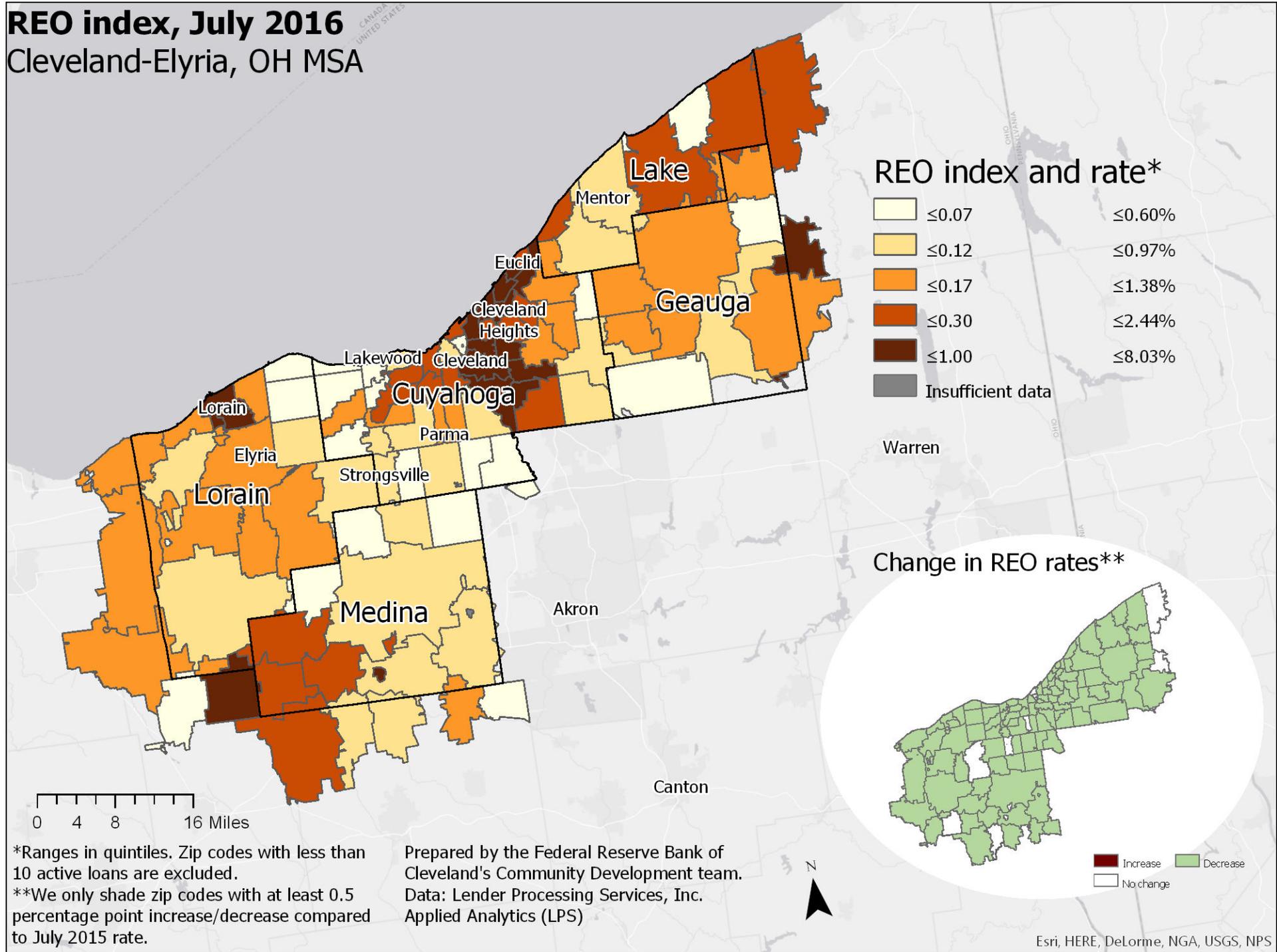


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

REO index, July 2016

Cleveland-Elyria, OH MSA

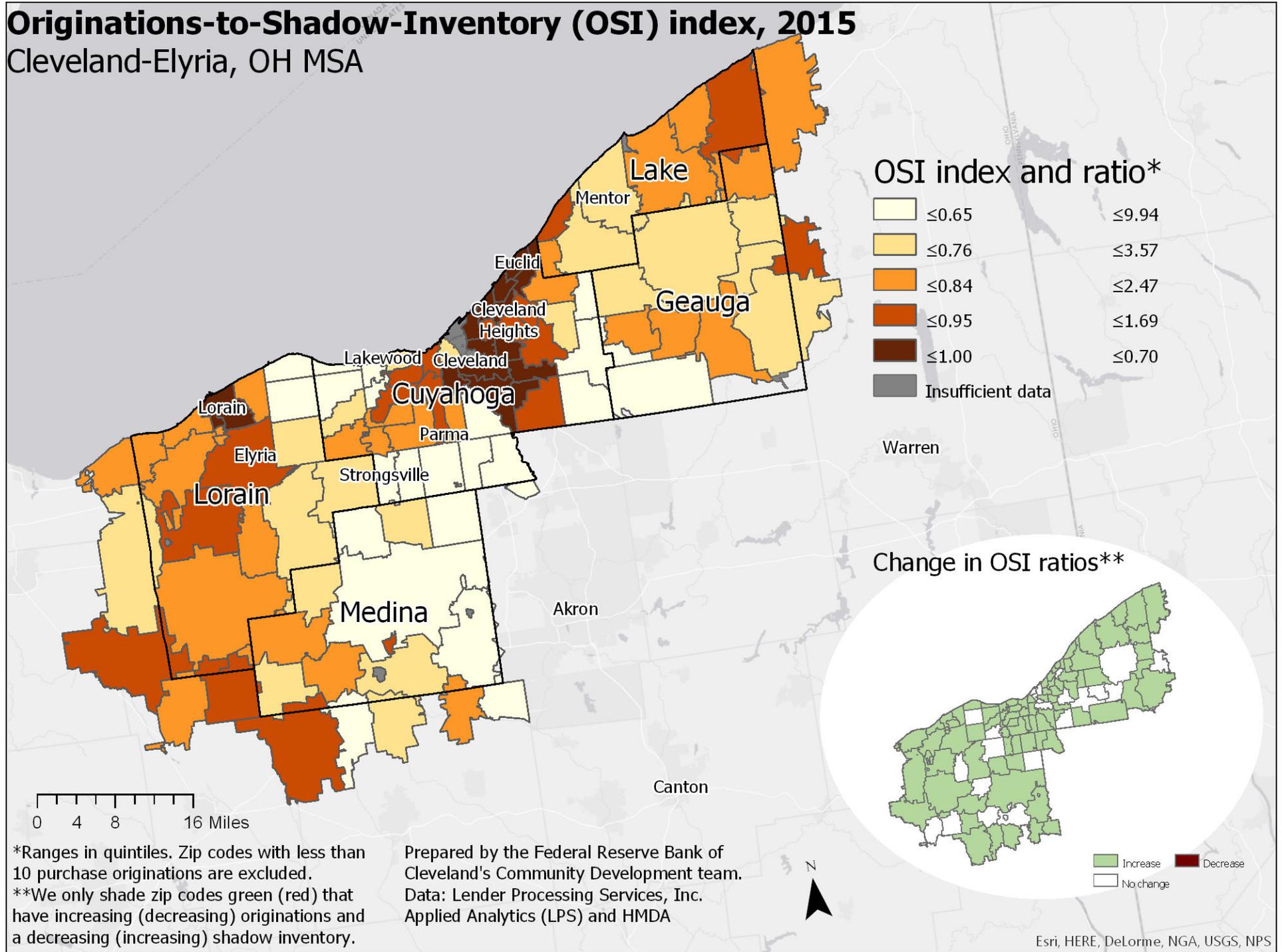


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

Cleveland-Elyria, OH MSA

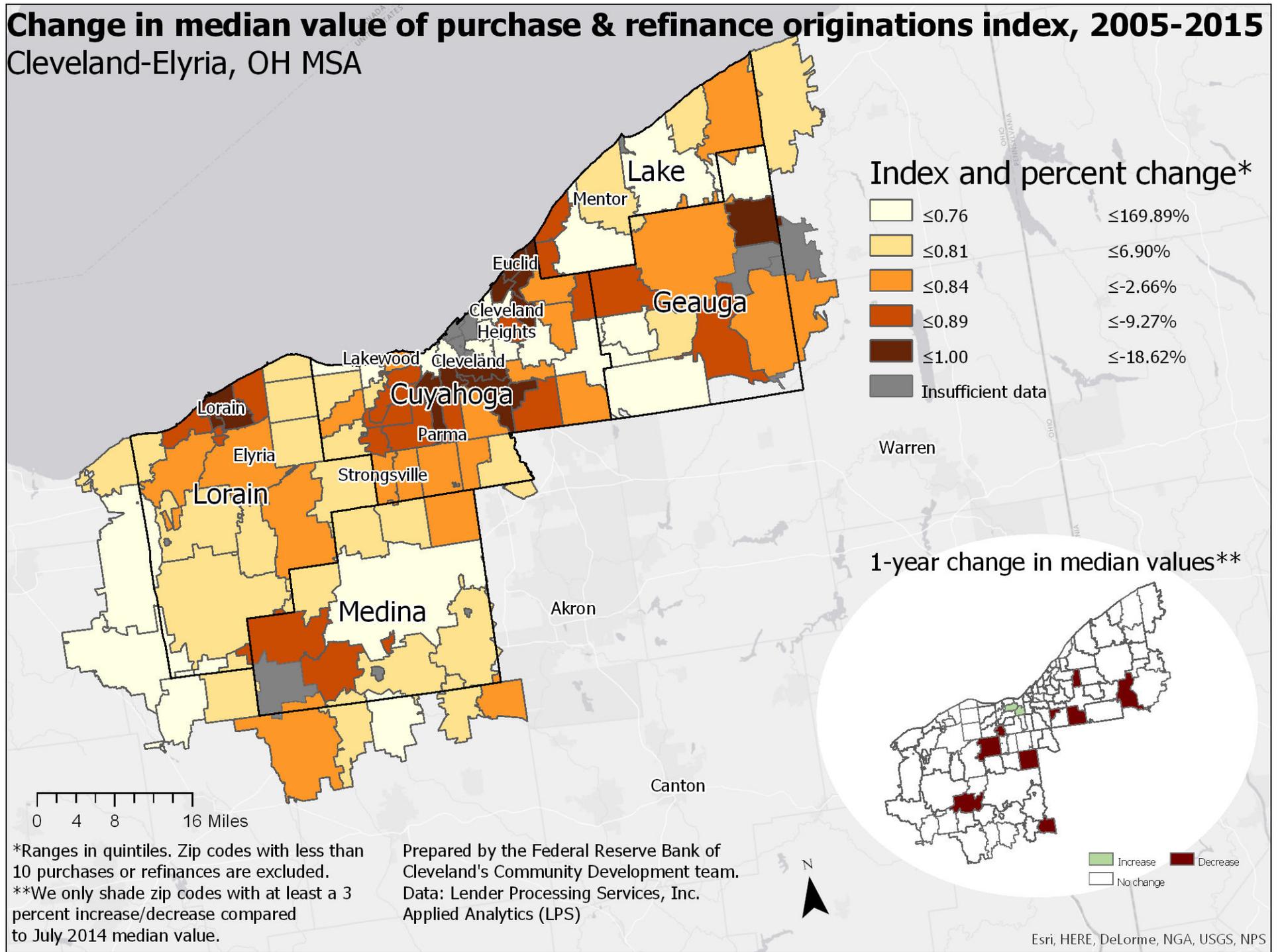


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Change in median value of purchase & refinance originations index, 2005-2015

Cleveland-Elyria, OH MSA

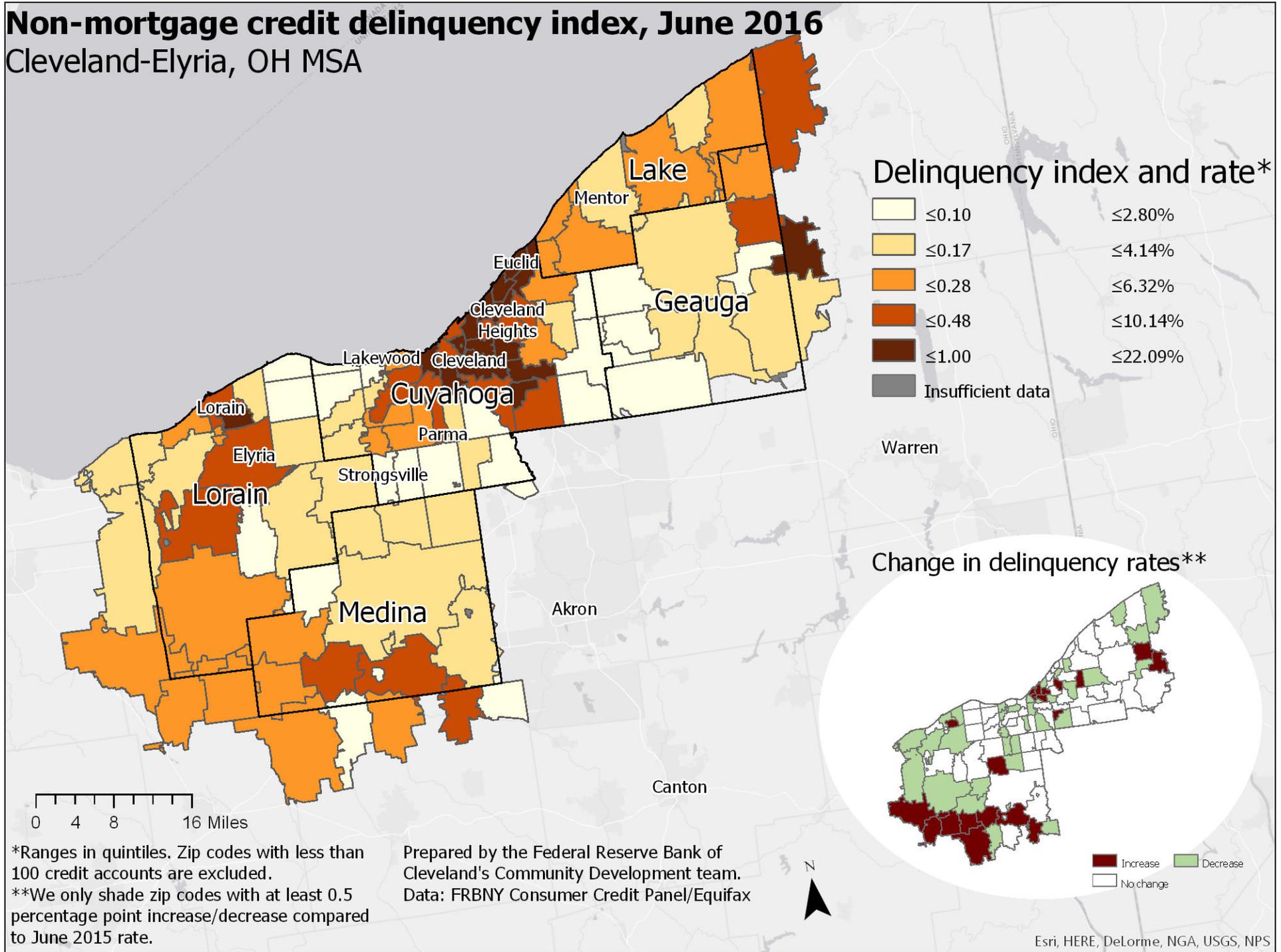


*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.

**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

Non-mortgage credit delinquency index, June 2016

Cleveland-Elyria, OH MSA

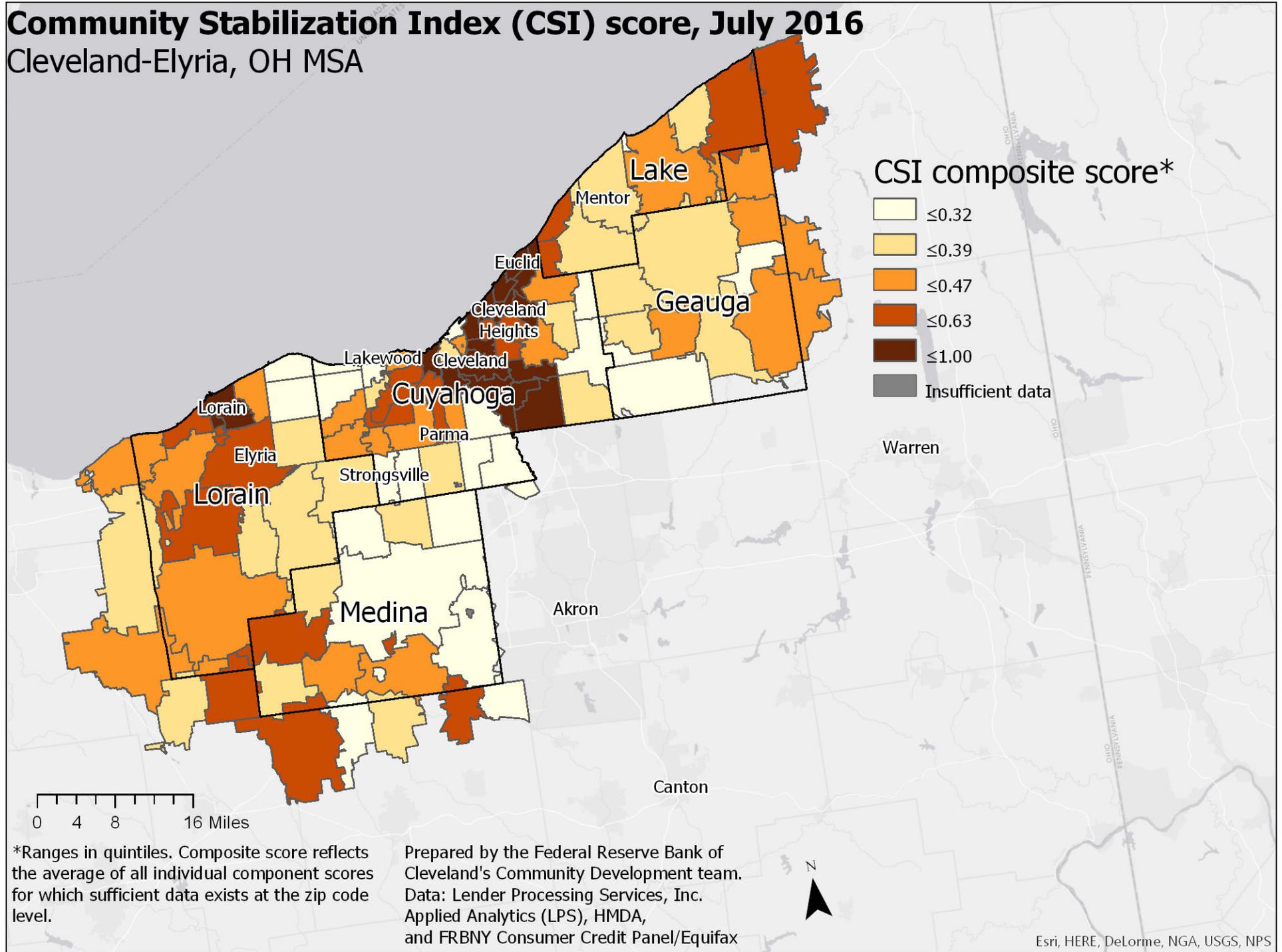


*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

Community Stabilization Index (CSI) score, July 2016

Cleveland-Elyria, OH MSA



Columbus, OH, MSA

90+ days mortgage delinquency

2015: **2.06%** 2016: **1.76%**

Foreclosure

2015: **1.56%** 2016: **1.20%**

REO

2015: **1.11%** 2016: **0.95%**

Originations-to-shadow inventory

2014: **1.93** 2015: **2.69**

Change in median value of purchase and refinance originations

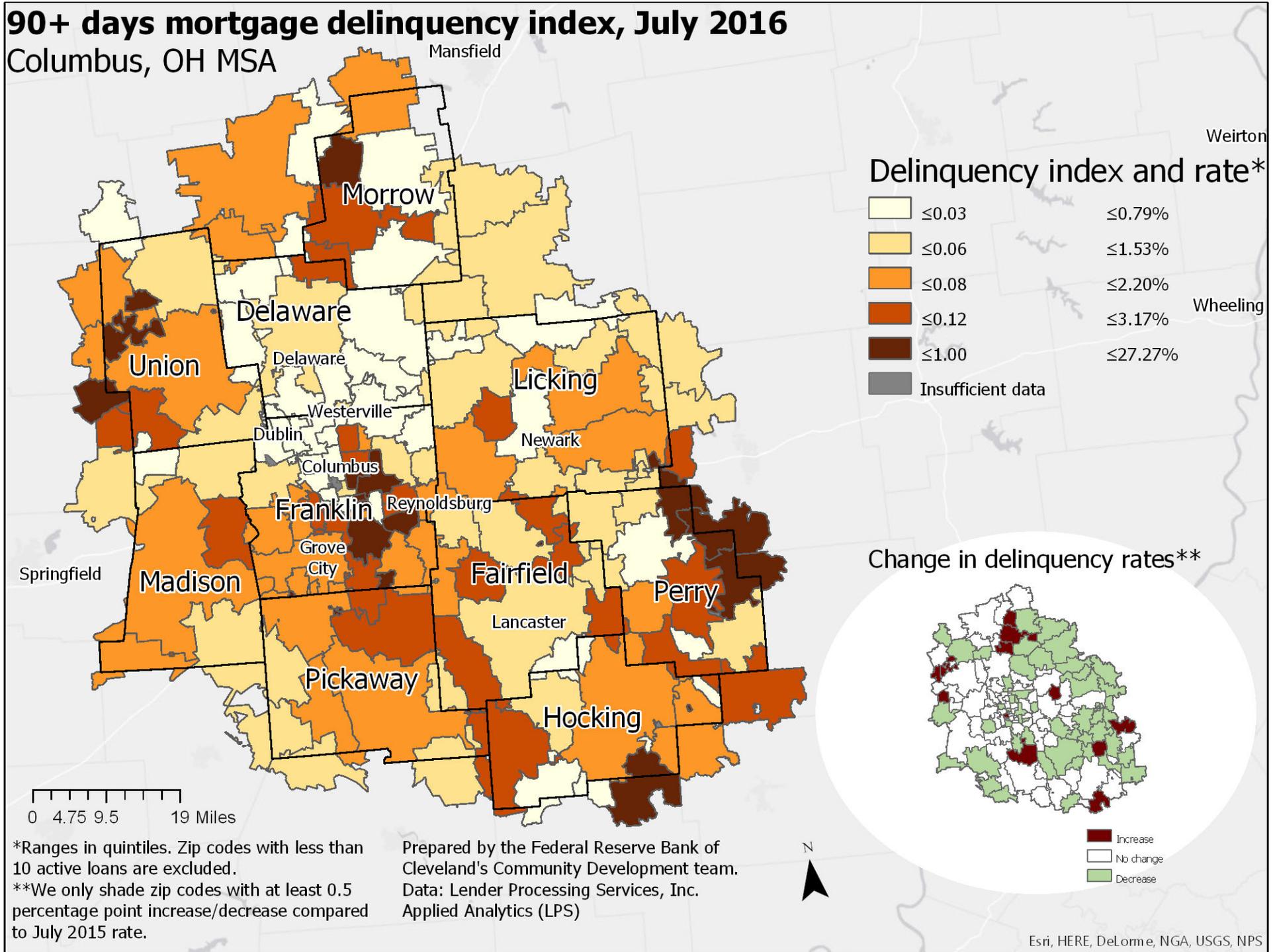
2014-2015: **9.47%** 2005-2015: **15.63%**

Non-mortgage credit delinquency

2015: **6.61%** 2016: **6.52%**

90+ days mortgage delinquency index, July 2016

Columbus, OH MSA

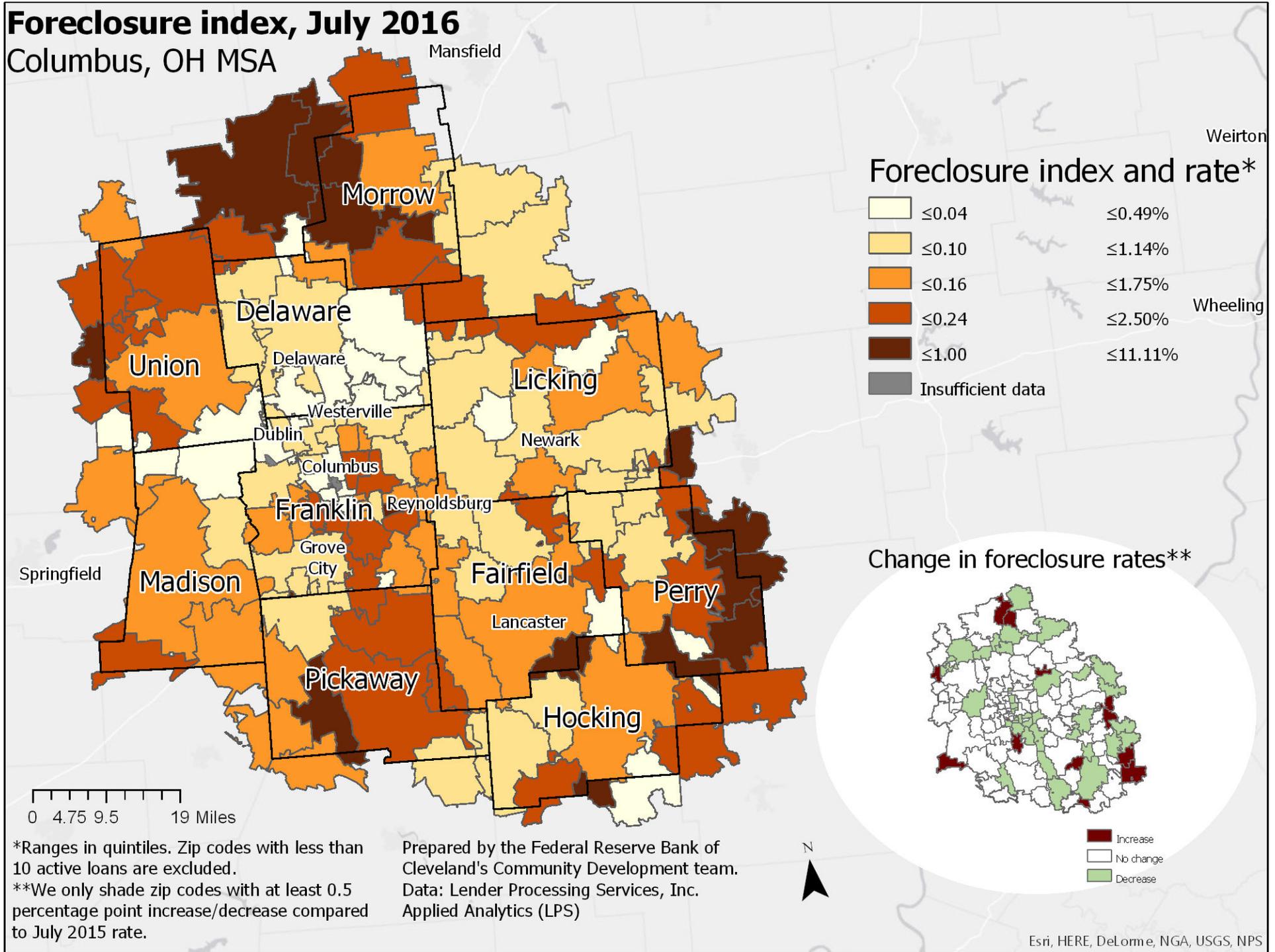


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Foreclosure index, July 2016

Columbus, OH MSA

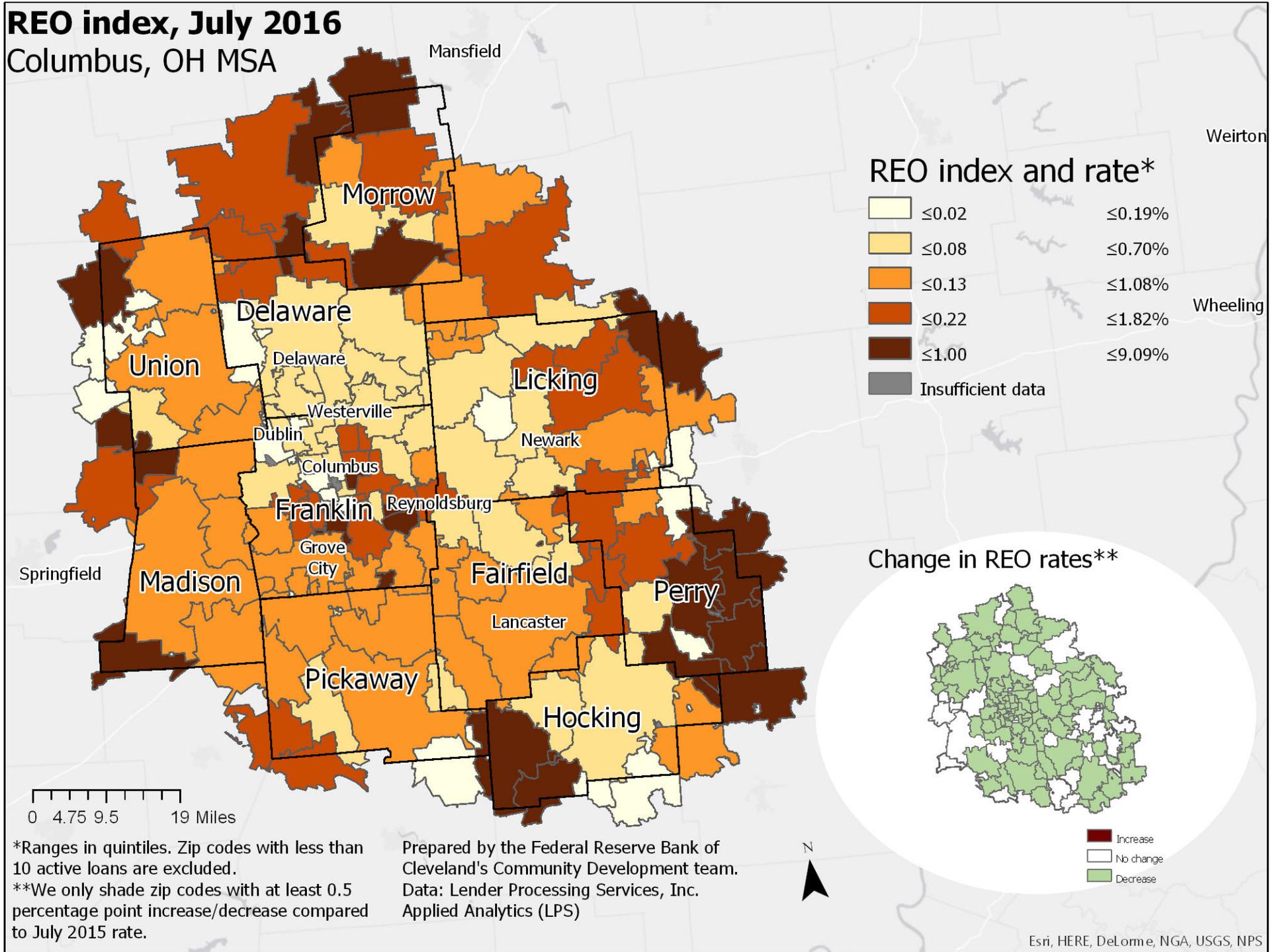


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

REO index, July 2016

Columbus, OH MSA

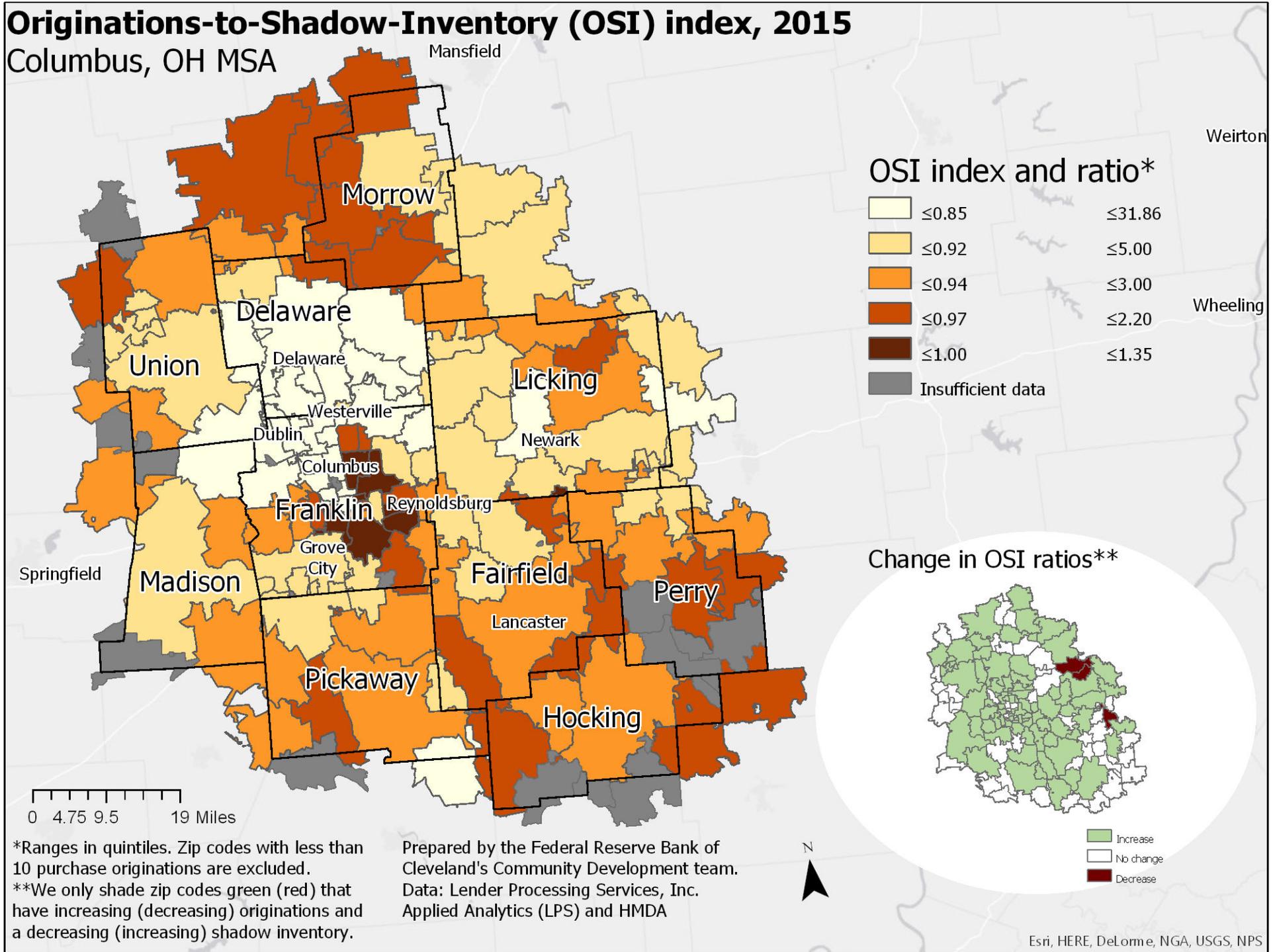


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

Columbus, OH MSA

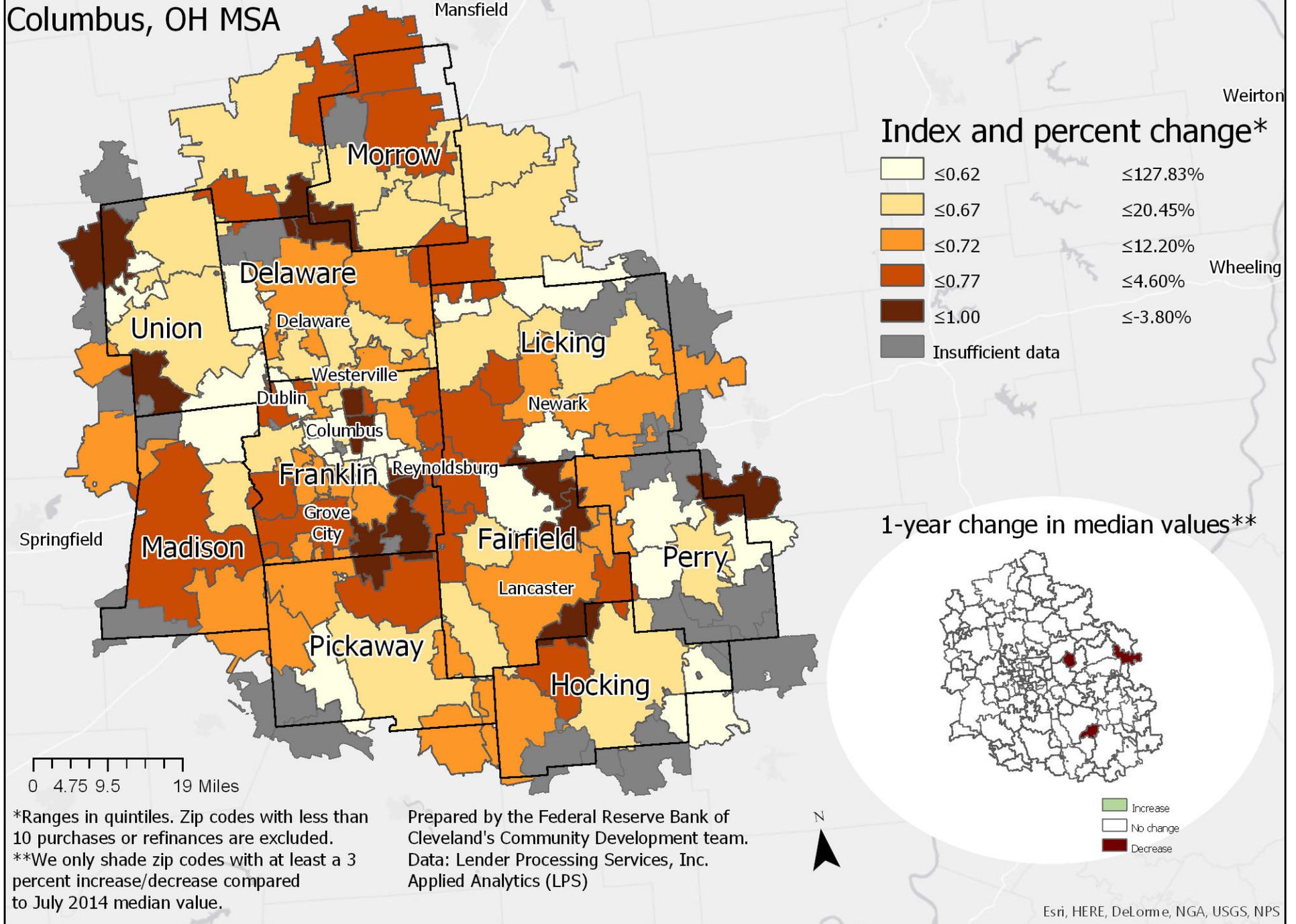


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

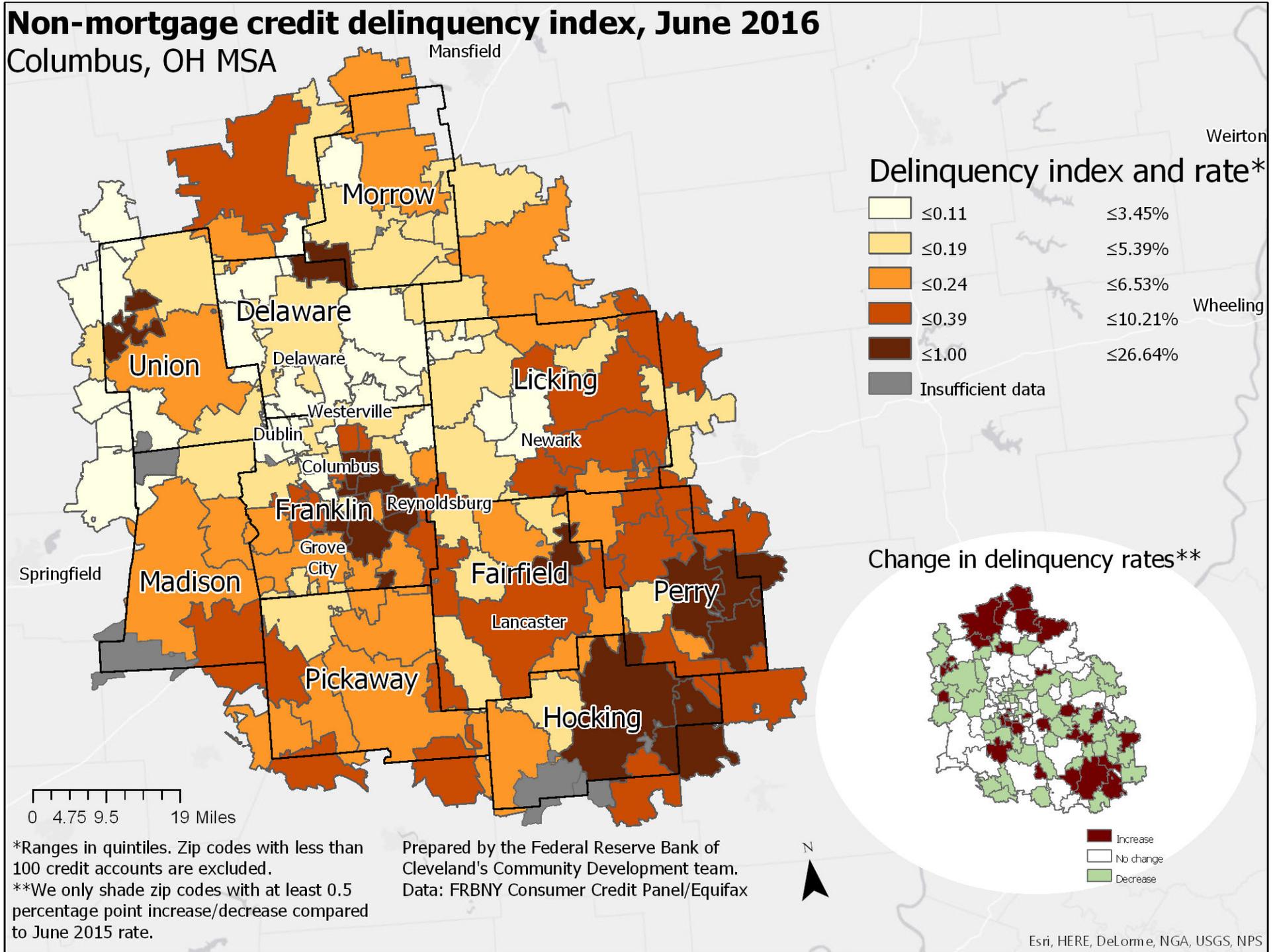
Change in median value of purchase & refinance originations index, 2005-2015

Columbus, OH MSA



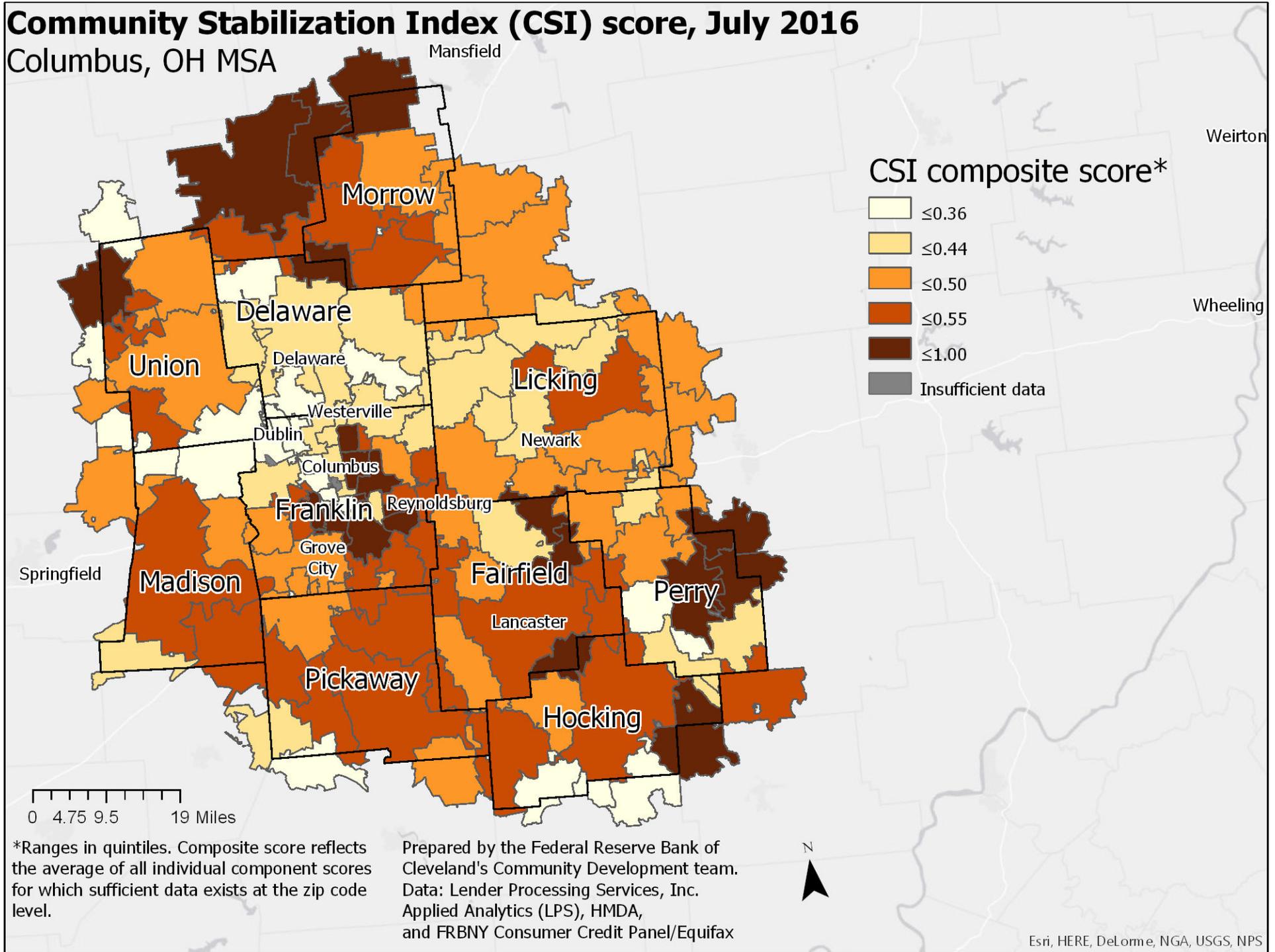
Non-mortgage credit delinquency index, June 2016

Columbus, OH MSA



Community Stabilization Index (CSI) score, July 2016

Columbus, OH MSA



Dayton & Springfield, OH, MSAs

90+ days mortgage delinquency

2015: **2.22%** 2016: **1.92%**

Foreclosure

2015: **1.76%** 2016: **1.46%**

REO

2015: **1.34%** 2016: **1.37%**

Originations-to-shadow inventory

2014: **1.34** 2015: **1.96**

Change in median value of purchase and refinance originations

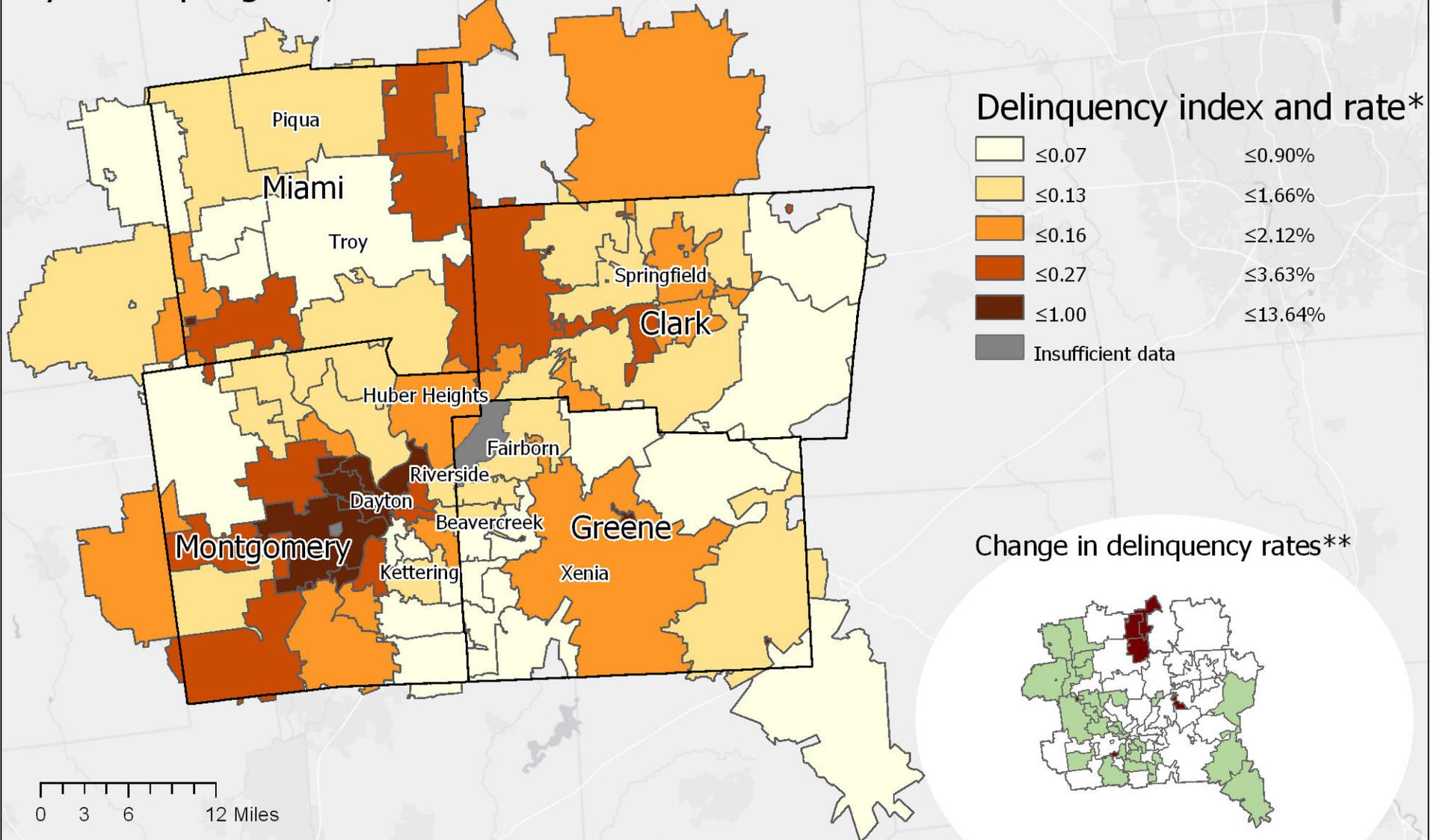
2014-2015: **8.10%** 2005-2015: **8.00%**

Non-mortgage credit delinquency

2015: **7.63%** 2016: **7.55%**

90+ days mortgage delinquency index, July 2016

Dayton & Springfield, OH MSAs



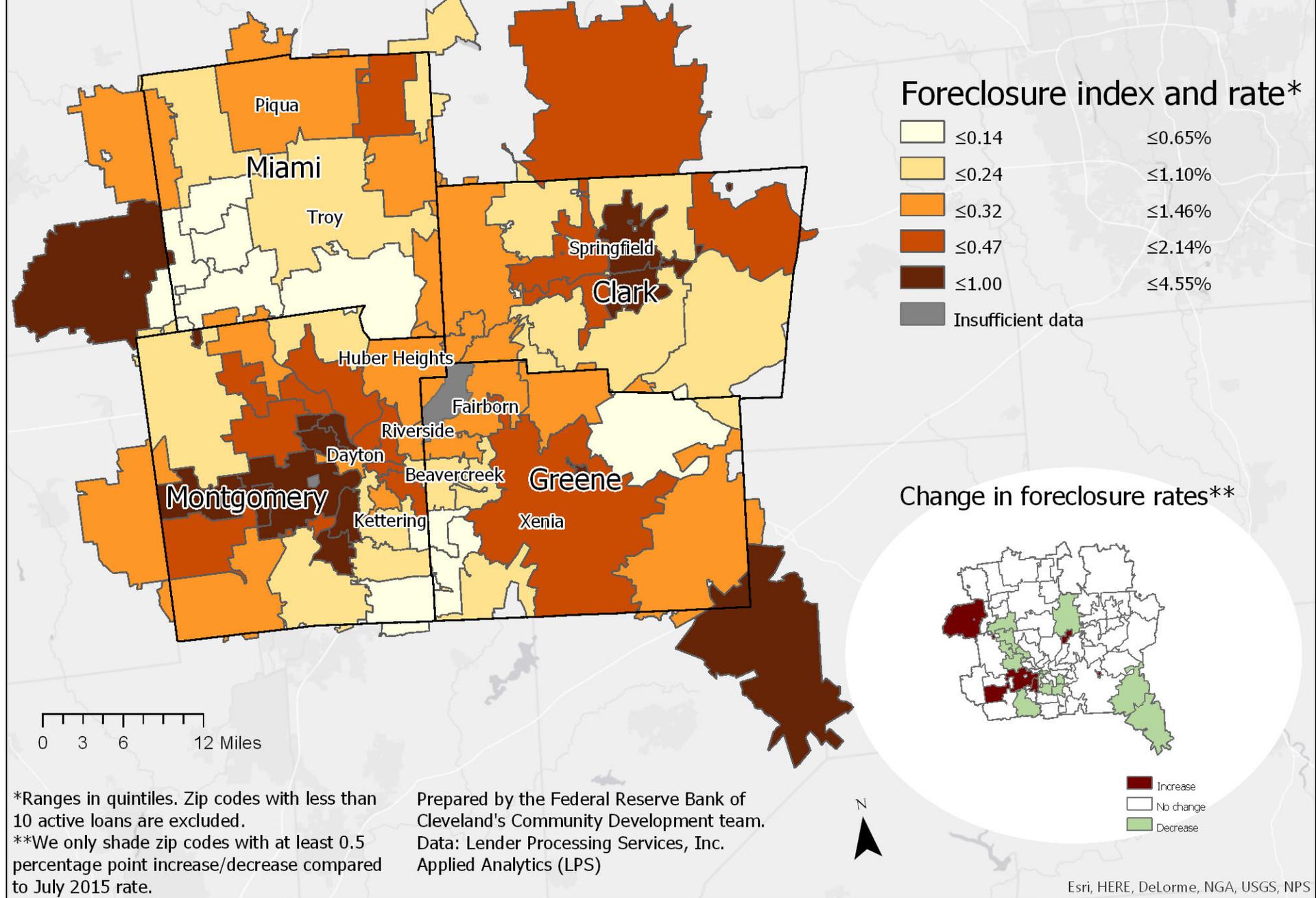
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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



Foreclosure index, July 2016

Dayton & Springfield, OH MSAs

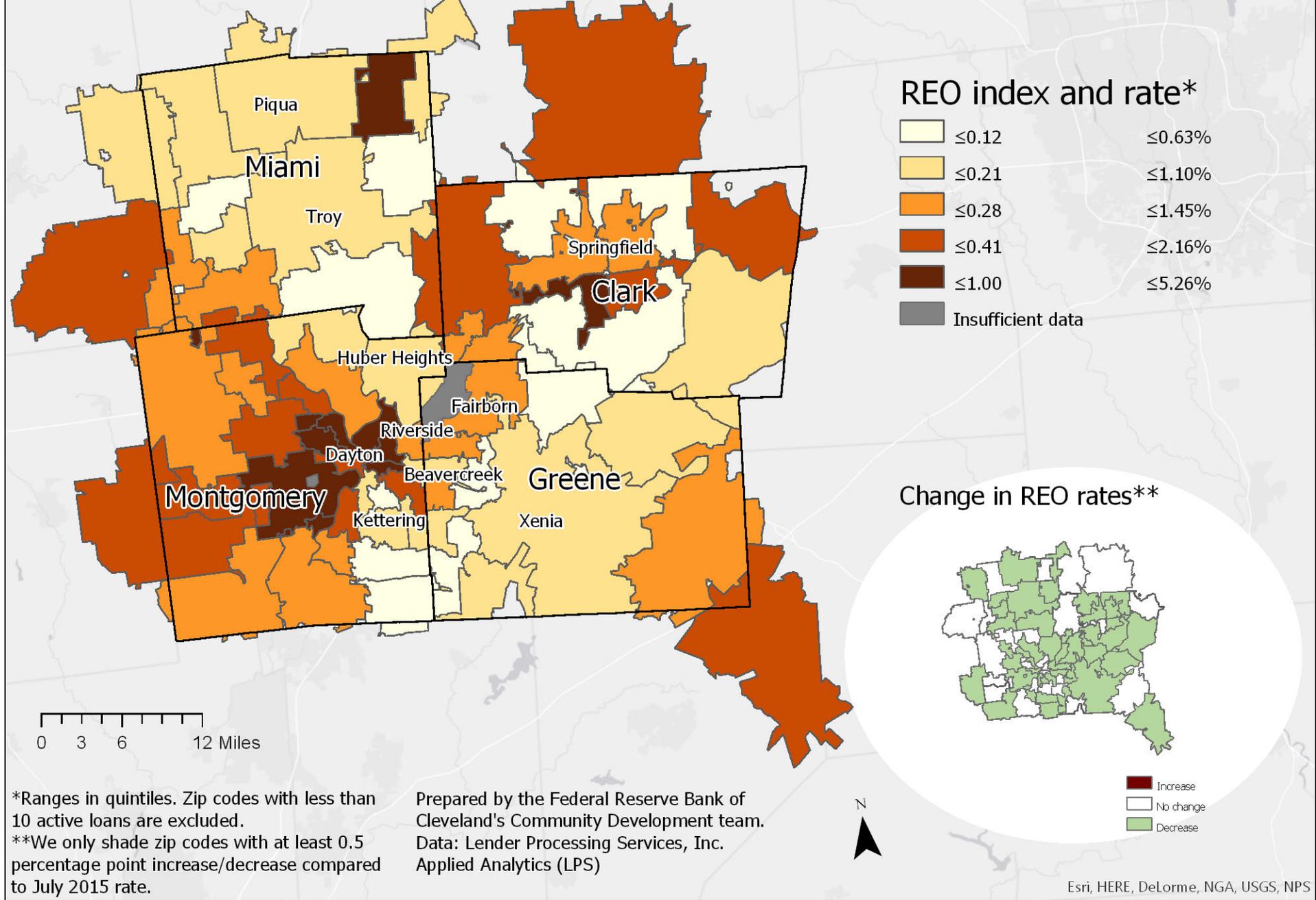


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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

REO index, July 2016

Dayton & Springfield, OH MSAs



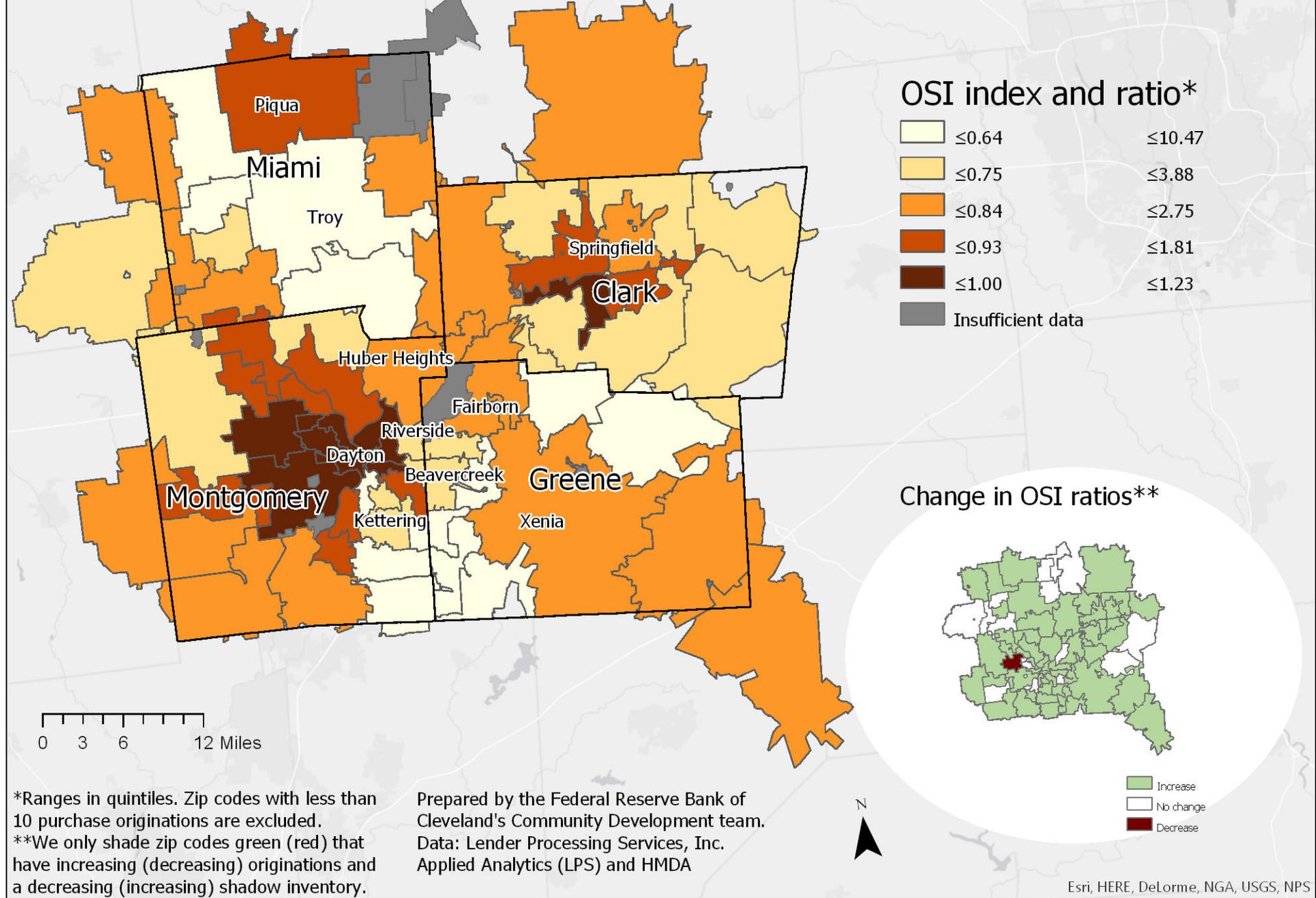
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 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, 2015

Dayton & Springfield, OH MSAs

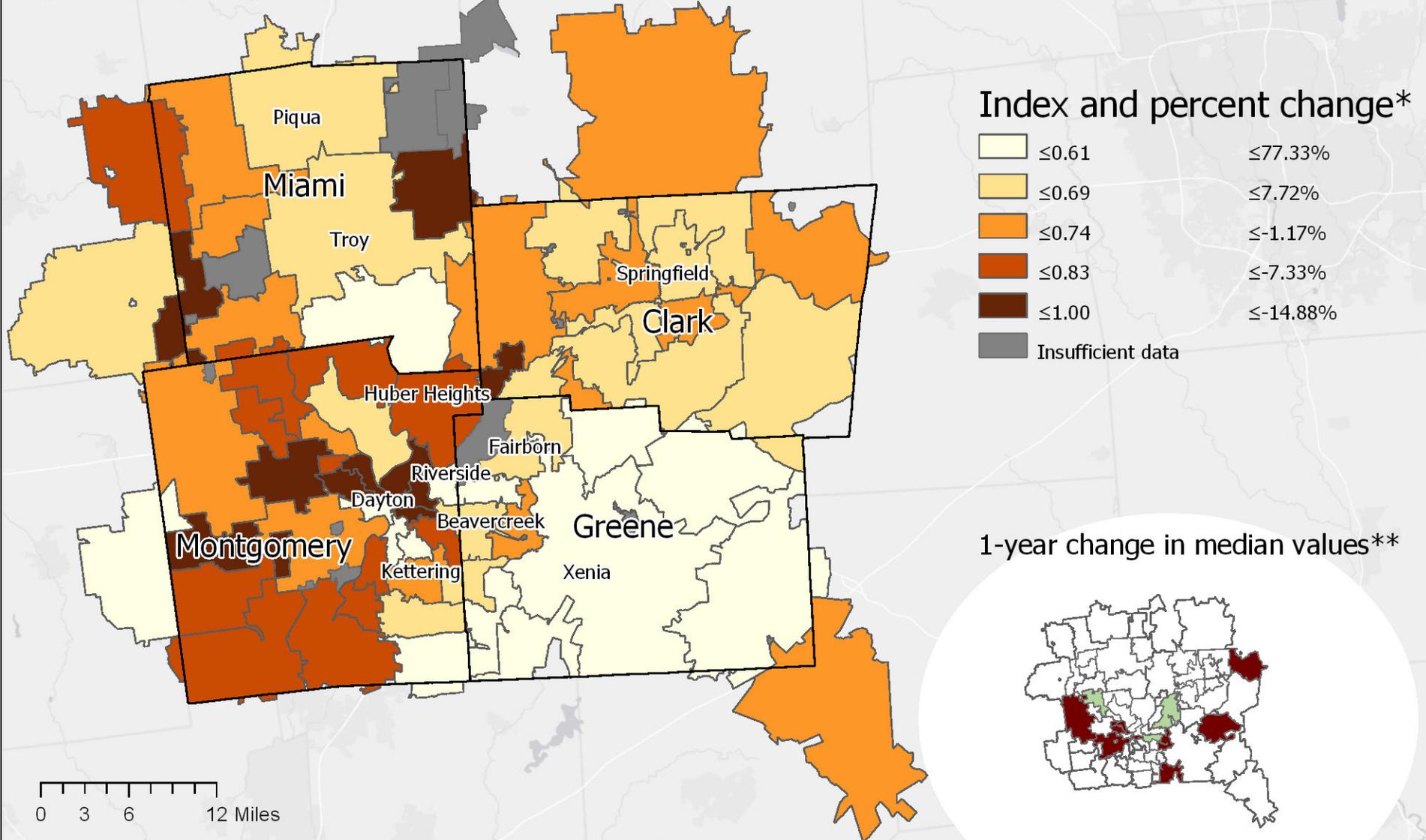


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
 **We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

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

Change in median value of purchase & refinance originations index, 2005-2015

Dayton & Springfield, OH MSAs



0 3 6 12 Miles

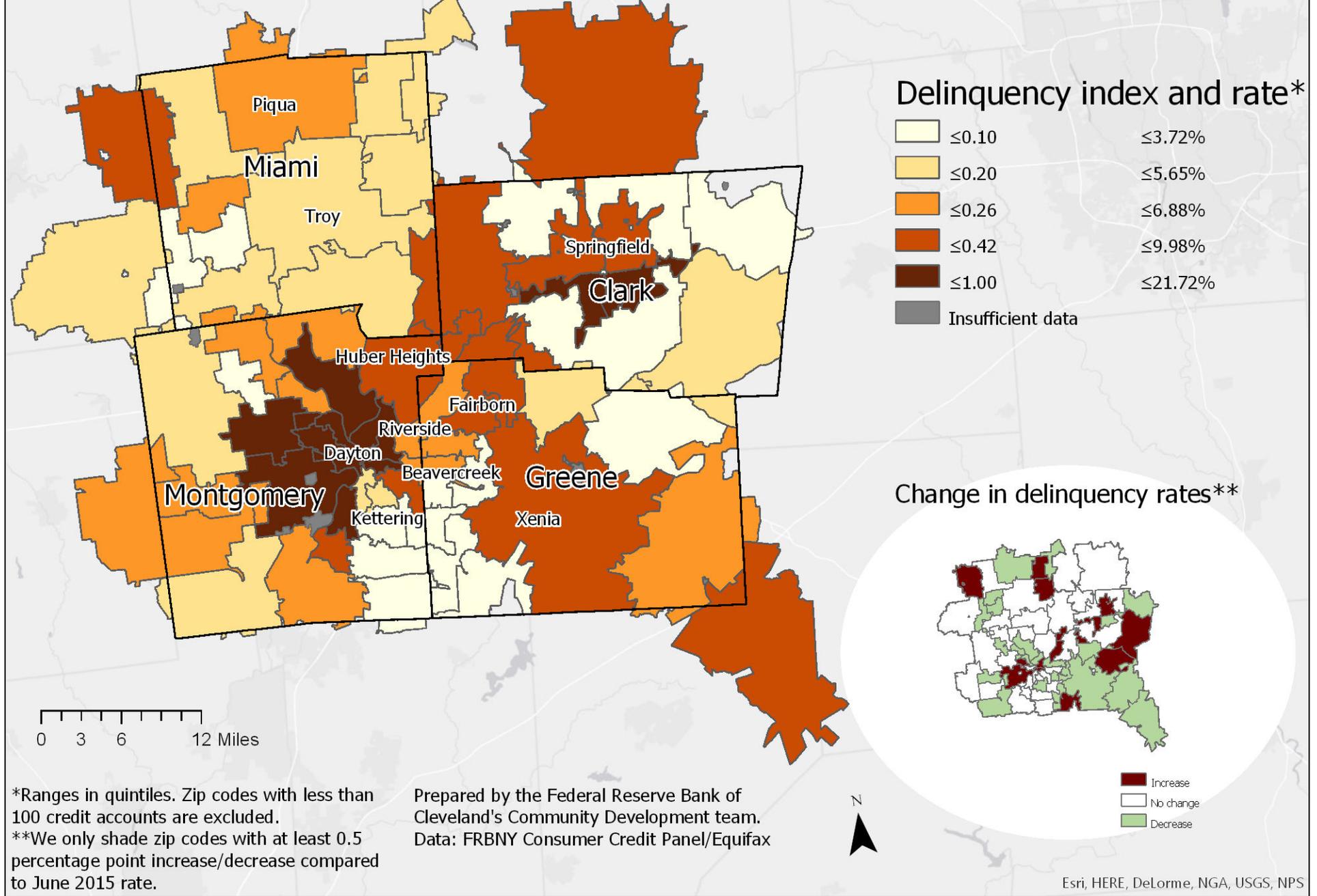
*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.
 **We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

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 2016

Dayton & Springfield, OH MSAs



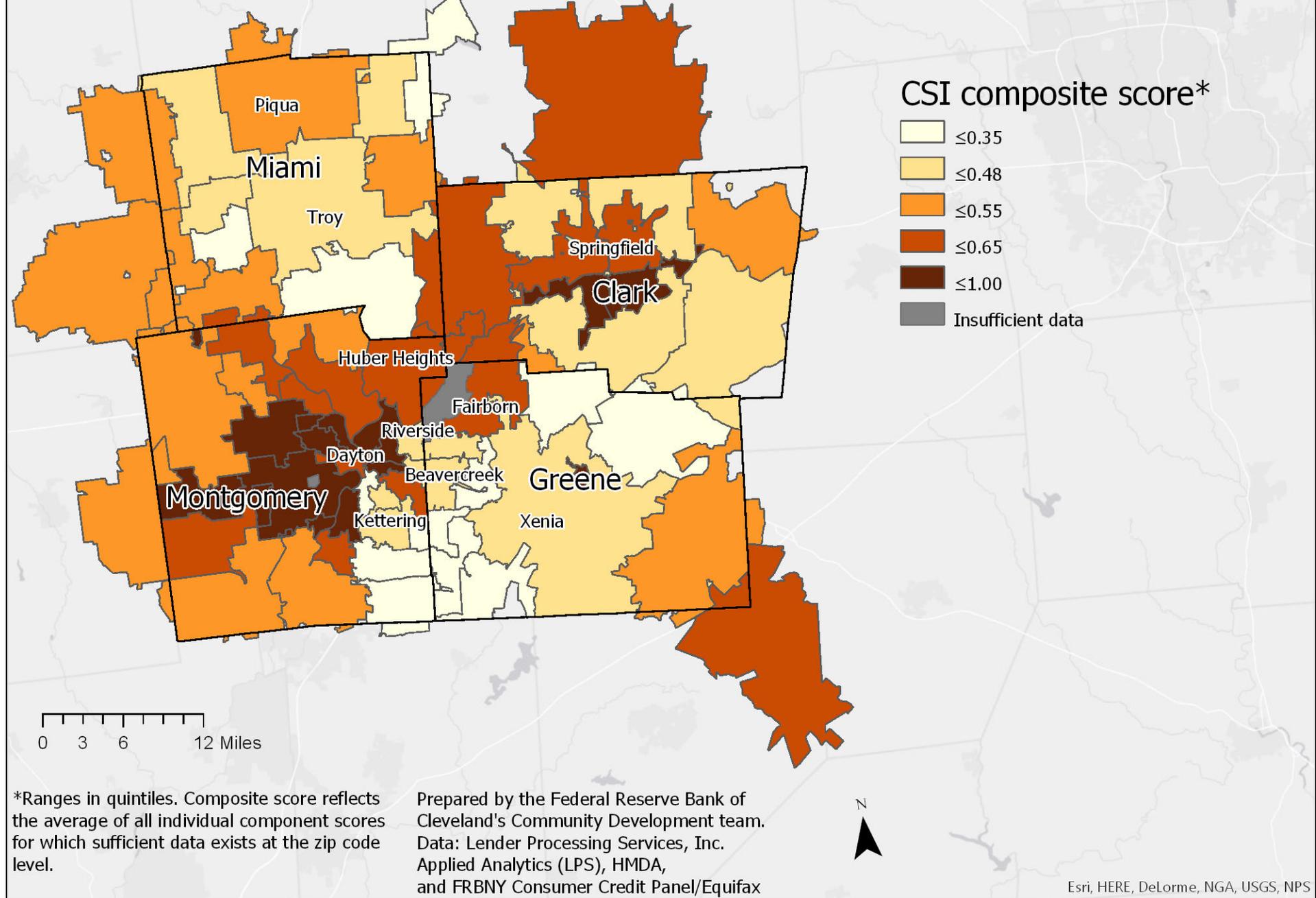
*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 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 2016

Dayton & Springfield, OH MSAs



Erie, PA, MSA

90+ days mortgage delinquency

2015: **2.78%** 2016: **2.76%**

Foreclosure

2015: **1.94%** 2016: **1.56%**

REO

2015: **1.23%** 2016: **1.29%**

Originations-to-shadow inventory

2014: **2.26** 2015: **2.82**

Change in median value of purchase and refinance originations

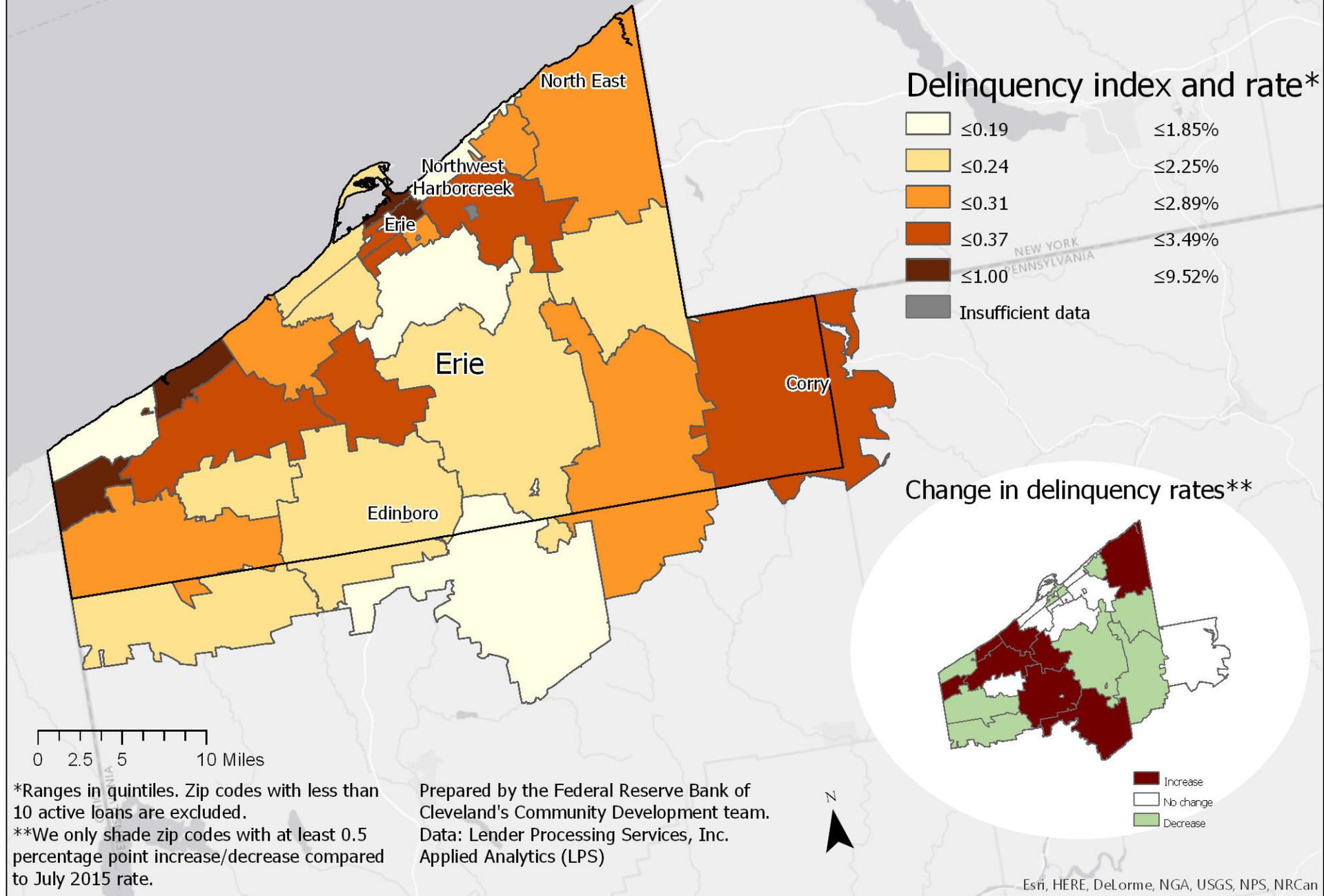
2014-2015: **8.70%** 2005-2015: **40.85%**

Non-mortgage credit delinquency

2015: **6.04%** 2016: **5.77%**

90+ days mortgage delinquency index, July 2016

Erie, PA MSA

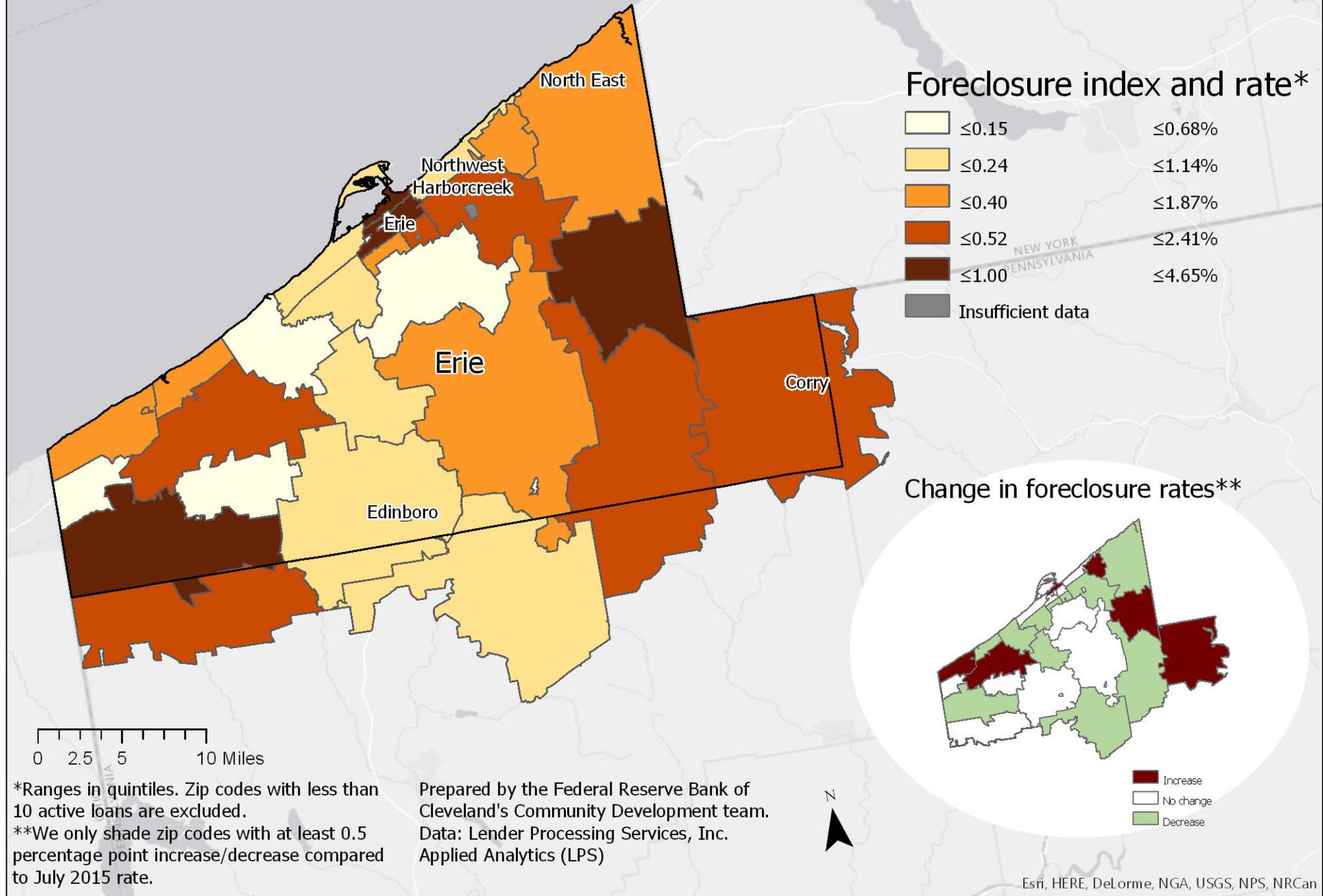


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Foreclosure index, July 2016

Erie, PA MSA

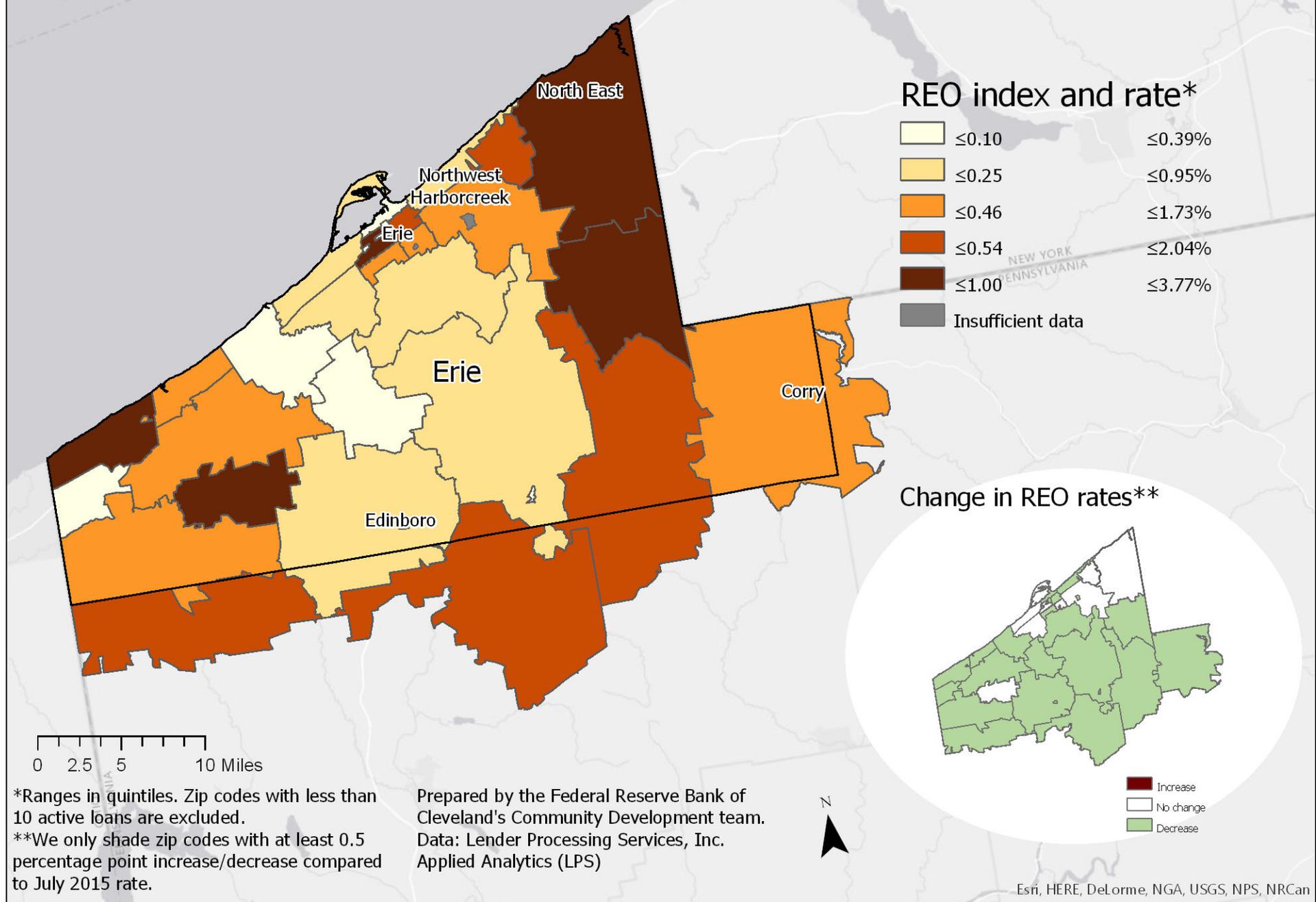


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

REO index, July 2016

Erie, PA MSA

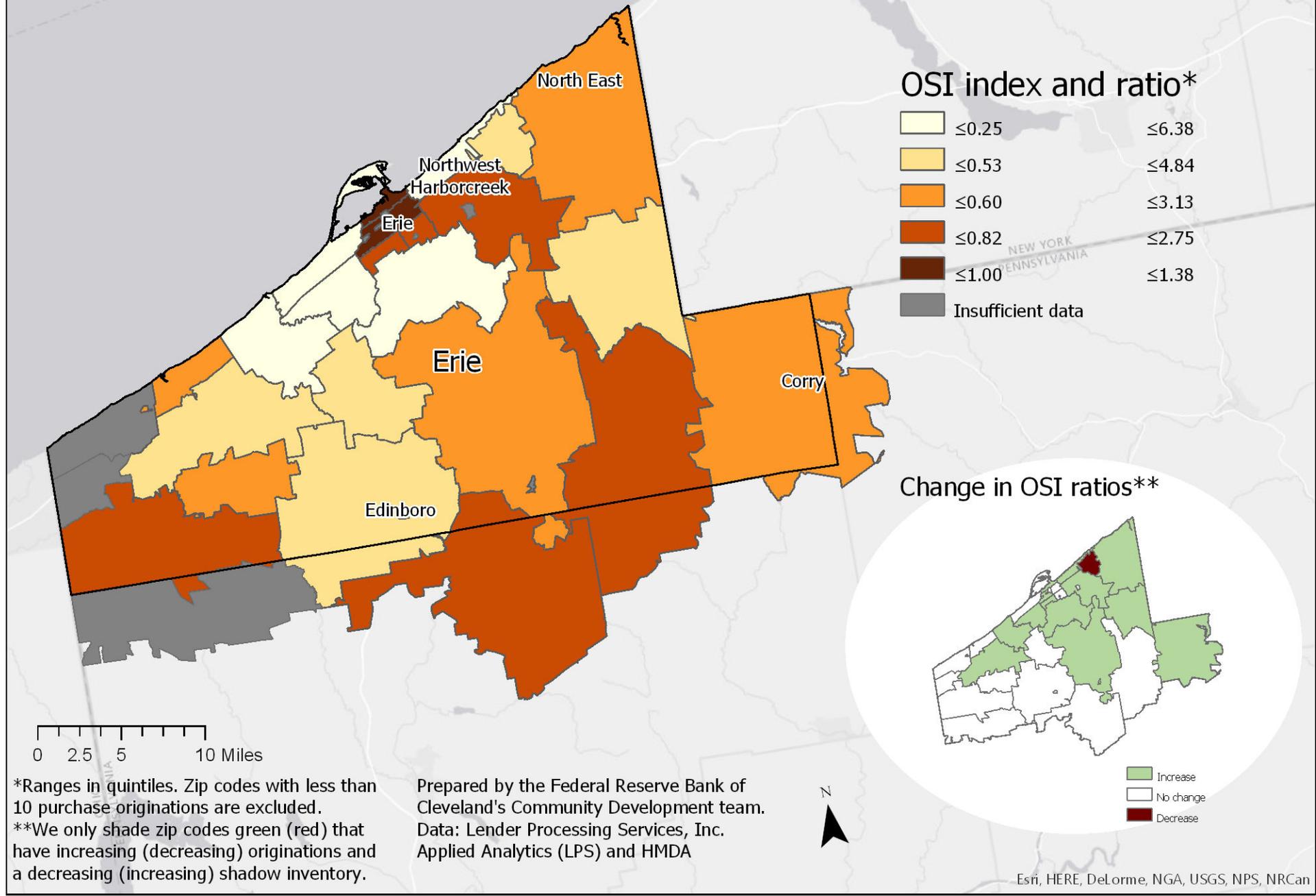


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

Erie, PA MSA

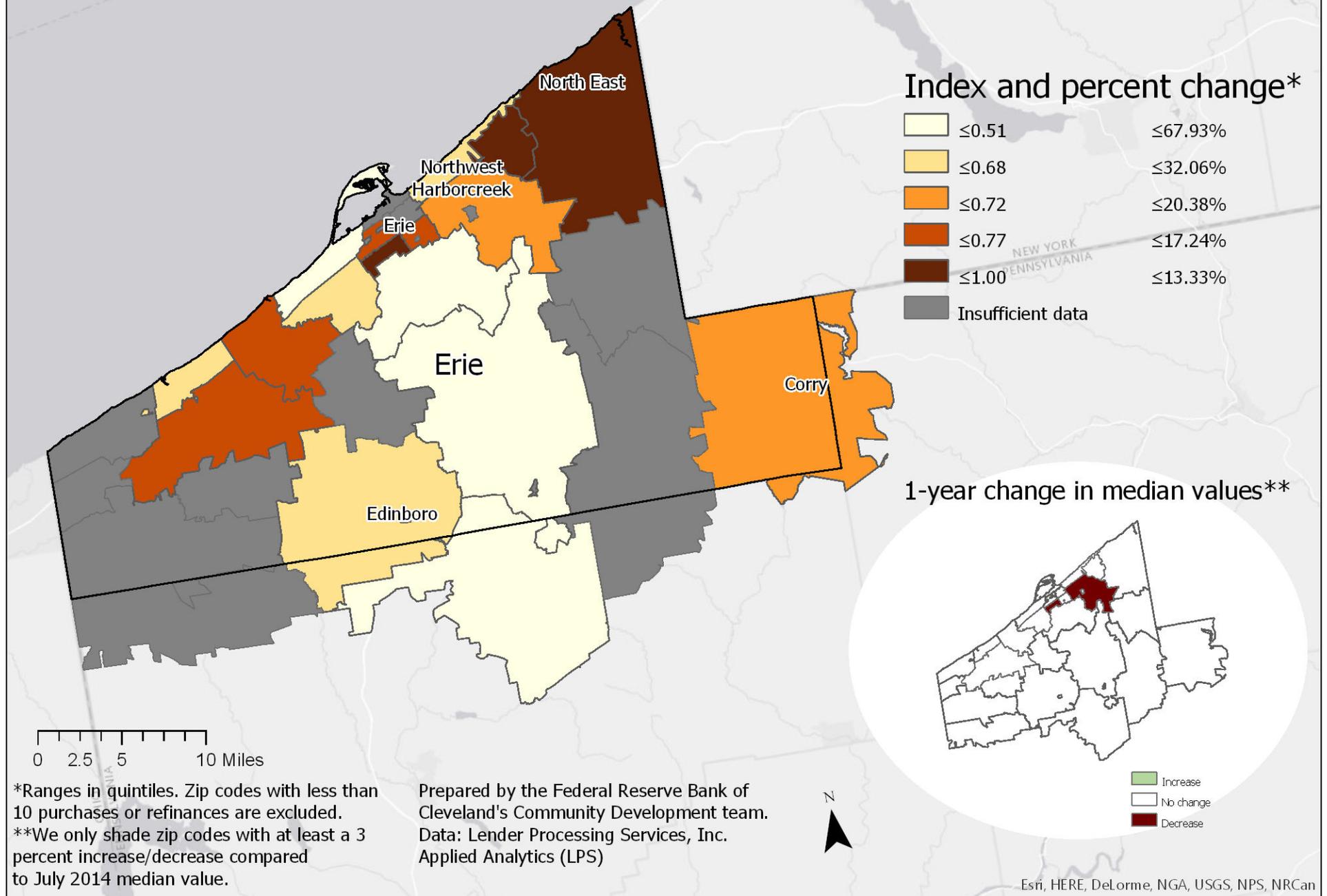


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

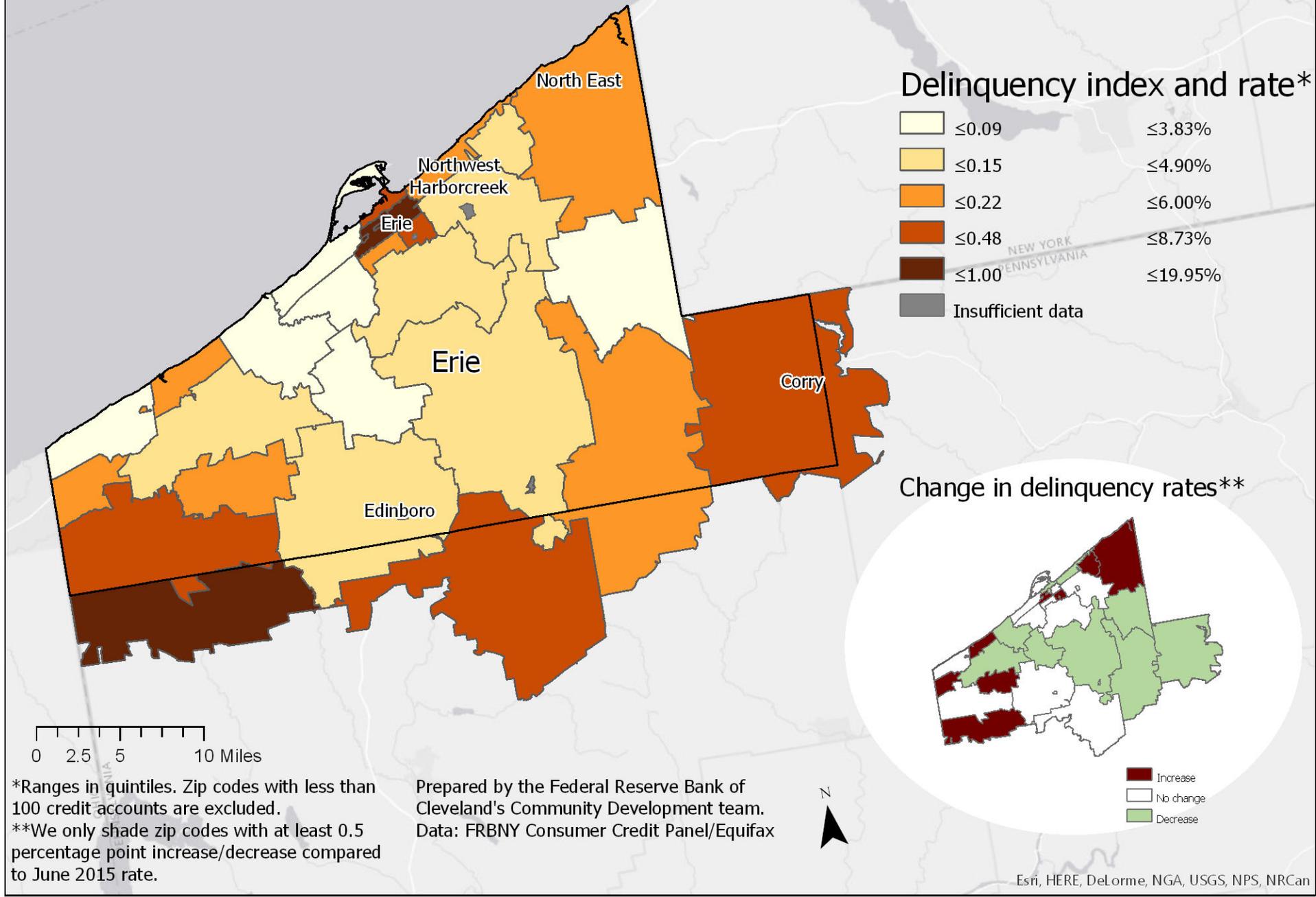
Change in median value of purchase & refinance originations index, 2005-2015

Erie, PA MSA



Non-mortgage credit delinquency index, June 2016

Erie, PA MSA

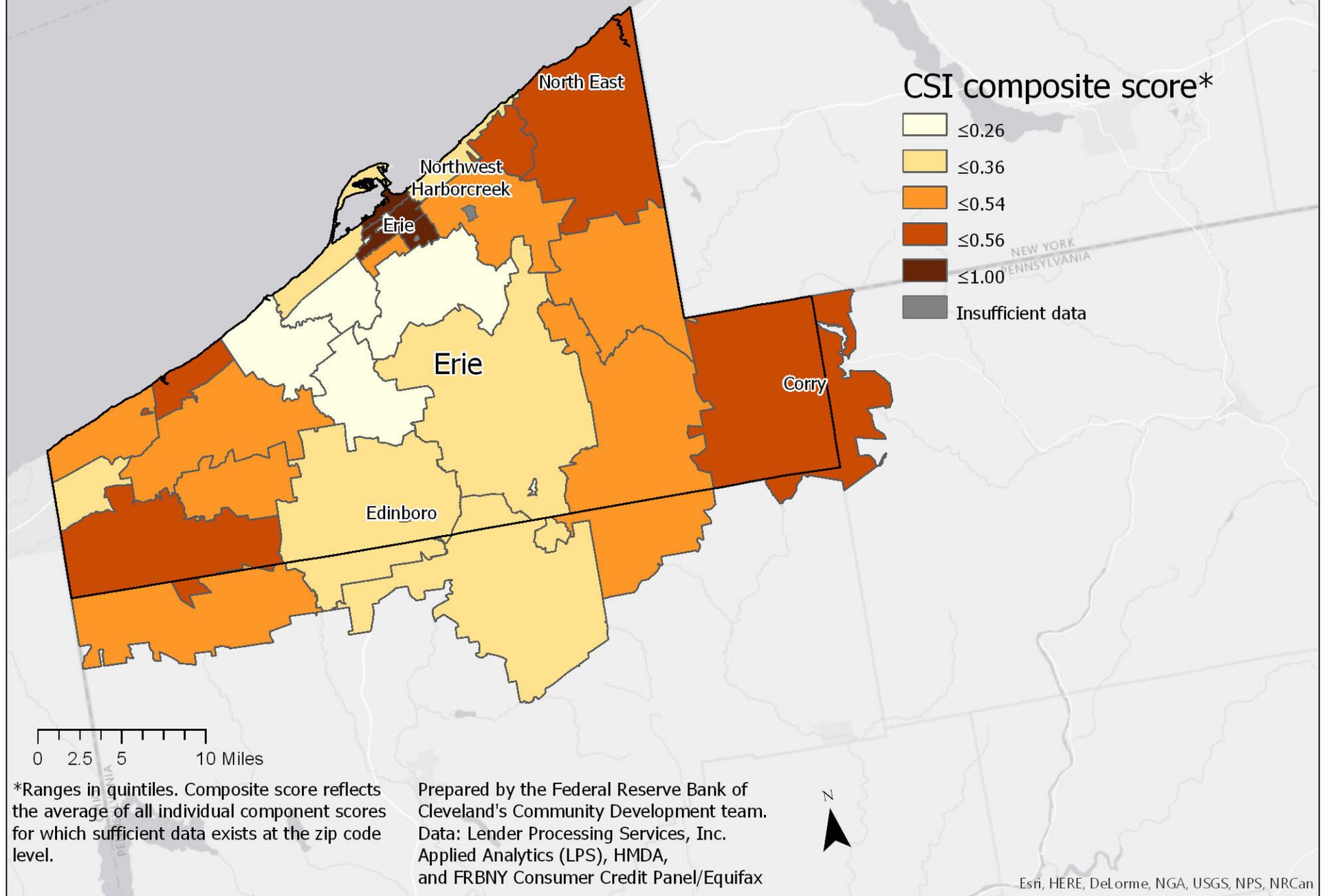


*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

Community Stabilization Index (CSI) score, July 2016

Erie, PA MSA



Huntington–Ashland, WV–KY–OH, MSA

90+ days mortgage delinquency

2015: **2.14%** 2016: **2.01%**

Foreclosure

2015: **1.76%** 2016: **1.36%**

REO

2015: **1.18%** 2016: **1.36%**

Originations-to-shadow inventory

2014: **2.16** 2015: **2.76**

Change in median value of purchase and refinance originations

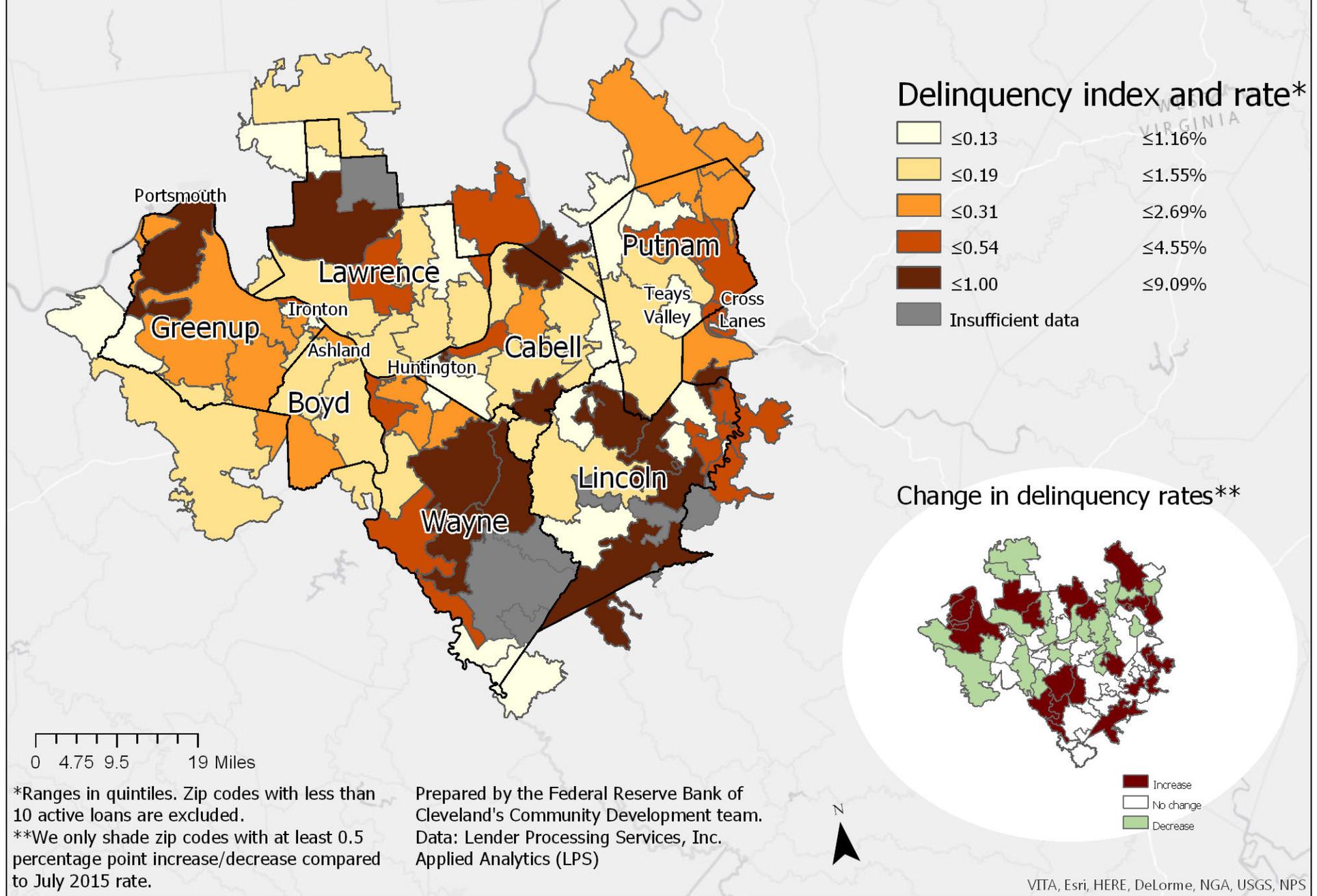
2014-2015: **4.68%** 2005-2015: **35.14%**

Non-mortgage credit delinquency

2015: **7.87%** 2016: **8.04%**

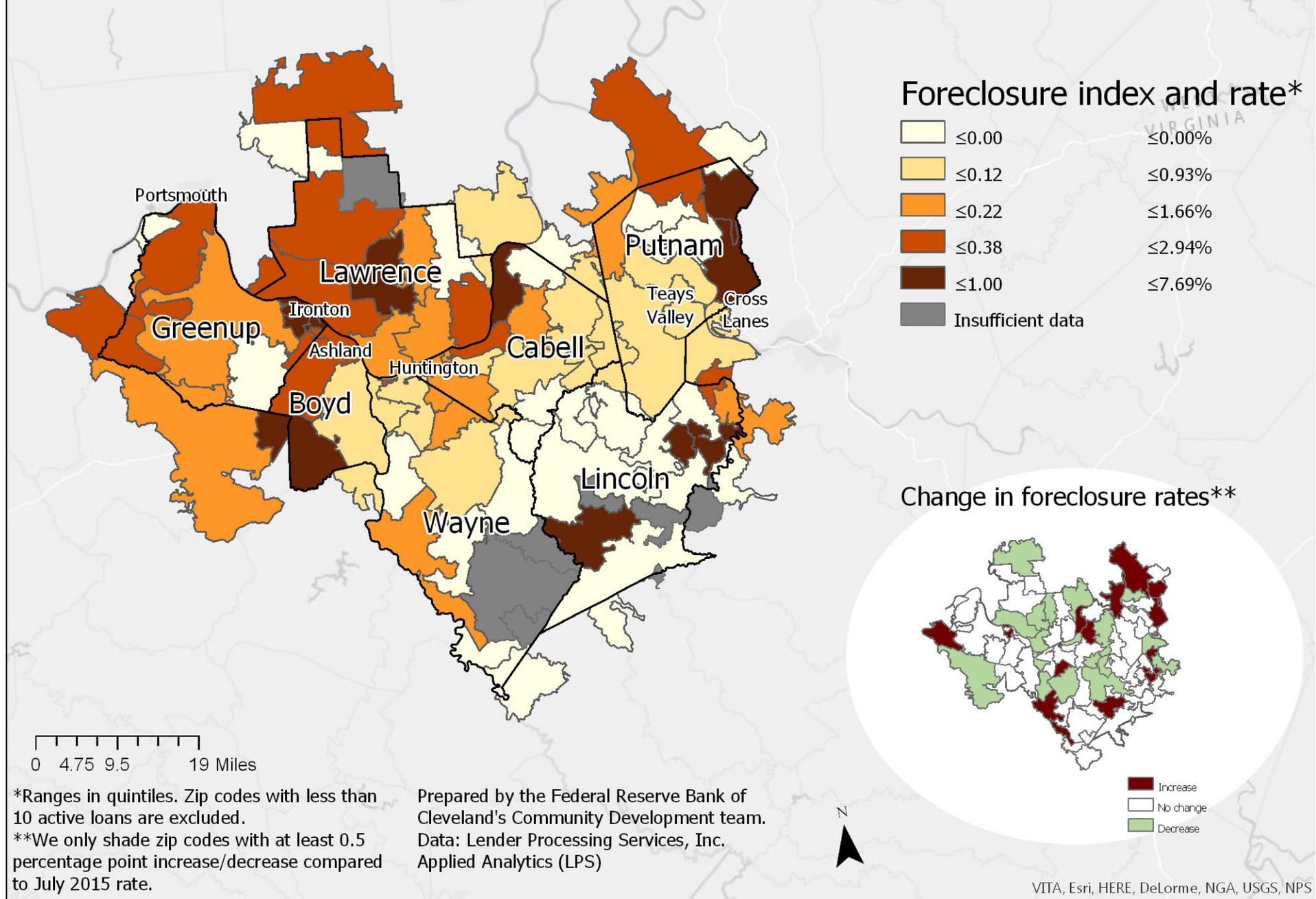
90+ days mortgage delinquency index, July 2016

Huntington-Ashland, WV-KY-OH MSA



Foreclosure index, July 2016

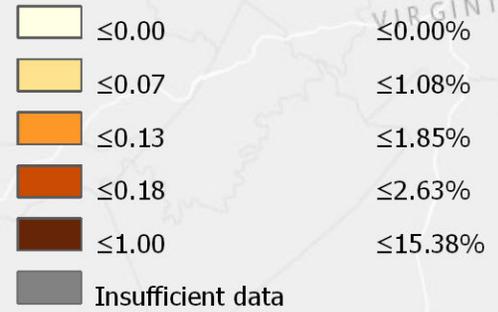
Huntington-Ashland, WV-KY-OH MSA



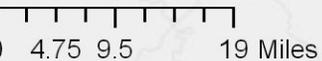
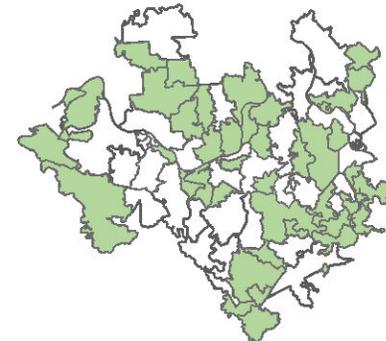
REO index, July 2016

Huntington-Ashland, WV-KY-OH MSA

REO index and rate*



Change in REO rates**



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

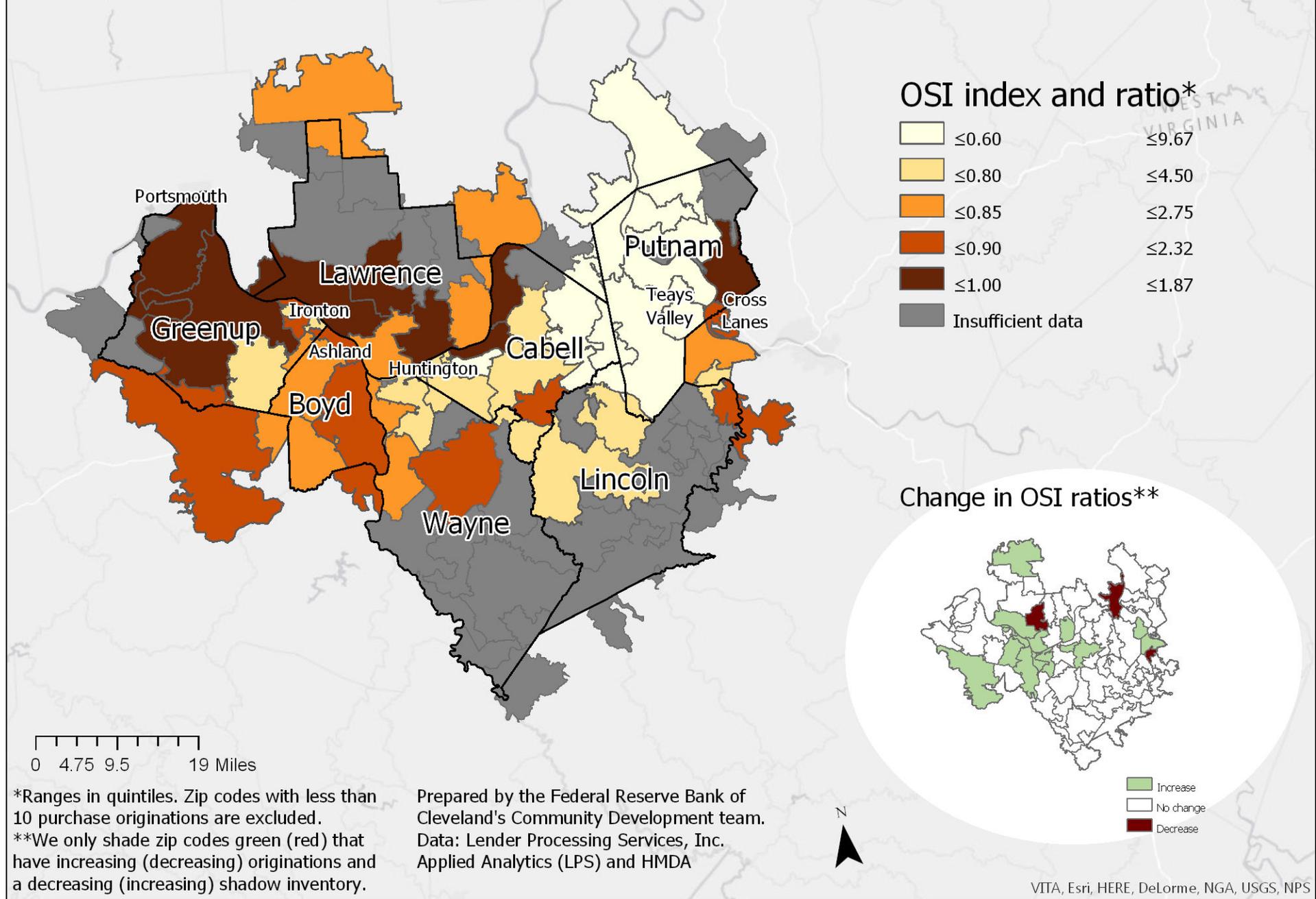
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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, 2015

Huntington-Ashland, WV-KY-OH MSA

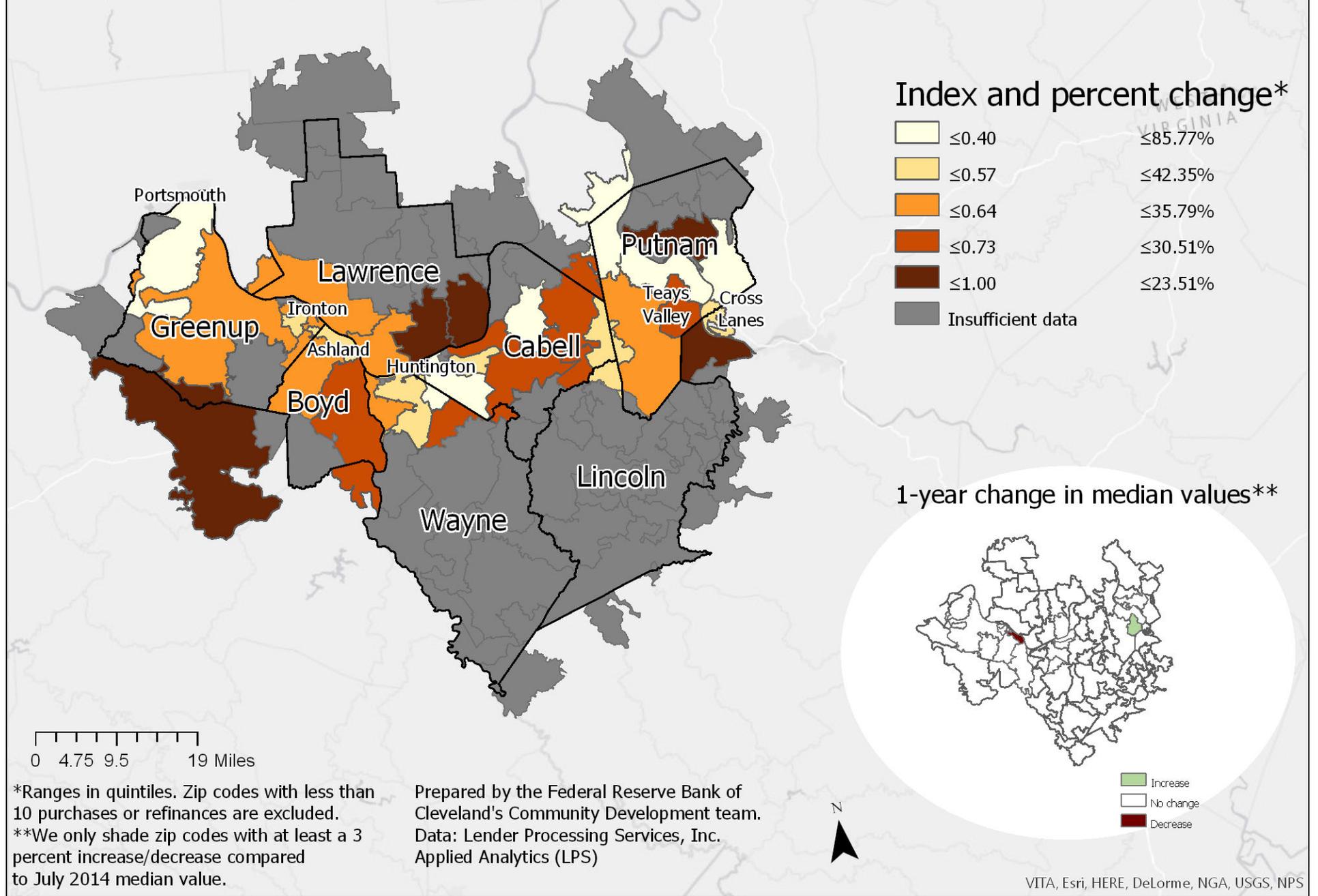


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Change in median value of purchase & refinance originations index, 2005-2015

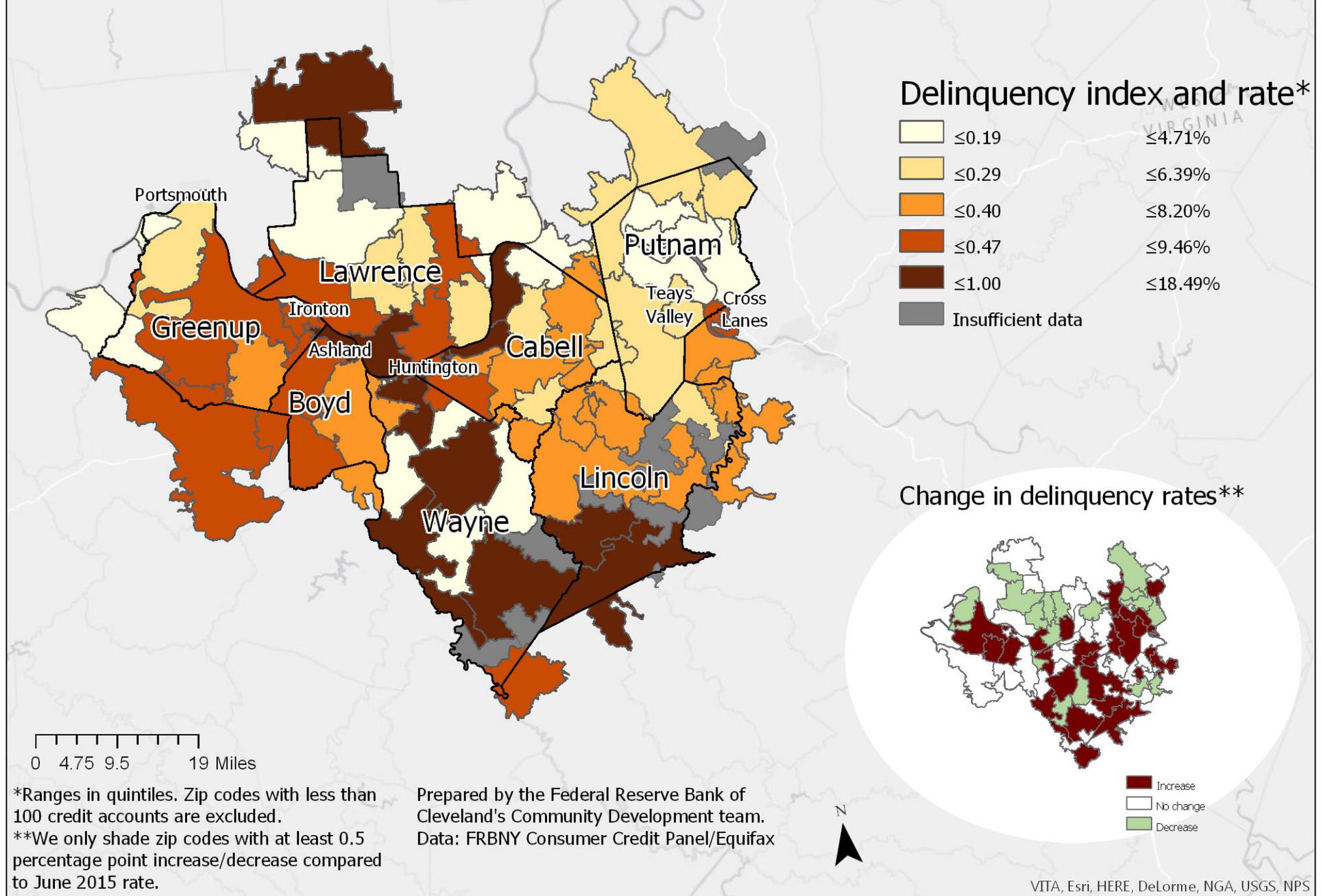
Huntington-Ashland, WV-KY-OH MSA



*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

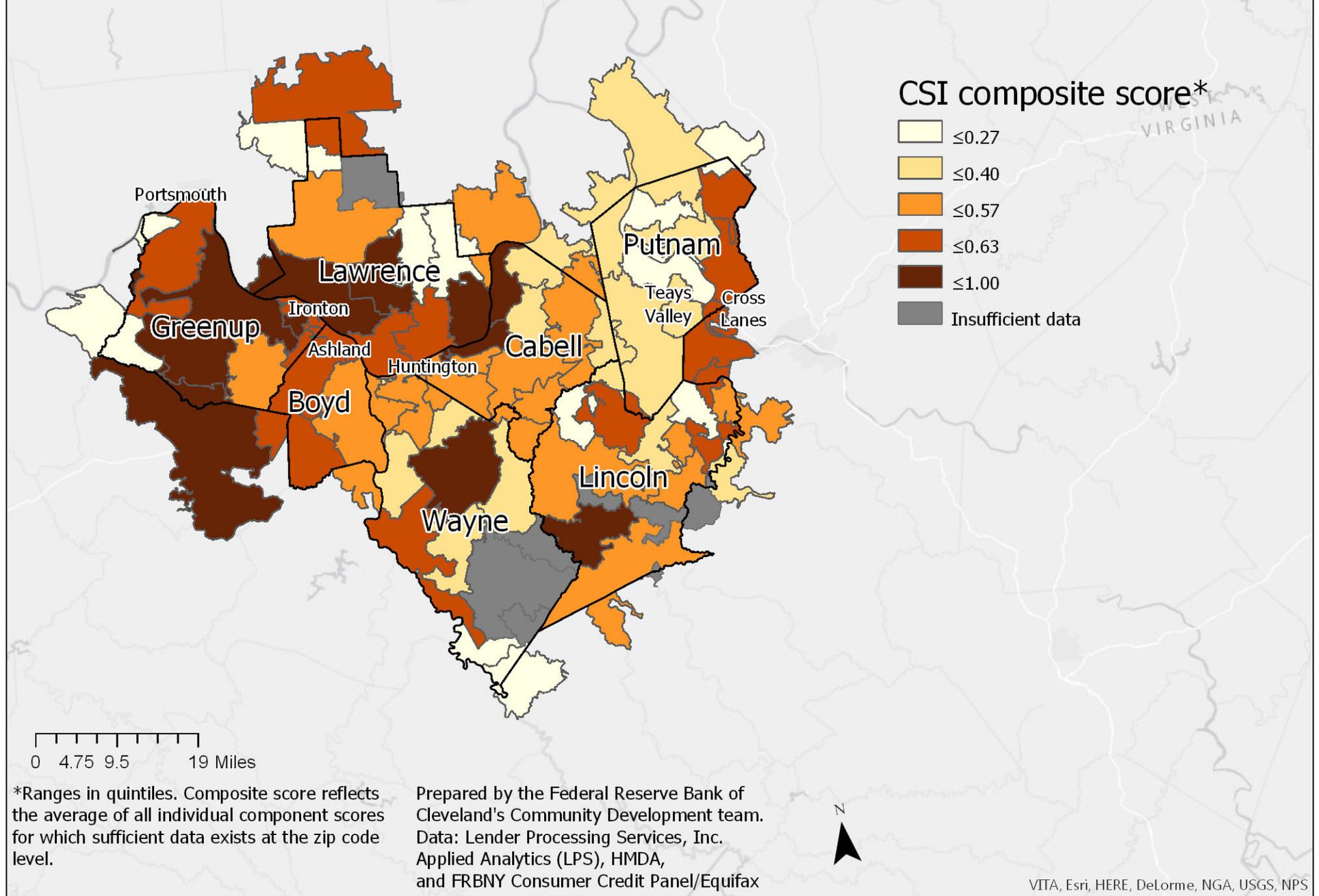
Non-mortgage credit delinquency index, June 2016

Huntington-Ashland, WV-KY-OH MSA



Community Stabilization Index (CSI) score, July 2016

Huntington-Ashland, WV-KY-OH MSA



Lexington–Fayette, KY, MSA

90+ days mortgage delinquency

2015: **1.53%** 2016: **1.20%**

Foreclosure

2015: **1.05%** 2016: **0.89%**

REO

2015: **0.62%** 2016: **0.63%**

Originations-to-shadow inventory

2014: **2.69** 2015: **3.96**

Change in median value of purchase and refinance originations

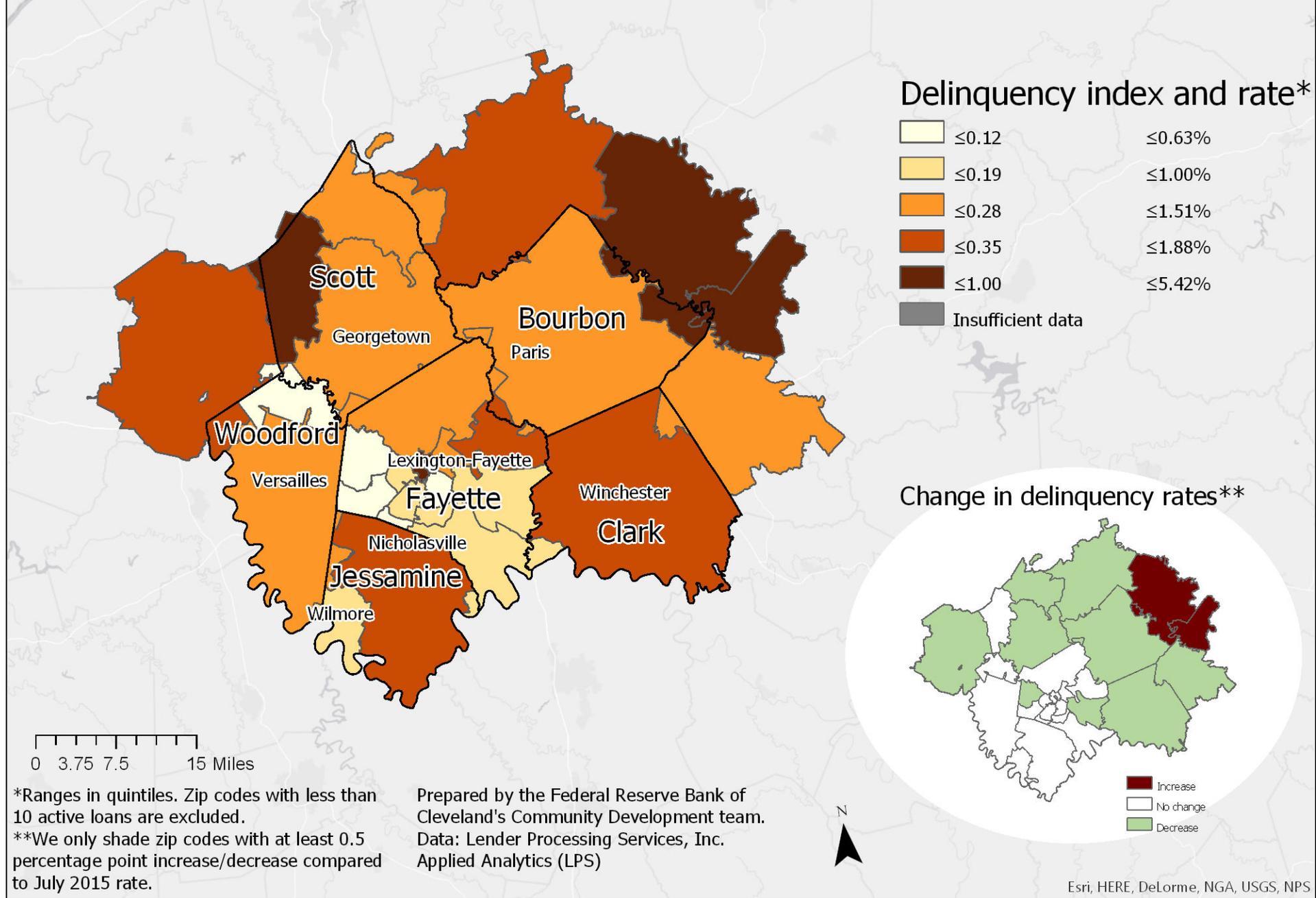
2014-2015: **9.51%** 2005-2015: **17.43%**

Non-mortgage credit delinquency

2015: **7.69%** 2016: **7.69%**

90+ days mortgage delinquency index, July 2016

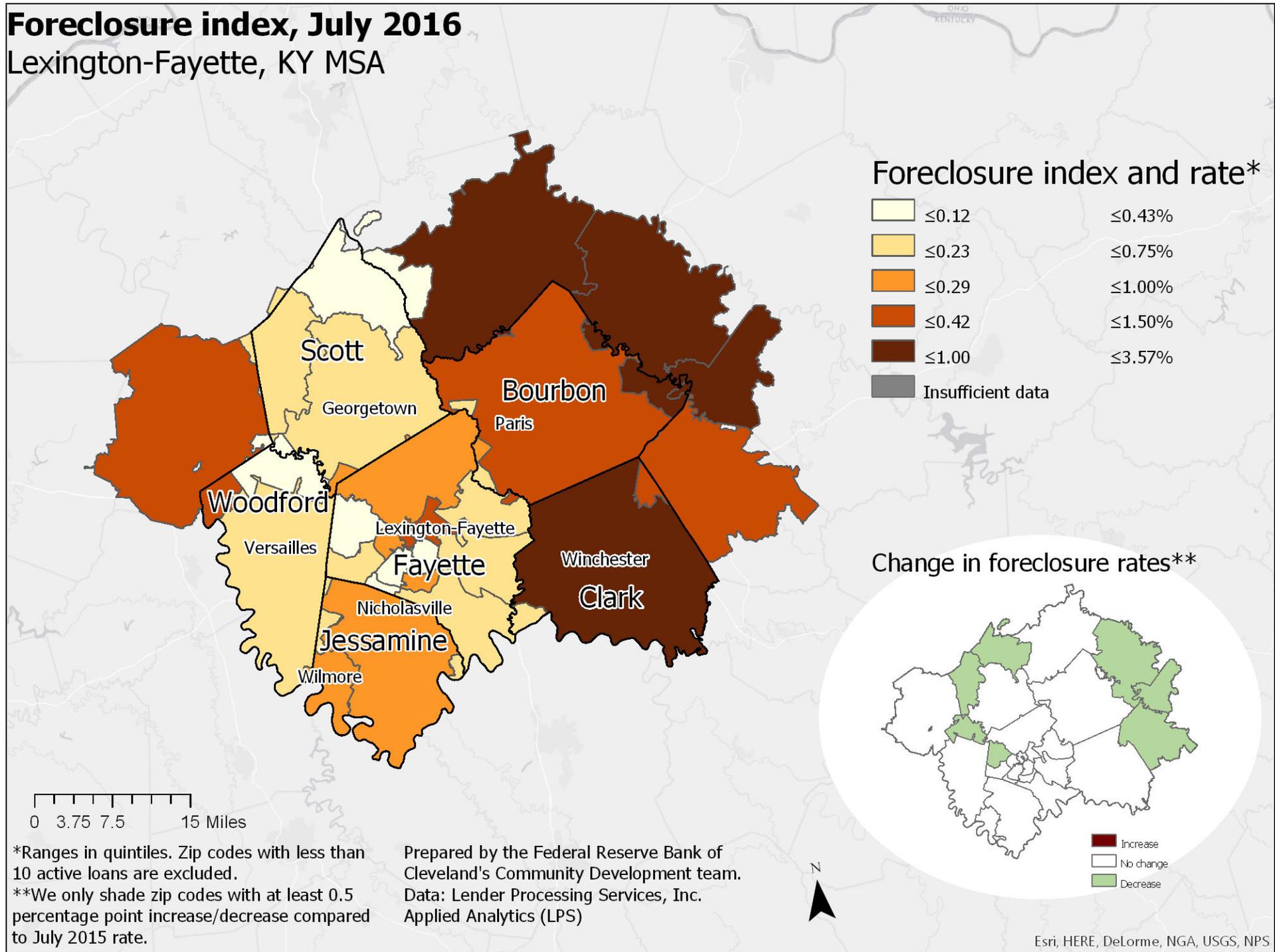
Lexington-Fayette, KY MSA



*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 2015 rate.

Foreclosure index, July 2016

Lexington-Fayette, KY MSA

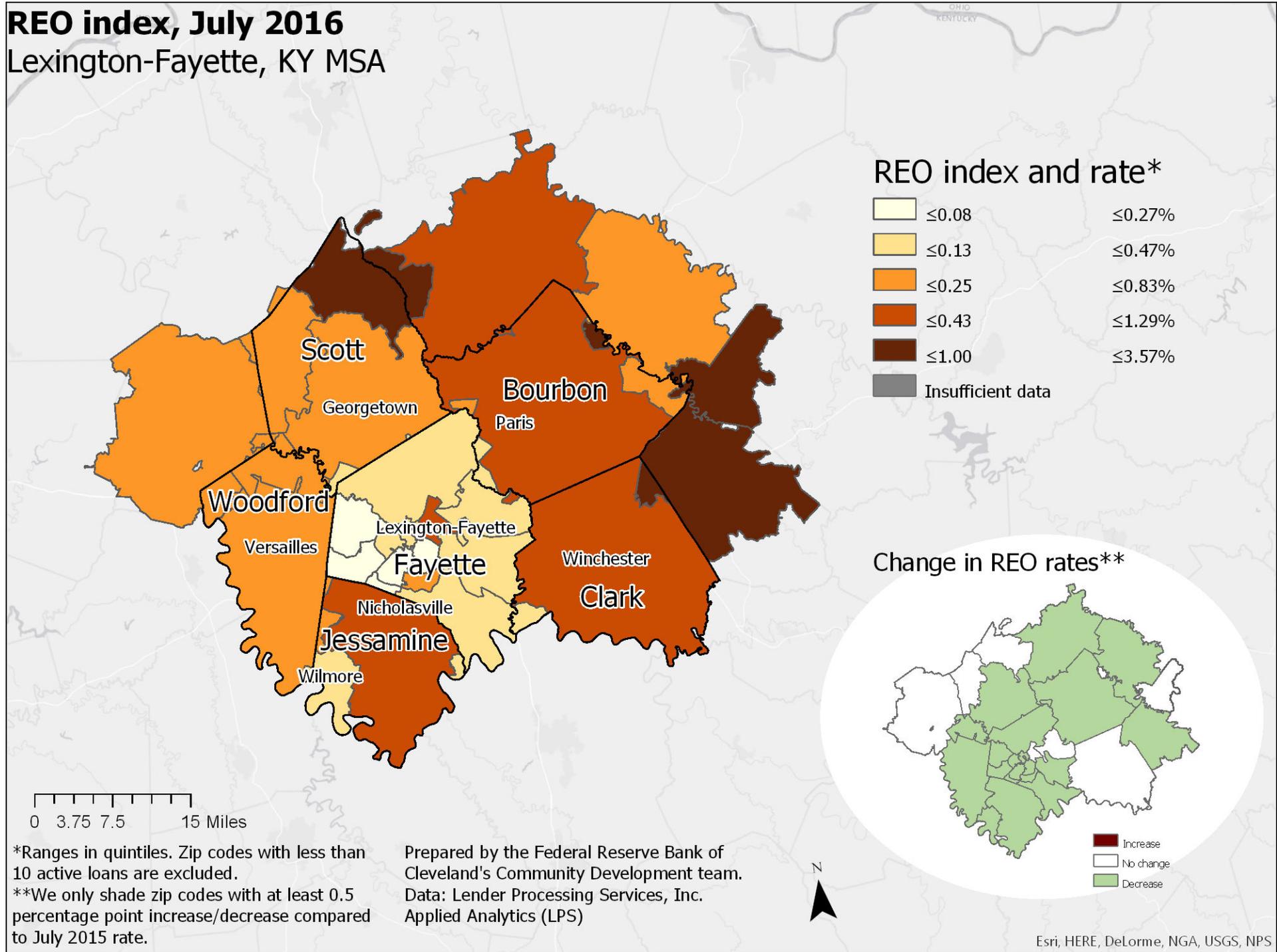


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

REO index, July 2016

Lexington-Fayette, KY MSA

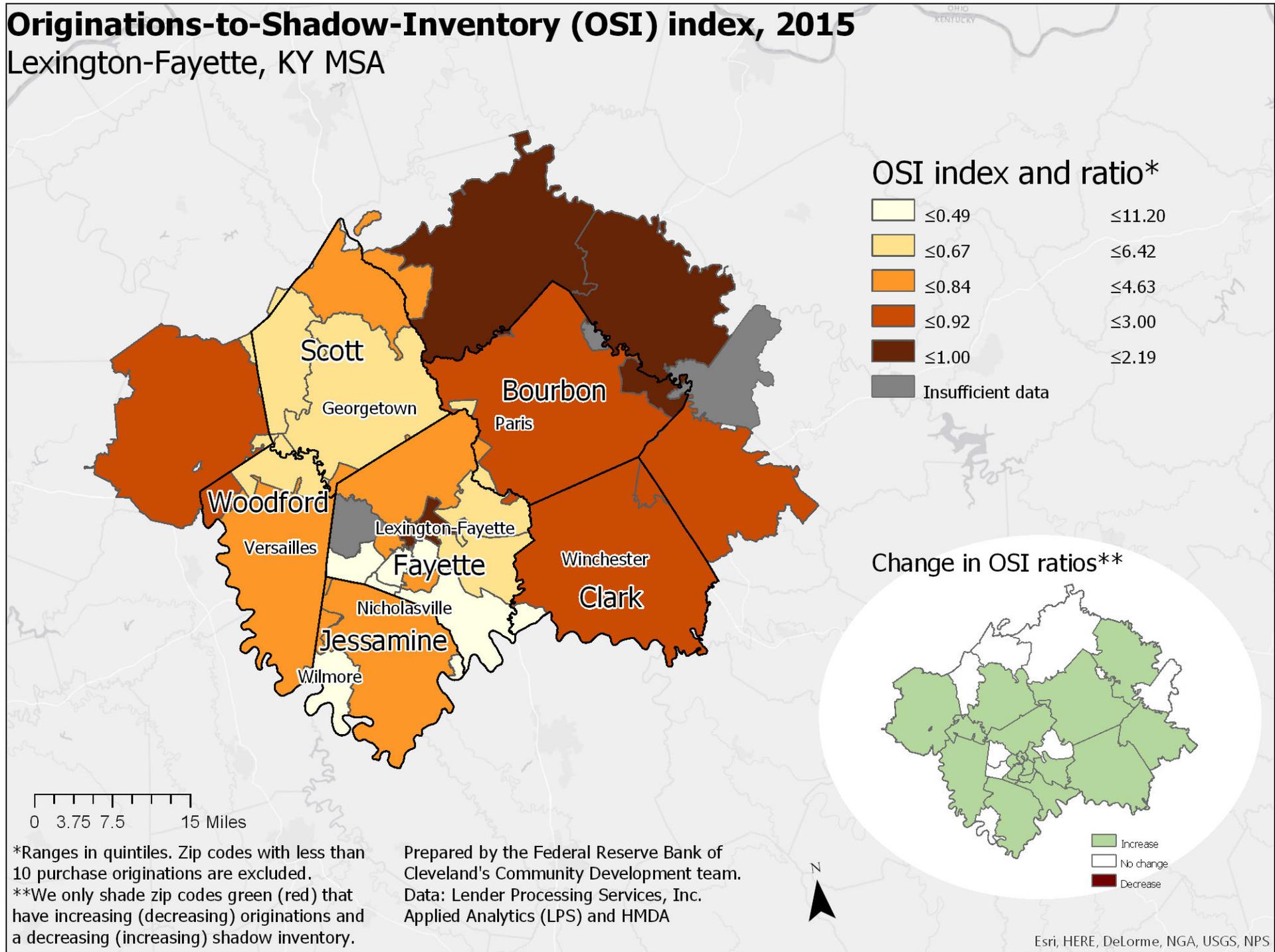


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

Lexington-Fayette, KY MSA

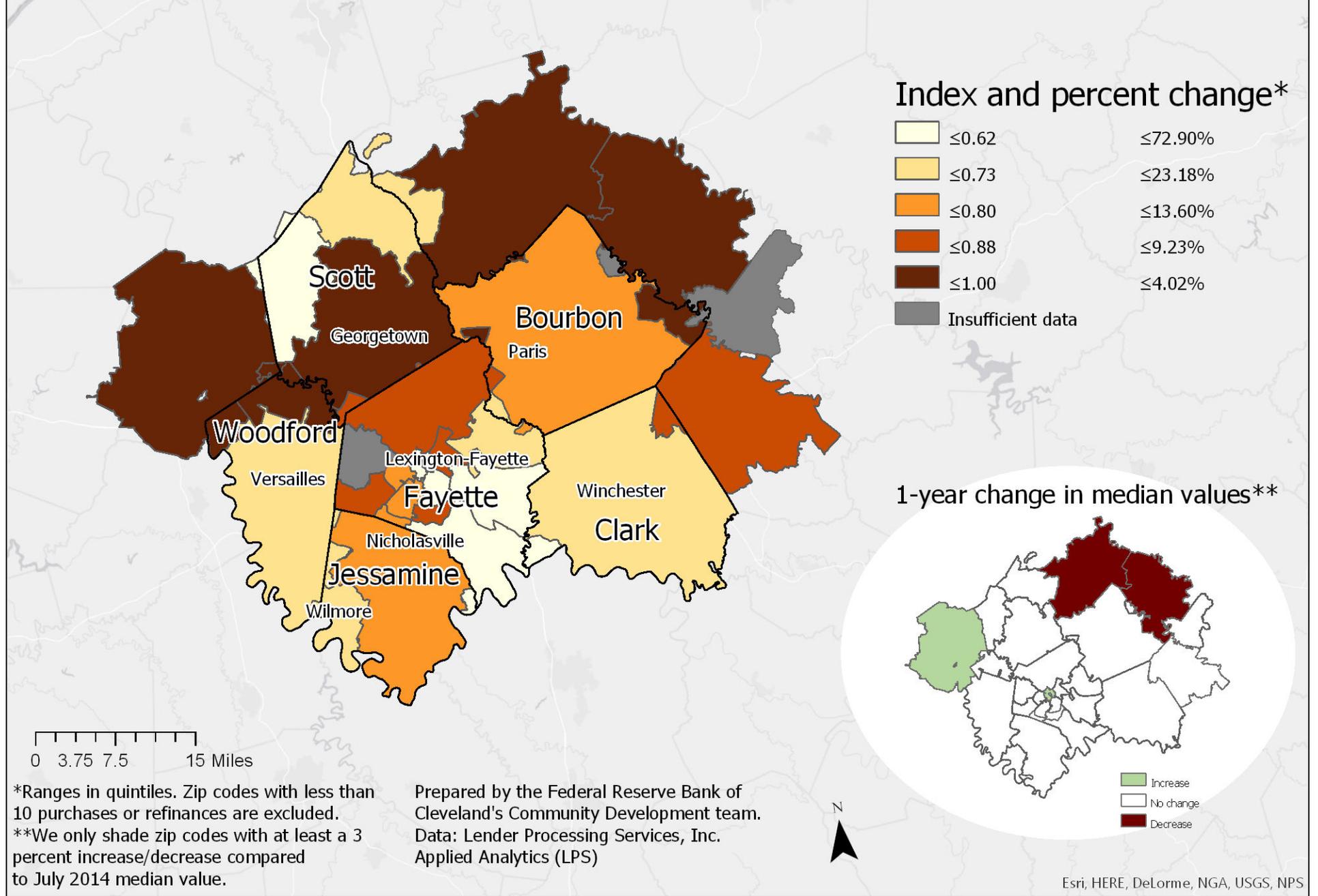


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Change in median value of purchase & refinance originations index, 2005-2015

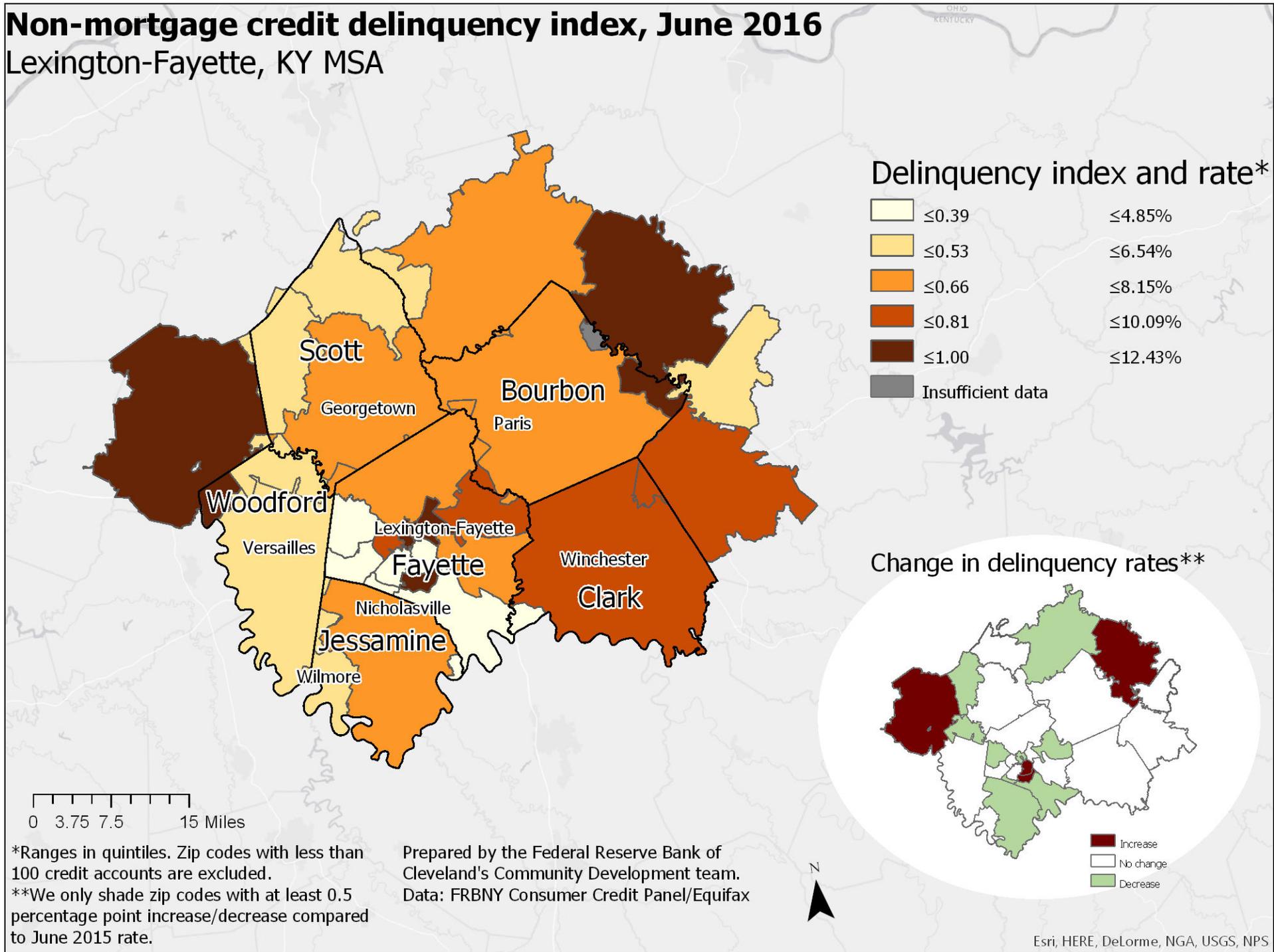
Lexington-Fayette, KY MSA



*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.
**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

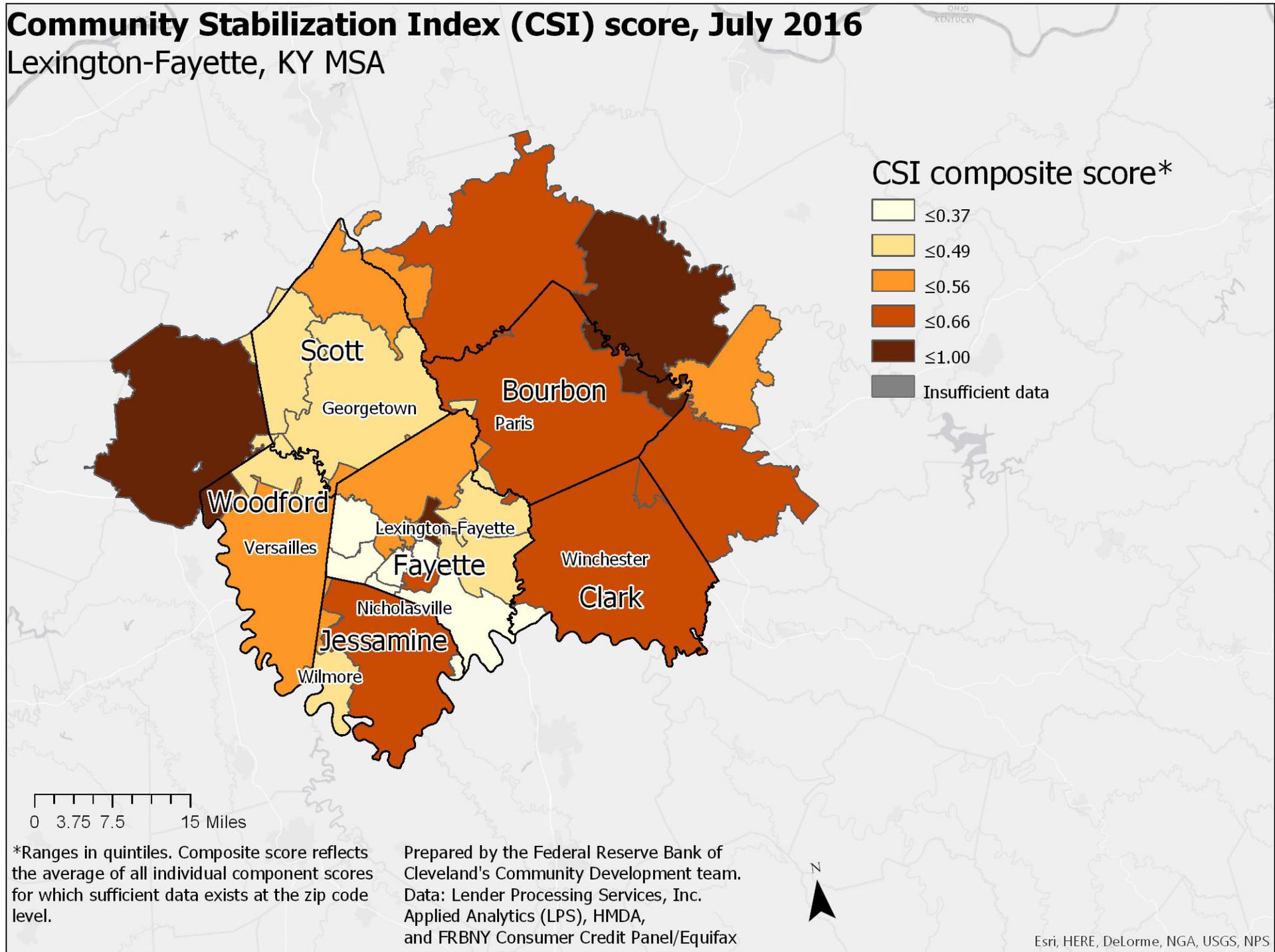
Non-mortgage credit delinquency index, June 2016

Lexington-Fayette, KY MSA



Community Stabilization Index (CSI) score, July 2016

Lexington-Fayette, KY MSA



Lima, OH, MSA

90+ days mortgage delinquency

2015: **2.30%** 2016: **2.37%**

Foreclosure

2015: **1.82%** 2016: **1.80%**

REO

2015: **1.56%** 2016: **1.48%**

Originations-to-shadow inventory

2014: **2.76** 2015: **3.21**

Change in median value of purchase and refinance originations

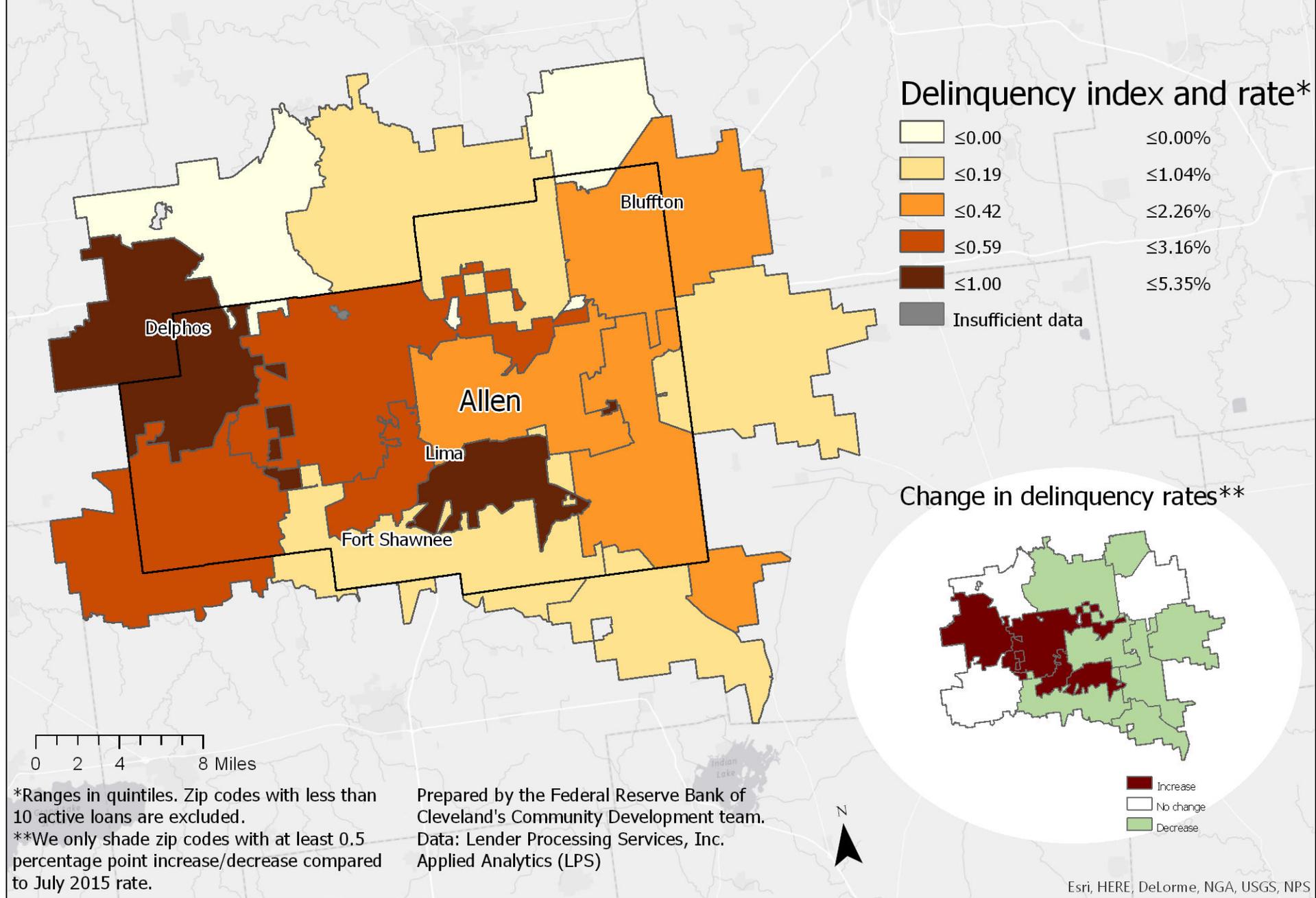
2014-2015: **14.57%** 2005-2015: **28.87%**

Non-mortgage credit delinquency

2015: **6.34%** 2016: **6.54%**

90+ days mortgage delinquency index, July 2016

Lima, OH MSA

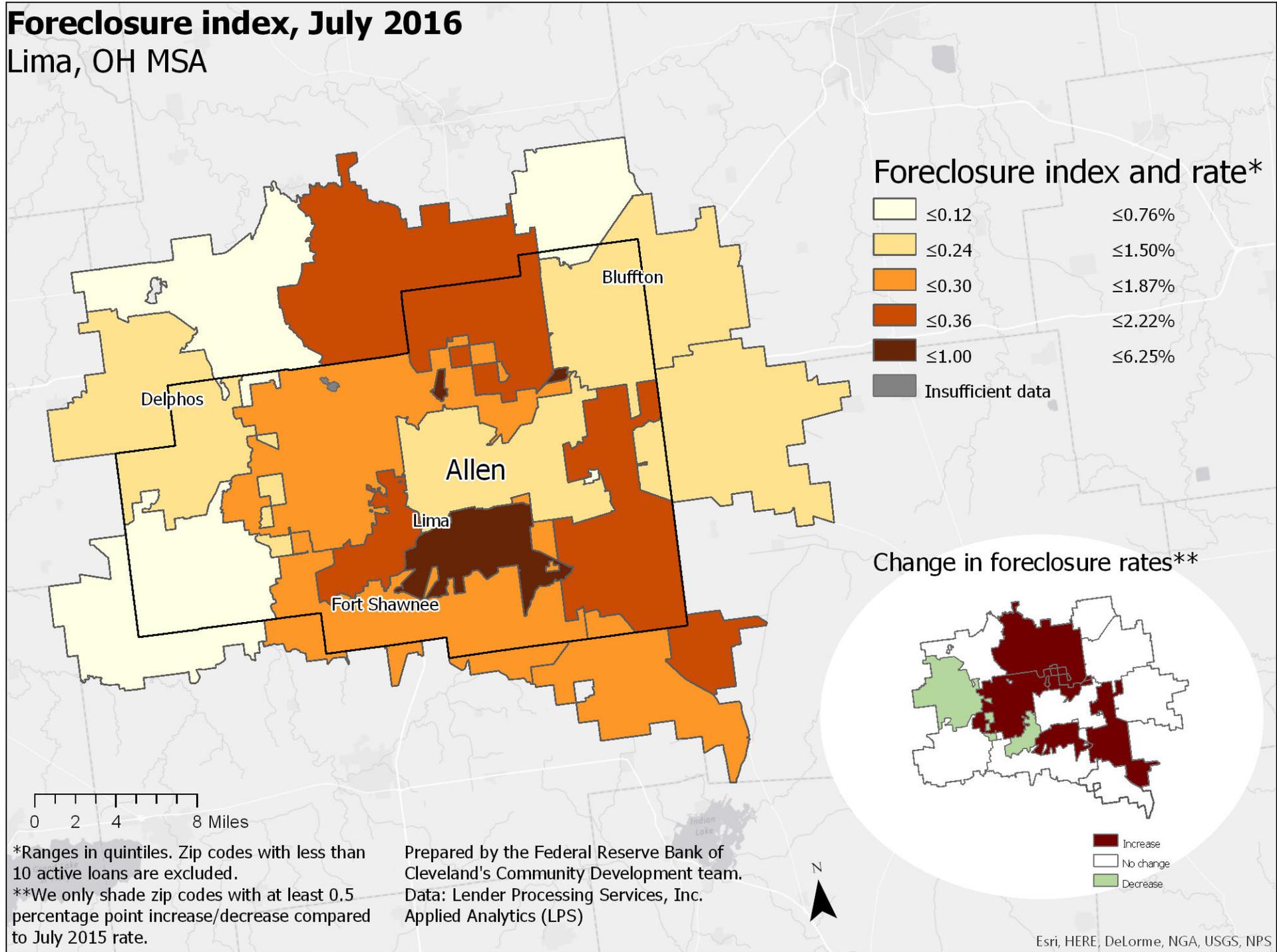


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Foreclosure index, July 2016

Lima, OH MSA

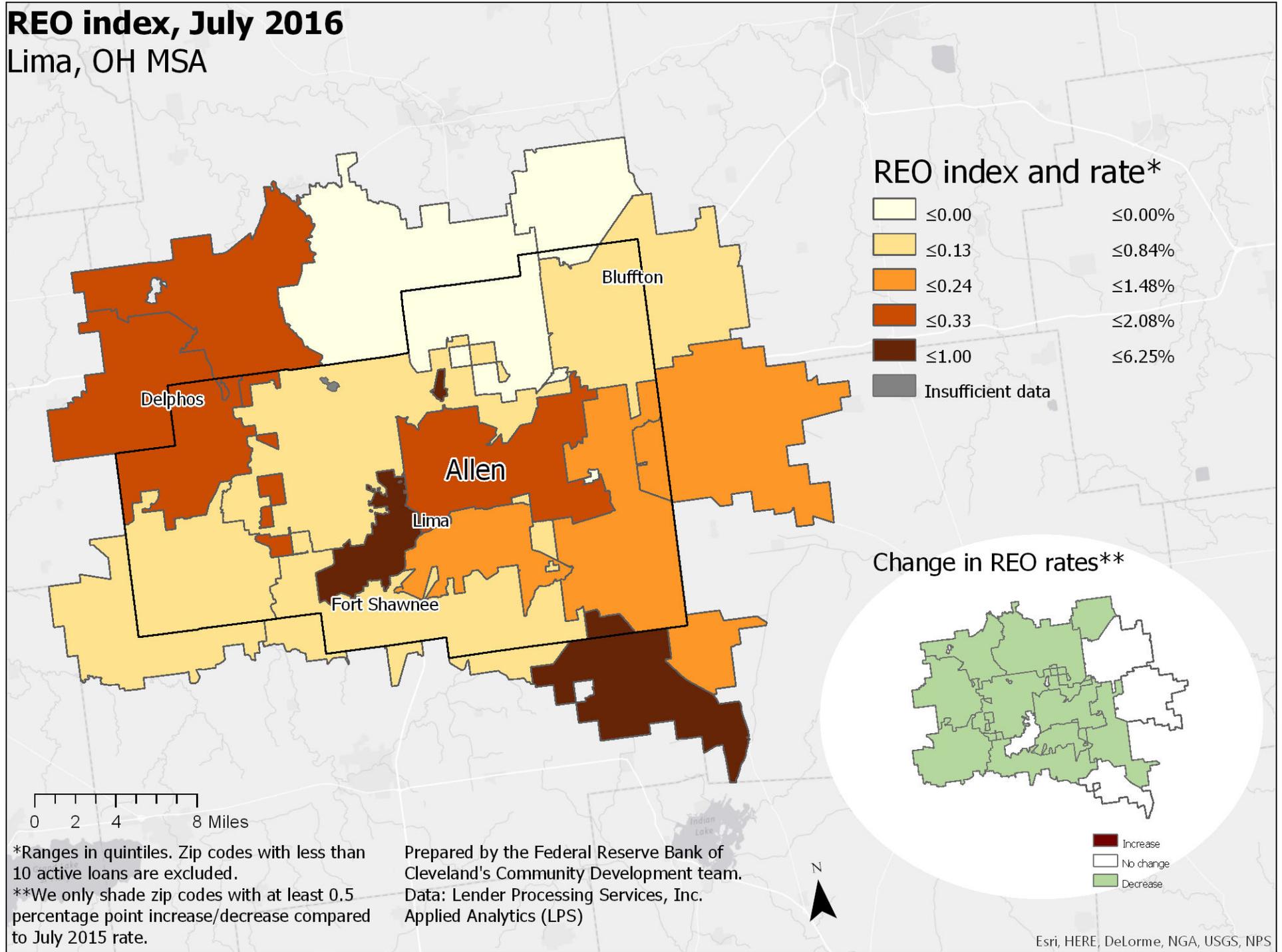


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

REO index, July 2016

Lima, OH MSA

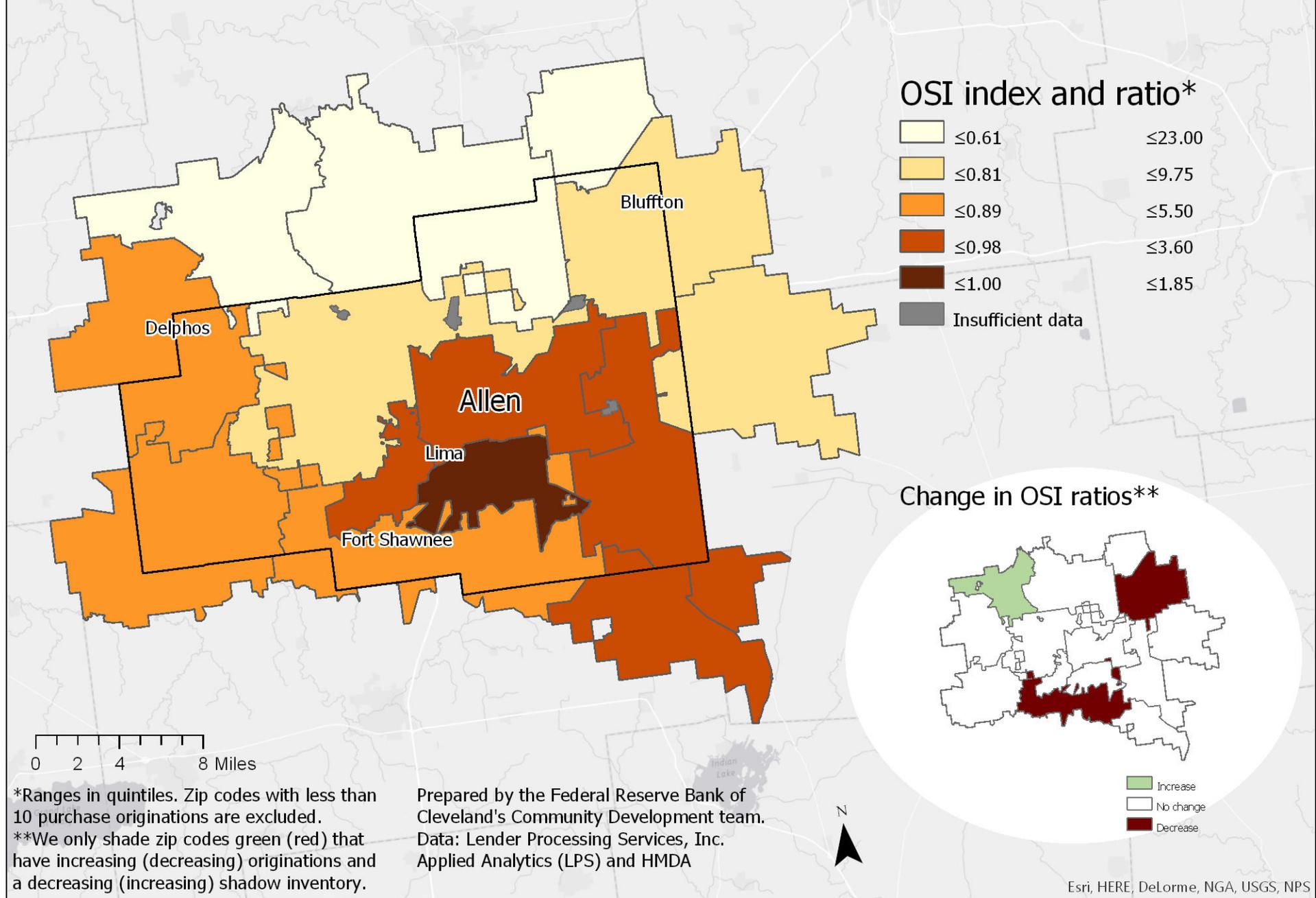


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

Lima, OH MSA

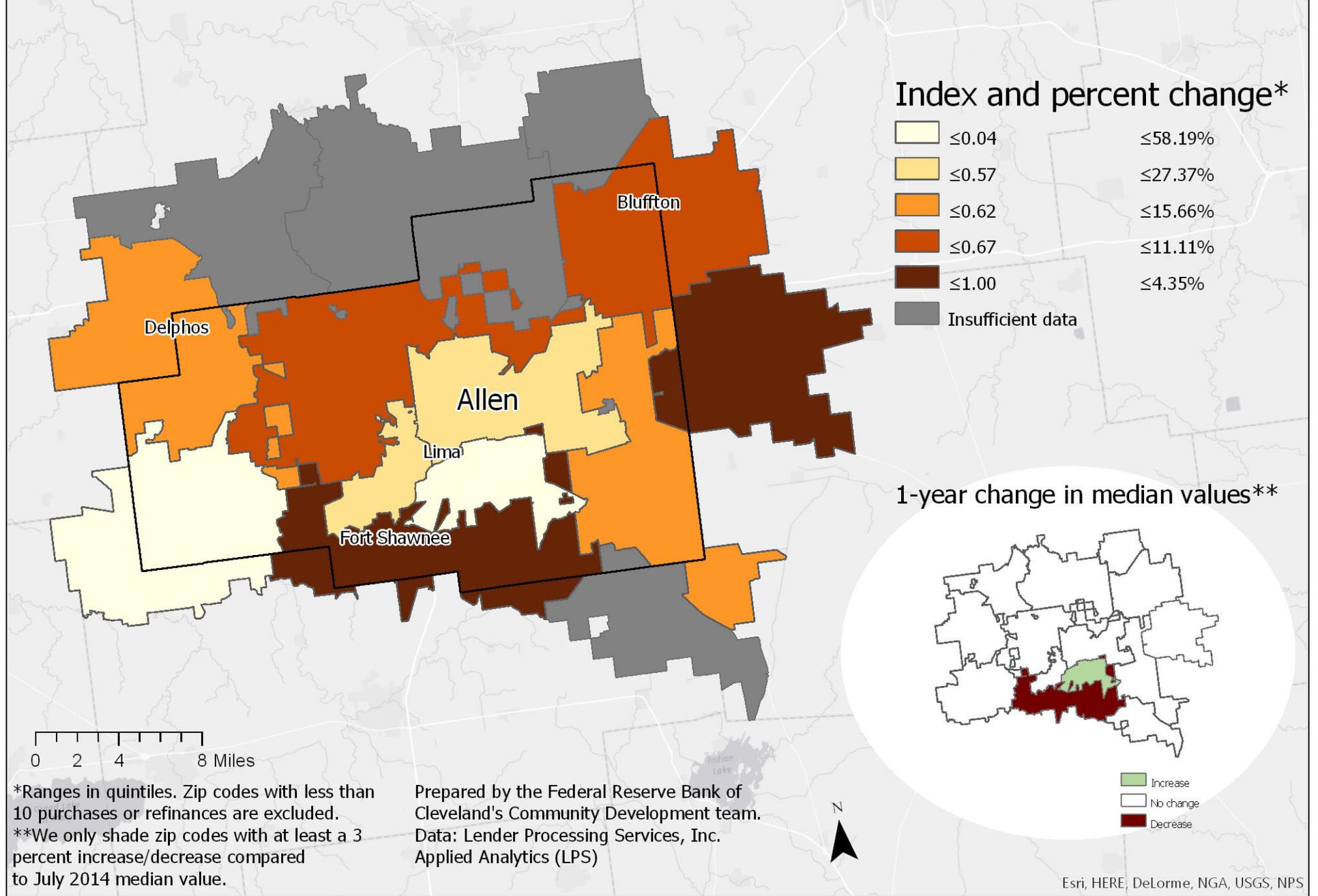


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Change in median value of purchase & refinance originations index, 2005-2015

Lima, OH MSA



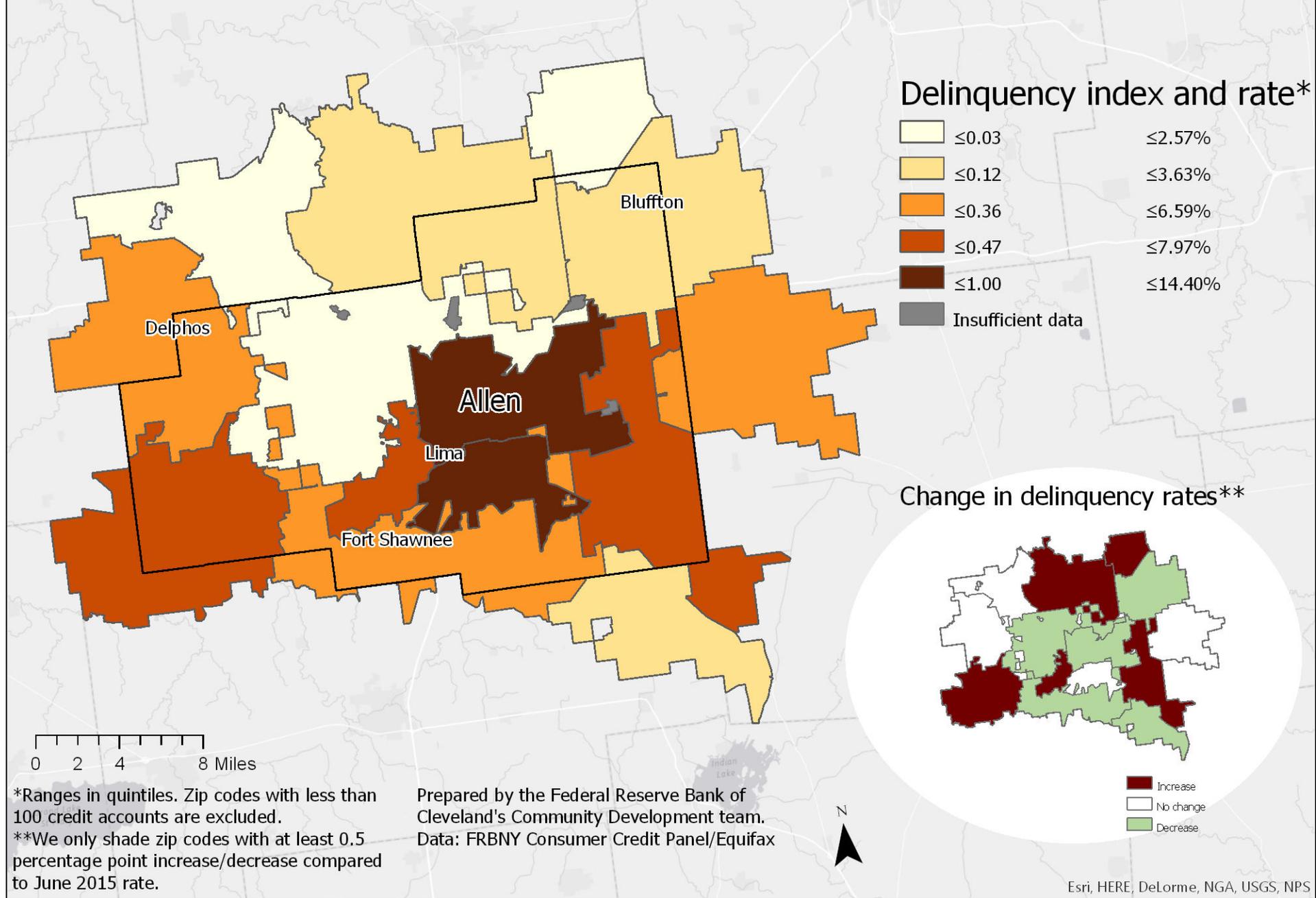
*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.

**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median 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 2016

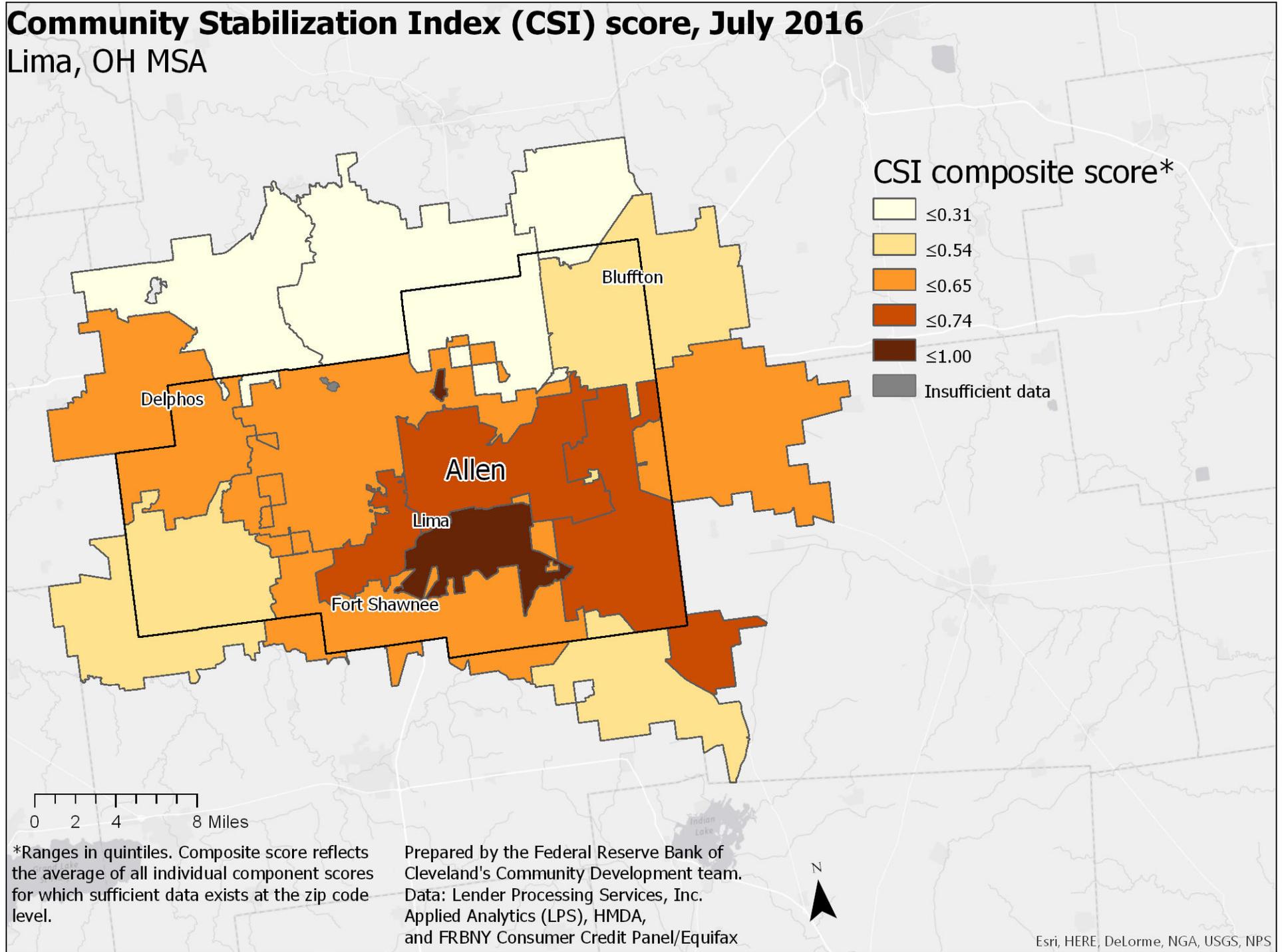
Lima, OH MSA



*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 2015 rate.

Community Stabilization Index (CSI) score, July 2016

Lima, OH MSA



Mansfield, OH, MSA

90+ days mortgage delinquency

2015: **2.29%** 2016: **1.96%**

Foreclosure

2015: **2.23%** 2016: **1.92%**

REO

2015: **1.66%** 2016: **1.79%**

Originations-to-shadow inventory

2014: **1.64** 2015: **1.95**

Change in median value of purchase and refinance originations

2014-2015: **4.76%** 2005-2015: **-3.51%**

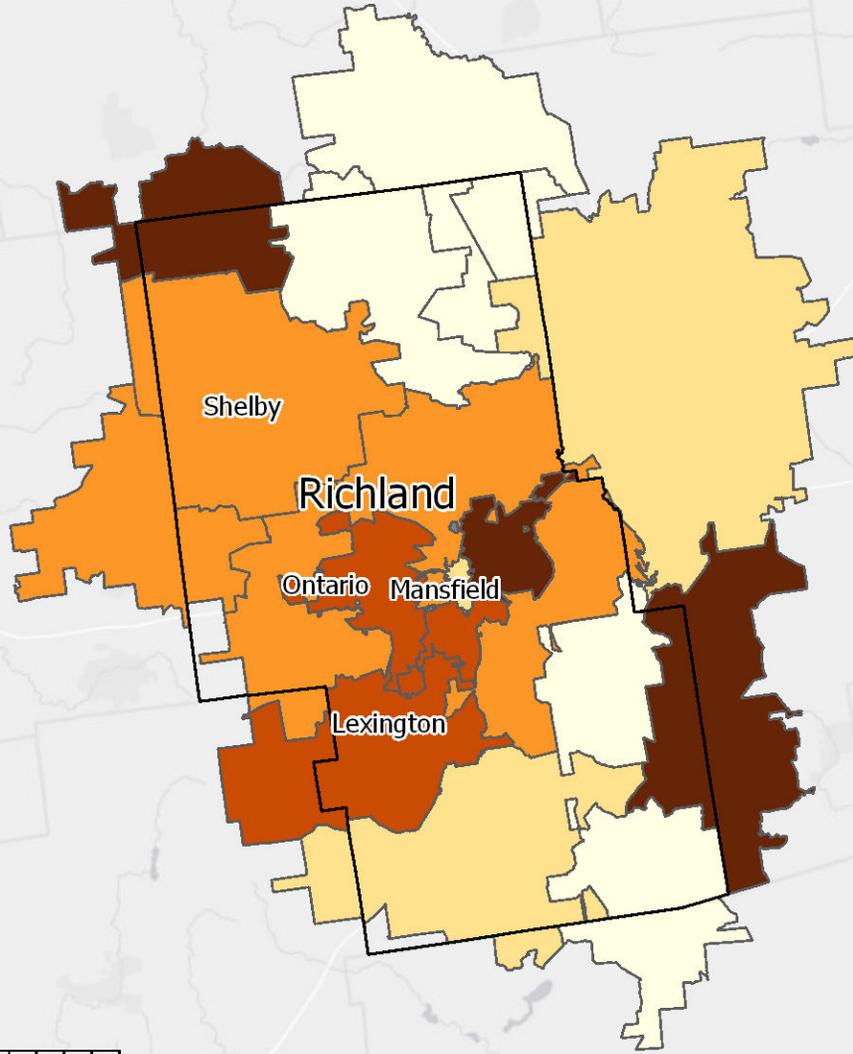
Non-mortgage credit delinquency

2015: **5.73%** 2016: **5.26%**

90+ days mortgage delinquency index, July 2016

Mansfield, OH MSA

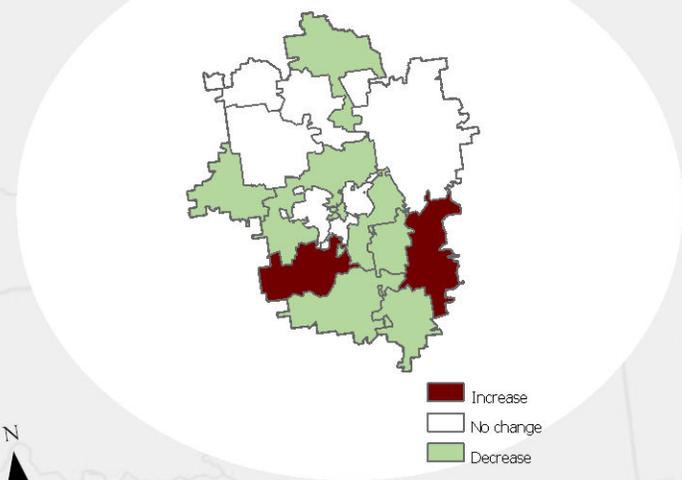
Akron



Delinquency index and rate*

	≤0.16	≤0.96%
	≤0.44	≤1.73%
	≤0.54	≤2.01%
	≤0.62	≤2.24%
	≤1.00	≤3.30%
	Insufficient data	

Change in delinquency rates**



0 2.25 4.5 9 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 2015 rate.

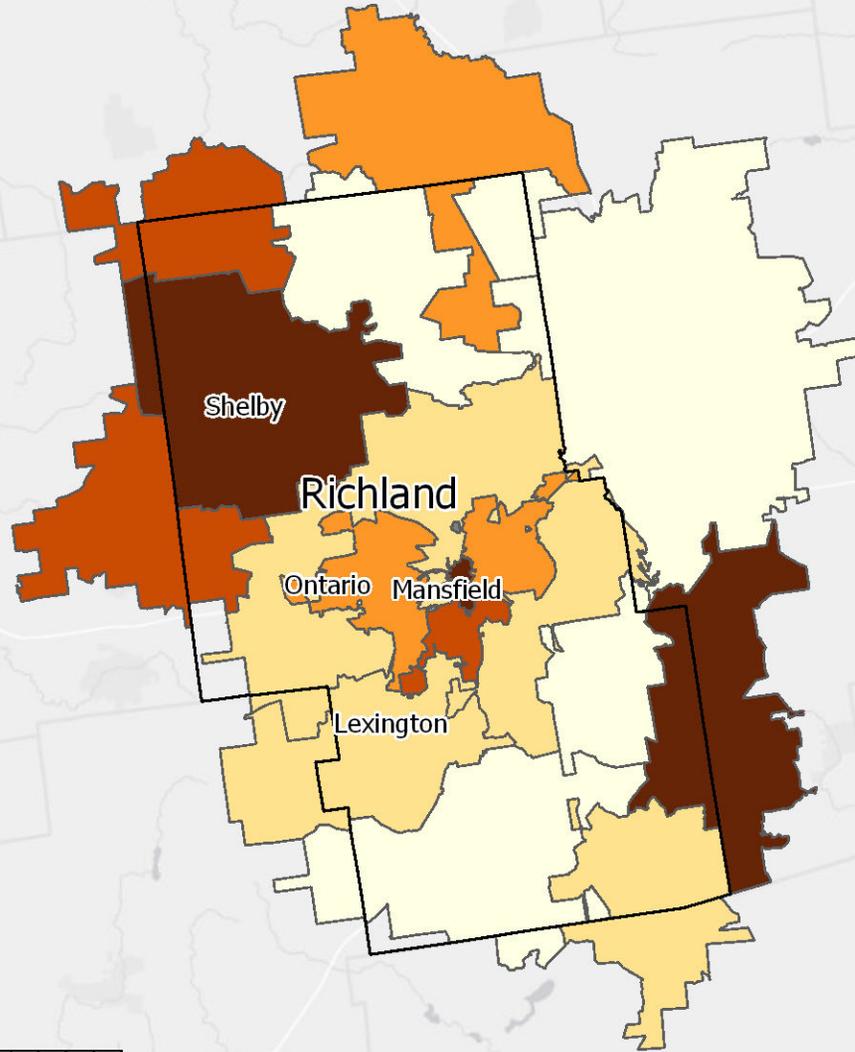
Prepared by the Federal Reserve Bank of Cleveland's Community Development team.
Data: Lender Processing Services, Inc. Applied Analytics (LPS)



Foreclosure index, July 2016

Mansfield, OH MSA

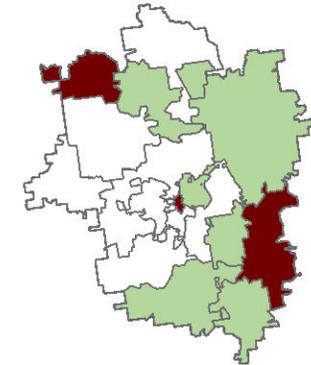
Akron



Foreclosure index and rate*

≤0.10	≤1.02%
≤0.41	≤1.87%
≤0.57	≤2.33%
≤0.77	≤2.87%
≤1.00	≤3.51%
Insufficient data	

Change in foreclosure rates**



■ Increase
■ No change
■ Decrease

0 2.25 4.5 9 Miles

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

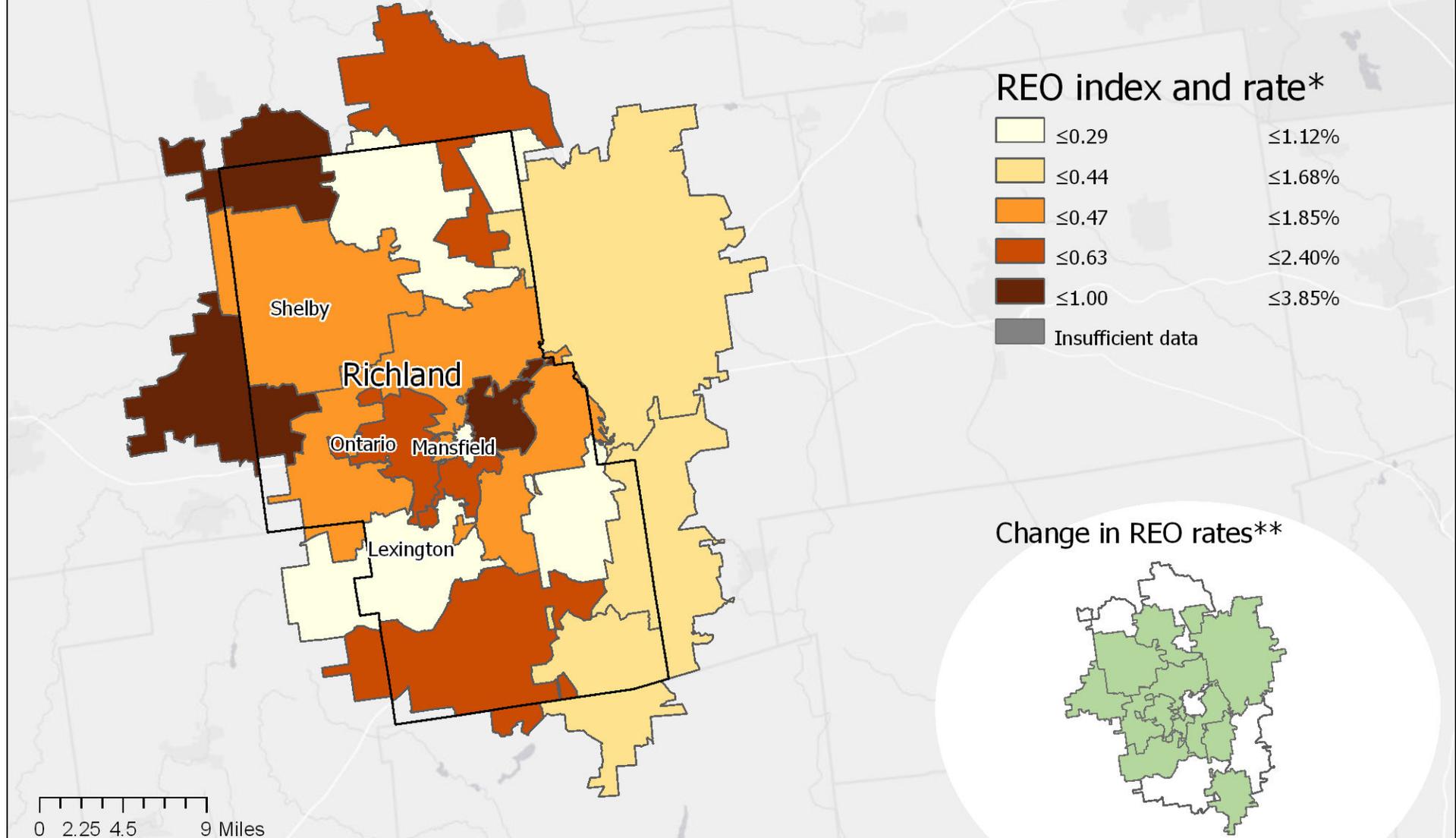
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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



REO index, July 2016

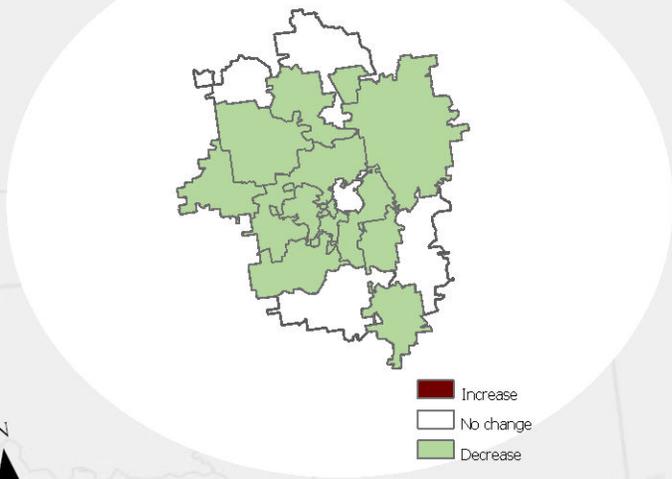
Mansfield, OH MSA



REO index and rate*

Lightest Yellow	≤0.29	≤1.12%
Yellow	≤0.44	≤1.68%
Orange	≤0.47	≤1.85%
Dark Orange	≤0.63	≤2.40%
Dark Brown	≤1.00	≤3.85%
Grey	Insufficient data	

Change in REO rates**

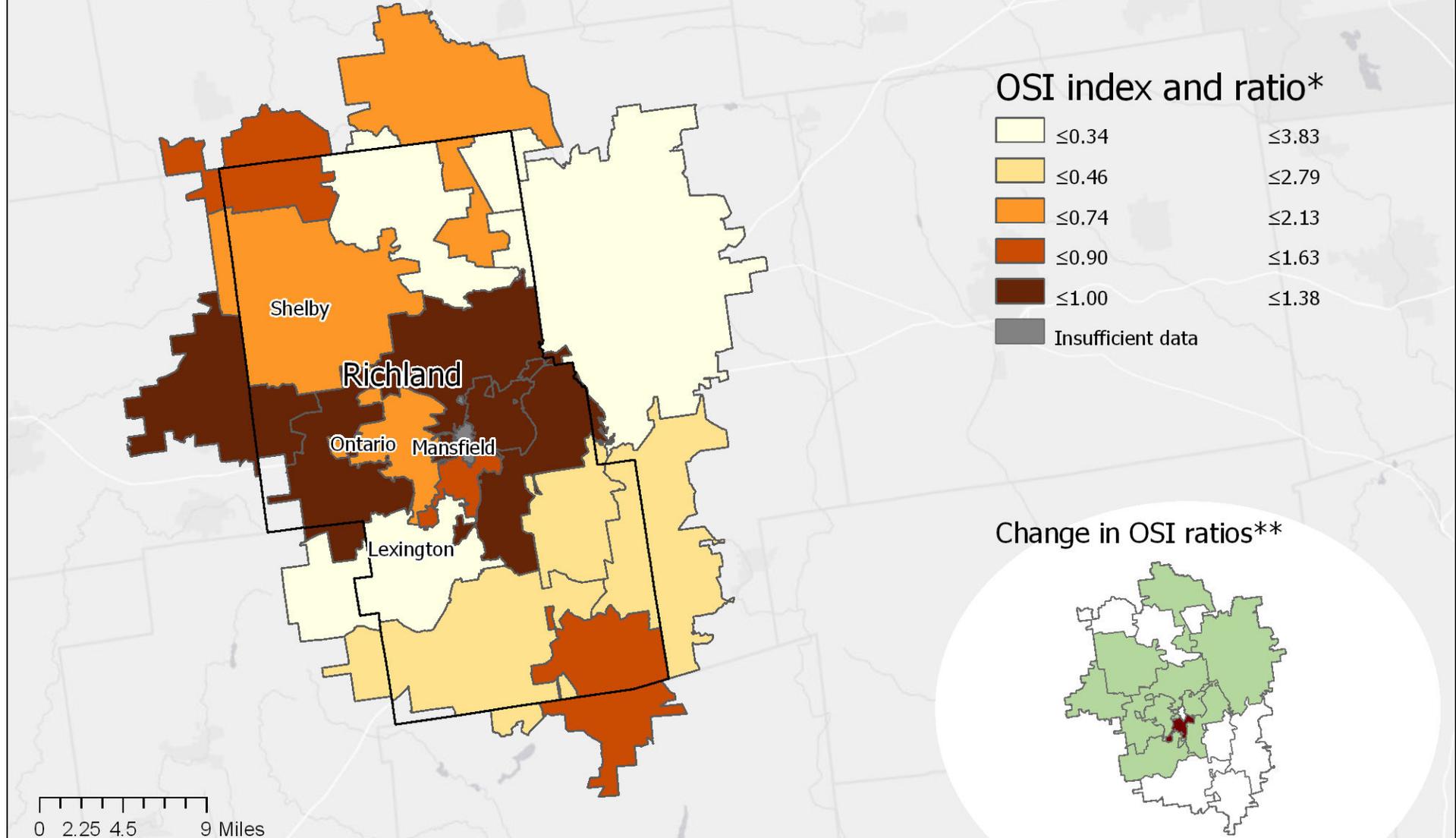


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
 **We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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, 2015

Mansfield, OH MSA

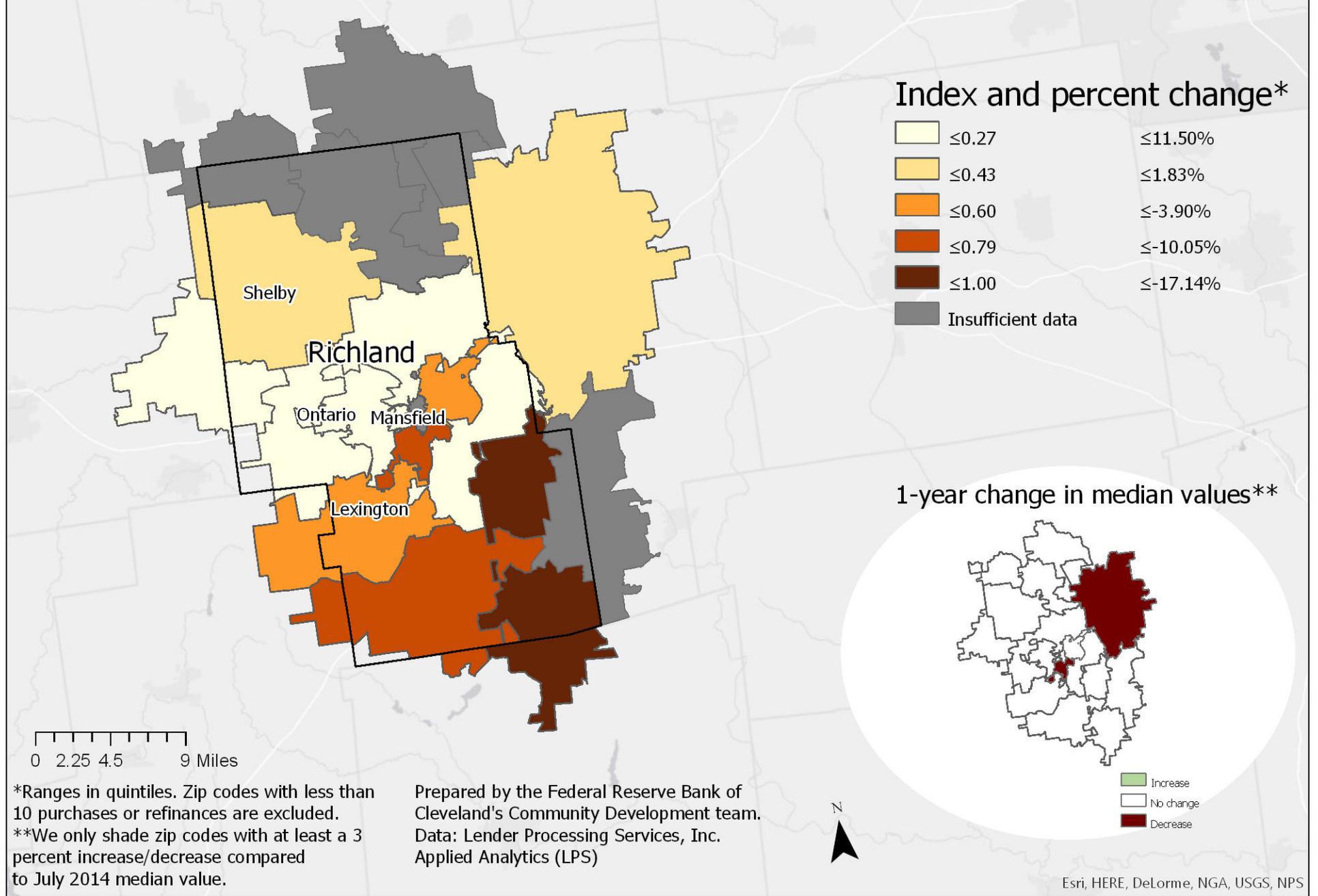


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.
 **We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

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

Change in median value of purchase & refinance originations index, 2005-2015

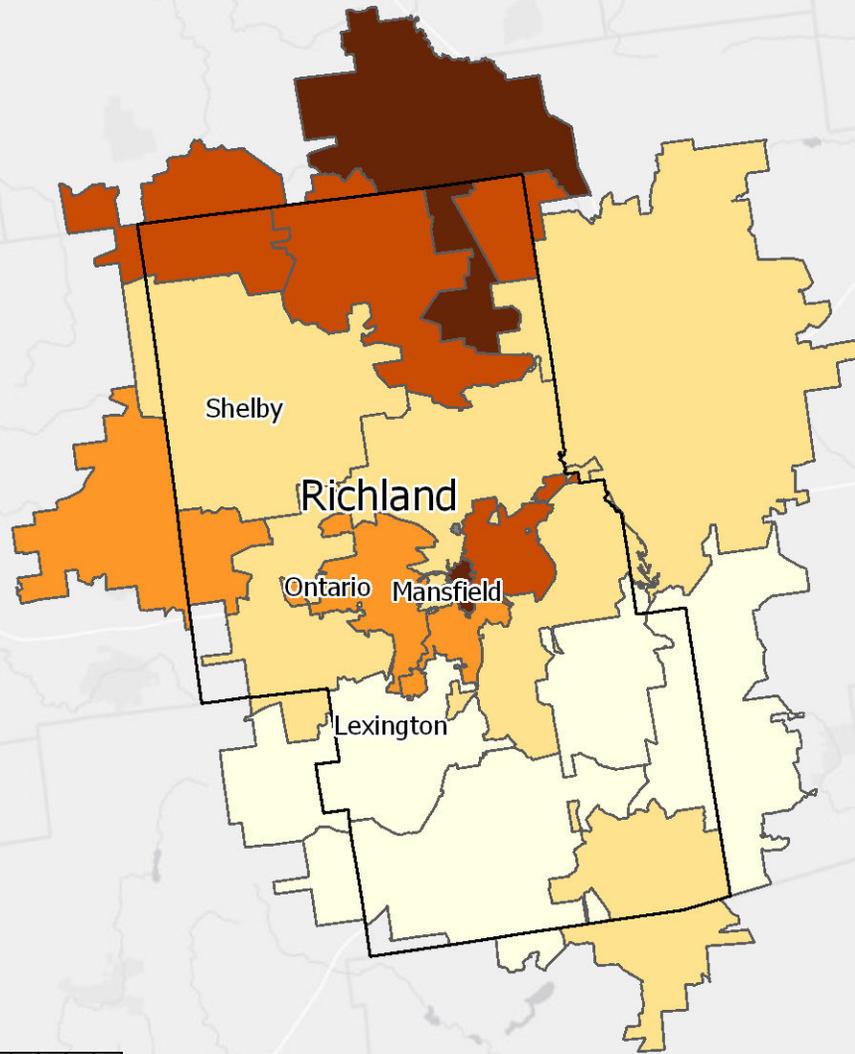
Mansfield, OH MSA



Non-mortgage credit delinquency index, June 2016

Mansfield, OH MSA

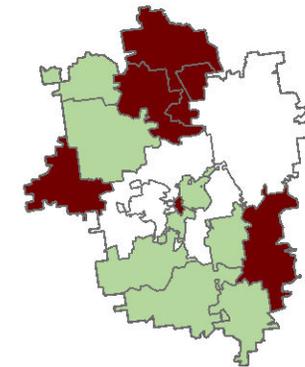
Akron



Delinquency index and rate*

≤0.11	≤2.82%
≤0.28	≤5.32%
≤0.36	≤5.90%
≤0.50	≤7.69%
≤1.00	≤16.11%
Insufficient data	

Change in delinquency rates**



■ Increase
■ No change
■ Decrease

0 2.25 4.5 9 Miles

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

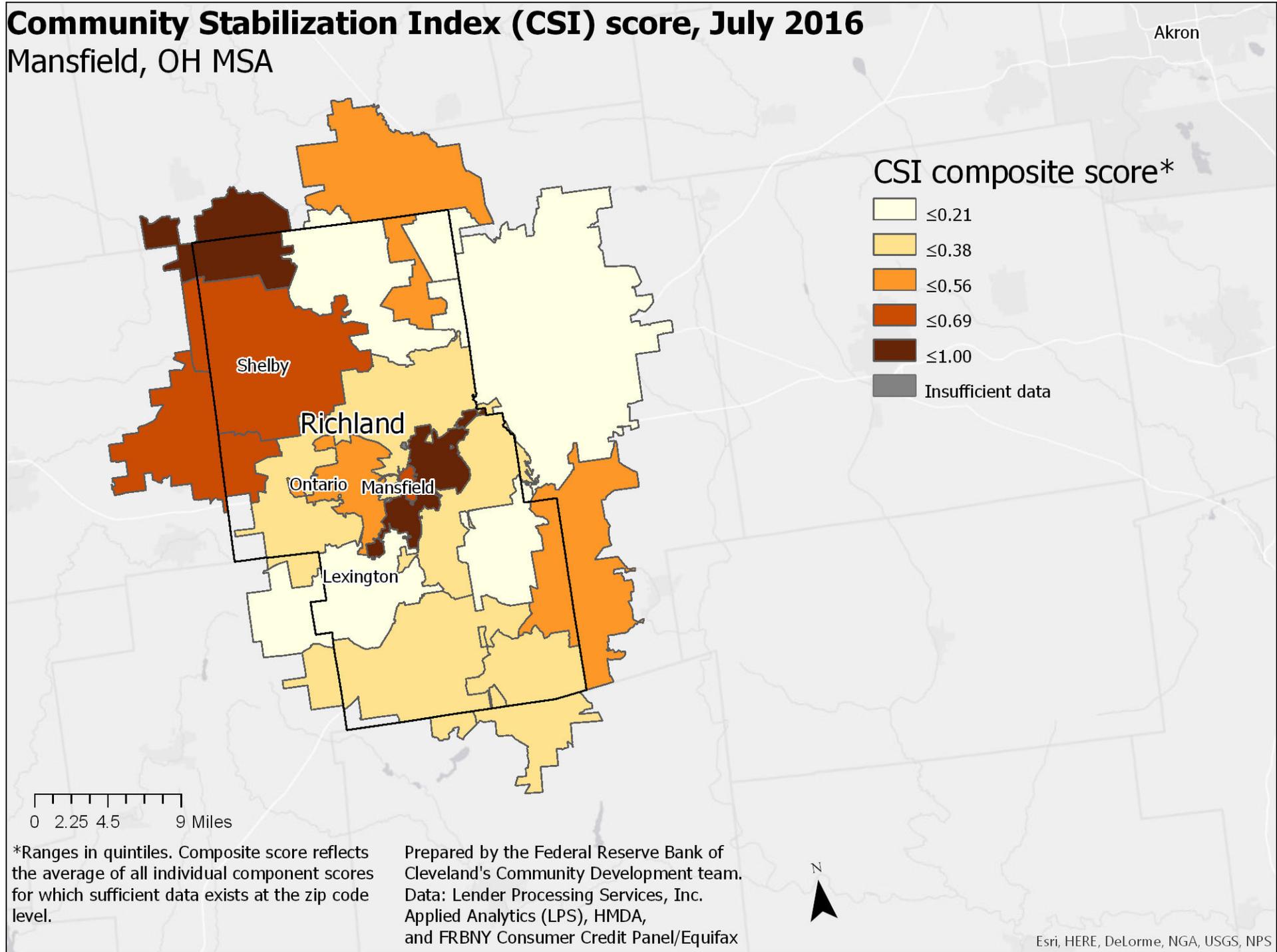
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

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



Community Stabilization Index (CSI) score, July 2016

Mansfield, 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

Pittsburgh, PA, MSA

90+ days mortgage delinquency

2015: **1.93%** 2016: **1.88%**

Foreclosure

2015: **1.61%** 2016: **1.22%**

REO

2015: **0.76%** 2016: **0.78%**

Originations-to-shadow inventory

2014: **2.11** 2015: **2.81**

Change in median value of purchase and refinance originations

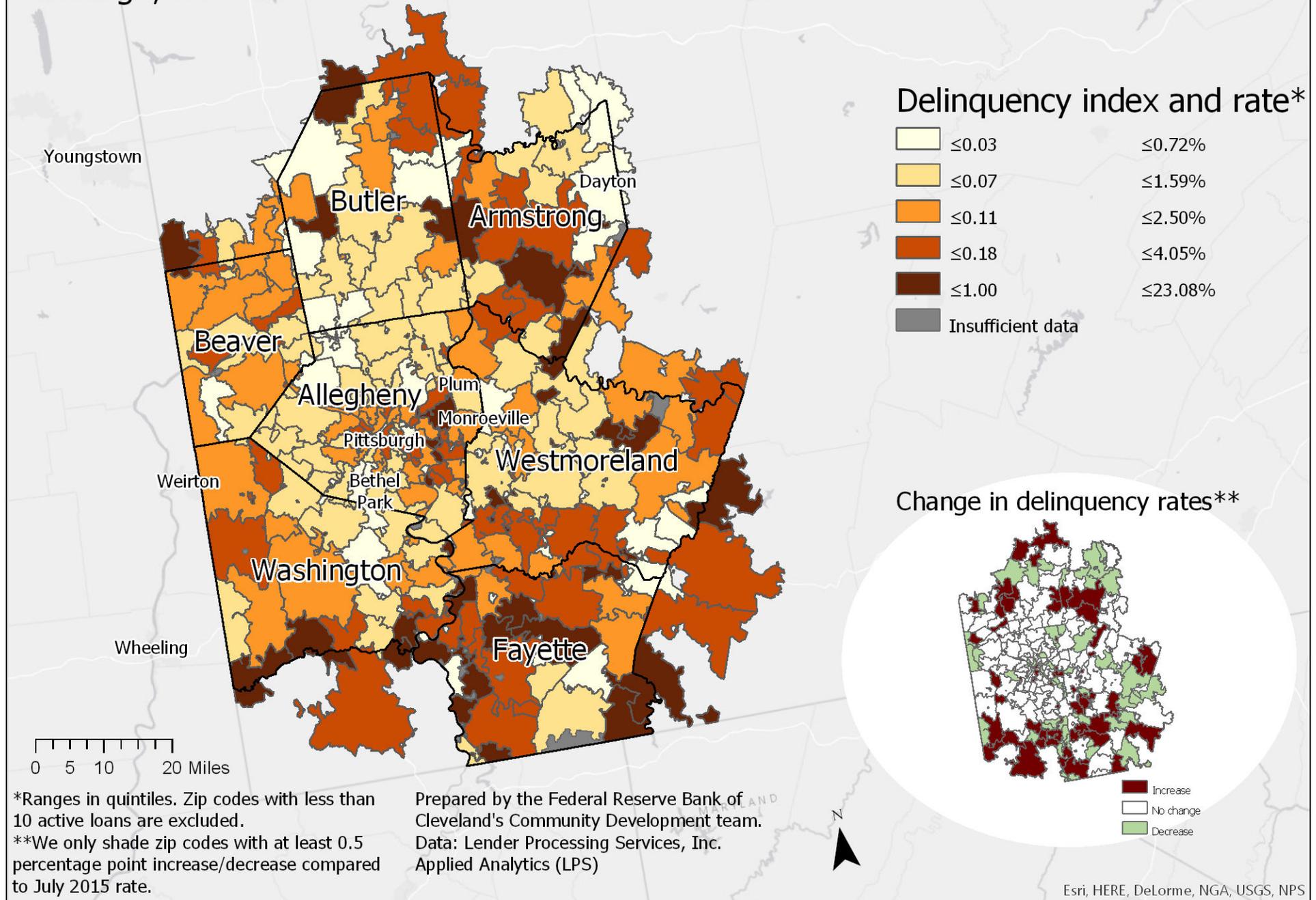
2014-2015: **11.80%** 2005-2015: **40.08%**

Non-mortgage credit delinquency

2015: **4.60%** 2016: **4.57%**

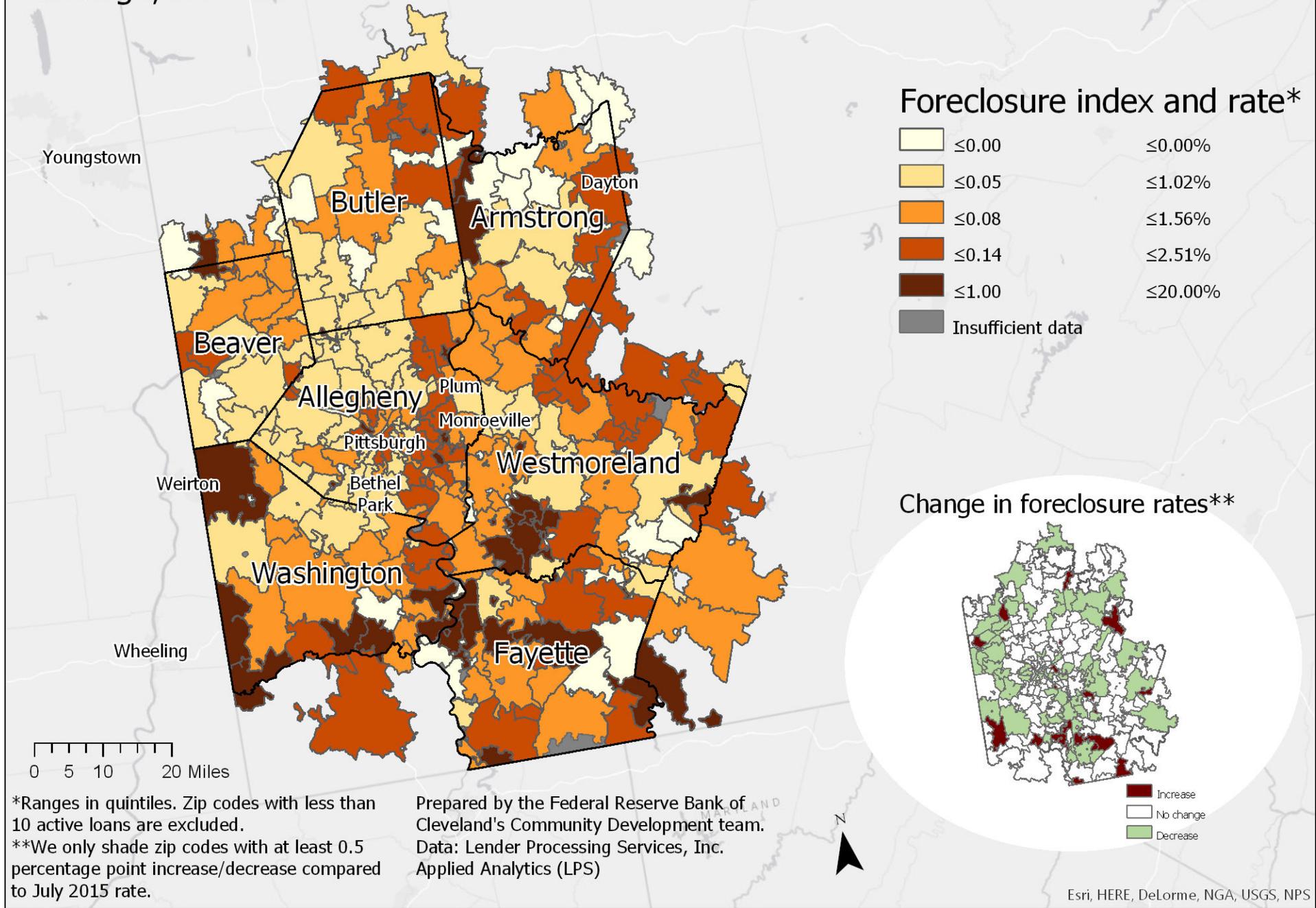
90+ days mortgage delinquency index, July 2016

Pittsburgh, PA MSA



Foreclosure index, July 2016

Pittsburgh, PA MSA



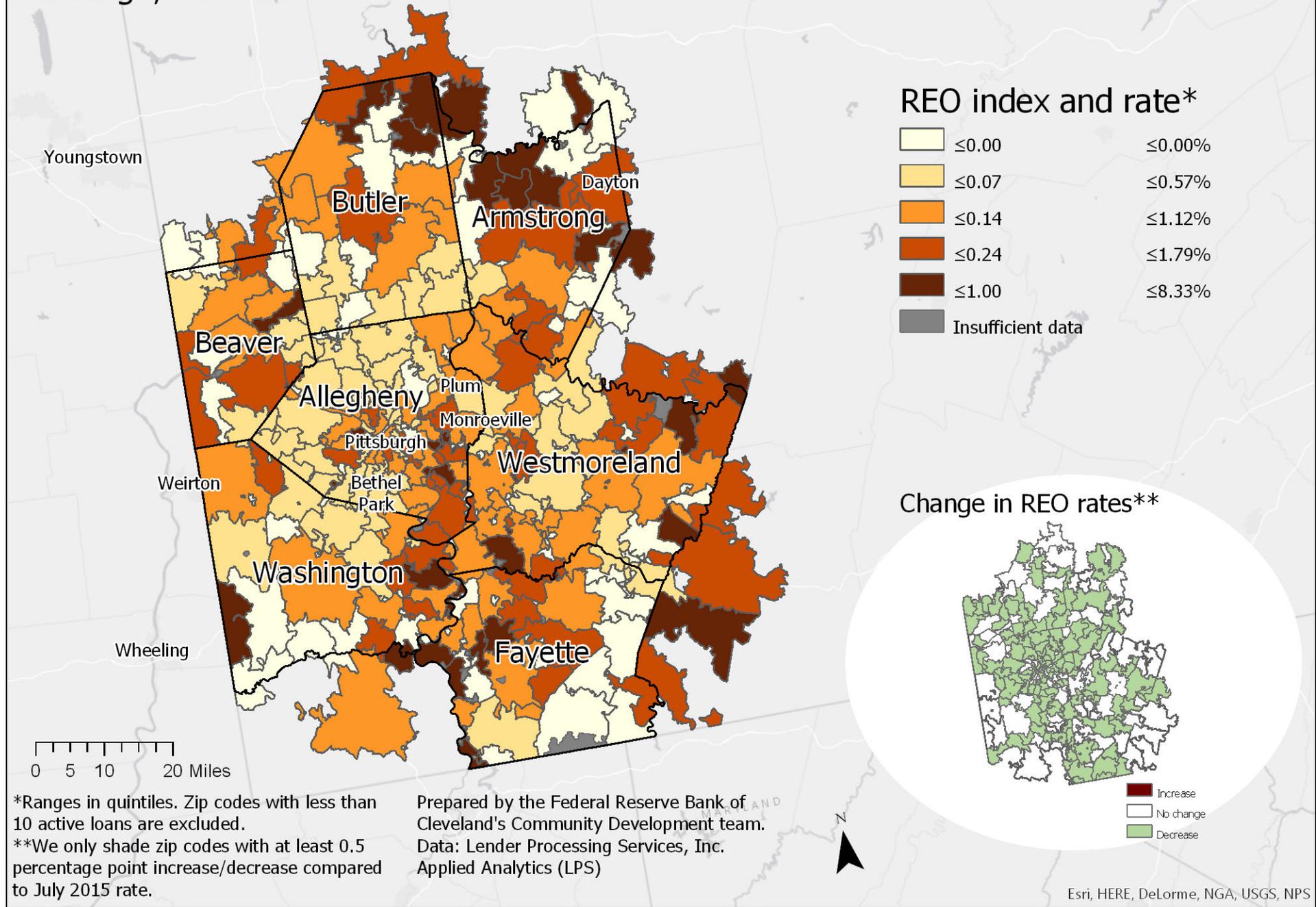
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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

REO index, July 2016

Pittsburgh, PA MSA

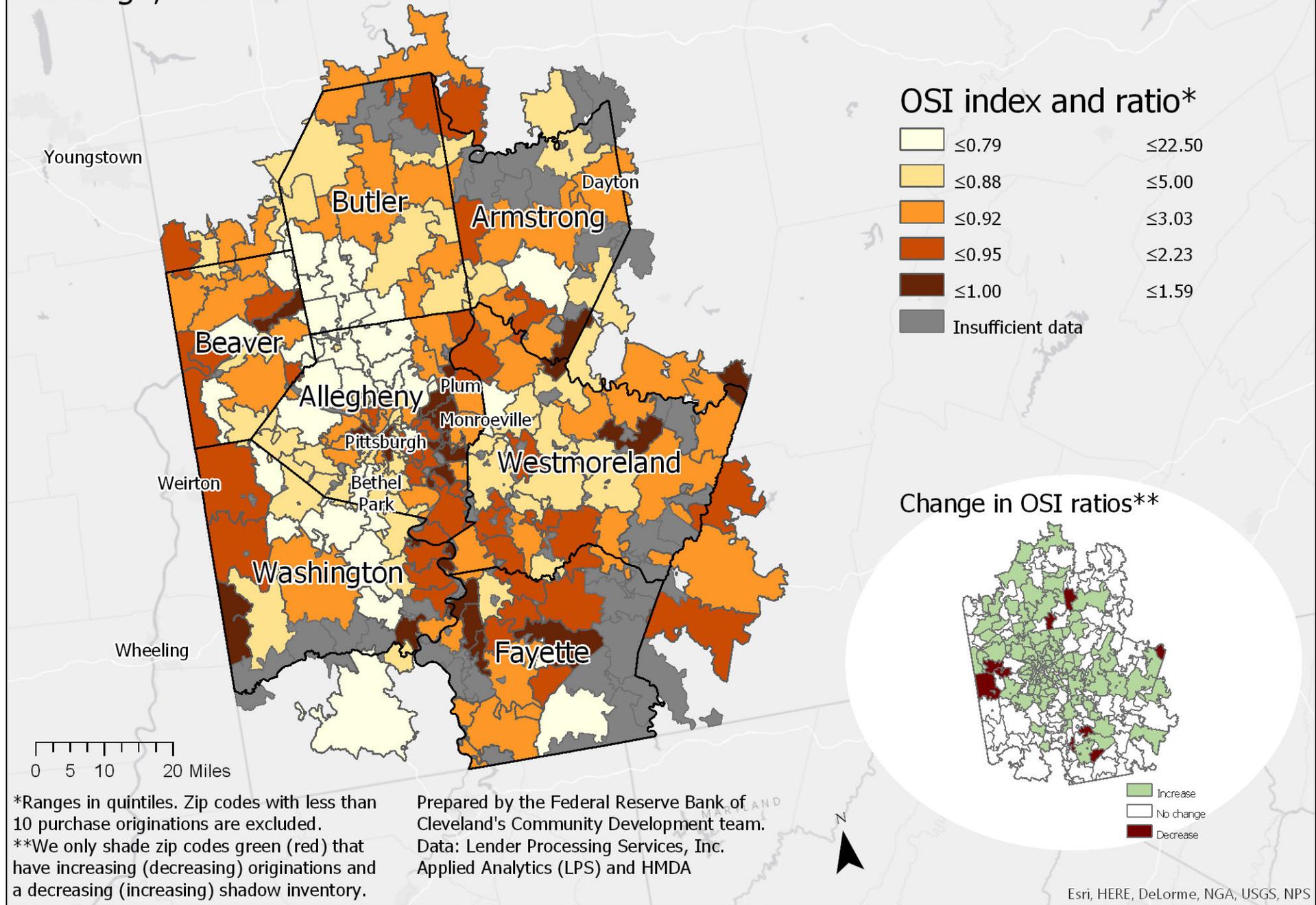


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

Pittsburgh, PA MSA

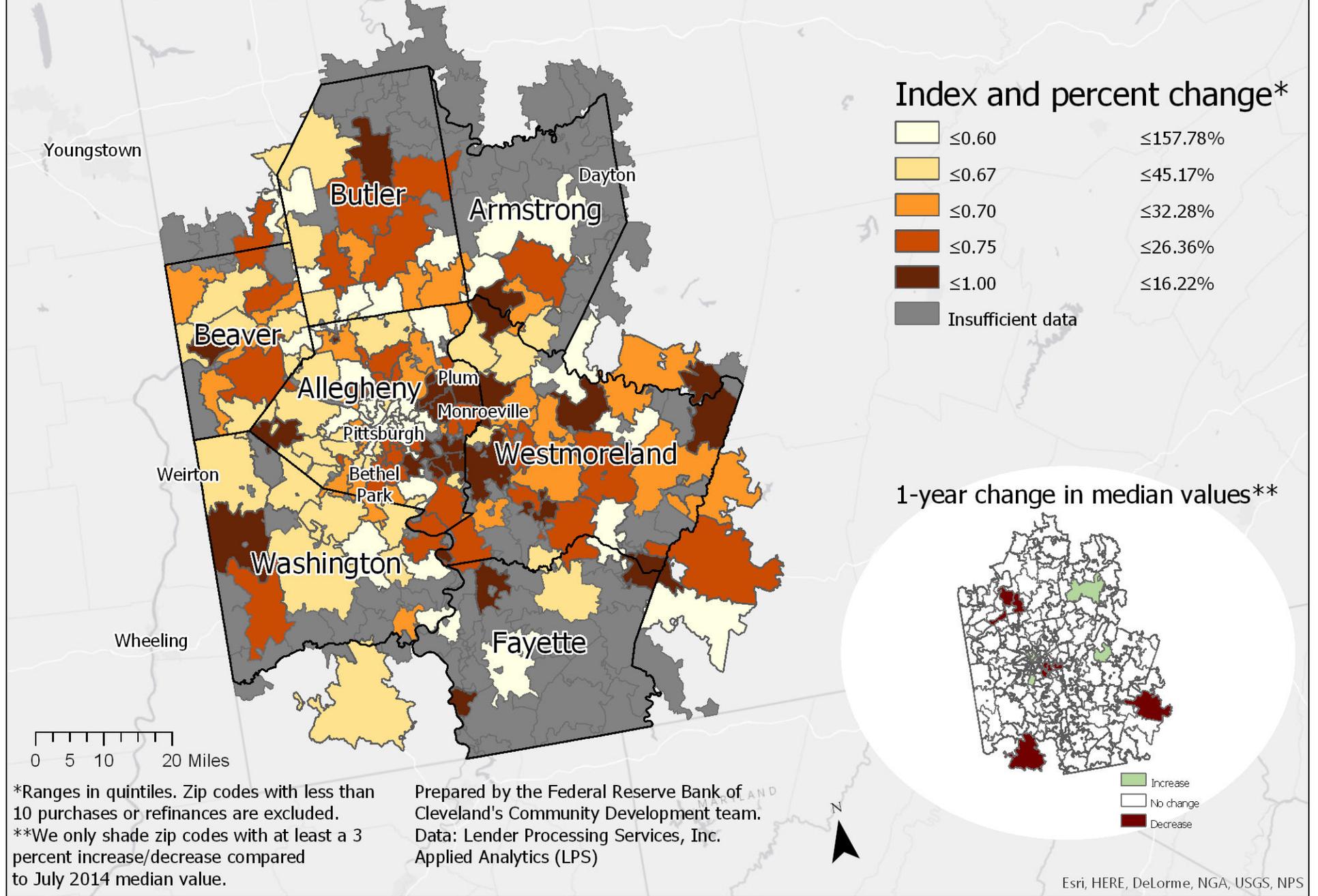


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

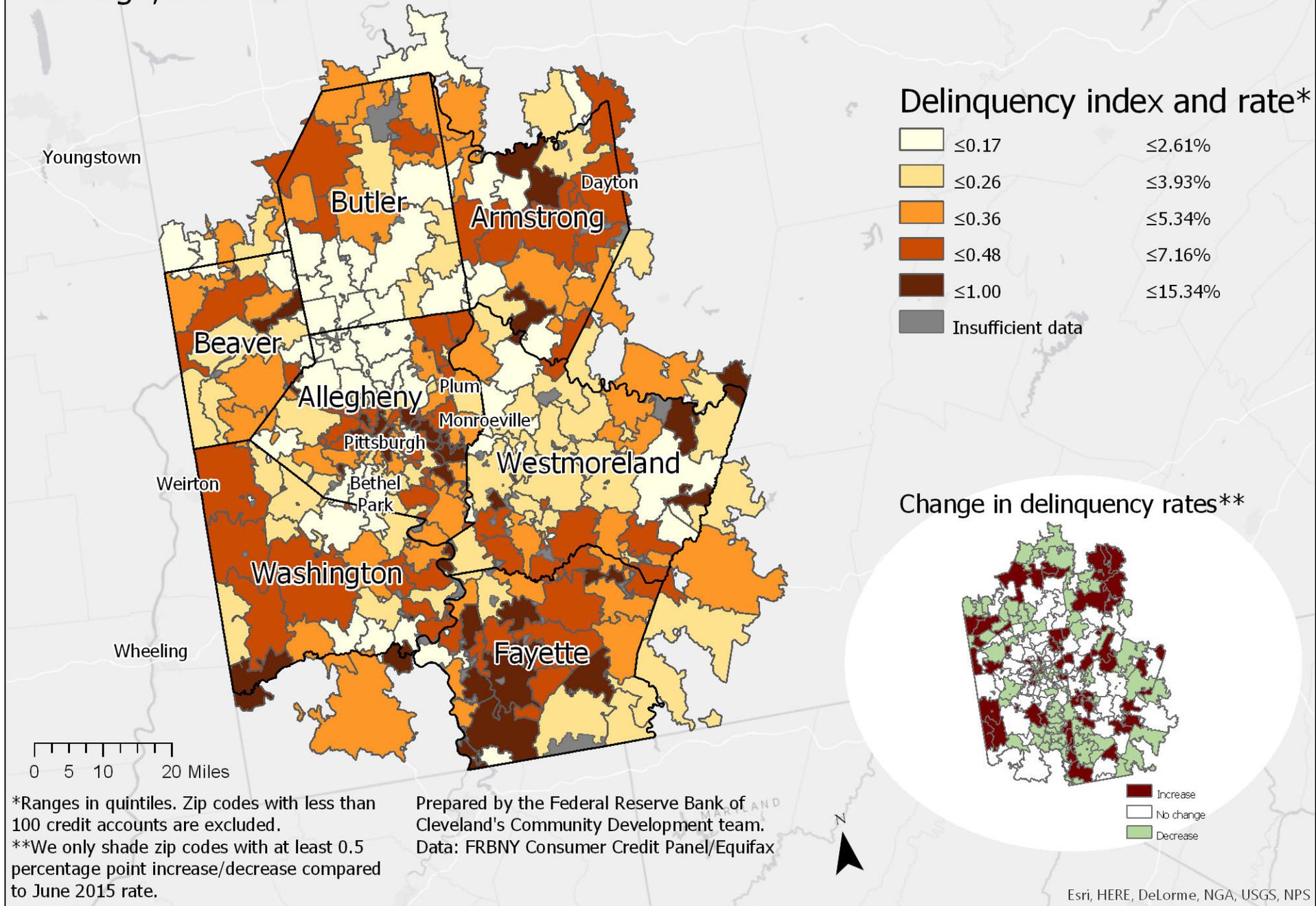
Change in median value of purchase & refinance originations index, 2005-2015

Pittsburgh, PA MSA



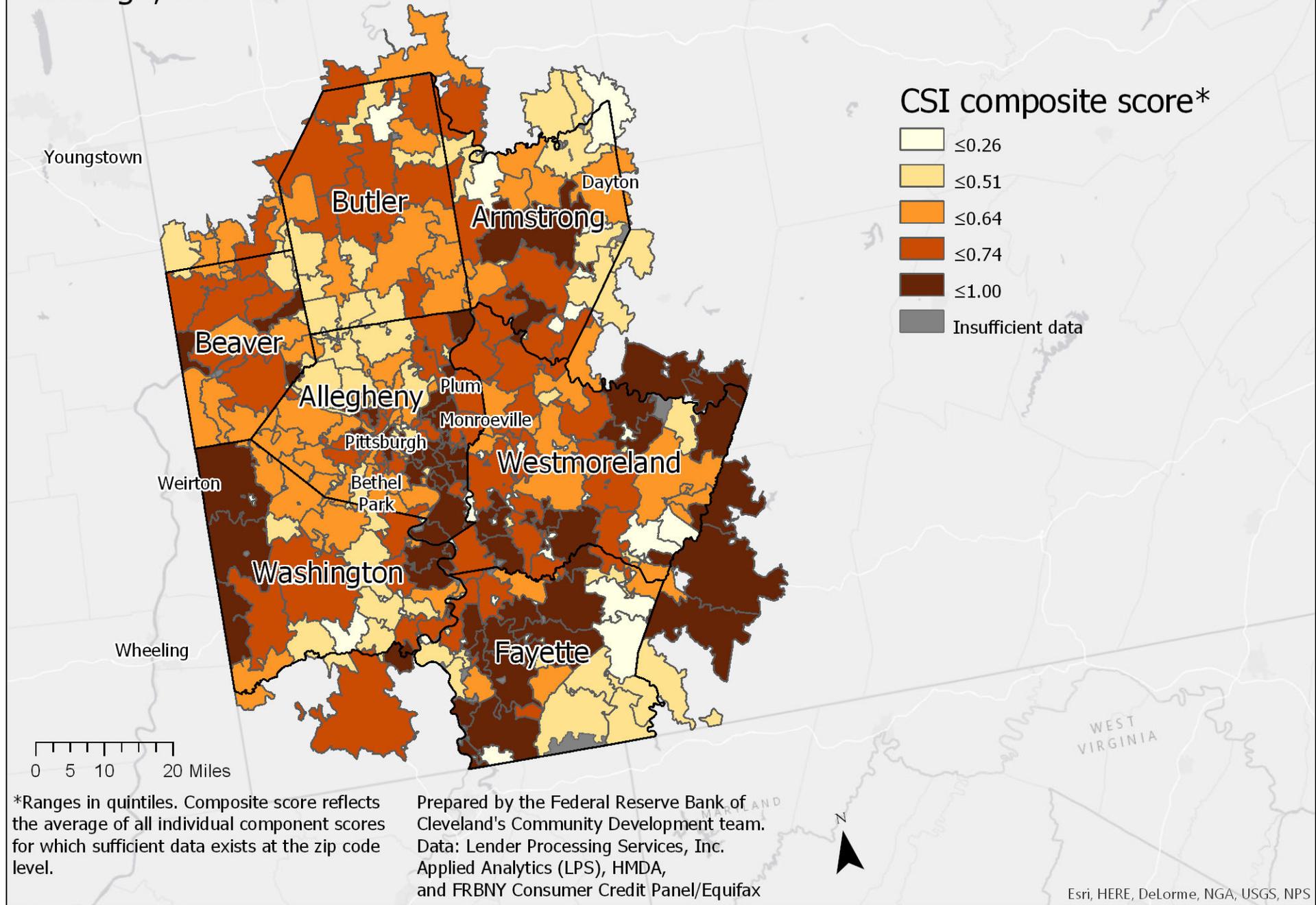
Non-mortgage credit delinquency index, June 2016

Pittsburgh, PA MSA



Community Stabilization Index (CSI) score, July 2016

Pittsburgh, PA MSA



Toledo, OH, MSA

90+ days mortgage delinquency

2015: **1.77%** 2016: **1.77%**

Foreclosure

2015: **1.41%** 2016: **1.32%**

REO

2015: **1.32%** 2016: **0.99%**

Originations-to-shadow inventory

2014: **1.64** 2015: **2.41**

Change in median value of purchase and refinance originations

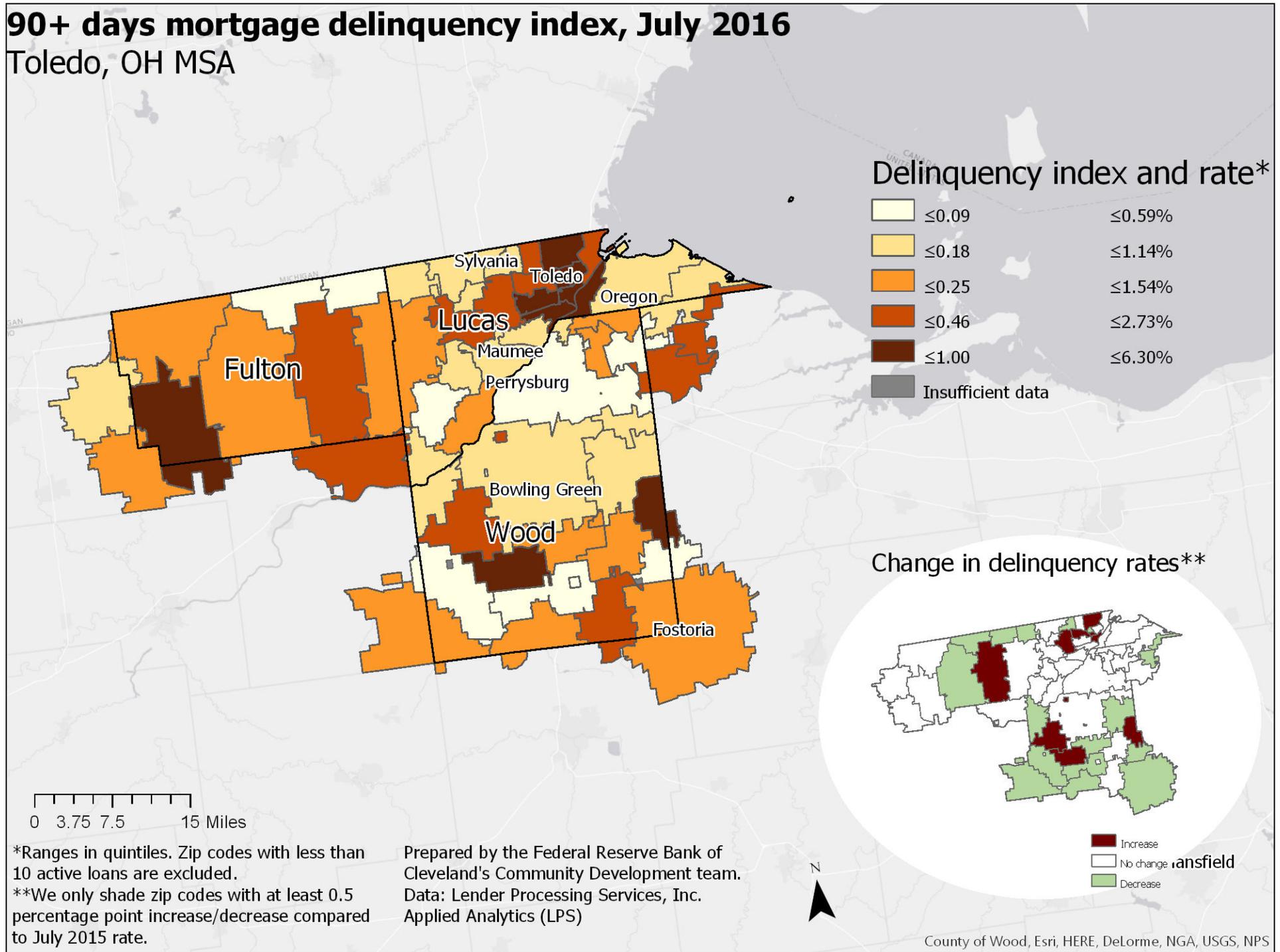
2014-2015: **7.65%** 2005-2015: **6.02%**

Non-mortgage credit delinquency

2015: **7.87%** 2016: **8.22%**

90+ days mortgage delinquency index, July 2016

Toledo, OH MSA



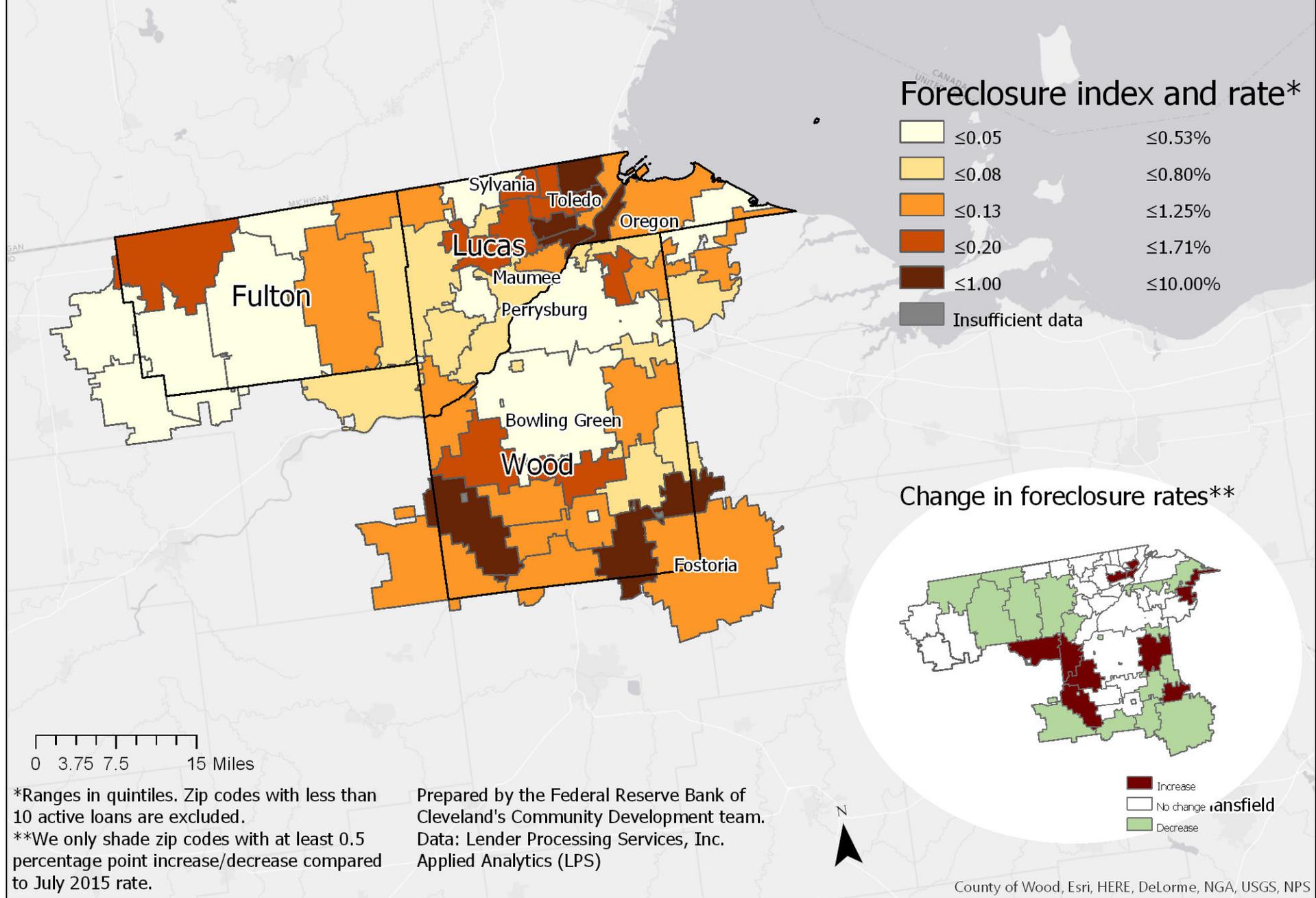
*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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

Foreclosure index, July 2016

Toledo, OH MSA

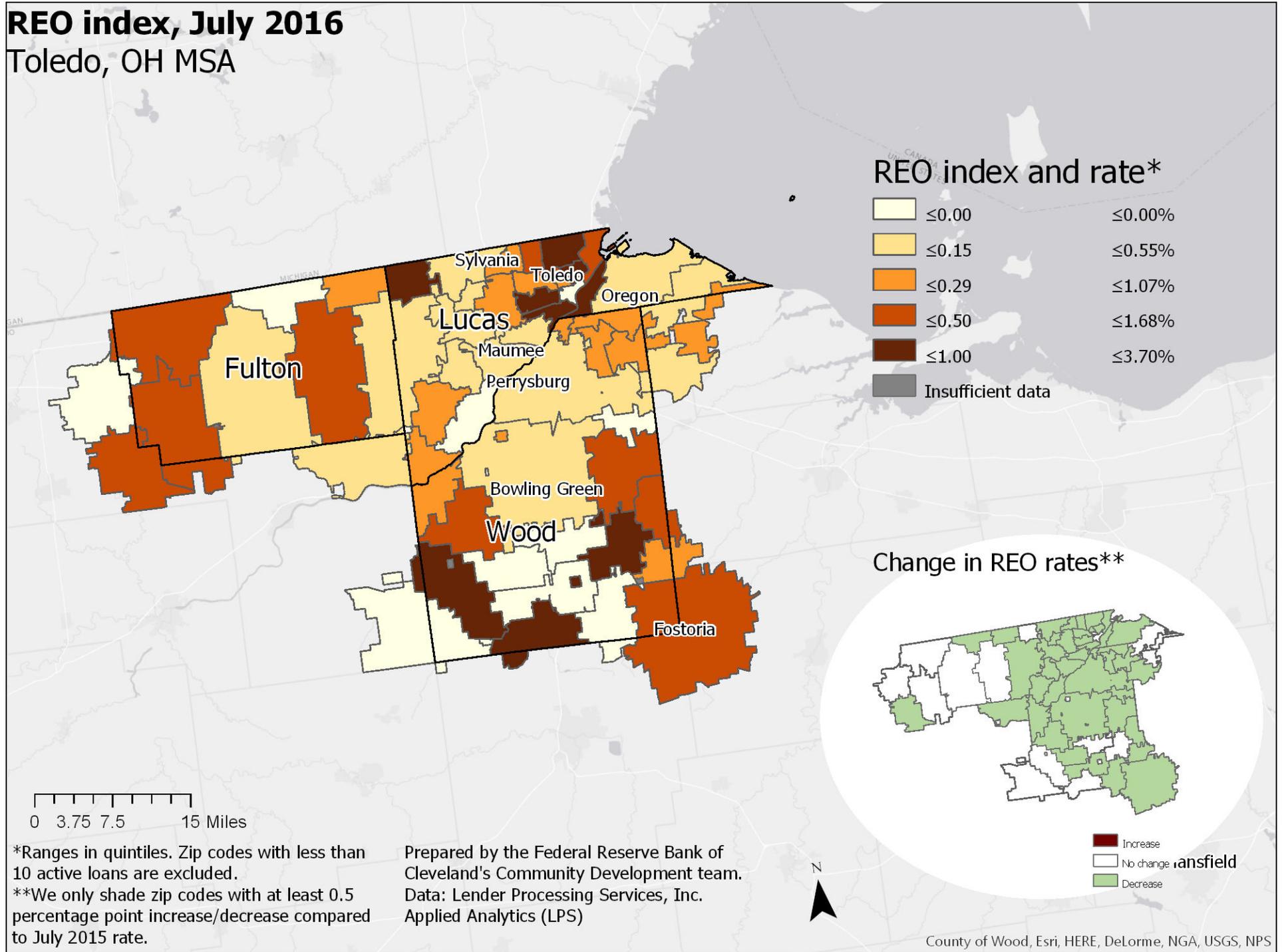


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

REO index, July 2016

Toledo, OH MSA

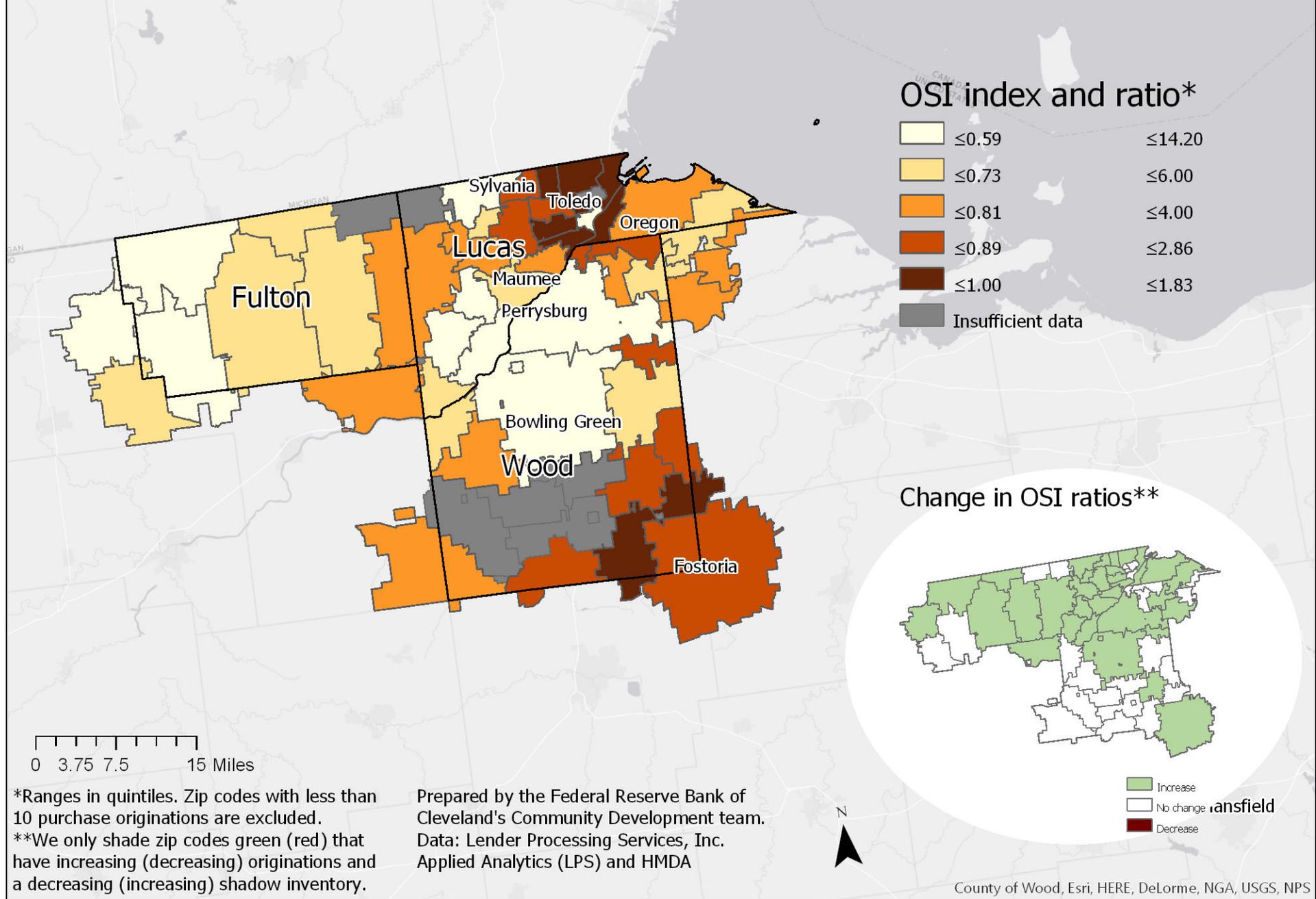


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.
**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

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, 2015

Toledo, OH MSA

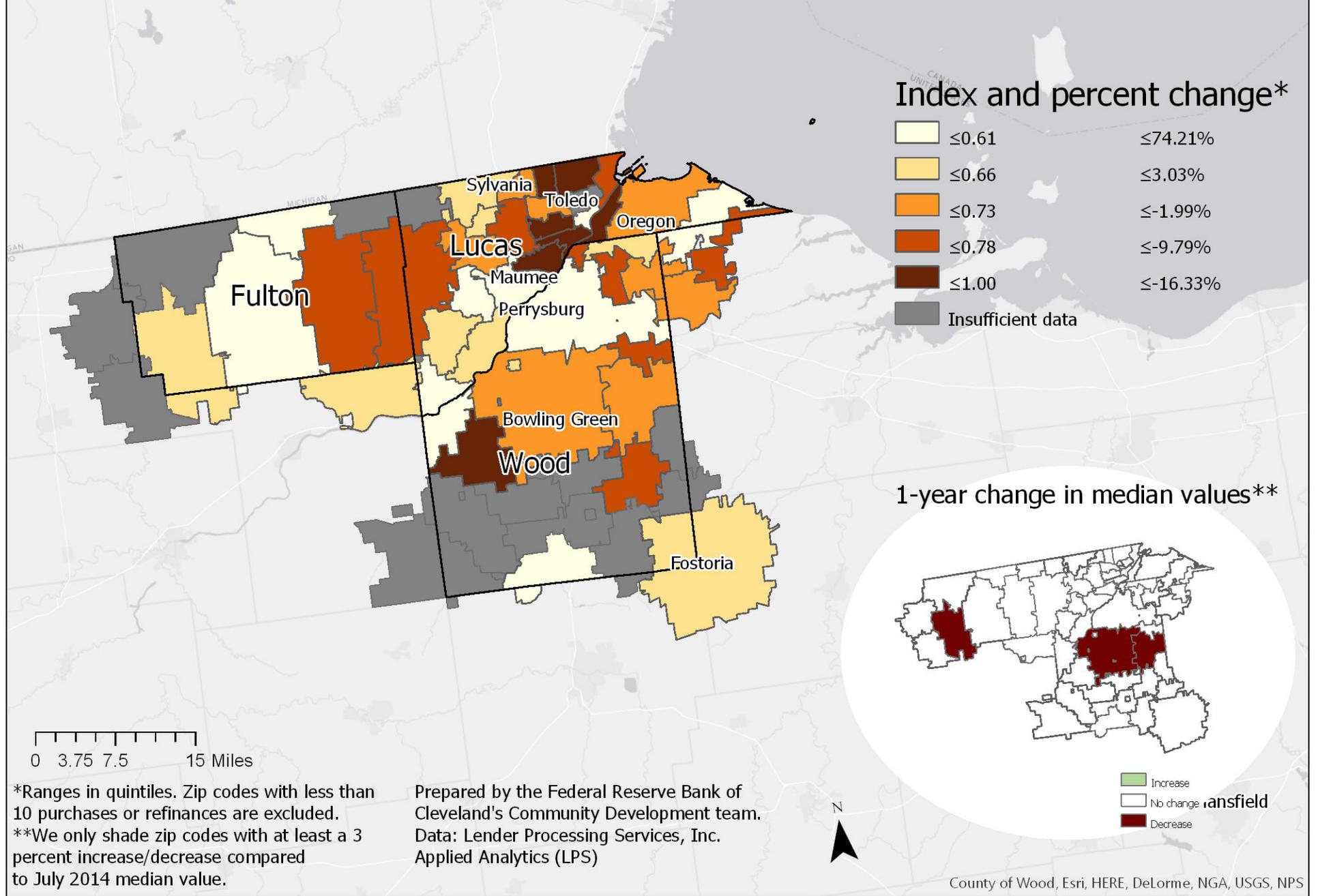


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

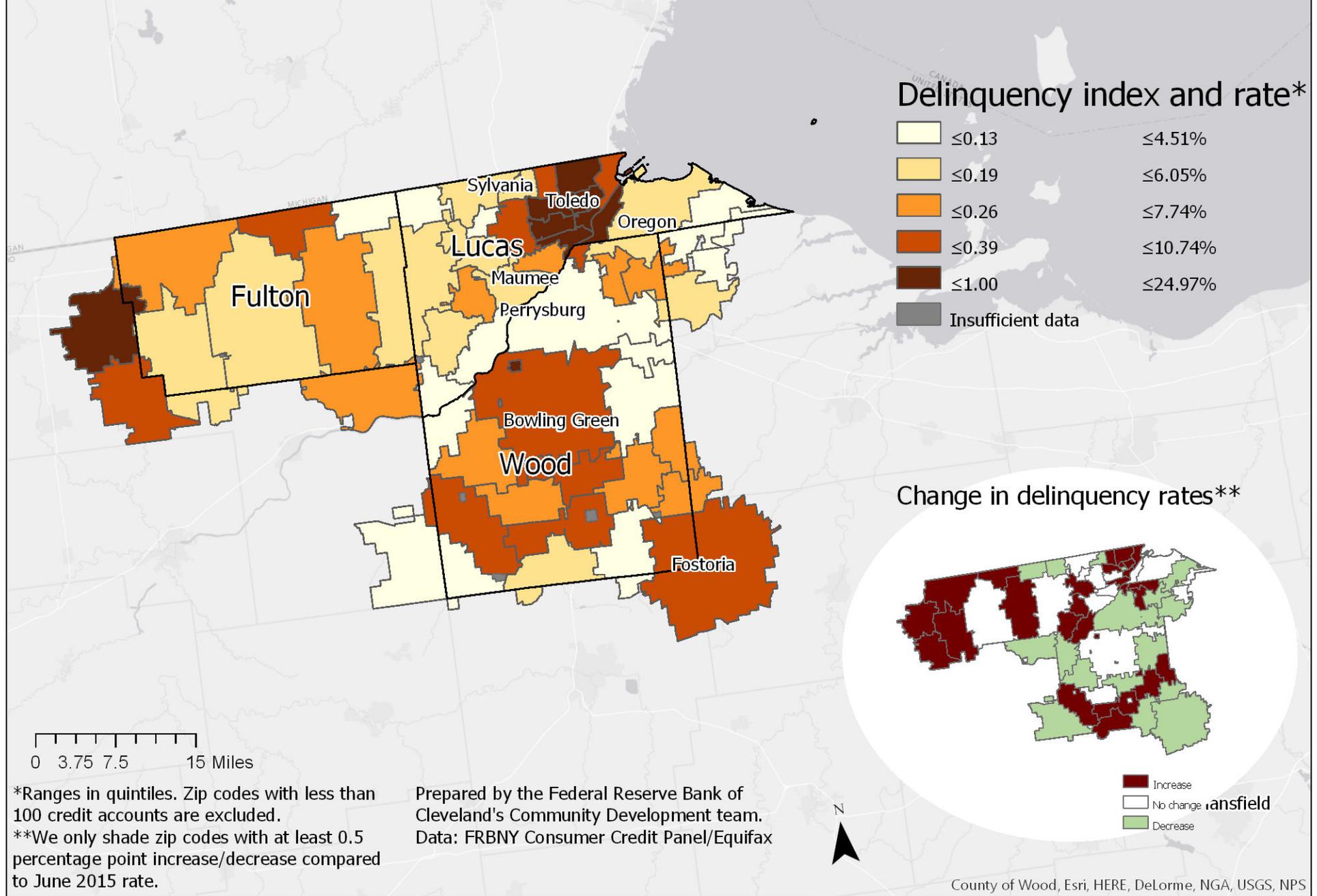
Change in median value of purchase & refinance originations index, 2005-2015

Toledo, OH MSA



Non-mortgage credit delinquency index, June 2016

Toledo, OH MSA

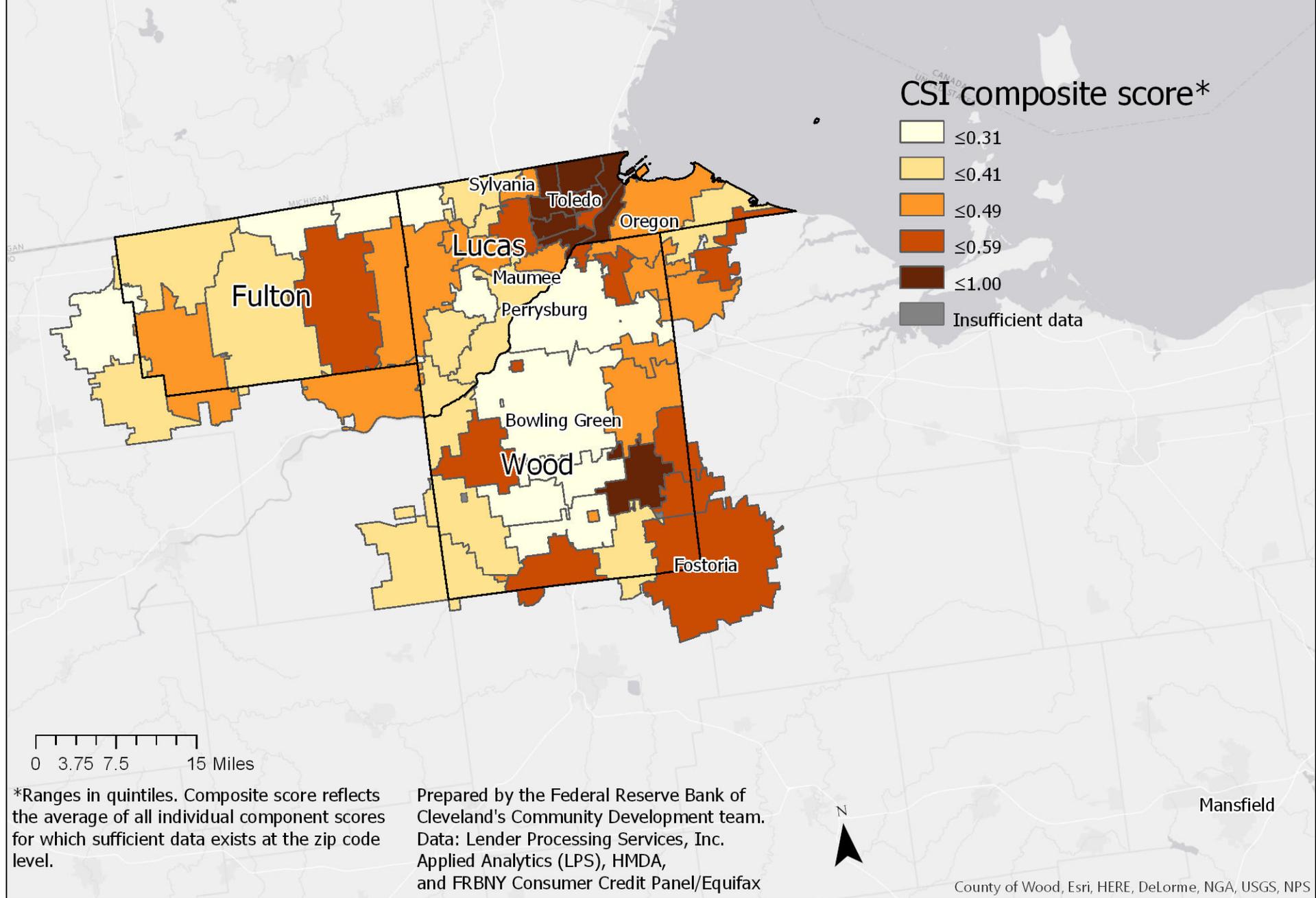


*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

Community Stabilization Index (CSI) score, July 2016

Toledo, OH MSA



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

90+ days mortgage delinquency

2015: **2.09%** 2016: **2.30%**

Foreclosure

2015: **1.72%** 2016: **1.55%**

REO

2015: **1.32%** 2016: **1.13%**

Originations-to-shadow inventory

2014: **2.20** 2015: **2.74**

Change in median value of purchase and refinance originations

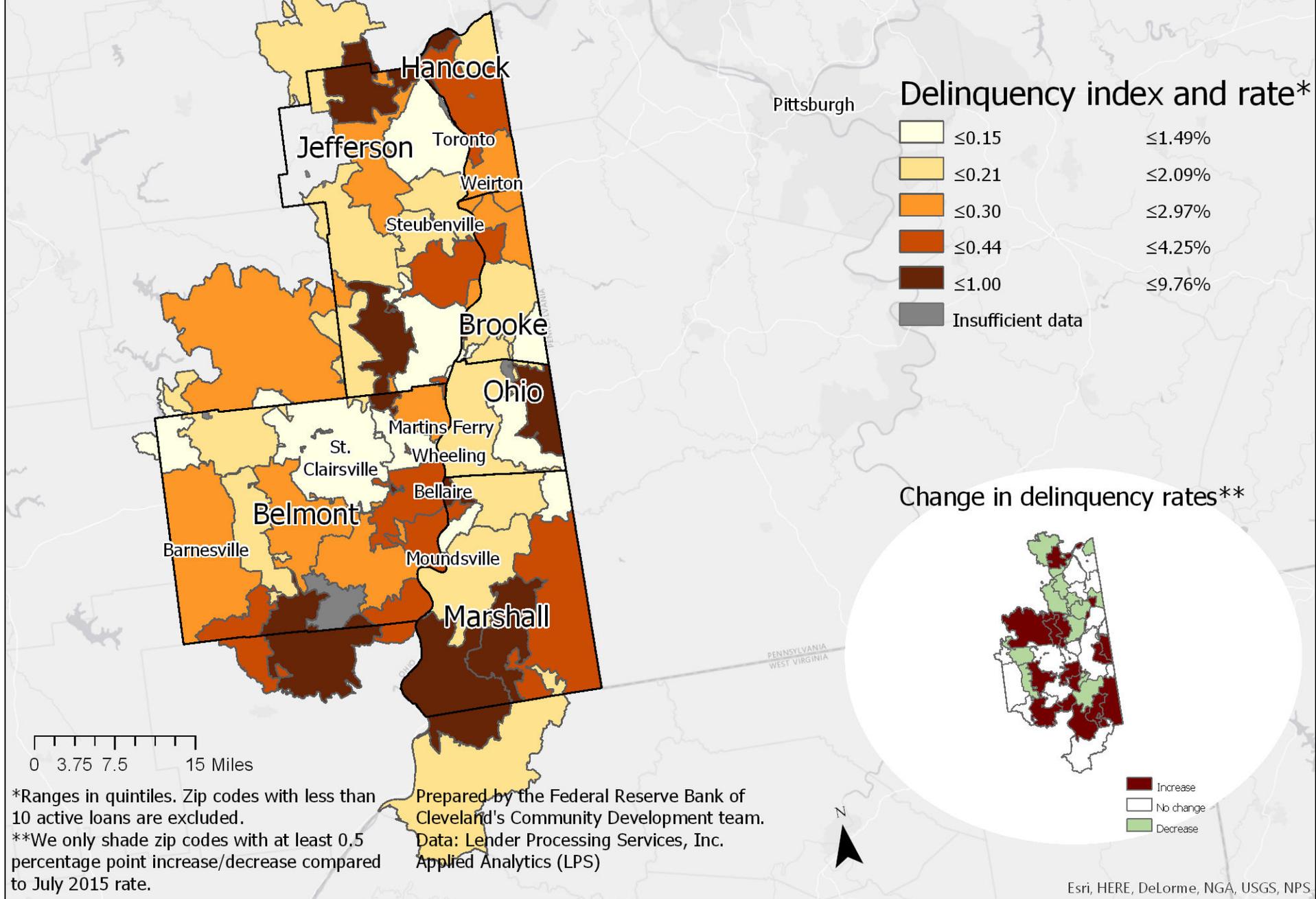
2014-2015: **13.27%** 2005-2015: **43.82%**

Non-mortgage credit delinquency

2015: **6.16%** 2016: **5.97%**

90+ days mortgage delinquency index, July 2016

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

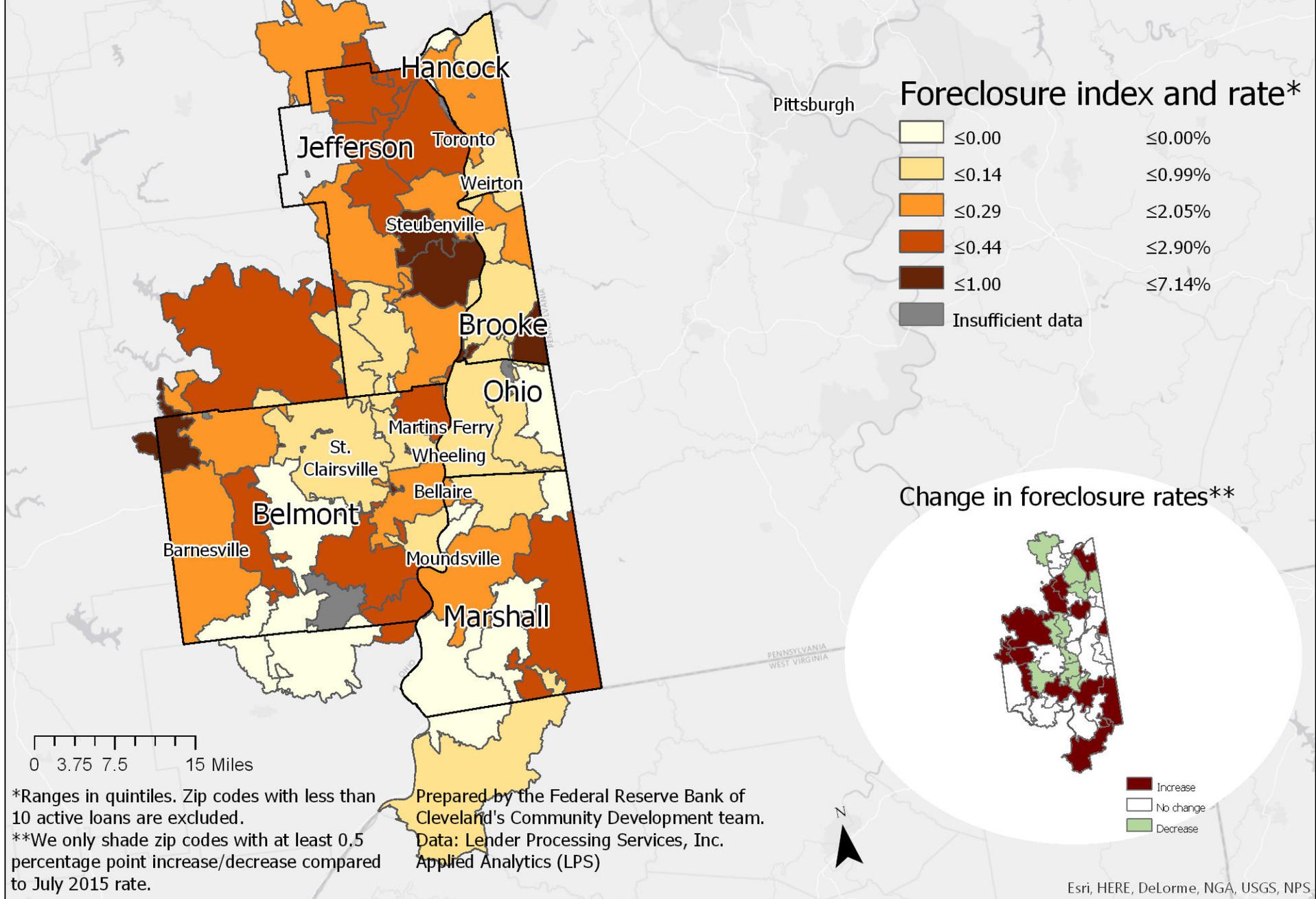


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Foreclosure index, July 2016

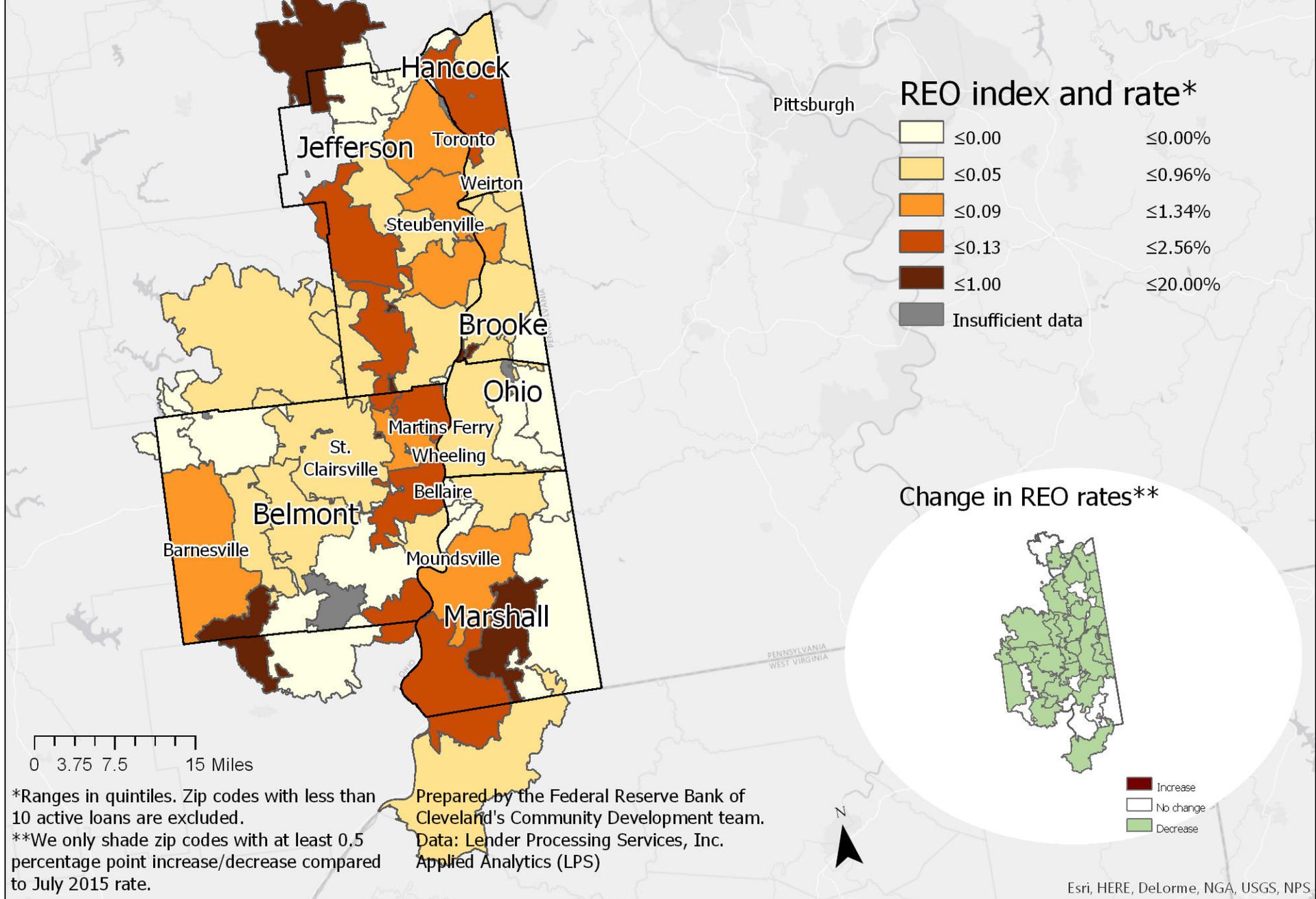
Wheeling, WV & Weirton-Steubenville, WV-OH MSAs



*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 2015 rate.

REO index, July 2016

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

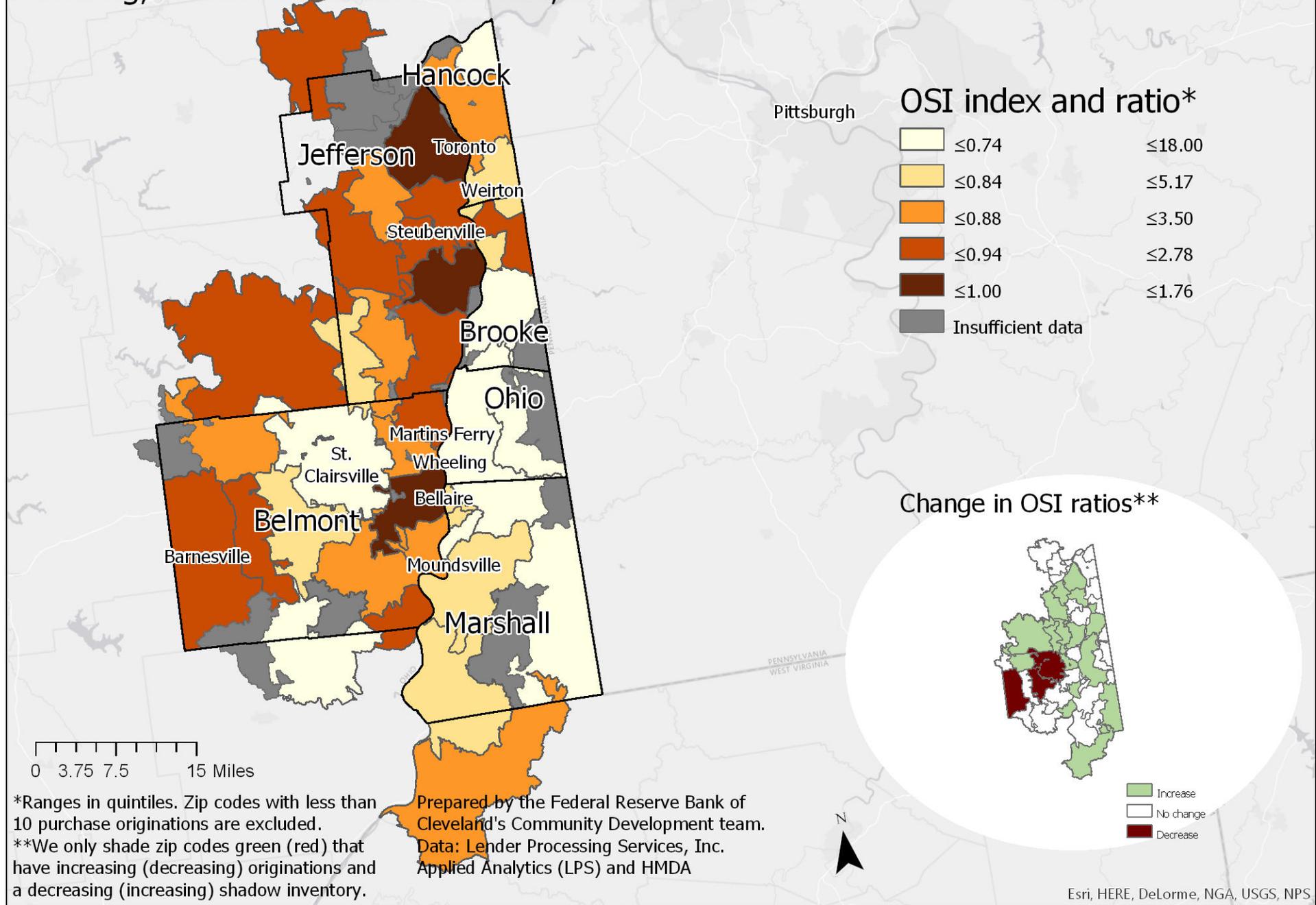


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

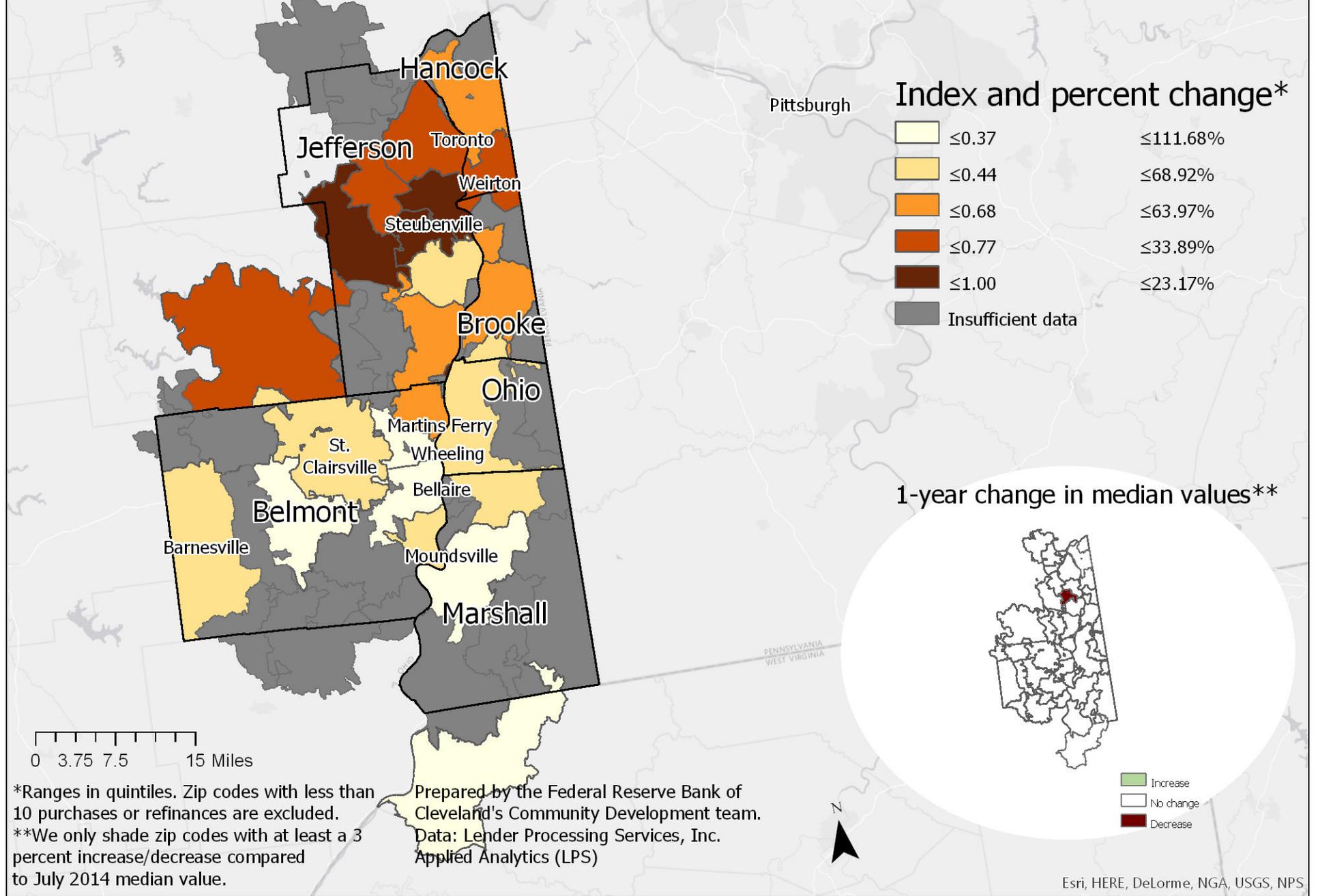
Wheeling, WV & Weirton-Steubenville, WV-OH MSAs



*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.

Change in median value of purchase & refinance originations index, 2005-2015

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

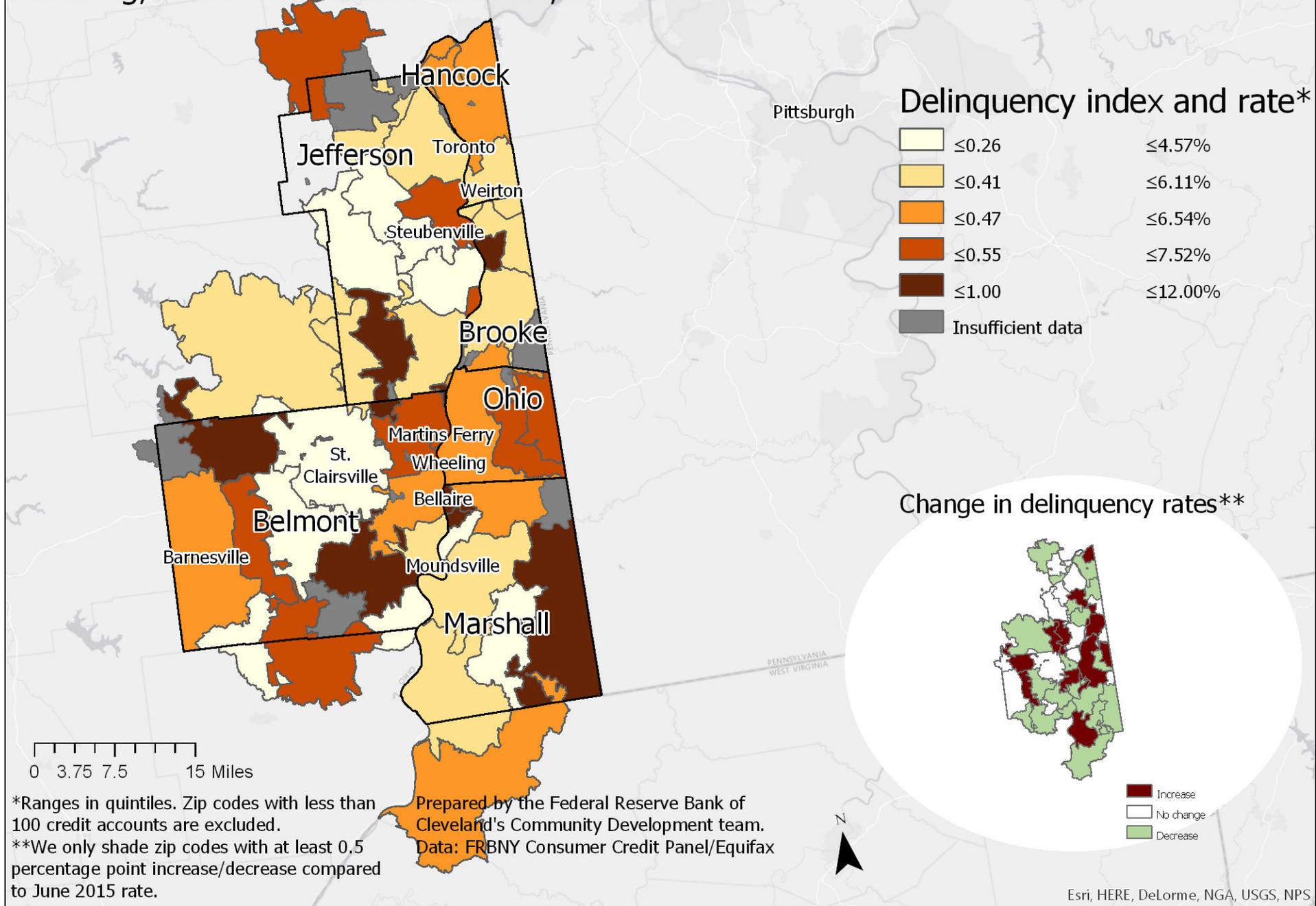


*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.

**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

Non-mortgage credit delinquency index, June 2016

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

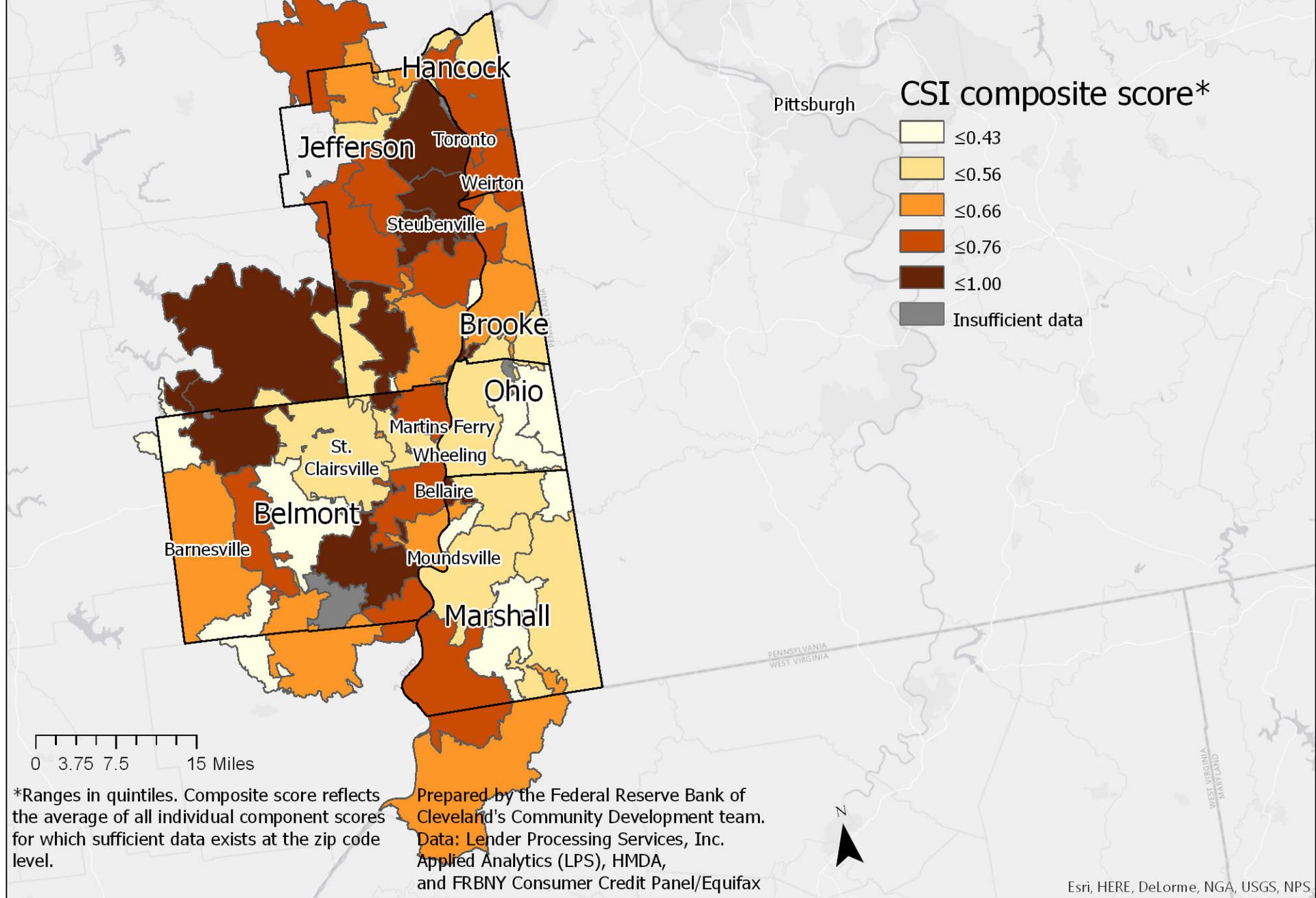


*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

Community Stabilization Index (CSI) score, July 2016

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



Youngstown–Warren– Boardman, OH–PA, MSA

90+ days mortgage delinquency

2015: **2.64%** 2016: **2.43%**

Foreclosure

2015: **2.40%** 2016: **2.18%**

REO

2015: **1.86%** 2016: **1.53%**

Originations-to-shadow inventory

2014: **1.20** 2015: **1.67**

Change in median value of purchase and refinance originations

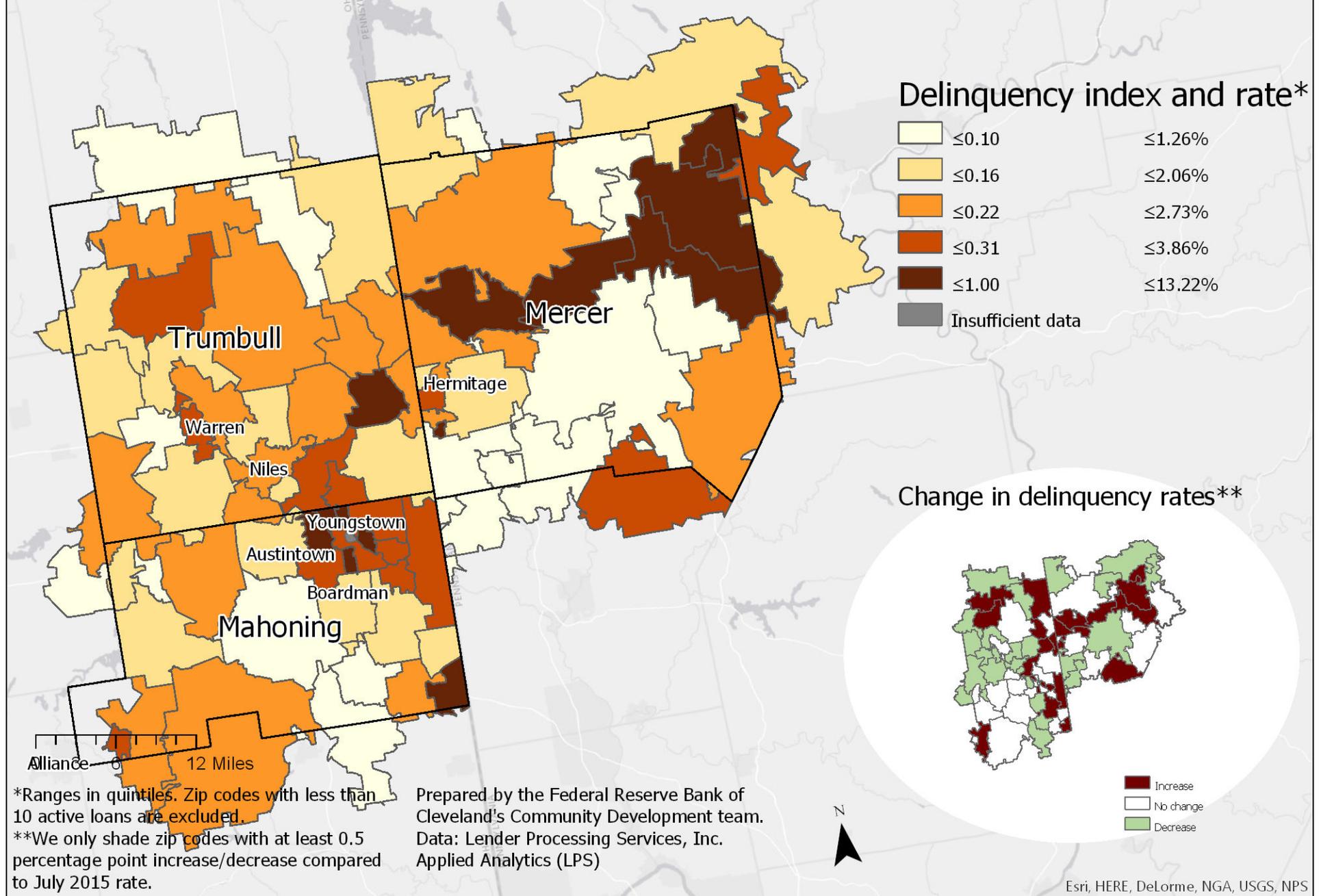
2014-2015: **9.09%** 2005-2015: **14.29%**

Non-mortgage credit delinquency

2015: **6.97%** 2016: **7.00%**

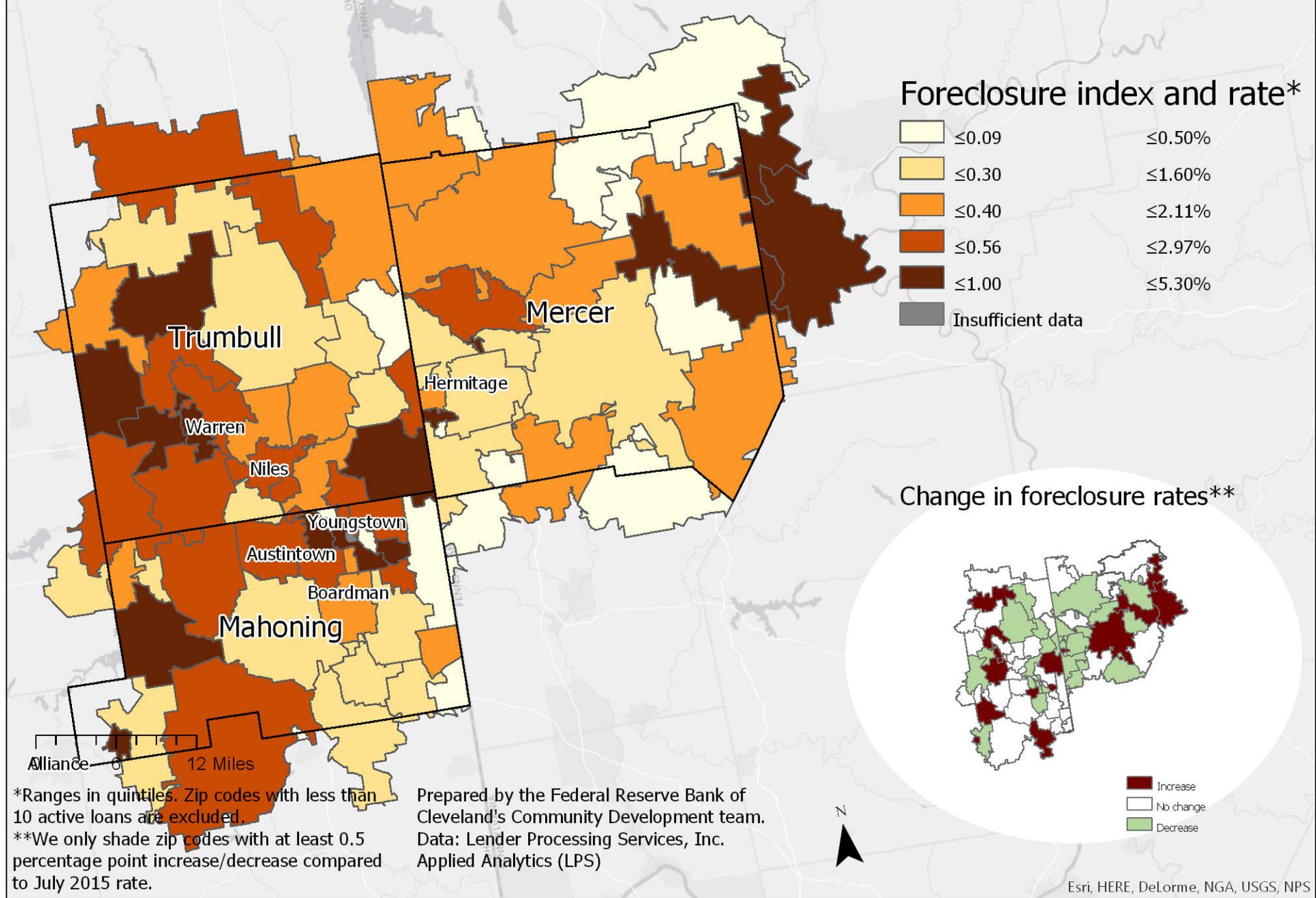
90+ days mortgage delinquency index, July 2016

Youngstown-Warren-Boardman, OH-PA MSA



Foreclosure index, July 2016

Youngstown-Warren-Boardman, OH-PA MSA

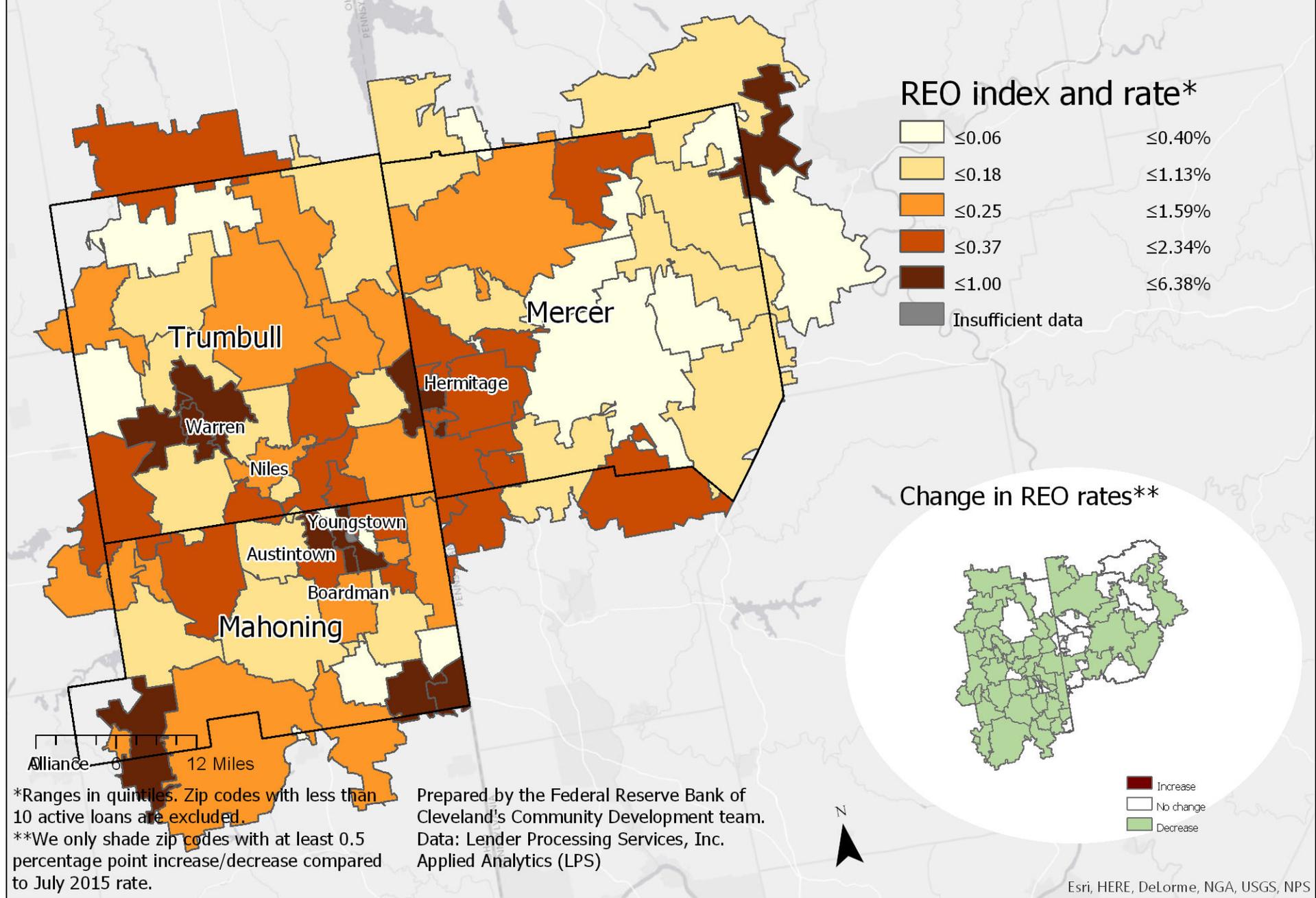


*Ranges in quintiles. Zip codes with less than 10 active loans are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to July 2015 rate.

REO index, July 2016

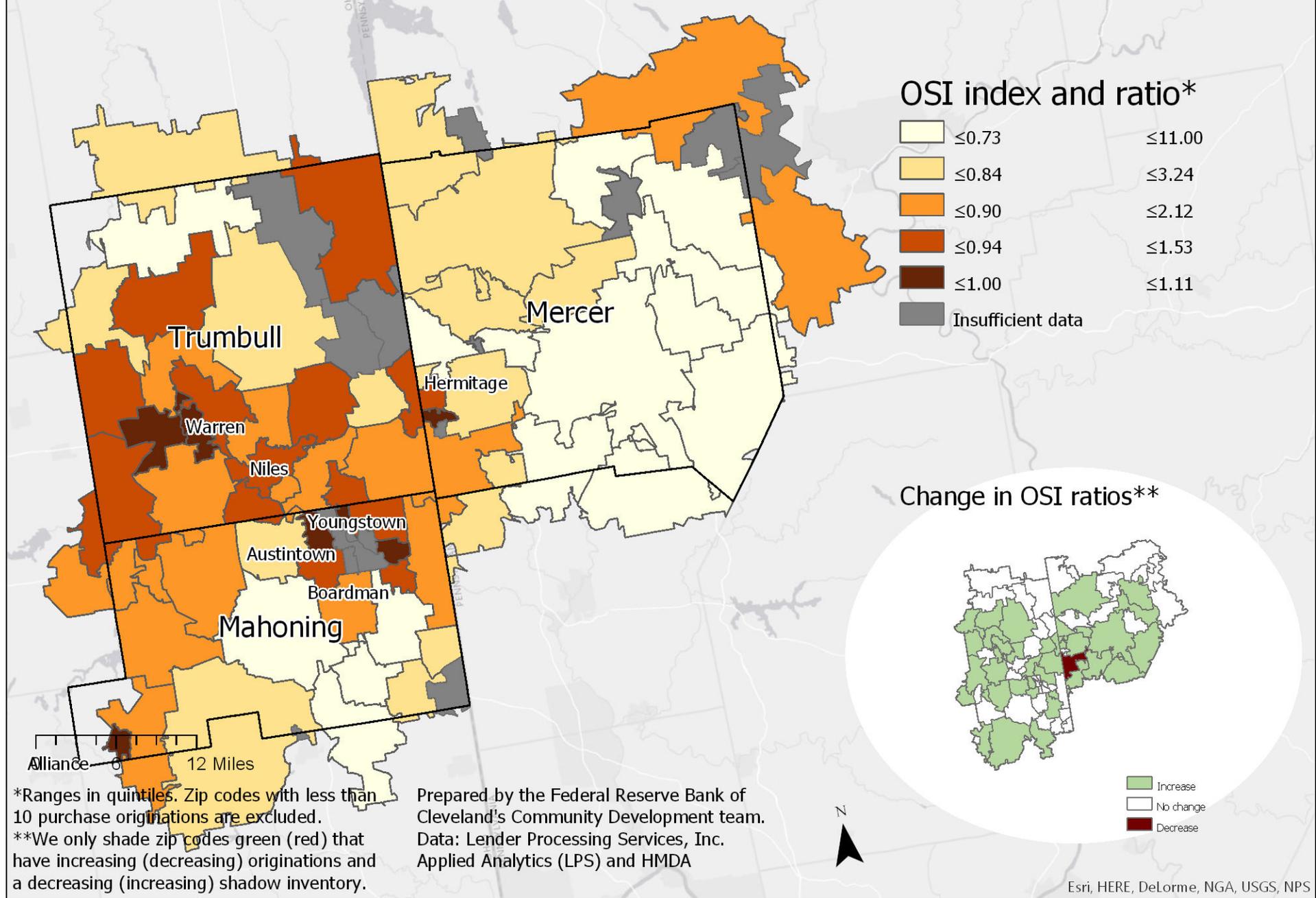
Youngstown-Warren-Boardman, OH-PA MSA



*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 2015 rate.

Originations-to-Shadow-Inventory (OSI) index, 2015

Youngstown-Warren-Boardman, OH-PA MSA

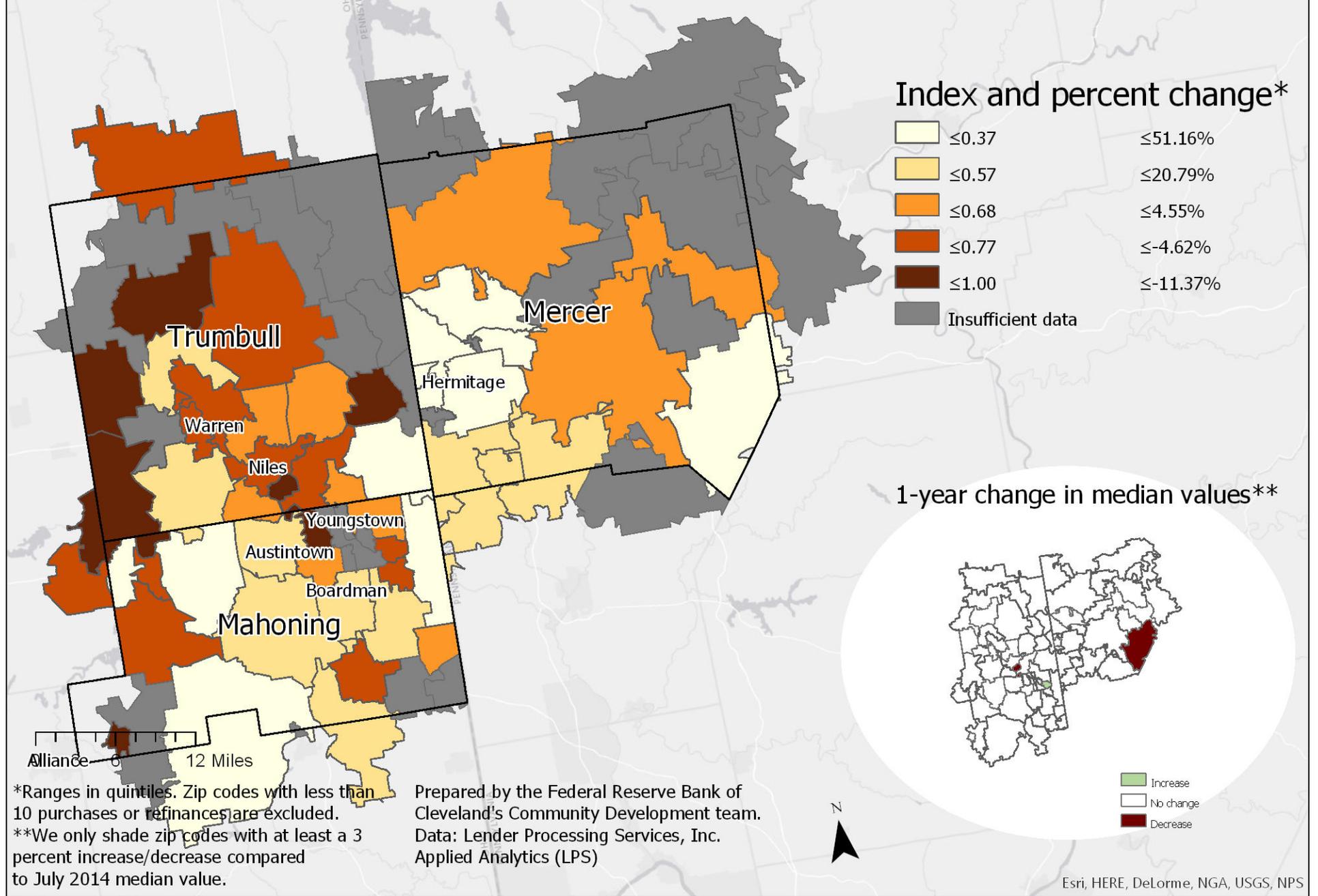


*Ranges in quintiles. Zip codes with less than 10 purchase originations are excluded.

**We only shade zip codes green (red) that have increasing (decreasing) originations and a decreasing (increasing) shadow inventory.

Change in median value of purchase & refinance originations index, 2005-2015

Youngstown-Warren-Boardman, OH-PA MSA

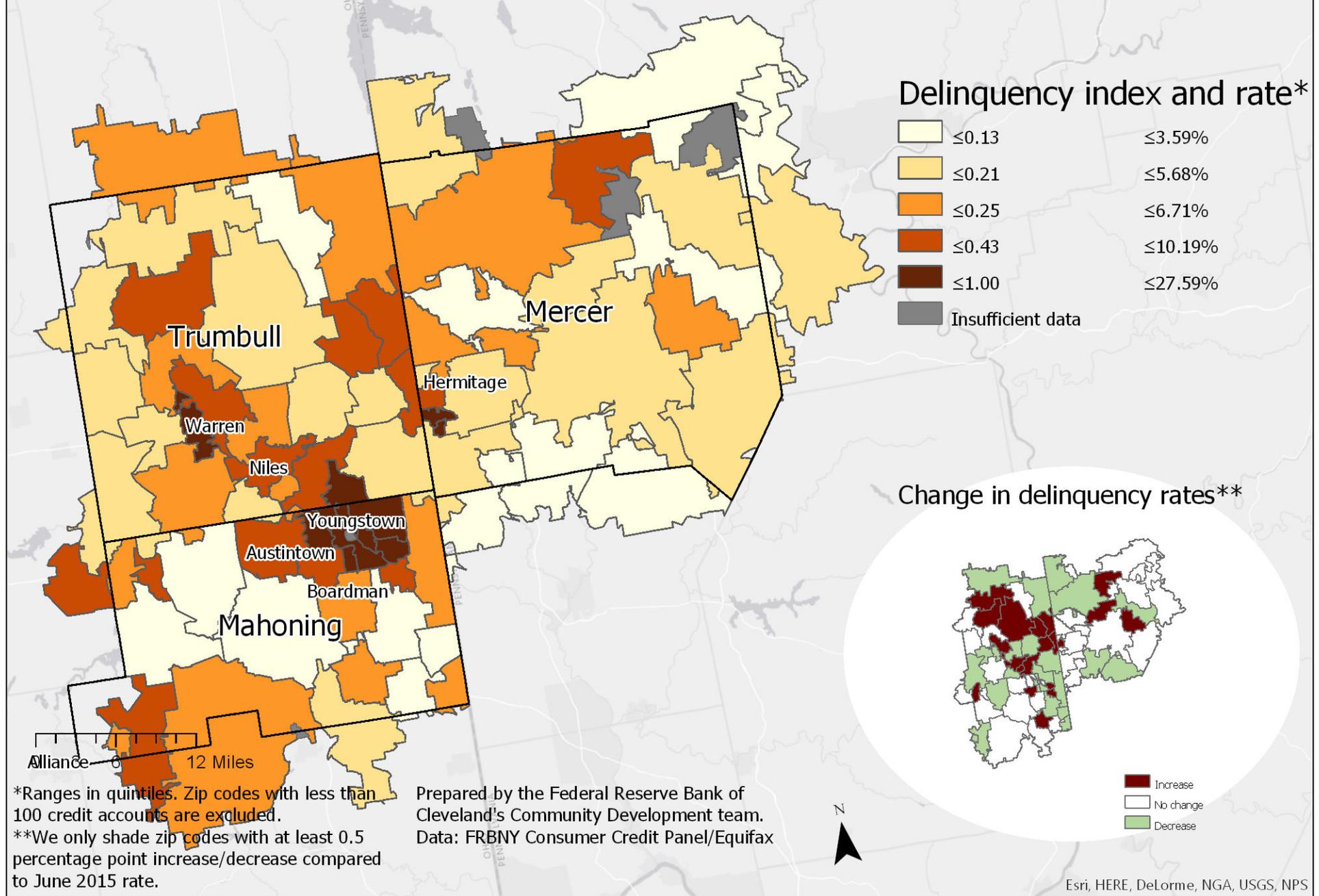


*Ranges in quintiles. Zip codes with less than 10 purchases or refinances are excluded.

**We only shade zip codes with at least a 3 percent increase/decrease compared to July 2014 median value.

Non-mortgage credit delinquency index, June 2016

Youngstown-Warren-Boardman, OH-PA MSA

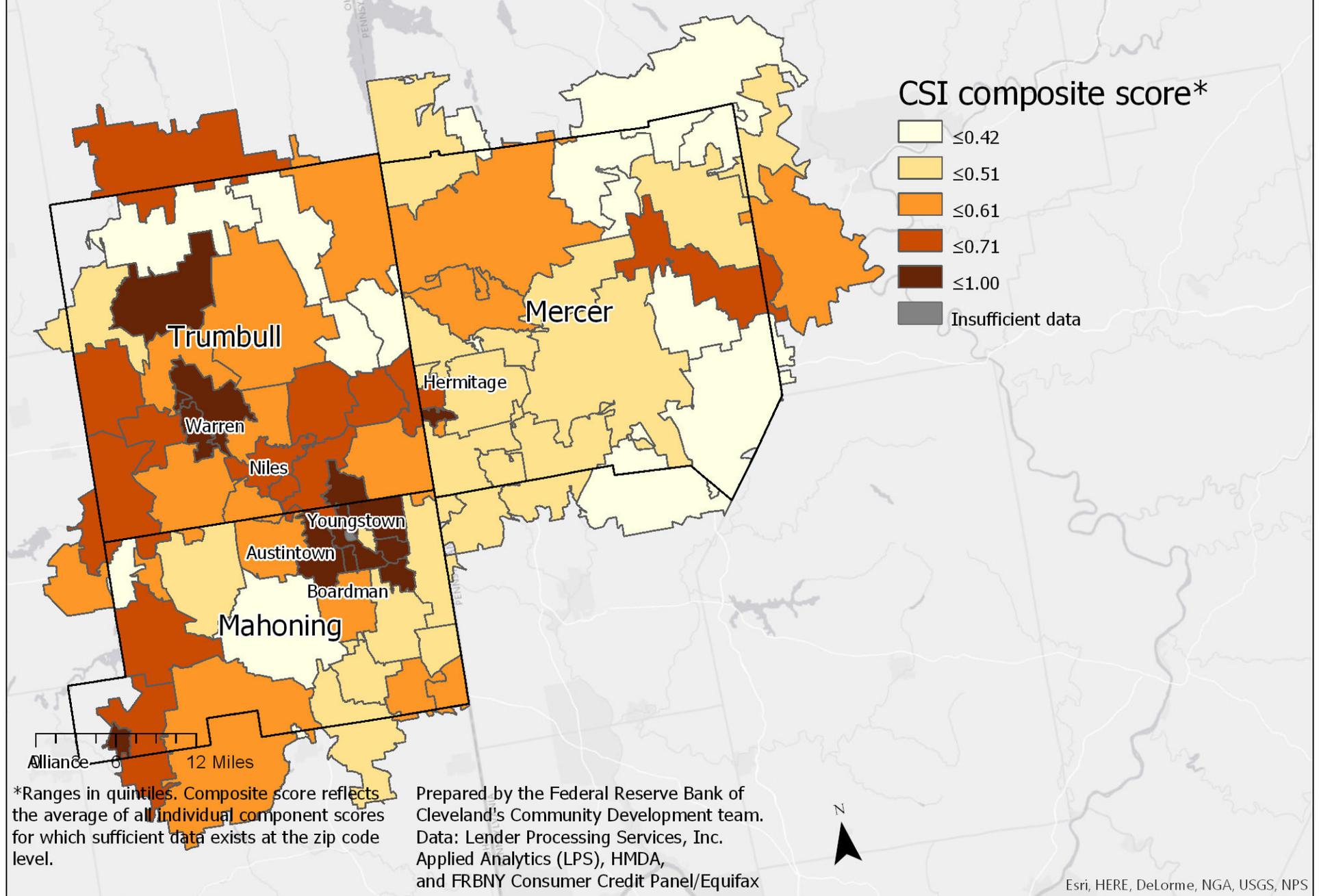


*Ranges in quintiles. Zip codes with less than 100 credit accounts are excluded.

**We only shade zip codes with at least 0.5 percentage point increase/decrease compared to June 2015 rate.

Community Stabilization Index (CSI) score, July 2016

Youngstown-Warren-Boardman, OH-PA MSA



Contact Information

Brett Barkley
Research Analyst
Tel 216-206-3658
Brett.Barkley@clev.frb.org

Lisa Nelson
Community Development Advisor
Tel 216-579-2903
Lisa.A.Nelson@clev.frb.org



FEDERAL RESERVE BANK *of* CLEVELAND

1455 East Sixth Street
Cleveland, Ohio 44114

Web ClevelandFed.org/CommunityDevelopment
Twitter @CleveFed_ComDev