



CoreLogic®



# The MarketPulse

JUNE 2016

**The MarketPulse**

Volume 5, Issue 6  
 June 2016  
 Data as of April 2016

**Housing Statistics**

**April 2016**

HPI® YOY Chg	6.2%
HPI YOY Chg XD	5.6%
NegEq Share (Q1 2016)	8.0%
Cash Sales Share (as of February 2016)	35.7%
Distressed Sales (as of March 2016)	9.9%

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# Proposition 13 Property Tax Legislation Adds to Challenge in Estimating Future Property Tax Amounts

Underscores Need for Accurate Property Tax Estimating Algorithms

By Dominique Lalisse

Estimating property tax amounts throughout the United States is a challenging task due to the complexity and differences in taxing agencies across the country. That challenge is even more complicated in areas in which legislation caps tax increases for existing residents.

In 1978, California amended its Constitution to add Proposition 13, officially named the People’s Initiative to Limit Property Taxation. The Proposition 13 amendment limits the annual increases of assessed value of real property except in cases of (a) change in ownership, or (b) completion of new construction.

Whenever a property changes ownership or new construction occurs, the law requires the assessor’s office to reassess the property at current market value. In the event that the change occurs outside of the normal assessment timeline, supplemental bills are created to collect the additional increase, and these bills provide insight into shifting tax estimates. During times of large increases of property values, Proposition 13 can create abnormal increases in assessed property values when a change in ownership occurs. These increases create a challenge for any lender trying to predict property tax amounts in order to assess the full cost of ownership and accompanying escrow amounts as part of the loan origination process outlined in the TRID (TILA-RESPA Integrated Disclosure) rules.

Supplemental bills can provide a useful measurement tool to examine tax amounts for the period following a change in ownership. To understand the potential magnitude of the effect of Proposition 13, CoreLogic conducted an analysis of 2015 supplemental bills for Sacramento County,

California, for properties with new loan originations. The analysis computed the ratio of supplemental bills to original tax bills among 9,285 properties. The distribution of ratios is shown in Figure 1.

The distribution of the ratios is a non-normal distribution as seen in Figure 1. The lowest quartile of the ratios is 12 percent. The median ratio stands at 27 percent. The third quartile ratio stands at 54 percent.

The wide variation observed in the ratios emphasizes the importance of lenders to accurately predict future property tax values using a valid and accurate property tax estimator model. Relying on simple empirical methods are likely to result in incorrect estimates which can lead to miscalculations and, as a result, the borrower’s inability to afford future property taxes.

*Continued on page 4*

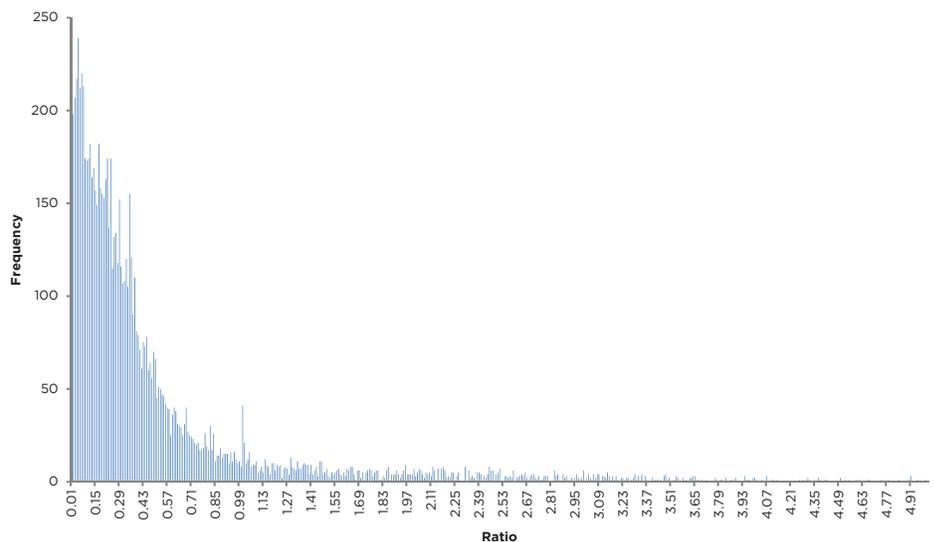


**Dominique Lalisse**  
Director, Product Management

Dominique (“Dom”) Lalisse is Director, Product Management for CoreLogic. He supports the development of new offerings for the Risk management and Workflow Organization. Dom acts as a catalyst and project manager for the creation of new products and services to support the existing and potential new client base. Prior to his current assignment, Dom initiated the Lean Six Sigma Program for CoreLogic. The program delivers customized Lean training as well as Yellow, Green and Black Belt certification programs to employees of CoreLogic and selected clients.

Before joining CoreLogic, Dom served in a variety of multinational leadership positions at Xerox in France and the United States. Dom’s last assignment at Xerox was Master Black Belt. Prior to that assignment, he held management positions in manufacturing, product development and business strategy. Dom is an Electronics Engineer from Institut Supérieur d’Electronique du Nord (France) and received a MBA from Simon School in 1998.

**FIGURE 1. HISTOGRAM OF RATIOS OF SUPPLEMENTAL BILL/REGULAR BILL AMOUNT**



Source: CoreLogic

*Note: Ratios above 5 were eliminated from the sample graph to help readability.*

# How Much is Left to Refinance?

Most Mortgages Have Rates Close to or Below Current Market Rates

By Molly Boesel



Molly Boesel  
Senior Economist

Molly Boesel is a senior economist for CoreLogic and is responsible for analyzing and forecasting housing and mortgage market trends. She has more than 20 years of experience in mortgage market analysis, model development and risk analysis in the housing finance industry.

With Mortgage rates expected to rise this year<sup>1</sup> what will happen with refinancing? How much is left to refinance?

CoreLogic tracks the current interest rates on outstanding mortgages in its servicer-contributed database. The accompanying chart shows the share of outstanding mortgages by interest rate bucket for both the number of mortgages and the unpaid principal balance (UPB).

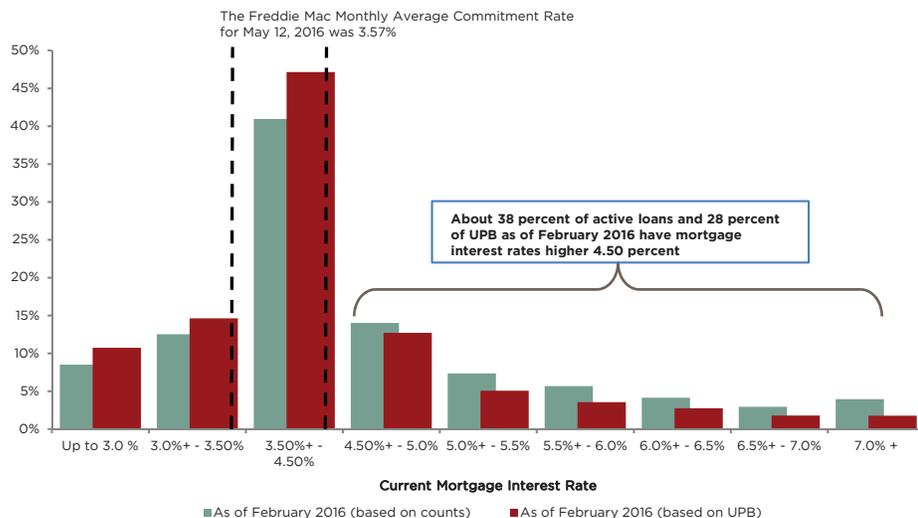
Because a refinance isn't free, a simple rule of thumb is to add 100 basis points to the current market mortgage rate as the rate at which borrowers would have an incentive to refinance. For the week of May 12, 2016, Freddie Mac reported an average 30-year mortgage rate of 3.57 percent. Therefore the typical borrower would need to hold a mortgage rate of 4.57 percent or higher to make refinancing a money-saving option. According to the chart, most borrowers hold mortgages with rates up to 4.50 percent, with 62 percent of mortgages

and 72 percent of UPB in this range. There are an additional 14 percent of borrowers and 13 percent of UPB with mortgage rates between 4.5 and 5.0 percent, and if mortgage rates were to increase by 50 basis points in 2016, these borrowers (about 5.5 million) will generally find refinancing unappealing. And, if interest rates were to increase by 100 bps, a total of 21 percent (over 8 million) are unlikely to refinance. If mortgage rates rise as predicted, we will certainly see refinancing volumes fall in 2016. Note there is a small share of outstanding mortgages with interest rates of about 300 basis points or more above the current market rate. There are many reasons borrowers with high interest rates don't refinance, including a low UPB and poor credit.

A drop in refinancing does not mean that borrowers won't be taking out new loans. Even though at least 62 percent of borrowers most likely don't want to refinance out of their low mortgage rates, they still might want to tap into their equity to pay for remodeling, education expenses, or debt consolidation. Instead of extracting equity through a cash-out through refinance, they may instead take out a home equity loan. In a February 2016 white paper<sup>2</sup>, CoreLogic shows that home equity lending has made a comeback in recent years. ■

<sup>1</sup> See Dr. Frank Nothaft's U.S. Economic Outlook: April 2016 <http://www.corelogic.com/blog/authors/frank-nothaft/2016/04/us-economic-outlook-april-2016.aspx#VzSU-YQrK70>  
<sup>2</sup> The CoreLogic white paper Home Equity Lending Landscape can be found at <http://www.corelogic.com/research/home-equity-lending-landscape/home-equity-lending-landscape.pdf>

**FIGURE 1. CURRENT MORTGAGE RATES OF ACTIVE LOANS**



Source: CoreLogic

# Low Credit Score Applicants Far Fewer Than Before Housing Crisis

If Credit Underwriting Has Tightened, Why Have Denial Rates Fallen?

By Archana Pradhan

Compared with a decade ago, single-family home-purchase originations have declined significantly. There were 11.7 million loan applications for single-family home-purchase mortgages in 2005, which plunged to 3.6 million in 2011 (lowest in the decade), and rose to 4.6 million in 2014. The decline in number of applications from 2005's peak to 2014 represents an overall drop of 60 percent (Figure 1). Similarly, the number of loan originations to purchase a single-family home dropped from 7.4 million in 2005 to 3.2 million in 2014. During this period the denial-rate for home-purchase loan applications dropped to 13.2 percent in 2014 and was 8.1 percentage points lower than its peak of 18.7 percent in 2007. Could this be the result of a decline in applications from riskier applicants?

Our previous blog on CoreLogic's [Housing Credit Index](#) illustrated that mortgage credit availability today, based on an analysis of six factors, is still far less than during 2001-2002.<sup>1</sup> But if credit standards are relatively 'tight' today, shouldn't the denial rate be higher than it was in 2005 and 2006?

One of the key factors used in mortgage underwriting as well as in our Housing Credit Index is the credit score. The average borrower credit score for home-purchase originations has increased from roughly 700

in 2005 to almost 750 in 2015 (Figure 2). In 2005, the credit score for the first percentile ranged from 520 to 540 and showed a dramatic rise during the Great Recession, and is currently running in a range of 620 to 630. By just gazing at the borrowers' credit scores, one could conclude that mortgage originations were constrained as a result of tight underwriting standards. But how has loan demand changed, particularly for the borrowers with relatively low credit scores? The origination volume is the end result of an interplay between loan applicants'



Archana Pradhan  
Economist

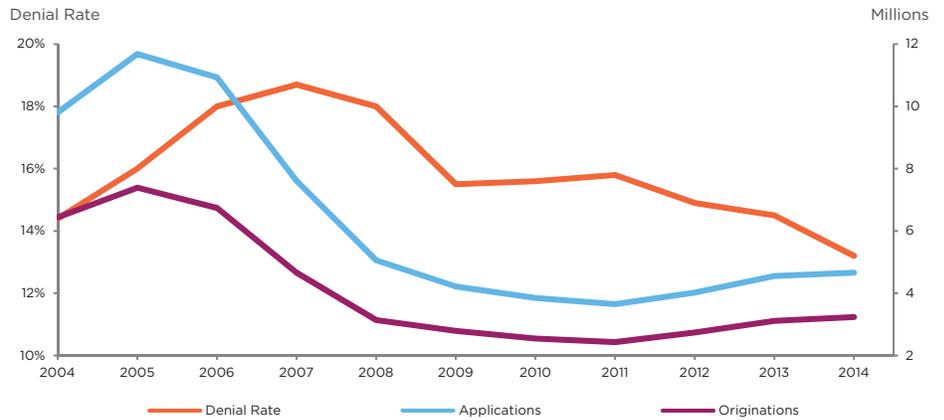
Archana Pradhan is an economist for CoreLogic in the Office of the Chief Economist and is responsible for analyzing housing and mortgage markets trends.

Prior to joining CoreLogic, she was a senior research analyst at the National Community Reinvestment Coalition. Her responsibilities included home mortgage, small business, and bank branches lending research and analysis.

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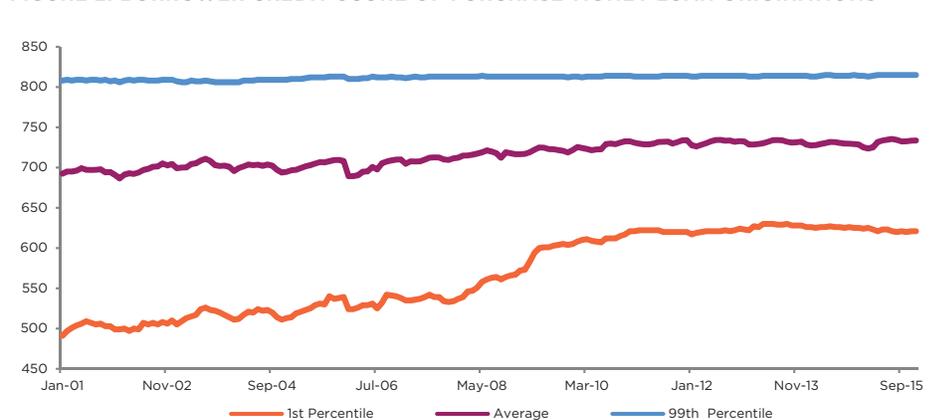
<sup>1</sup> <https://www.corelogic.com/blog/authors/archana-pradhan/2016/03/credit-availability-trends.aspx>

**FIGURE 1. SINGLE-FAMILY HOME PURCHASE APPLICATIONS AND ORIGINATIONS**



Source: Home Mortgage Disclosure Act Data

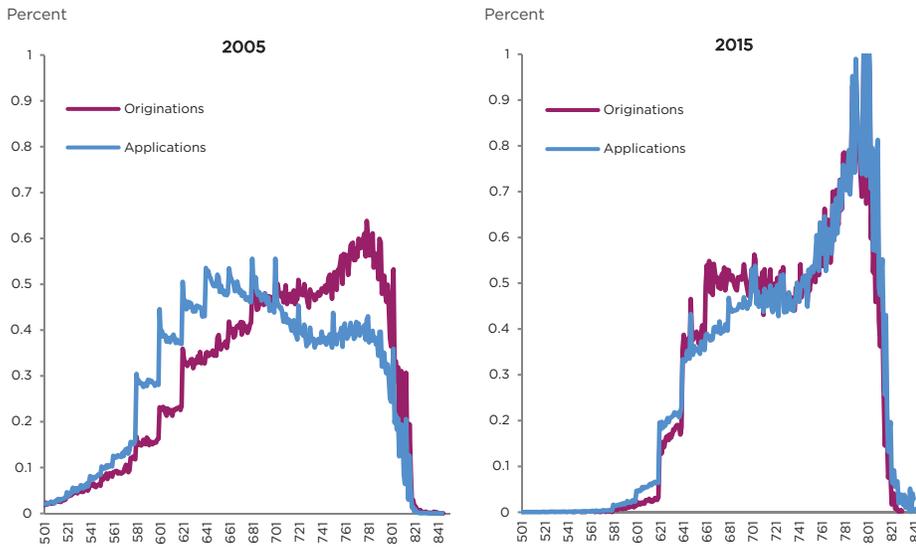
**FIGURE 2. BORROWER CREDIT SCORE OF PURCHASE-MONEY LOAN ORIGINATIONS**



Source: CoreLogic Loan Servicing Database

*Far Fewer Low Credit Score Applicants continued from page 3*

**FIGURE 3. CREDIT SCORE DISTRIBUTIONS FOR PURCHASE LOAN APPLICATIONS VS. ORIGINATIONS**



Source: CoreLogic Loan Servicing Database and Loan Application Database

demand and lenders' risk tolerances. Is there a way to disentangle mortgage credit supply conditions from mortgage demand?

An answer is shown in Figure 3, which shows how the credit score distributions have shifted from 2005 to 2015 for both applications and originations. The share

of applications and originations with less than a pristine credit score has declined. The difference is more pronounced for applications than for originations. The share of credit scores below 700 for applications has declined and has been offset by a greater share of credit scores above 740. From a credit space perspective, the similarity of the two density distributions for 2015 suggests that lenders are largely meeting the demand of borrowers applying for a loan. Thus, the observed decline in originations could be a result of potential applicants being either too cautious or discouraged from applying, more so than tight underwriting as the culprit in lower mortgage activity. Consumers are cautious more than they have been in the past and thus self-sideling of cautious/discouraged consumers makes it appear as if credit is tightening. The policy prescriptions are quite different if the drop in originations is attributable to a lack of demand more than to tight underwriting. For example, more consumer education such as counseling and financial literacy programs could be as or more successful in raising origination levels than introducing new lending products with lower credit standards. ■

*Proposition 13 continued from page 1*

California is not the only state in which this effect can be widely observed. Florida also introduced legislation, referred to as "Save Our Homes," which limits assessed value increases for existing homeowners. Massachusetts, Maryland, Michigan, Texas and Oklahoma also have limits on changes for assessed values at the state or county levels.

The use of analytics and robust historical data to predict tax amounts is critical to the successful origination and servicing of mortgages. It is particularly true in areas in which legislation can create abnormal variations in property tax amounts as a result of ownership changes. ■

# Data's Sweet Spots

## Leveraging Data from Trusted Partners to Enhance Insurance Processes

By Susan M. Williams

In late 2015, Novarica, an insurance research and consulting company, reported that 7 in 10 P&C insurers are “planning major enhancements or replacements to their business intelligence/analytics capabilities.” Integrating third-party data into the insurance workflow is a key aspect of this trend. In a report released in May of 2016, the company also noted the aging of core systems—with the average policy administration system platform age at 19 years old and many of them at over 30 years old—and the impact this has on carriers’ flexibility and speed to market.

In the insurance marketplace more data is available from multiple sources than ever before. This has led to optimal conditions for data-driven strategies ranging from straight-through processing, bi-peril rating and “big data” analytics. The surge in core modernization along with the desire to feed multiple processes across the enterprise provides an opportunity to recognize and focus on integrating critical data elements (CDE) into insurance workflows.

In the underwriting process it is imperative to have a system that provides the right data at the right time. As in manufacturing, just-in-time processing can reduce costs, improve quality and generate customer satisfaction and employee goodwill.

When an agent begins quoting a homeowners policy, the system can immediately use the property address to access the data needed to determine if the home is eligible for coverage. For example, third-party geospatial data can be queried to determine if the

home is located in an area subject to wildfires and determine the unique risk score of the home based on the slope and aspect of the property, the home’s proximity to wild land and the history of burns in the area. If the risk score falls outside of the carrier’s risk tolerance parameters the system can notify the agent who can then immediately, and graciously, conclude the transaction without wasting further time or energy of either party.

Once the home has passed the automated selection criteria, additional data can

*Continued on page 6*



**Susan Williams**  
Content Strategist, Insurance & Spatial Solutions

Susan Williams is a member of the Insurance and Spatial Solutions Content Strategy Team. In this role, Susan is responsible for driving innovative content solutions to support clients and the CoreLogic strategic roadmap.

In her tenure with CoreLogic, Susan led the design and development of the first International Residential Underwriting Valuation product and was the Senior Product Manager responsible for the RCT Express® Risk Assessment and Valuation Platform and integrated products. Prior to joining CoreLogic, she had extensive experience in product management and system implementation of Enterprise Resource Planning (ERP) systems and did Remote Sensing research at the Jet Propulsion Lab’s Image Processing Laboratory including work with early Geographic Information Systems (GIS).

Susan earned a B.A. in Geography from the University of California, Santa Barbara and a M.S. in Remote Sensing from the University of Michigan. Susan also has hands-on insurance agency experience and holds California State Insurance Licenses.

**FIGURE 1. UNDERWRITING WORKFLOW**



Source: CoreLogic

<sup>1</sup> “7 Hot Insurance BI Projects.” Insurance Networking News. SourceMedia, November 13, 2015. Web.

<sup>2</sup> McIsaac, Rob. “COLI / BOLI Special Interest Group Meeting Previews New Research,” Novarica Blog, Novarica, March 4, 2016. Web

*Data's Sweet Spots continued from page 5*

“*In the insurance marketplace more data is available from multiple sources than ever before.*”

be pulled in to supply the building characteristics of the home to ensure accurate calculation of the reconstruction cost—a prime factor in determining premium. The building characteristic data may include information that might not be readily known to the homebuyer or the agent. Prefilling that information directly into the quoting process eliminates the need to search other websites or hunt through a 15-page appraisal report to glean that one elusive data element such as square footage or the type of foundation the home sits on.

After the reconstruction cost has been determined and the coverage limits selected, it's time to rate and calculate the premium. The critical data elements required for rating, be it roof age or roof cover, credit scores, hail risk scores, and other risk data, can all be pulled in to support the proper rating of the home. Straight-through processing (automated underwriting) in which the system looks at all of the rating criteria, computes the appropriate premium for the requested coverage and risk exposure, and then binds the policy on customer acceptance, has been the vision of P&C carriers for years. In addition, this focus on critical data elements and integration supports the ability to use granular by-

peril rating where the unique building characteristics specific to each home become a factor in the rating equation. The wealth of data available to carriers coupled with robust APIs (Application Program Interfaces) to support accessing data at just the right place in the underwriting process are key to making this vision a reality.

But the vision needn't end there. Once the homeowner's policy is in place, the system can process additional demographic data to guide the agent in pivoting the homeowner to other products—auto, life, umbrella, college savings, etc.—that are appropriate to that specific individual or couple. This same data that feeds the underwriting process can also be stored in the carrier's data lake to feed and develop other internal processes across the enterprise.

At each step in the consumer engagement the necessary data is made available and consumable through the APIs which allows the carrier to reach out to trusted third-party data partners. The beauty of this model is that the partner/supplier can always provide the most current and complete data available without the carrier having to manage and continually update large stored data sets. ■

Time Series — National Foreclosure Overview April 2016

	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016
SDQ*	1,419	1,381	1,389	1,364	1,346	1,323	1,284	1,271	1,271	1,221	1,168	1,135
-MOM % Chg in #	-2.0%	-2.7%	0.6%	-1.8%	-1.3%	-1.7%	-2.9%	-1.1%	0.0%	-3.9%	-4.3%	-2.8%
-YOY % Chg in #	-20.9%	-21.9%	-20.0%	-20.6%	-20.6%	-19.8%	-22.2%	-22.0%	-20.9%	-21.9%	-21.3%	-21.6%
Foreclosure Inventory*	516	507	500	498	491	477	463	465	447	437	418	406
-MOM % Chg in #	-2.7%	-1.8%	-1.2%	-0.4%	-1.5%	-2.8%	-2.9%	0.3%	-3.9%	-2.2%	-4.2%	-3.0%
-YOY % Chg in #	-26.2%	-26.3%	-25.7%	-23.5%	-23.6%	-21.8%	-21.9%	-21.1%	-23.3%	-23.5%	-24.7%	-23.4%
Completed Foreclosures*	41	40	40	63	38	38	33	33	35	29	36	37
-MOM % Chg in #	-6.7%	-1.5%	0.2%	57.0%	-40.2%	1.5%	-14.0%	-0.2%	6.6%	-16.7%	25.4%	0.3%
-YOY % Chg in #	-21.5%	-21.5%	-21.2%	35.7%	-44.4%	-26.0%	-21.0%	-21.3%	-23.8%	-22.9%	-13.4%	-15.8%
-12-Month Sum*	560	549	538	555	525	511	503	494	483	474	468	462

\*Thousands of Units

Home Price Index State-Level Detail — Combined Single Family Including Distressed April 2016

State	Month-Over-Month Percent Change	Year-Over-Year Percent Change	Forecasted Month-Over-Month Percent Change	Forecasted Year-Over-Year Percent Change
Alabama	1.2%	2.6%	0.7%	4.3%
Alaska	1.2%	2.1%	1.4%	7.1%
Arizona	1.1%	5.6%	0.8%	7.2%
Arkansas	0.3%	1.5%	0.7%	4.8%
California	1.0%	6.6%	1.0%	9.9%
Colorado	1.5%	9.5%	1.0%	6.9%
Connecticut	0.0%	-0.5%	0.5%	4.5%
Delaware	1.0%	1.9%	0.8%	4.0%
District of Columbia	1.4%	3.1%	0.7%	3.9%
Florida	1.2%	7.7%	1.1%	7.1%
Georgia	0.5%	5.6%	0.7%	3.7%
Hawaii	0.4%	5.9%	0.7%	6.7%
Idaho	1.9%	7.5%	1.3%	6.4%
Illinois	1.2%	1.8%	0.9%	4.8%
Indiana	1.0%	3.6%	0.8%	4.6%
Iowa	1.1%	4.1%	0.8%	4.3%
Kansas	0.1%	3.2%	0.8%	4.3%
Kentucky	1.2%	3.8%	0.8%	4.0%
Louisiana	1.1%	3.9%	0.7%	2.8%
Maine	1.2%	5.5%	1.0%	5.6%
Maryland	0.2%	0.3%	0.7%	3.9%
Massachusetts	1.3%	4.8%	0.9%	4.9%
Michigan	0.6%	5.2%	0.9%	6.1%
Minnesota	1.6%	4.9%	0.9%	4.5%
Mississippi	-0.2%	2.7%	0.6%	3.4%
Missouri	1.7%	3.8%	0.8%	4.6%
Montana	2.2%	4.4%	1.0%	6.3%
Nebraska	1.0%	4.7%	0.7%	4.1%
Nevada	1.6%	7.9%	1.6%	11.2%
New Hampshire	1.7%	3.8%	1.5%	8.1%
New Jersey	0.5%	0.8%	0.7%	4.6%
New Mexico	1.6%	4.2%	1.0%	5.9%
New York	2.1%	5.9%	0.8%	4.3%
North Carolina	1.2%	4.1%	0.8%	4.1%
North Dakota	0.2%	2.4%	0.4%	0.6%
Ohio	1.0%	3.4%	0.9%	4.9%
Oklahoma	0.0%	1.2%	0.6%	3.3%
Oregon	1.7%	10.3%	1.3%	7.4%
Pennsylvania	0.5%	0.5%	0.8%	4.8%
Rhode Island	1.4%	5.0%	0.9%	3.8%
South Carolina	1.3%	5.1%	0.7%	4.0%
South Dakota	1.4%	1.2%	0.8%	4.5%
Tennessee	1.3%	5.6%	0.7%	3.7%
Texas	1.4%	6.9%	0.6%	2.5%
Utah	1.7%	8.0%	1.1%	5.7%
Vermont	2.5%	1.0%	1.0%	4.7%
Virginia	1.4%	1.4%	0.8%	4.2%
Washington	2.0%	10.6%	1.3%	6.6%
West Virginia	-1.5%	0.7%	0.4%	3.7%
Wisconsin	1.6%	4.0%	0.8%	4.2%
Wyoming	1.2%	3.3%	0.9%	4.8%

Source: CoreLogic April 2016

In the News

**Yahoo! Finance, June 9, 2016**

**CoreLogic Inc.: CoreLogic Reports 268,000 US Homeowners Regained Equity in the First Quarter of 2016**

'More than 1 million homeowners have escaped the negative equity trap over the past year. We expect this positive trend to continue over the balance of 2016 and into next year as home prices continue to rise,' said Anand Nallathambi, president and CEO of CoreLogic.

**Mortgageorb, June 9, 2016**

**CoreLogic: Number Of Underwater Homes Keeps Shrinking As Prices Rise**

About 268,000 homeowners who were underwater on their mortgages regained equity in the first quarter, bringing the total number of mortgaged residential properties with equity to approximately 46.7 million, or 92% of all mortgaged properties, according to CoreLogic.

**Houston Agent Magazine, June 10, 2016**

**This Week in Houston Real Estate: Home prices lag due to oil slump, affordable housing in Houston and more**

CoreLogic equity report shows negative equity - CoreLogic's Q1 report found that 1.7 percent of all residential properties with a mortgage in Houston were in negative equity.

**Dallas Morning News, June 10, 2016**

**Tight home market will last into next year but price hikes may slow, economists say**

National home inventories are half what they were coming out of the recession. ...

**HousingWire, June 10, 2016**

**Here are the 3 hottest housing markets of 2016**

The upside to rising home prices? In the first quarter of 2016, 268,000 homeowners regained equity, pushing the total number of mortgaged residential properties with equity to 92%, according to new data from CoreLogic, a property information, analytics and data-enabled services provider.

**24/7 Wall St., June 11, 2016**

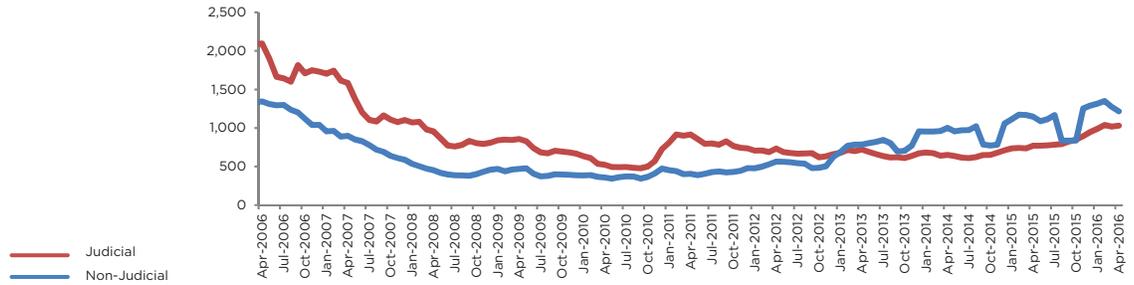
**Cities Where Hurricanes Would Cause the Most Damage**

The strength and duration of storms, as well as the likelihood of hurricanes making landfall, declines the further north along the Atlantic coastline a city is located, although nothing is certain. "We just don't know where that next hurricane is going to hit," said Dr. Tom Jeffery, senior hazard scientist at CoreLogic.

## Charts & Graphs

### NUMBER OF MORTGAGED HOMES PER COMPLETED FORECLOSURE

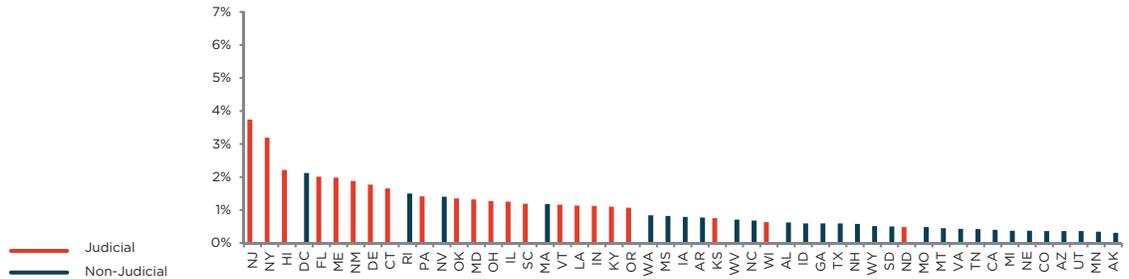
Judicial Foreclosure States vs. Non-Judicial Foreclosure



Source: CoreLogic April 2016

### FORECLOSURE INVENTORY AS OF APRIL 2016

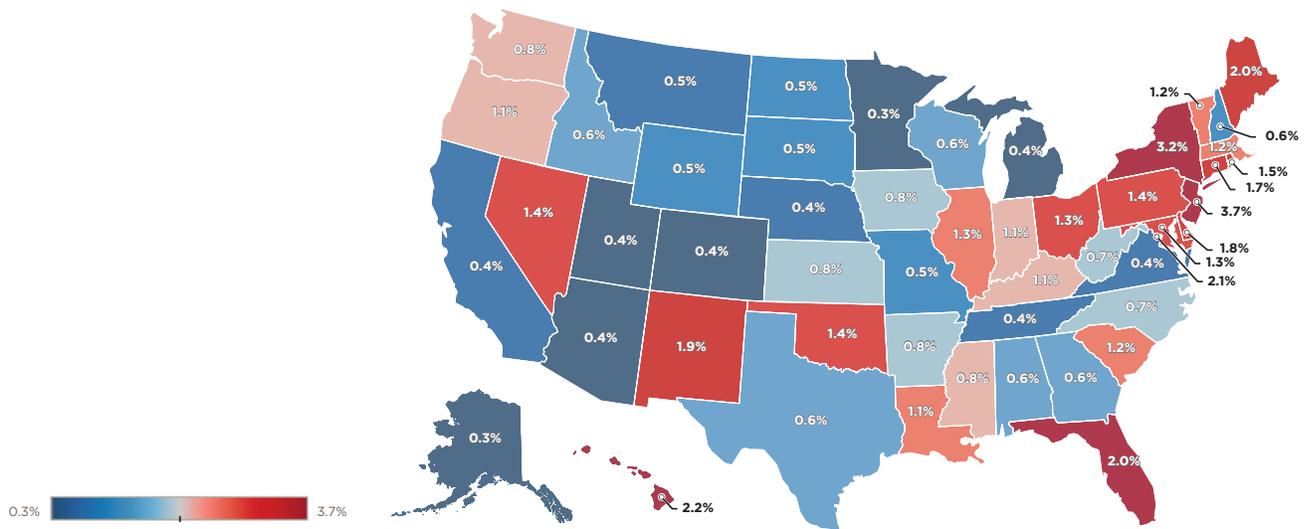
Judicial Foreclosure States vs. Non-Judicial Foreclosure States



Source: CoreLogic April 2016

### FORECLOSURE INVENTORY BY STATE

As of April 2016



Source: CoreLogic Market Trends

### HOME PRICE INDEX

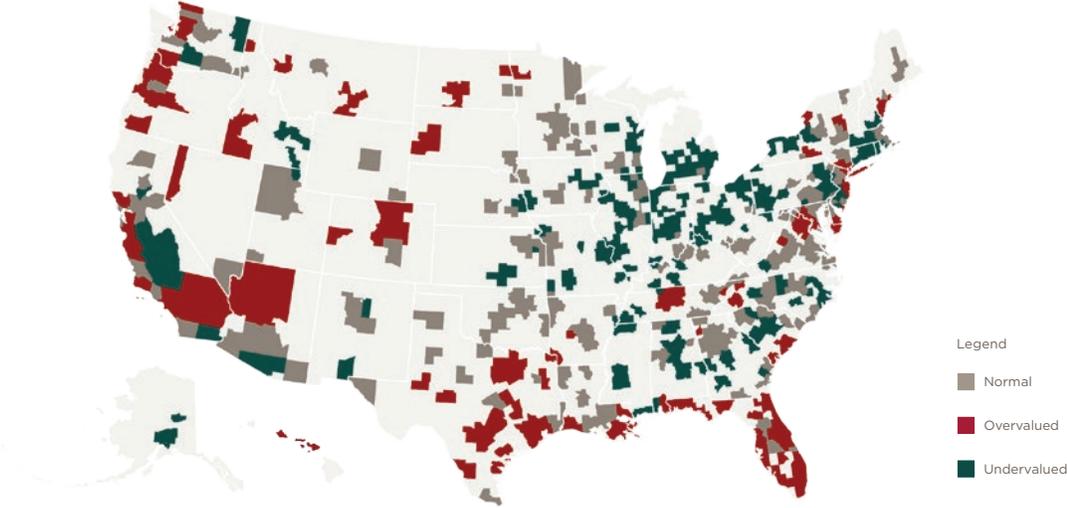
Percentage Change Year Over Year



Source: CoreLogic April 2016

**CORELOGIC HPI® MARKET CONDITION OVERVIEW**

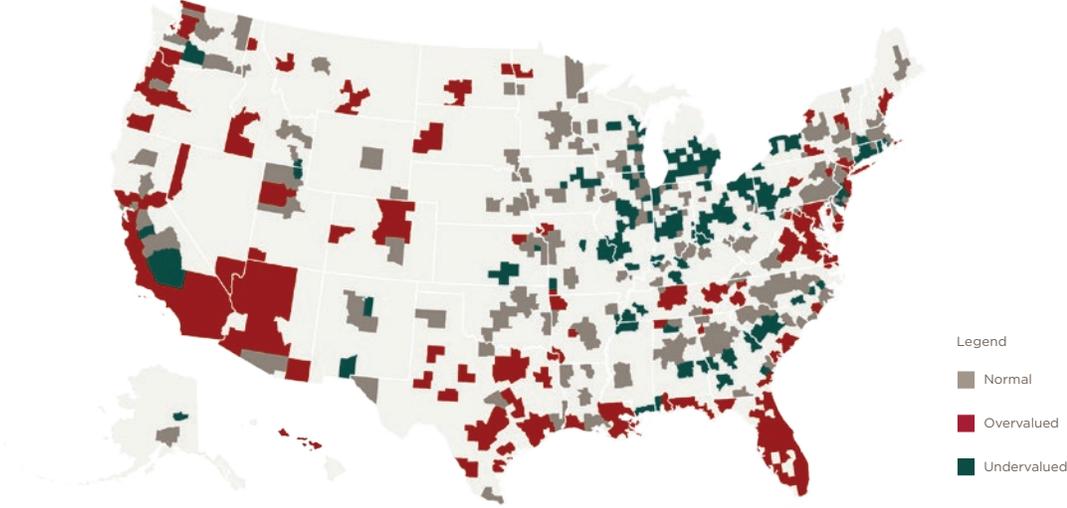
April 2016



Source: CoreLogic  
CoreLogic HPI Single Family Combined Tier, data through April 2016.  
CoreLogic HPI Forecasts Single Family Combined Tier, starting in May 2016.

**CORELOGIC HPI® MARKET CONDITION OVERVIEW**

April 2021 Forecast



Source: CoreLogic  
CoreLogic HPI Single Family Combined Tier, data through April 2016.  
CoreLogic HPI Forecasts Single Family Combined Tier, starting in May 2016.

**Variable Descriptions**

<b>Variable</b>	<b>Definition</b>
Total Sales	The total number of all home-sale transactions during the month.
Total Sales 12-Month sum	The total number of all home-sale transactions for the last 12 months.
Total Sales YoY Change 12-Month sum	Percentage increase or decrease in current 12 months of total sales over the prior 12 months of total sales
New Home Sales	The total number of newly constructed residential housing units sold during the month.
New Home Sales Median Price	The median price for newly constructed residential housing units during the month.
Existing Home Sales	The number of previously constructed homes that were sold to an unaffiliated third party. DOES NOT INCLUDE REO AND SHORT SALES.
REO Sales	Number of bank owned properties that were sold to an unaffiliated third party.
REO Sales Share	The number of REO Sales in a given month divided by total sales.
REO Price Discount	The average price of a REO divided by the average price of an existing-home sale.
REO Pct	The count of loans in REO as a percentage of the overall count of loans for the reporting period.
Short Sales	The number of short sales. A short sale is a sale of real estate in which the sale proceeds fall short of the balance owed on the property's loan.
Short Sales Share	The number of Short Sales in a given month divided by total sales.
Short Sale Price Discount	The average price of a Short Sale divided by the average price of an existing-home sale.
Short Sale Pct	The count of loans in Short Sale as a percentage of the overall count of loans for the month.
Distressed Sales Share	The percentage of the total sales that were a distressed sale (REO or short sale).
Distressed Sales Share (sales 12-Month sum)	The sum of the REO Sales 12-month sum and the Short Sales 12-month sum divided by the total sales 12-month sum.
HPI MoM	Percent increase or decrease in HPI single family combined series over a month ago.
HPI YoY	Percent increase or decrease in HPI single family combined series over a year ago.
HPI MoM Excluding Distressed	Percent increase or decrease in HPI single family combined excluding distressed series over a month ago.
HPI YoY Excluding Distressed	Percent increase or decrease in HPI single family combined excluding distressed series over a year ago.
HPI Percent Change from Peak	Percent increase or decrease in HPI single family combined series from the respective peak value in the index.
90 Days + DQ Pct	The percentage of the overall loan count that are 90 or more days delinquent as of the reporting period. This percentage includes loans that are in foreclosure or REO.
Stock of 90+ Delinquencies YoY Chg	Percent change year-over-year of the number of 90+ day delinquencies in the current month.
Foreclosure Pct	The percentage of the overall loan count that is currently in foreclosure as of the reporting period.
Percent Change Stock of Foreclosures from Peak	Percent increase or decrease in the number of foreclosures from the respective peak number of foreclosures.
Pre-foreclosure Filings	The number of mortgages where the lender has initiated foreclosure proceedings and it has been made known through public notice (NOD).
Completed Foreclosures	A completed foreclosure occurs when a property is auctioned and results in either the purchase of the home at auction or the property is taken by the lender as part of their Real Estate Owned (REO) inventory.
Negative Equity Share	The percentage of mortgages in negative equity. The denominator for the negative equity percent is based on the number of mortgages from the public record.
Negative Equity	The number of mortgages in negative equity. Negative equity is calculated as the difference between the current value of the property and the origination value of the mortgage. If the mortgage debt is greater than the current value, the property is considered to be in a negative equity position. We estimate current UPB value, not origination value.
Months' Supply of Distressed Homes (total sales 12-Month avg)	The months it would take to sell off all homes currently in distress of 90 days delinquency or greater based on the current sales pace.
Price/Income Ratio	CoreLogic HPI™ divided by Nominal Personal Income provided by the Bureau of Economic Analysis and indexed to January 1976.
Conforming Prime Serious Delinquency Rate	The rate serious delinquency mortgages which are within the legislated purchase limits of Fannie Mae and Freddie Mac. The conforming limits are legislated by the Federal Housing Finance Agency (FHFA).
Jumbo Prime Serious Delinquency Rate	The rate serious delinquency mortgages which are larger than the legislated purchase limits of Fannie Mae and Freddie Mac. The conforming limits are legislated by the Federal Housing Finance Agency (FHFA).

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