



Steve Chizmadia

Mortgage Advisor - MLO-244902, Home Loans With Steve

NMLS ID: 1845124- CA BRE: 01524985 - 141 Providence Road Charlotte, NC 28207

Office: (760) 715-9688
 Mobile: (760) 715-9688
steve@homeloanswithsteve.com
[View My Website](#)

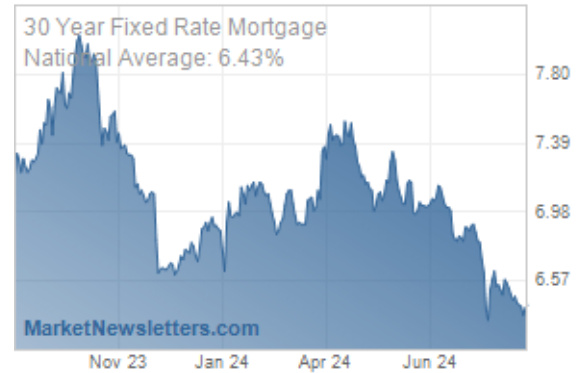
Smallest Share of Distressed Sales since 2007

Sales of lender-owned real estate (REO) in May represented the **smallest share of home sales** in nine years. CoreLogic said that the overall share of distressed properties sold during the month, including short sales as well as REO, fell to 9.9 percent. This was 1.7 percentage points lower than the April share and 2.8 percentage points lower than a year earlier. CoreLogic said distressed sales typically decline as a share of sales in May but this May had the lowest since 2007 when it was 5 percent and was the lowest for any month since October 2007's 6 percent.

Short sales have remained fairly stable at less than a 4 percent share - in was 3.5 percent in May - since mid-2014 but REO has fallen steadily - in May it accounted for a 6.4 percent share.

At the peak of market distress in January 2009, distressed sales totaled **32.4 percent** of all sales. There will always be some level of distress in the housing market, and by comparison, the pre-crisis share of distressed sales was traditionally about 2 percent. If the current year-over-year decrease in the distressed sales share continues, it would reach that "normal" 2-percent mark in **mid-2018**.

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.43%	+0.02	0.00
15 Yr. Fixed	5.95%	0.00	0.00
30 Yr. FHA	5.82%	+0.02	0.00
30 Yr. Jumbo	6.62%	0.00	0.00
5/1 ARM	6.28%	-0.01	0.00
Freddie Mac			
30 Yr. Fixed	6.35%	-0.51	0.00
15 Yr. Fixed	5.51%	-0.65	0.00
Mortgage Bankers Assoc.			
30 Yr. Fixed	6.44%	-0.06	0.54
15 Yr. Fixed	5.88%	-0.16	0.68
30 Yr. FHA	6.36%	-0.06	0.85
30 Yr. Jumbo	6.75%	+0.07	0.39
5/1 ARM	5.98%	-0.27	0.65

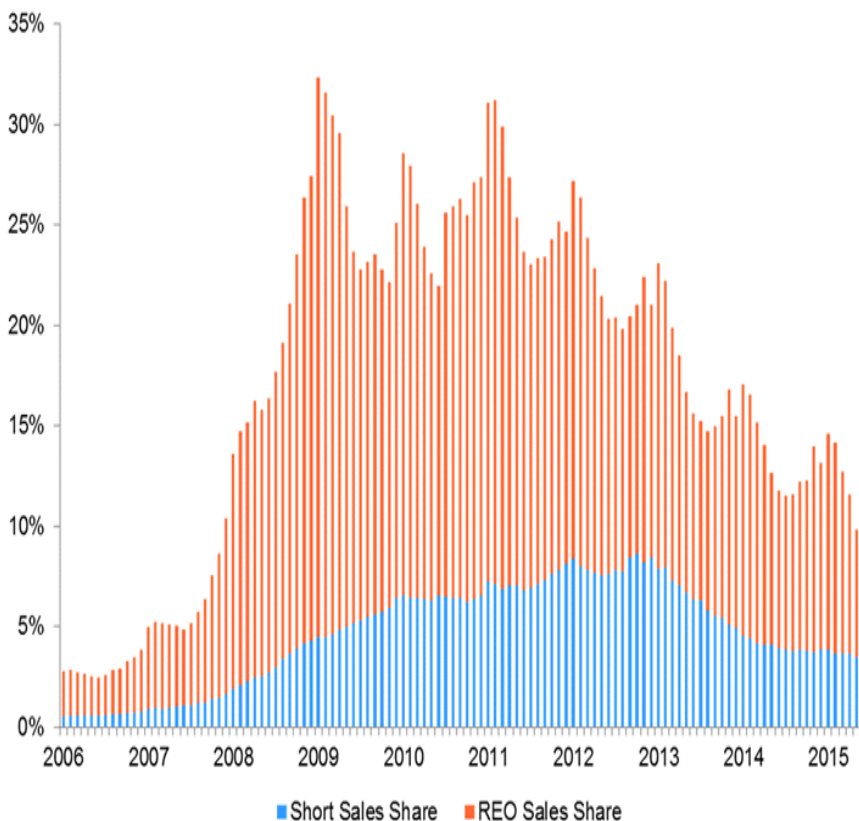
Rates as of: 8/30

Recent Housing Data

		Value	Change
Mortgage Apps	Aug 28	226.9	+0.49%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

Distressed Sales as Percentage of Total Sales

	Value	Change	
Builder Confidence	Mar	51	+6.25%



Source: CoreLogic May 2015

©2015 CoreLogic, Inc. All rights reserved

CoreLogic noted that the declining share of REO sales is one of the **drivers of rising home prices**. Distressed sales are almost always sold at a discount from market prices but REO properties typically realize a greater discount than short sales.

Michigan had the **largest share** of distressed sales of any state at 21.4 percent in May 2015, followed by Florida (21.3 percent), Maryland (20.3 percent), Illinois (19.4 percent) and Connecticut (19.3 percent).

The **greatest improvement** in distressed sales was in Nevada with a 7.0 percentage point decline in the share from a year earlier. California has dropped the furthest of any state from its crisis peak of 67.5 percent to a current share of 9.4 percent. Only North Dakota and the District of Columbia however are even close to their pre-crisis numbers (within one percentage point).

Numbers one through three of the 25 largest Core Based Statistical Areas (CBSAs) with the greatest share of distressed sales were in Florida; Orlando at 24.6 percent, followed by Miami. (23.3 percent), and Tampa-St. Petersburg (22.9 percent). Chicago (22.2 percent) and Baltimore (20.1 percent) rounded out the top five. The most improved CBSA was Atlanta where the distressed sales share dropped 7.6 percentage points to 14.8 percent in the 12 months ending in May.

Service oriented, responsive, competitive rates and an in depth knowledge of todays mortgage market

After completing my degree in finance at the University of Connecticut, I started in the mortgage business right out of college in 2004. With 15+ years of experience and a primary objective of thoroughly explaining all available loan options to my clients with what is typically the largest investment in their lives, I strive to always make myself available. I constantly educate myself with respect to the mortgage industry and underwriting guidelines for FHA, VA, conventional and jumbo financing. I deliver on the expectations discussed up front and provide the service level my clients deserve from day one. I will remain in touch throughout the process and continue to follow up with you after closing. My goal is to wow you and turn you into clients for life. I want you to be so impressed that throughout and after the process you share my information with your friends, family, neighbors and co-workers who may value from my services.

Steve Chizmadia

