



Eric Gousios

Mortgage Broker, Mortgage Capital Group, Inc

NMLS# 232541

64 E Crystal Lake Ave Crystal Lake, IL 60014

Office: 847-888-4241

Fax: 847-485-5010

eric@866mylender.com

[View My Website](#)

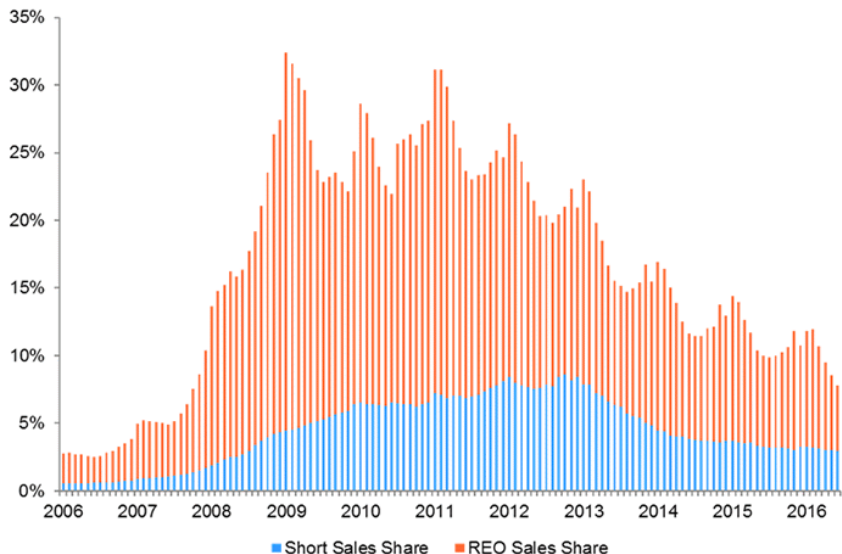
Distressed Sales Increased in Only 8 States

Sales of distressed homes, both lender-owned properties (REO) and short-sales continue to decline but are still at levels **nearly four times** what is considered "normal." CoreLogic reported on Thursday that distressed sales accounted for 7.8 percent of all home sales in June with sales of REO making up 4.9 percent of the total and short sales 2.9 percent.

The June numbers were down 0.8 percentage points from May and 2.2 points compared to a year earlier. The REO share was the **lowest** for any month **since September 2007** and has declined from a 27.9 percent share at the peak of market distress in June 2009. At that time REO and short-sales together had a 32.4 percent market share.

CoreLogic notes that 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 will reach that "normal" 2-percent mark in mid-2019.

Figure 1: Distressed Sales as Percentage of Total Sales



Source: CoreLogic June 2016

©2016 CoreLogic, Inc. All rights reserved

National Average Mortgage Rates



Rate Change Points

Mortgage News Daily

30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	0.00

Freddie Mac

30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.08%	-0.10	0.63
15 Yr. Fixed	6.61%	+0.01	0.65
30 Yr. FHA	6.89%	-0.03	0.94
30 Yr. Jumbo	7.22%	-0.09	0.58
5/1 ARM	6.56%	-0.04	0.66

Rates as of: 5/17

Recent Housing Data

		Value	Change
Mortgage Apps	May 15	198.1	+0.51%
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%

Only eight states recorded increases in their distressed sales shares in June 2016 compared with a year earlier and none were the closely watched oil producing states. Maryland had the largest share of distressed sales of any state at 19.4 percent in June 2016, followed by Connecticut (18.4 percent), Michigan (17.6 percent), Illinois (15.8 percent) and New Jersey (15.3 percent).

The **oil states** continued to see year-over-year declines in their distressed sales shares with Texas down 1.2 percentage points, Oklahoma with a 0.5 percent decrease and North Dakota a 0.1 down. Florida had a 5.8 percentage point drop in its distressed sales share from a year earlier, the largest decline of any state.

	Value	Change
Builder Confidence	51	+6.25%
Mar		

Helping families buy and refinance homes since 1996.

I appreciate the opportunity to help manage your mortgage and financial needs not just today, but for a lifetime. Illinois Loan programs for buying your new home or refinancing with VA, VA IRRRL, FHA, FHA Streamline, and Conventional loans. Illinois Residential Mortgage Licensee MB.6760479.

Eric Gousios

