

Foreclosure Data

Content

Variables include:

- Estimated Number of Mortgages
- Estimated Number of Foreclosures
- Total Residential Addresses
- Total Residential Addresses Vacant 90+ Days
- Total 2004-2006 HMDA Loans
- Total High Cost 2004-2006 HMDA Loans
- Foreclosure Percentage
- Vacant Units 90+ Days Percentage
- High Cost HMDA Loan Percentage

Methodology and Data Sources

The source for the foreclosure database is HUD (Housing and Urban Development) tabulation at the Census Tract level. The data is current as of June 2008 and reflects foreclosure data over the 18 month period January 2007 - June 2008. These are estimates based on the use of a number of sources: the June 08 Mortgage Bankers Association National Delinquency Survey (state level), Federal Reserve board data, and Equifax data used for validation of the model. Also included is an interesting comparison between HUD based HMDA mortgages in total and those which they believe to be at high risk.

This data will be useful for comparative analyses between areas. Absolute levels of foreclosures are much higher than these at present.

Housing Sales and Property Tax

Content

The housing sales and property tax database consists of a number of variables which have been assembled from local taxation and real estate databases. Covering approximately 70% of the total households nationwide, this database includes information on housing type, size, taxable values, taxation, age of housing, and, most importantly, provides an update to housing sales prices. The database includes all covered housing units sold within the past two years (specifically 2008-2009). Users are cautioned that the database does not cover all housing units, and that there are significant areas, even to the state level, with low levels of coverage. Therefore, the database should be used with appropriate caution.

Variables include:

- Number of properties covered
- Housing type (single family, condominium, 2-4 unit multifamily, other)

- Taxable value (total, land, and improvements)
- Average property size, building size, and frontage
- Year of construction
- Total and average property tax
- Total and average sales amount

Methodology and Data Sources

The database was extracted from the national database of Onboard Informatics, a leading provider of data solutions to the real estate industry. The data has been aggregated to the block group level and presented without modification, as this reflects actual data rather than estimates. AGS has not at this time attempted to model the data in order to estimate complete national coverage. Annual updates will be available, and over the next several years, we will be able to compile and maintain good time series records of housing prices within the covered areas.