

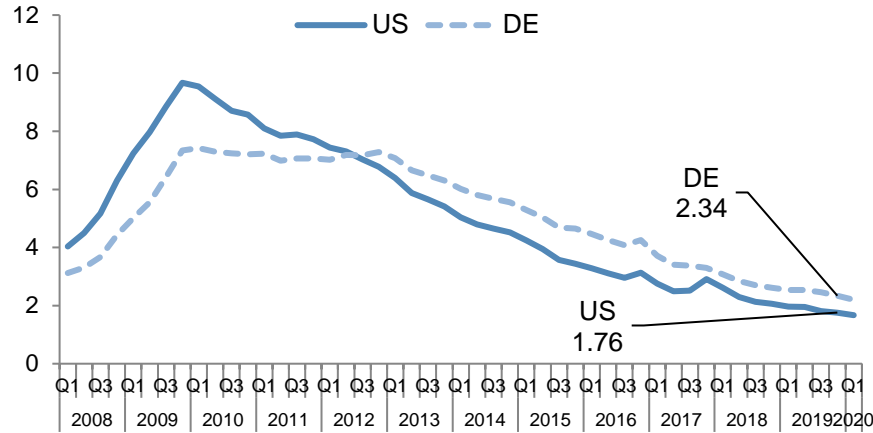
DELAWARE



DELINQUENCY AND FORECLOSURE TRENDS - PAGE 1 AS OF Q1 2020

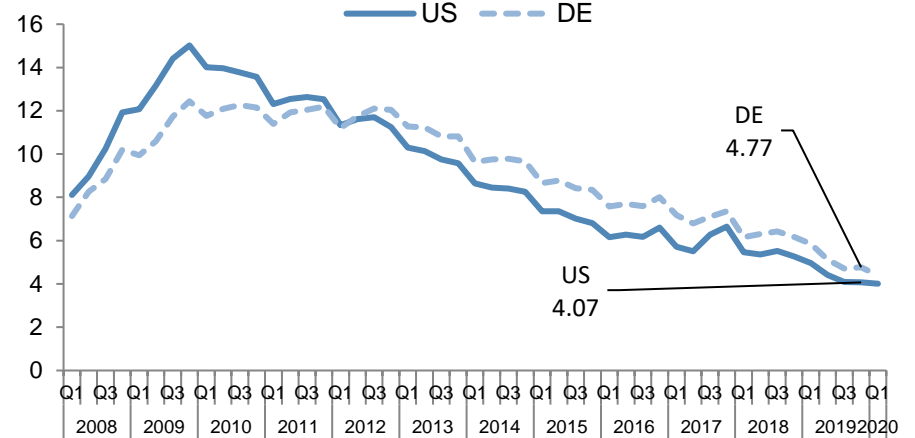
LOANS SERIOUSLY DELINQUENT (%)

(90+ days past due or in foreclosure) The percent of loans seriously delinquent in Delaware continues to fall, but remains higher than the national figure.



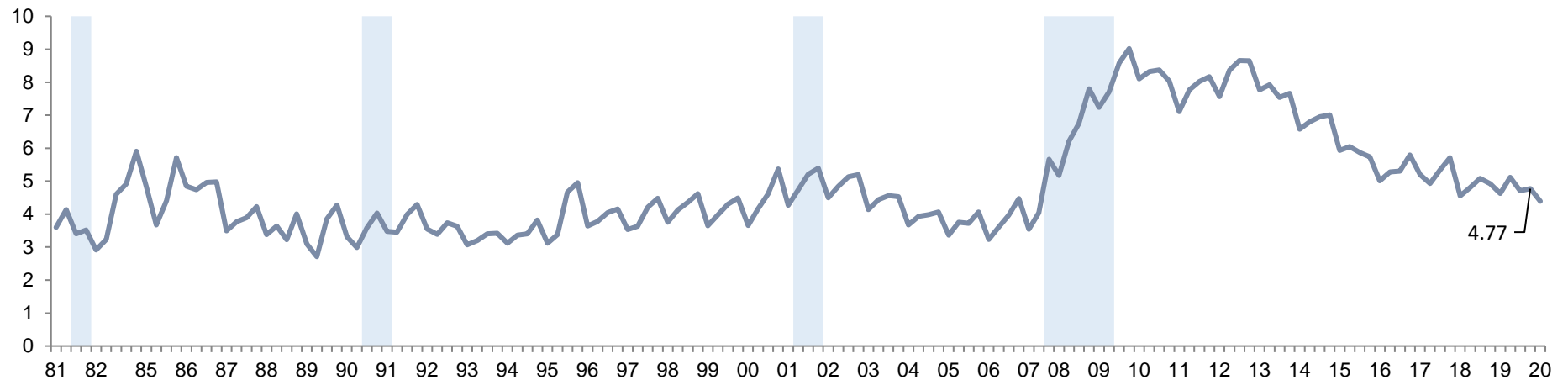
LOANS PAST DUE OR IN FORECLOSURE (%)

Total loans past due or in foreclosure in Delaware lagged behind the US for many quarters before exceeding the national rate in early 2012.



LOANS PAST DUE (%), DELAWARE

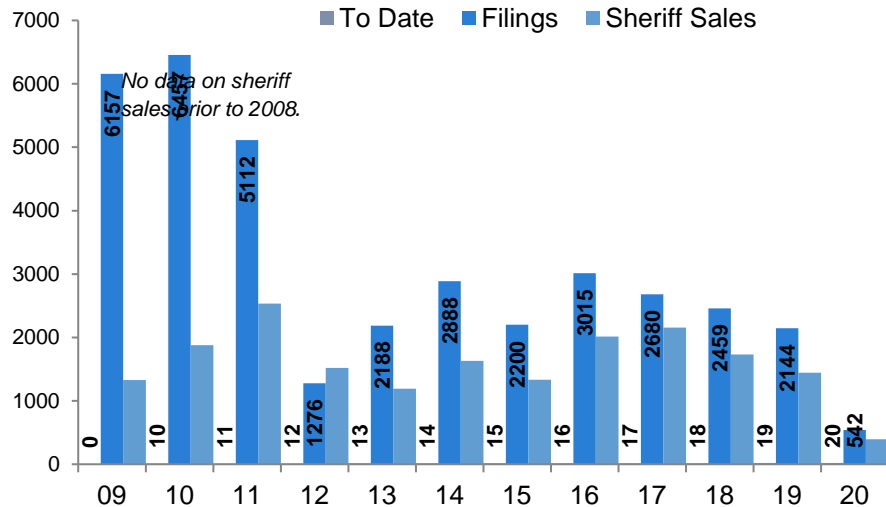
Though the recession officially ended in June 2009, the percent of loans past due has remained elevated above the historical norm of 3 - 4%.





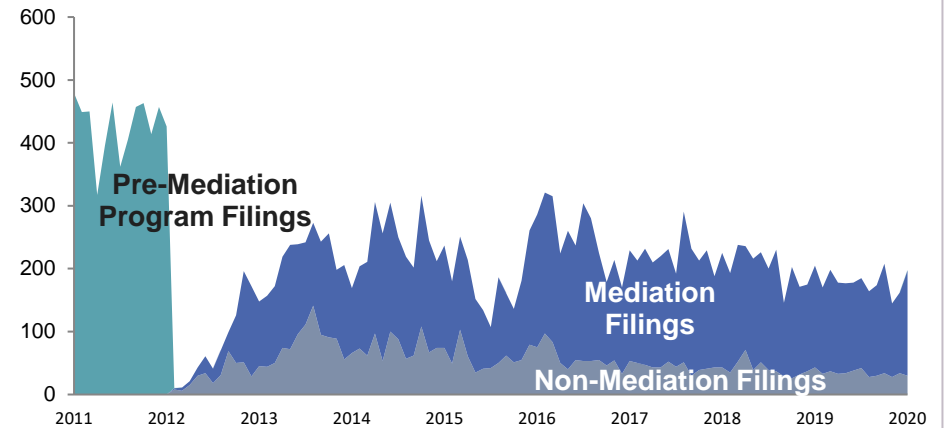
DELAWARE FORECLOSURE FILINGS AND SHERIFF SALES

Filings dropped dramatically in 2012 as lenders slowed new filings in response to the new mediation program. In 2019 to date, filings are down -0.2% over the number of filings through Dec 2018. Sheriff sales are down in 2019, compared to the same time in 2018, by -26.5%.



DELAWARE FORECLOSURE FILINGS

72% of filings since January 2012 have been subject to the mediation program (owner-occupied homes). In 2019, filings are averaging 189 per month, about half the levels that were typical through 2009 - 2011.



DELINQUENT LOANS IN DELAWARE (Q1 2020)

Of an estimated total 154,575 loans serviced in Delaware:

- 4.39% (6,785) total past due
- 1.17% (1,808) in foreclosure inventory (filed, not yet completed)
- 2.20% (3,400) loans seriously delinquent (90+ days past due or in FCL)

Analysis by product indicates that, of those tracked by the National Delinquency Survey, FHA loans are most likely to be delinquent. For 2020 Q1 the total past due rate for FHA loans was 9.06%, compared with 3.28%

Source for charts on page 1

Delinquencies: Mortgage Bankers Association, National Delinquency Survey
Recessions: National Bureau of Economic Research

Sources for charts on this page

Foreclosure Filings: File and Serve Express, compiled by the Counties, Attorney General's Office, and DSHA
Sheriff Sales: Counties, Compiled by DSHA

DELAWARE FORECLOSURE FILINGS AND SHERIFF SALES

Sheriff sales and foreclosures peaked in 2011 and 2009, respectively, but with increased foreclosure counseling services they have dropped significantly. Sheriff sales averaged 120 per month in 2019, and are running at 138 per month in 2018. Foreclosures averaged 251 per month in 2016, dropped to 223 per month in 2017 and are at 178 per month in 2019.

