



## Making Home Possible in Delaware

### Financing Homeownership & Rental Housing

Freddie Mac is supporting the housing market and answering the nation's call to assist with its recovery. Our top priorities are providing essential liquidity to the market and helping to stem the foreclosure crisis. Over the past decade, Freddie Mac has invested approximately **\$16.4 billion** in home loans, helping **108,968** Delaware families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$1.5 billion	6,732	872	7,604
Past 10 Years	\$16.4 billion	98,401	10,567	108,968

#### In 2008 Freddie Mac:

- Enabled 557 Delaware homebuyers to purchase their first home.
- Financed loans for 3,425 low- and moderate-income Delaware families.
- Funded home loans with an average mortgage of \$217,971.

### Preventing Foreclosure

We are proud to play a key role in sustaining homeownership by supporting the President's Making Home Affordable program. Freddie Mac helped approximately **88,000** homeowners avoid foreclosure in 2008, and **337** in Delaware alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	130	190	6	11	337

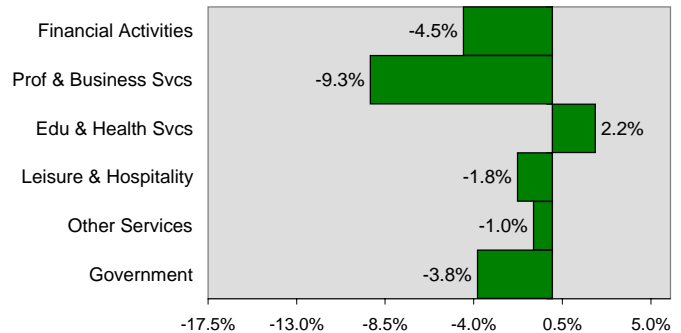
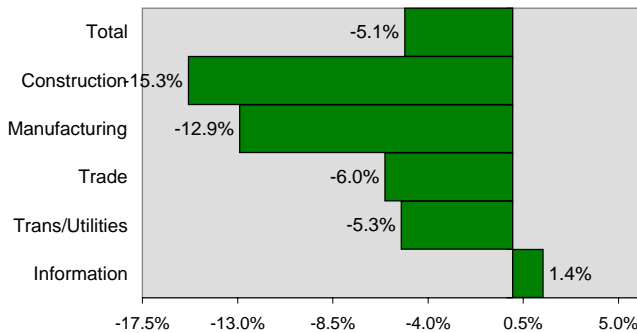
### Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- [www.MakingHomeAffordable.gov](http://www.MakingHomeAffordable.gov)
- [Delaware Foreclosure Information](#)
- [Homeowner's HOPE™ Hotline, \(888\) 995-HOPE™](#)
- [HUD-Certified Housing Counselors, \(800\) 569-4287](#)
- [www.FreddieMac.com/avoidforeclosure](http://www.FreddieMac.com/avoidforeclosure) or (800) FREDDIE

For more information, please go to [www.freddiemac.com/states](http://www.freddiemac.com/states)

\* Based on completed agreements. Periodically, there are differences in and changes to our reported numbers due to the timing of completion.

**Employment growth was strongest in Delaware's education and health services sector over the year ended July 2009**



Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
<b>Gross State Product, C\$B</b>	46,651	49,908	49,649	50,054	49,244
% Change	3.9	7.0	-0.5	0.8	-1.6
<b>Total Non-Farm Employment (ths.)</b>	423.7	431.1	436.0	436.3	432.5
% Change	2.2	1.7	1.1	0.1	-0.9
<b>Unemployment Rate (%)</b>	3.9	4.0	3.5	3.5	4.8
<b>Personal Income Growth (%)</b>	7.1	5.2	6.8	4.9	3.2
<b>Population (ths.)</b>	825.7	838.5	850.4	862.0	873.1
<b>Single-Family Permits</b>	7,532	6,715	5,015	4,403	2,680
<b>Multifamily Permits</b>	326	1,480	1,489	888	666
<b>Existing Median Home Sales Price (ths.)</b>	182.3	205.2	222.7	220.5	211.3
<b>Mortgage Originations (# of SF loans)</b>	48,882	52,993	48,180	38,622	n/a
<b>Personal Bankruptcies (total ch. 7 &amp; 13)</b>	3,389	4,148	1,287	1,695	2,283
<b>Existing Home Sales (ths.)</b>	18.3	19.4	17.8	15.8	11.6
<b>30-Year Fixed Mortgage Rate Average (%)</b>	5.84	5.87	6.41	6.34	6.07
<b>Rental Vacancy Rate (%)</b>	11.0	11.3	12.2	15.0	13.4
<b>Serious Mortgage Delinquency (% All Loans)</b>	1.30	1.28	1.58	2.68	4.40
<b>Foreclosure Rate (% All Loans)</b>	0.25	0.16	0.26	0.53	1.07
<b>Homeownership Rate (%)</b>	72.9	72.4	74.4	72.5	73.5

Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

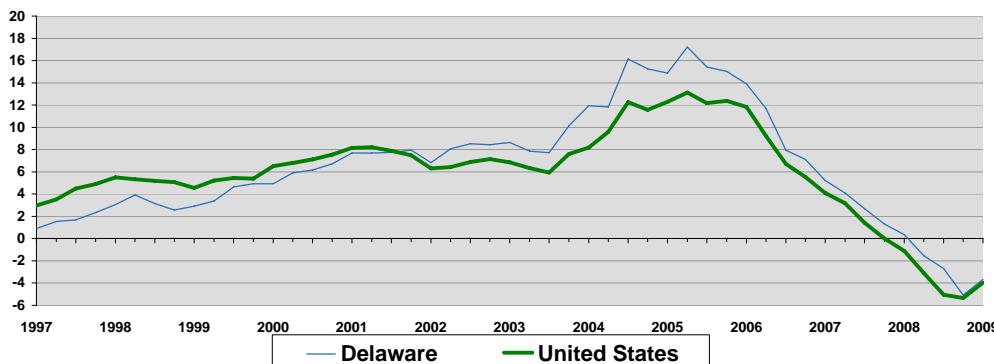
**National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®**

— 30-Year Fixed Rate — 1-Year ARM



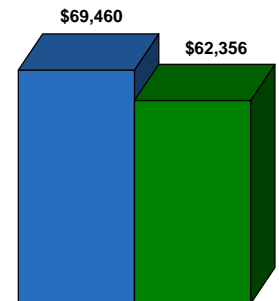
Source: Freddie Mac, Primary Mortgage Market Survey®

**Annual % Change in House Prices**



Source: Freddie Mac's Conventional Mortgage Home Price Index

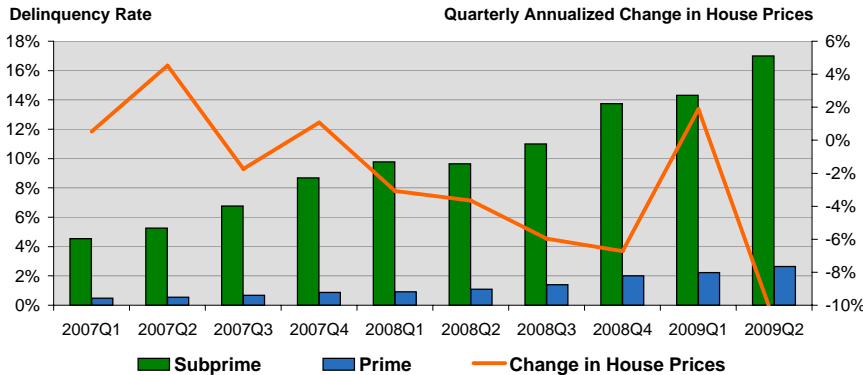
**2008Q4 Median Family Income**



■ Delaware ■ United States

Source: US Census Bureau, Moody's Economy.com

## Serious mortgage delinquencies are rising among prime and subprime borrowers in Delaware and are exacerbated by declining house prices



Source: First American CoreLogic and Freddie Mac

## National Rankings

<b>Homeownership Rate</b>	<b>4</b>
1 = Highest	
<b>Mortgage Delinquency Rate</b>	<b>21</b>
1 = Most Delinquent	
<b>Median Family Income</b>	<b>13</b>
1 = Highest	
<b>Adjustable Rate Mortgage Share</b>	<b>50</b>
1 = Highest Share	
<b>Housing Affordability</b>	<b>41</b>
1 = Most Affordable	
<b>Employment Growth</b>	<b>46</b>
1 = Highest Growth	

## Homeownership Rates by Race and Ethnicity in Delaware

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	73.5%	1.0%
White, Non-hispanic	81.4%	2.3%
Black	49.7%	-1.1%
Hispanic	54.8%	6.7%
Asian or Pacific Islander	67.2%	-3.0%

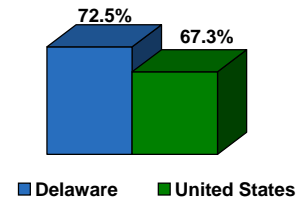
Source: US Census Bureau - American Community Survey

## Homeownership Rate in 2008

## Change in Homeownership Rate from 2007

## Homeownership is higher in DE than the national average

### 2008 Homeownership Rate

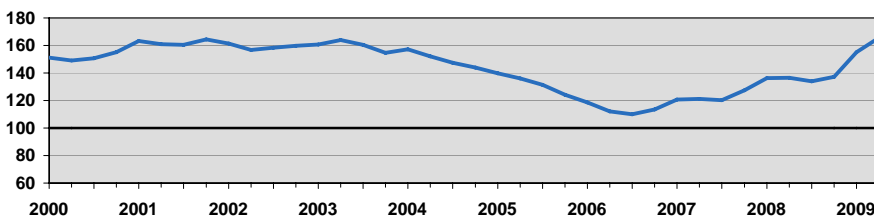


Source: US Census Bureau

## State Housing Affordability Index

### Delaware

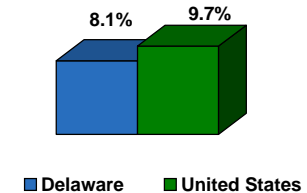
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

## Unemployment is low in DE

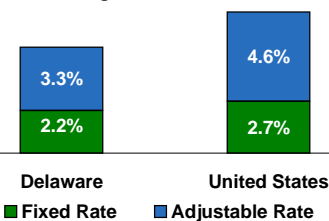
### August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

## The Subprime Picture

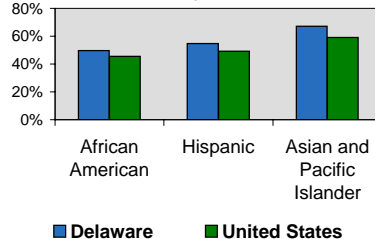
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

## DE Homeownership rates are higher among all minority groups

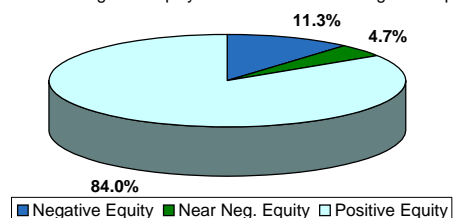
### 2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

## Share of Homes with Negative Equity Delaware

US: 19.8% Negative Equity Share & 5.2% Near Negative Equity



Source: First American CoreLogic. Data represent share of homes where total mortgage debt is higher than home value.