



Making Home Possible in Massachusetts

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 **\$126 billion** in home loans, helping **750,574** Massachusetts families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$11.4 billion	49,501	2,172	51,673
Past 10 Years	\$126 billion	717,390	33,184	750,574

In 2008 Freddie Mac:

- Enabled 6,124 Massachusetts homebuyers to purchase their first home.
- Financed loans for 23,021 low- and moderate-income Massachusetts families.
- Funded home loans with an average mortgage of \$224,372.

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 **1,765** in Massachusetts alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	747	783	70	165	1,765

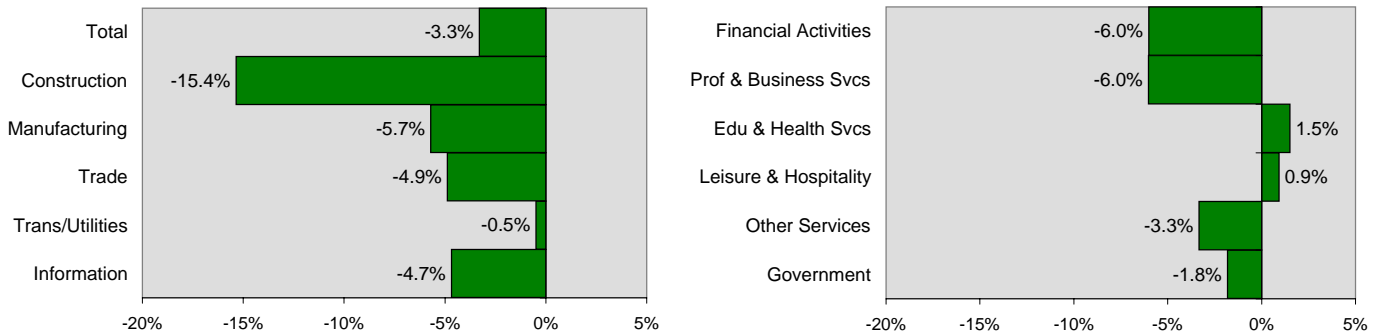
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [Massachusetts Foreclosure Resources](#)
Pro Bono Foreclosure Assistance Hotline, (800) 342-5297
Division of Banks Hotline, (800) 495-BANK
- [Homeowner's HOPE™ Hotline, \(888\) 995-HOPE™](#)
- [HUD-Certified Housing Counselors, \(800\) 569-4287](#)
- www.FreddieMac.com/avoidforeclosure or (800) FREDDIE

For more information, please go to 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 Massachusetts' education and health services sector over the year ended July 2009

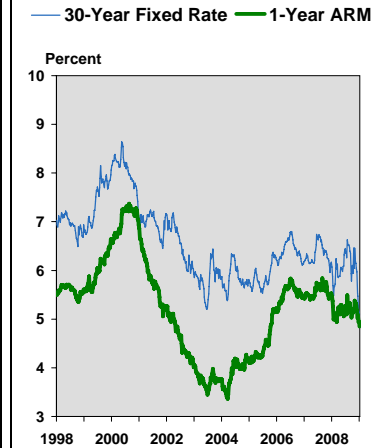


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	286,541	289,869	297,634	306,503	312,476
% Change	2.0	1.2	2.7	3.0	1.9
Total Non-Farm Employment (ths.)	3,194.9	3,211.6	3,245.5	3,280.5	3,285.0
% Change	-0.1	0.5	1.1	1.1	0.1
Unemployment Rate (%)	5.2	4.8	4.8	4.5	5.3
Personal Income Growth (%)	5.0	4.5	7.1	6.2	4.0
Population (ths.)	6,437.4	6,434.3	6,443.4	6,467.9	6,498.0
Single-Family Permits	14,842	14,585	10,916	8,928	5,368
Multifamily Permits	7,635	9,964	8,664	6,430	4,515
Existing Median Home Sales Price (ths.)	341.3	364.4	358.1	354.2	320.0
Mortgage Originations (# of SF loans)	354,527	340,454	290,190	212,081	n/a
Personal Bankruptcies (total ch. 7 & 13)	18,073	26,283	8,133	13,371	16,073
Existing Home Sales (ths.)	139.6	147.9	129.4	125.3	104.7
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	6.5	5.7	6.2	5.7	6.5
Serious Mortgage Delinquency (% All Loans)	0.64	0.95	1.96	3.66	4.88
Foreclosure Rate (% All Loans)	0.41	0.48	0.87	1.52	2.03
Homeownership Rate (%)	64.6	64.0	64.9	65.1	64.5

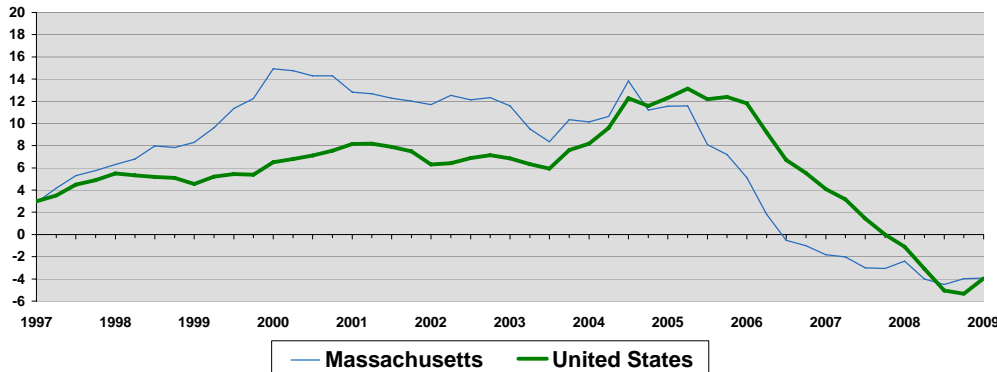
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



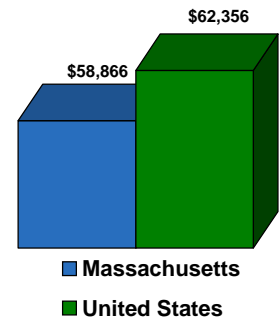
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



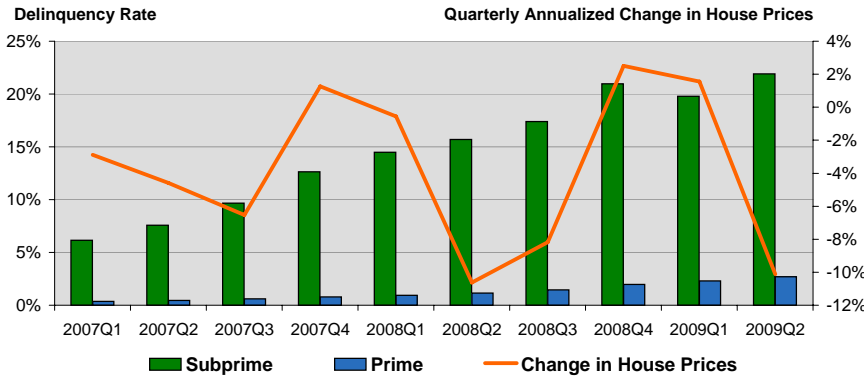
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

Serious mortgage delinquencies are high and rising among prime and subprime borrowers in Massachusetts and are exacerbated by falling house prices



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	44
1 = Highest	
Mortgage Delinquency Rate	18
1 = Most Delinquent	
Median Family Income	31
1 = Highest	
Adjustable Rate Mortgage Share	2
1 = Highest Share	
Housing Affordability	46
1 = Most Affordable	
Employment Growth	23
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Massachusetts

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	64.5%	-0.6%
White, Non-hispanic	70.5%	0.9%
Black	36.3%	-0.4%
Hispanic	26.9%	-1.9%
Asian or Pacific Islander	49.4%	-2.2%

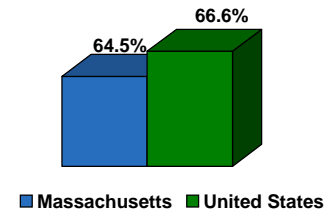
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership is lower in MA than the national average

2008 Homeownership Rate

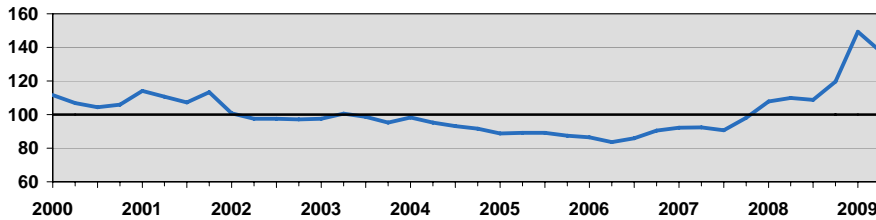


Source: US Census Bureau

State Housing Affordability Index

Massachusetts

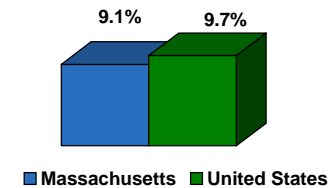
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment is low in MA

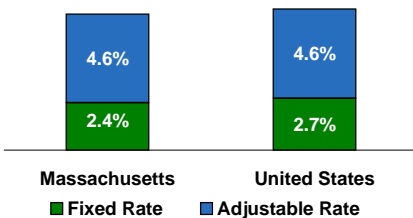
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

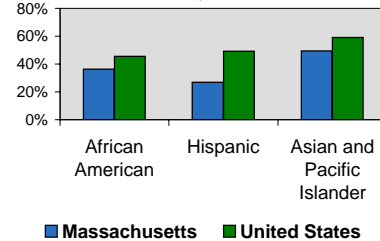
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

Homeownership rates are low among minority groups in MA

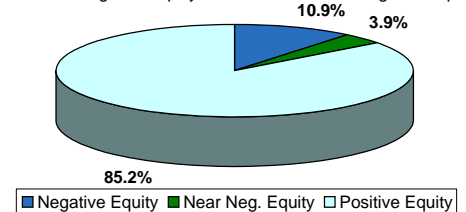
2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Massachusetts

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.