



## Making Home Possible in New Mexico

### 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 **\$22 billion** in home loans, helping **179,602** New Mexico families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$2.4 billion	14,243	1,028	15,271
Past 10 Years	\$22 billion	159,218	20,384	179,602

#### In 2008 Freddie Mac:

- Enabled 1,189 New Mexico homebuyers to purchase their first home.
- Financed loans for 6,708 low- and moderate-income New Mexico families.
- Funded home loans with an average mortgage of \$161,363.

### 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 **405** in New Mexico alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	132	239	17	17	405

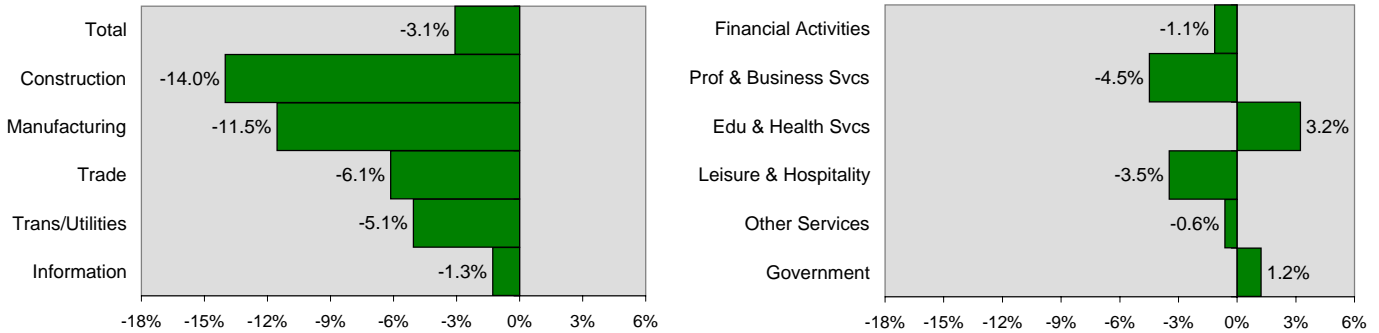
### Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- [www.MakingHomeAffordable.gov](http://www.MakingHomeAffordable.gov)
- [New Mexico HUD](#)
- [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 New Mexico's education and health services sector over the year ended July 2009

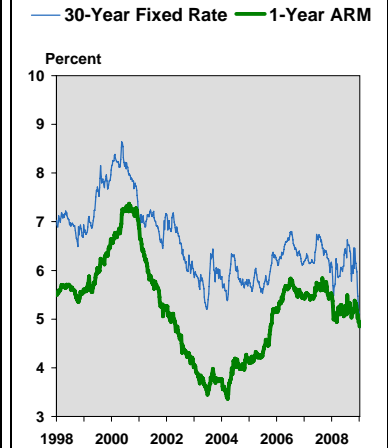


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
<b>Gross State Product, C\$B</b>	56,915	57,631	58,961	60,158	61,385
% Change	6.0	1.3	2.3	2.0	2.0
<b>Total Non-Farm Employment (ths.)</b>	790.4	808.6	832.2	843.7	846.8
% Change	1.9	2.3	2.9	1.4	0.4
<b>Unemployment Rate (%)</b>	5.8	5.2	4.2	3.5	4.2
<b>Personal Income Growth (%)</b>	6.8	7.2	6.5	6.1	5.6
<b>Population (ths.)</b>	1,889.3	1,912.9	1,937.9	1,964.4	1,984.4
<b>Single-Family Permits</b>	11,674	13,417	12,294	8,234	5,224
<b>Multifamily Permits</b>	881	763	1,279	972	846
<b>Existing Median Home Sales Price (ths.)</b>	139.6	157.5	170.2	178.1	170.2
<b>Mortgage Originations (# of SF loans)</b>	71,831	79,517	83,395	66,671	n/a
<b>Personal Bankruptcies (total ch. 7 &amp; 13)</b>	8,769	11,580	2,424	3,259	4,358
<b>Existing Home Sales (ths.)</b>	49.9	56.8	58.4	44.9	33.1
<b>30-Year Fixed Mortgage Rate Average (%)</b>	5.84	5.87	6.41	6.34	6.07
<b>Rental Vacancy Rate (%)</b>	8.1	7.7	8.1	9.3	7.6
<b>Serious Mortgage Delinquency (% All Loans)</b>	1.49	1.32	1.19	1.76	3.18
<b>Foreclosure Rate (% All Loans)</b>	0.52	0.55	0.75	1.37	1.75
<b>Homeownership Rate (%)</b>	69.3	69.3	69.7	70.0	69.2

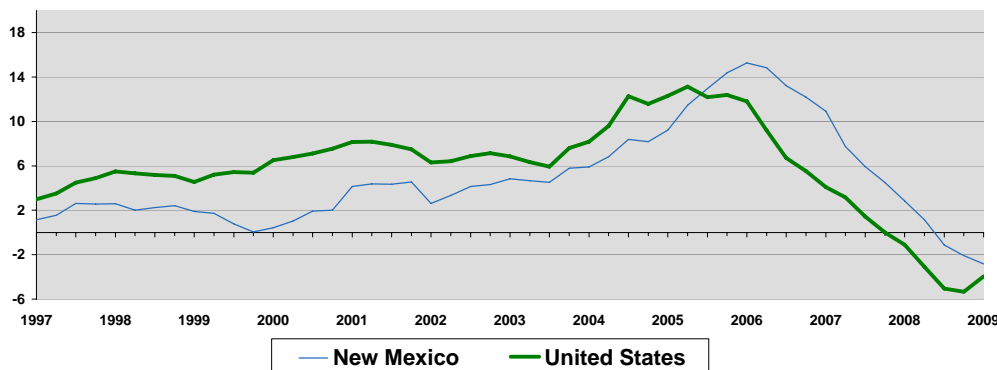
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



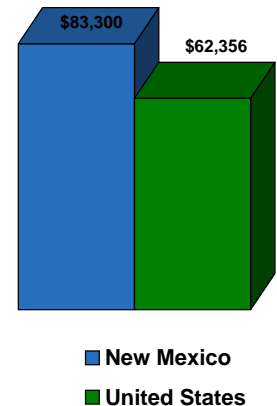
Source: Freddie Mac, Primary Mortgage Market Survey®

## Annual % Change in House Prices



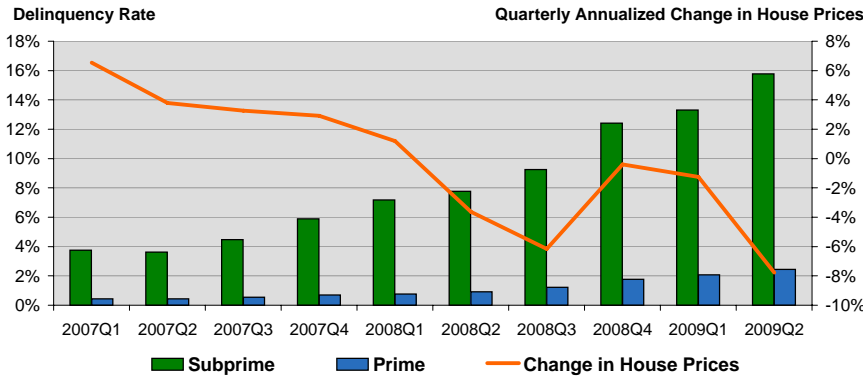
Source: Freddie Mac's Conventional Mortgage Home Price Index

## 2008Q4 Median Family Income



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

## Serious mortgage delinquencies are rising among prime and subprime borrowers in New Mexico



Source: First American CoreLogic and Freddie Mac

## National Rankings

<b>Homeownership Rate</b>	<b>27</b>
1 = Highest	
<b>Mortgage Delinquency Rate</b>	<b>40</b>
1 = Most Delinquent	
<b>Median Family Income</b>	<b>2</b>
1 = Highest	
<b>Adjustable Rate Mortgage Share</b>	<b>49</b>
1 = Highest Share	
<b>Housing Affordability</b>	<b>43</b>
1 = Most Affordable	
<b>Employment Growth</b>	<b>20</b>
1 = Highest Growth	

## Homeownership Rates by Race and Ethnicity in New Mexico

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	69.2%	-0.8%
White, Non-hispanic	73.3%	1.4%
Black	41.7%	-5.7%
Hispanic	66.5%	-3.4%
Asian or Pacific Islander	61.5%	-2.6%

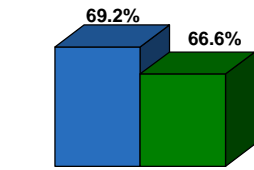
Source: US Census Bureau - American Community Survey

## Homeownership Rate in 2008

## Change in Homeownership Rate from 2007

## Homeownership in New Mexico is higher than the national average

### 2008 Homeownership Rate



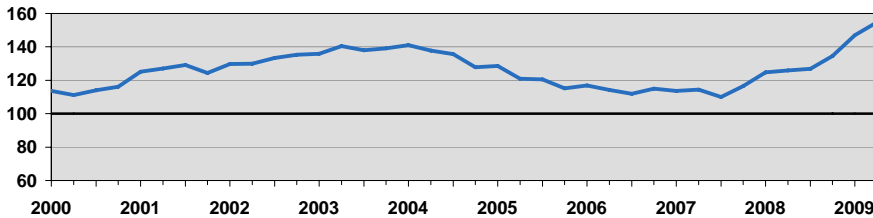
■ New Mexico ■ United States

Source: US Census Bureau

## State Housing Affordability Index

### New Mexico

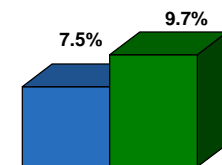
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

## Unemployment is low in NM

### August 2009 Unemployment Rate

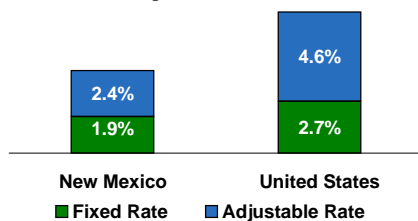


■ New Mexico ■ United States

Source: Bureau of Labor Statistics

## The Subprime Picture

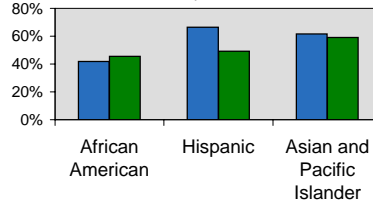
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

## NM Homeownership is high among Hispanic households

### 2008 Homeownership Rate



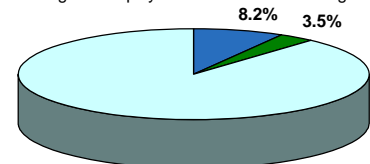
■ New Mexico ■ United States

Source: US Census Bureau - American Community Survey

## Share of Homes with Negative Equity

### New Mexico

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



■ Negative Equity ■ Near Neg. Equity □ Positive Equity

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