



## Making Home Possible in North Carolina

### 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 **\$125 billion** in home loans, helping **993,136** North Carolina families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$13.7 billion	75,220	13,264	88,484
Past 10 Years	\$125 billion	864,444	128,693	993,136

#### In 2008 Freddie Mac:

- Enabled 6,839 North Carolina homebuyers to purchase their first home.
- Financed loans for 40,814 low- and moderate-income North Carolina families.
- Funded home loans with an average mortgage of \$172,916.

### 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 **3,192** in North Carolina alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	1,090	1,897	84	121	3,192

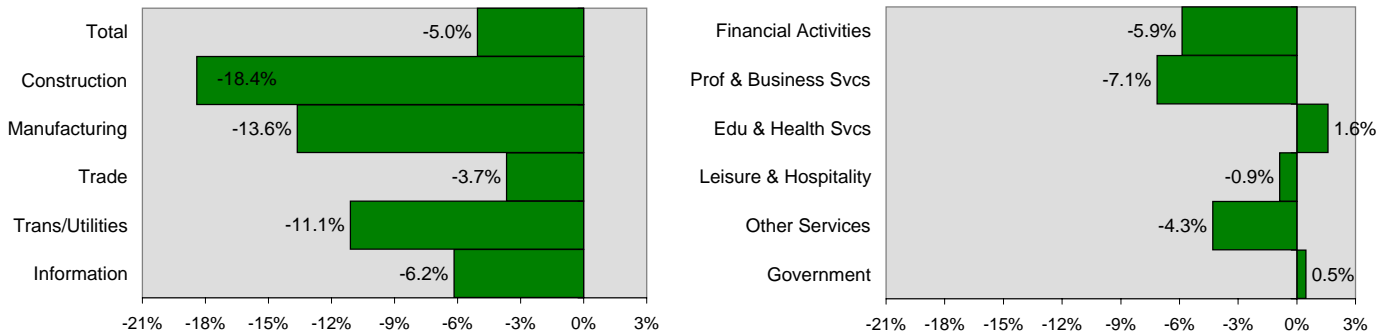
### Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- [www.MakingHomeAffordable.gov](http://www.MakingHomeAffordable.gov)
- [NC Foreclosure Help](#)  
Foreclosure Scam Hotline, (877) 5-NO-SCAM
- [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 North Carolina's education and health services sector over the year ended July 2009

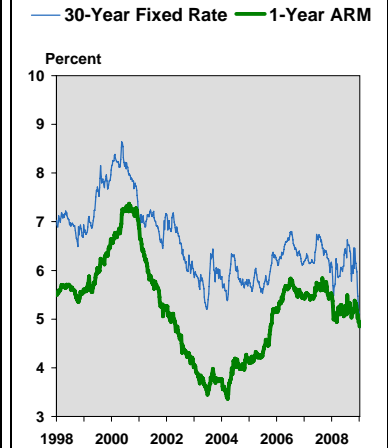


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
<b>Gross State Product, C\$B</b>	295,604	309,743	326,873	329,091	329,418
% Change	3.2	4.8	5.5	0.7	0.1
<b>Total Non-Farm Employment (ths.)</b>	3,836.0	3,914.8	4,040.6	4,145.1	4,130.1
% Change	1.3	2.1	3.2	2.6	-0.4
<b>Unemployment Rate (%)</b>	5.6	5.3	4.8	4.7	6.3
<b>Personal Income Growth (%)</b>	6.8	7.0	6.3	6.9	4.1
<b>Population (ths.)</b>	8,523.2	8,661.1	8,845.3	9,041.6	9,222.4
<b>Single-Family Permits</b>	77,147	84,975	82,672	70,339	39,082
<b>Multifamily Permits</b>	15,930	12,935	17,307	15,438	15,570
<b>Existing Median Home Sales Price (ths.)</b>	144.0	155.6	164.5	170.3	164.0
<b>Mortgage Originations (# of SF loans)</b>	345,703	381,902	378,601	323,145	n/a
<b>Personal Bankruptcies (total ch. 7 &amp; 13)</b>	36,130	42,407	16,891	19,109	21,813
<b>Existing Home Sales (ths.)</b>	190.8	216.5	235.8	215.9	156.3
<b>30-Year Fixed Mortgage Rate Average (%)</b>	5.84	5.87	6.41	6.34	6.07
<b>Rental Vacancy Rate (%)</b>	13.3	13.8	11.7	12.4	12.8
<b>Serious Mortgage Delinquency (% All Loans)</b>	1.80	1.79	1.84	2.30	3.18
<b>Foreclosure Rate (% All Loans)</b>	0.40	0.48	0.54	0.71	0.74
<b>Homeownership Rate (%)</b>	69.0	68.2	68.1	68.3	68.2

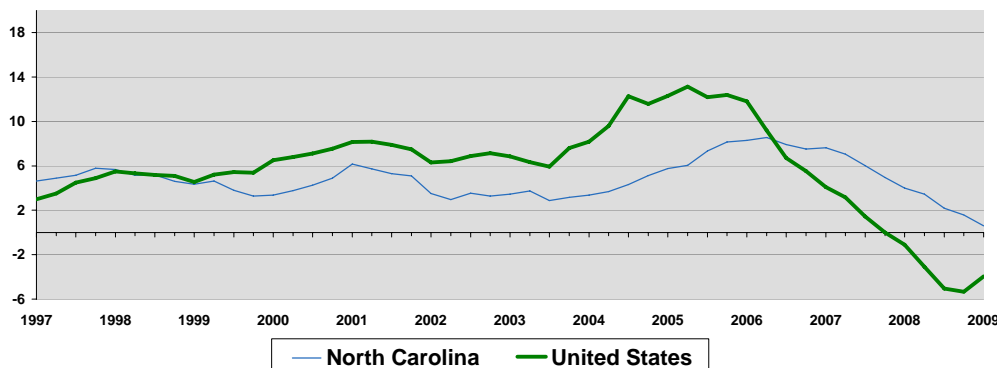
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



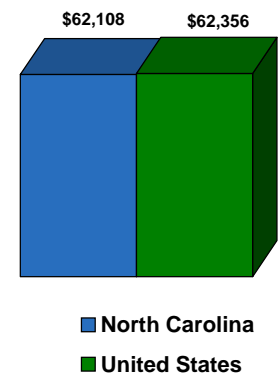
Source: Freddie Mac, Primary Mortgage Market Survey®

## Annual % Change in House Prices



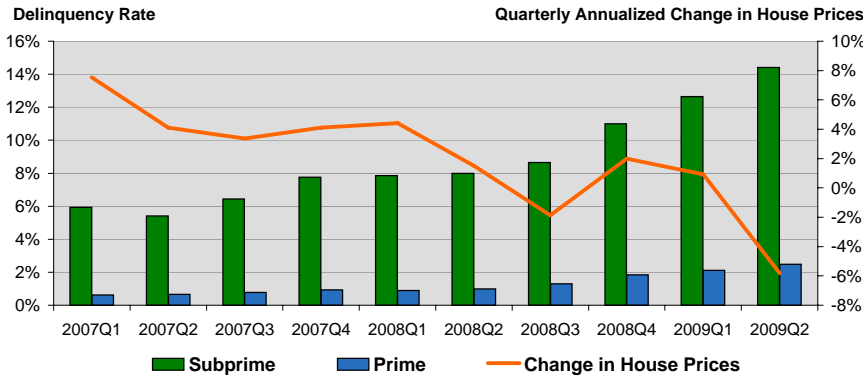
Source: Freddie Mac's Conventional Mortgage Home Price Index

## 2008Q4 Median Family Income



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

## Serious mortgage delinquencies are rising among prime and subprime borrowers in North Carolina



Source: First American CoreLogic and Freddie Mac

## National Rankings

<b>Homeownership Rate</b>	<b>33</b>
1 = Highest	
<b>Mortgage Delinquency Rate</b>	<b>39</b>
1 = Most Delinquent	
<b>Median Family Income</b>	<b>26</b>
1 = Highest	
<b>Adjustable Rate Mortgage Share</b>	<b>25</b>
1 = Highest Share	
<b>Housing Affordability</b>	<b>32</b>
1 = Most Affordable	
<b>Employment Growth</b>	<b>44</b>
1 = Highest Growth	

## Homeownership Rates by Race and Ethnicity in North Carolina

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	68.2%	-0.1%
White, Non-hispanic	75.8%	0.5%
Black	49.3%	-0.6%
Hispanic	41.6%	0.2%
Asian or Pacific Islander	62.4%	1.7%

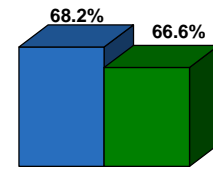
Source: US Census Bureau - American Community Survey

## Homeownership Rate in 2008

## Change in Homeownership Rate from 2007

## Homeownership in North Carolina is higher than the national average

### 2008 Homeownership Rate



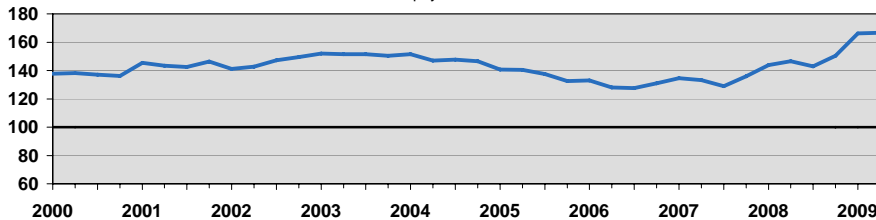
■ North Carolina ■ United States

Source: US Census Bureau

## State Housing Affordability Index

### North Carolina

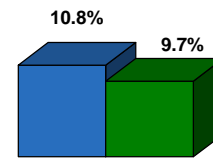
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

## The unemployment rate is high in NC

### August 2009 Unemployment Rate

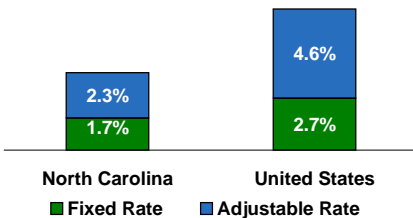


■ North Carolina ■ United States

Source: Bureau of Labor Statistics

## The Subprime Picture

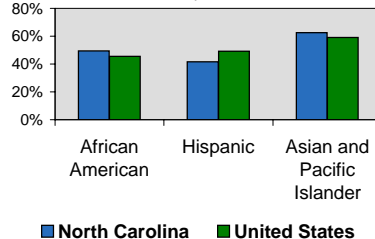
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

## Homeownership among African Americans and Asians is higher in NC

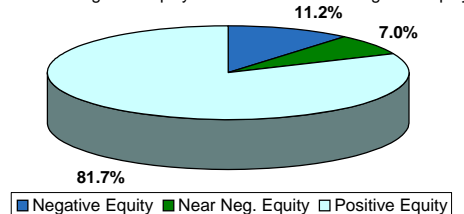
### 2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

## Share of Homes with Negative Equity North Carolina

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.