



Making Home Possible in North Dakota

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 **\$4.7 billion** in home loans, helping **50,814** North Dakota families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$396 million	2,780	439	3,219
Past 10 Years	\$4.7 billion	43,889	6,924	50,814

In 2008 Freddie Mac:

- Enabled 392 North Dakota homebuyers to purchase their first home.
- Financed loans for 1,646 low- and moderate-income North Dakota families.
- Funded home loans with an average mortgage of \$134,729.

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 **87** in North Dakota alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	22	60	3	2	87

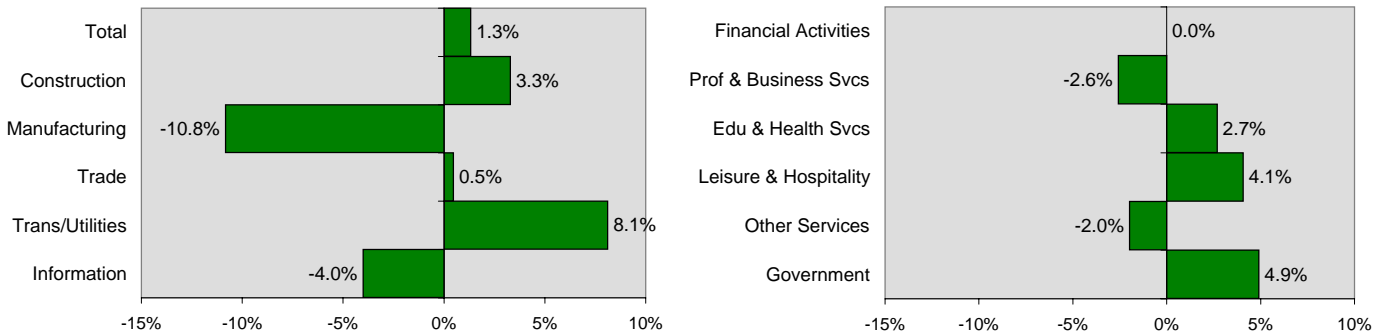
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [North Dakota HUD](#)
- [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 North Dakota's transportation and utilities sector over the year ended July 2009

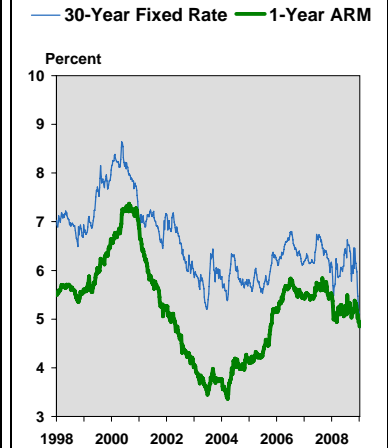


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	19,962	20,866	21,124	22,616	24,269
% Change	0.6	4.5	1.2	7.1	7.3
Total Non-Farm Employment (ths.)	337.9	344.7	352.2	358.4	367.0
% Change	1.6	2.0	2.2	1.8	2.4
Unemployment Rate (%)	3.5	3.4	3.2	3.1	3.1
Personal Income Growth (%)	2.6	7.6	2.3	12.2	9.6
Population (ths.)	636.2	635.2	636.5	637.9	641.5
Single-Family Permits	2,521	2,367	2,297	2,194	1,888
Multifamily Permits	1,512	1,671	1,232	1,166	945
Existing Median Home Sales Price (ths.)	104.0	113.6	119.6	129.3	128.7
Mortgage Originations (# of SF loans)	19,163	19,104	17,515	16,797	n/a
Personal Bankruptcies (total ch. 7 & 13)	2,202	3,447	709	1,147	1,307
Existing Home Sales (ths.)	14.2	15.8	14.2	14.5	12.4
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	10.4	8.5	8.9	7.6	8.2
Serious Mortgage Delinquency (% All Loans)	0.54	0.65	0.87	1.10	1.41
Foreclosure Rate (% All Loans)	0.19	0.21	0.62	1.88	3.52
Homeownership Rate (%)	68.1	67.5	66.7	65.7	66.6

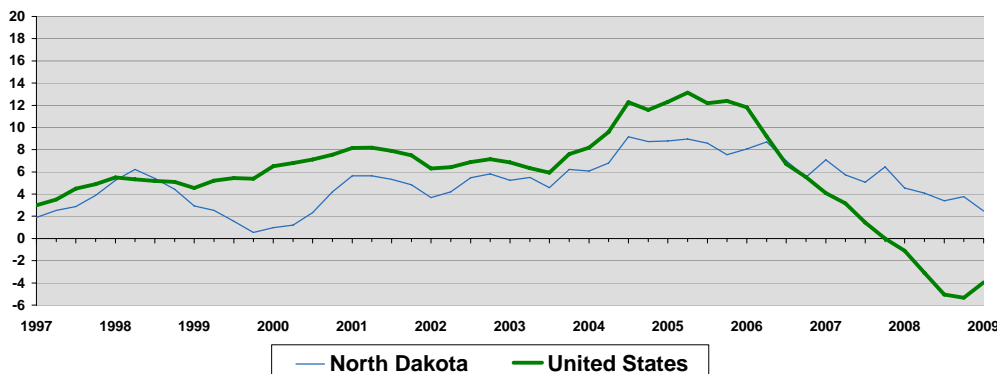
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



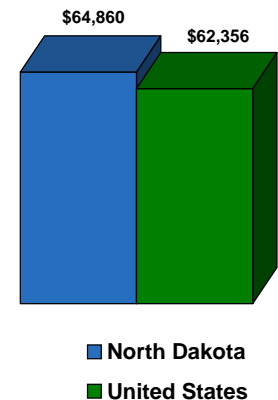
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



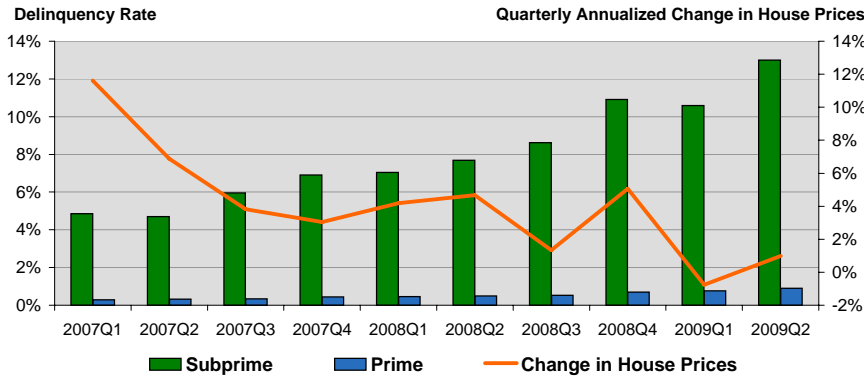
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

Serious mortgage delinquencies are rising among prime and subprime borrowers in North Dakota but home prices have been holding up well



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	40
1 = Highest	
Mortgage Delinquency Rate	51
1 = Most Delinquent	
Median Family Income	18
1 = Highest	
Adjustable Rate Mortgage Share	14
1 = Highest Share	
Housing Affordability	10
1 = Most Affordable	
Employment Growth	1
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in North Dakota

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	66.6%	0.9%
White, Non-hispanic	69.0%	0.8%
Black	12.0%	1.4%
Hispanic	36.8%	4.9%
Asian or Pacific Islander	33.7%	22.2%

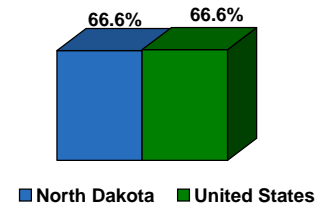
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership rate in North Dakota matches the national average

2008 Homeownership Rate

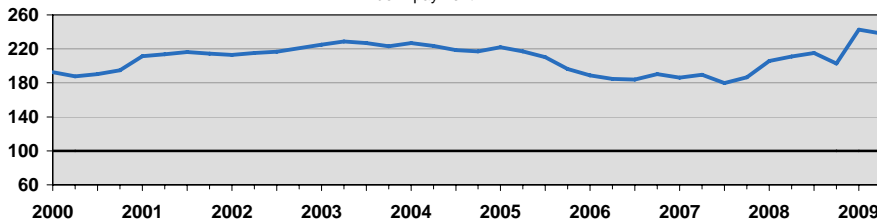


Source: US Census Bureau

State Housing Affordability Index

North Dakota

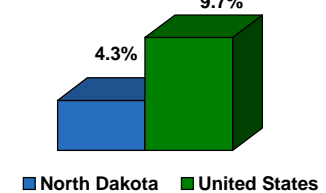
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment is very low in North Dakota

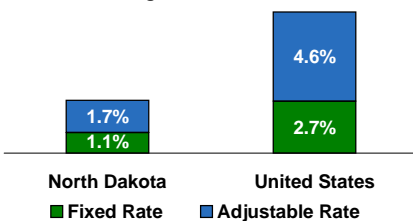
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

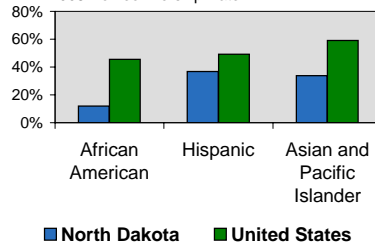
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

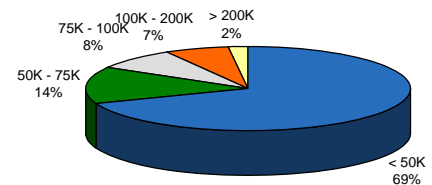
Homeownership among minority households in ND is very low

2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Household Adjusted Gross Income North Dakota



Source: Internal Revenue Service, 2007