



FHA SINGLE FAMILY LOAN PERFORMANCE TRENDS

Credit Risk Report

Office of Risk Management and Regulatory Affairs,
Office of Evaluation, Reporting & Analysis Division

JULY
2019

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Table 1. Delinquency Rates by Month

Month	Active Insurance in Force (EOM)	Delinquency Rates ^a (%)			Exceptions ^b (%)		Serious Delinquency Rate ^c (%)
		30-day	60-day	90-day	In Foreclosure	In Bankruptcy	
Non-Seasonally Adjusted							
Jul 2018	8,031,487	4.59	1.48	2.22	1.02	0.83	4.08
Aug	8,037,609	4.67	1.51	2.19	1.06	0.86	4.11
Sep	8,048,639	5.51	1.66	2.22	1.04	0.86	4.11
Oct	8,062,967	5.06	1.64	2.17	1.01	0.88	4.06
Nov	8,077,125	5.02	1.63	2.20	1.00	0.86	4.06
Dec	8,086,151	5.17	1.71	2.22	0.99	0.87	4.08
Jan 2019	8,112,026	5.00	1.74	2.26	1.03	0.88	4.16
Feb	8,117,180	4.99	1.64	2.19	1.04	0.88	4.10
Mar	8,118,034	4.55	1.45	2.01	1.00	0.87	3.88
Apr	8,117,498	4.58	1.40	1.91	0.96	0.87	3.74
May	8,114,839	4.48	1.42	1.86	0.94	0.87	3.67
Jun	8,114,665	5.44	1.62	1.94	0.92	0.90	3.76
Jul	8,116,418	5.11	1.66	1.96	0.91	0.91	3.78
Seasonally Adjusted							
Jul 2018	8,031,487	4.70	1.51	2.37	1.03	0.83	4.24
Aug	8,037,609	4.55	1.47	2.28	1.06	0.86	4.20
Sep	8,048,639	5.27	1.57	2.23	1.07	0.86	4.16
Oct	8,062,967	4.76	1.52	2.14	1.04	0.88	4.06
Nov	8,077,125	4.57	1.45	2.05	1.02	0.86	3.94
Dec	8,086,151	4.60	1.49	2.03	0.99	0.87	3.89
Jan 2019	8,112,026	4.80	1.56	2.03	1.02	0.88	3.92
Feb	8,117,180	5.09	1.67	2.08	1.01	0.88	3.97
Mar	8,118,034	5.26	1.68	2.09	0.98	0.87	3.94
Apr	8,117,498	5.01	1.60	2.00	0.95	0.87	3.81
May	8,114,839	4.78	1.56	1.97	0.93	0.87	3.77
Jun	8,114,665	5.51	1.72	2.06	0.92	0.89	3.87
Jul	8,116,418	5.23	1.70	2.09	0.92	0.91	3.93

EOM = end of month.

^a The 90-day category includes all loans that are at least 3 months delinquent excluding those loans in-foreclosure or in-bankruptcy processing. Included in the delinquency counts are loans under active consideration for loss mitigation foreclosure avoidance.

^b Exceptions are counted separately from delinquencies, regardless of the length of the delinquency period.

^c Serious delinquency rates are the sum of 90 day delinquencies, plus in-foreclosures and in-bankruptcies.

SOURCE: U.S. Department of HUD/FHA, August 2019.

Table 2. New 90+ Day Delinquencies by Reason for Delinquency

Fiscal Year and Quarter	New 90+ Day Delinquencies	Share by Reason for Delinquency (%)						
		Reduction of Income	Unemployed	Excessive Obligations	Death or Illness of Principal Borrower or Family	Marital Difficulties	No Contact	Other ^a
2014 Q3	80,879	33.29	7.90	19.90	12.27	4.35	11.24	11.05
2014 Q4	101,848	32.50	7.52	20.88	12.62	4.43	11.36	10.69
2015 Q1	106,665	31.74	6.99	21.91	12.72	4.25	11.62	10.78
2015 Q2	82,864	32.25	7.11	21.59	12.57	4.18	11.39	10.91
2015 Q3	71,869	30.84	6.62	21.28	12.74	4.25	13.02	11.24
2015 Q4	88,262	30.58	6.58	22.18	12.76	4.02	12.06	11.83
2016 Q1	92,606	30.67	6.41	22.57	13.02	4.06	11.17	12.10
2016 Q2	78,978	30.24	6.70	22.76	12.83	3.94	11.70	11.84
2016 Q3	66,500	30.94	6.75	23.09	13.38	4.19	10.49	11.17
2016 Q4	85,289	31.91	7.05	23.82	13.14	4.04	9.39	10.65
2017 Q1	94,958	31.47	6.77	24.38	13.17	3.82	8.99	11.41
2017 Q2	75,376	31.62	6.93	24.37	13.30	3.85	9.52	10.42
2017 Q3	65,531	30.75	6.84	24.53	13.86	3.95	9.55	10.51
2017 Q4	87,286	31.33	6.91	25.02	13.12	3.77	8.81	11.03
2018 Q1	157,584	24.06	4.61	22.62	8.67	2.42	7.08	30.53
2018 Q2	88,660	28.82	6.19	24.63	11.81	3.26	8.55	16.74
2018 Q3	64,397	30.55	6.80	25.54	13.05	3.82	8.68	11.55
2018 Q4	84,222	30.90	7.22	25.93	13.35	3.86	8.57	10.16
2019 Q1	92,065	30.16	7.57	26.18	13.48	3.70	8.68	10.22
2019 Q2	84,788	29.97	8.07	25.68	13.64	3.55	9.36	9.72
2019 Q3	69,223	27.70	7.97	25.08	13.94	3.58	11.15	10.58
2019 Q4 - Jul	28,929	24.36	6.91	23.94	11.98	2.78	16.91	13.12

^a Includes abandonment of property, distant employment transfer, neighborhood problems, property problems, inability to sell or rent property, military service, business failure, casualty loss, energy-environment cost, servicing problems, payment adjustment, payment dispute, transfer of ownership pending fraud and incarceration.

SOURCE: U.S. Department of HUD/FHA, August 2019.

Table 3. Delinquency Rates by Loan and Property Characteristics

	IIF Shares ^a	Rates in Percent of Active Loan Counts						Serious Delinquency Rate ^c
		All Past Due ^b	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
Loan Purpose								
All Active Loans	8,116,418	10.55	5.11	1.66	1.96	0.91	0.91	3.78
Purchase	69.84	11.48	5.58	1.86	2.18	0.92	0.94	4.04
Refinance	30.16	8.40	4.01	1.19	1.47	0.89	0.85	3.20
Refinance								
Refinance Loans	2,447,882	8.40	4.01	1.19	1.47	0.89	0.85	3.20
Conventional	35.89	9.29	4.35	1.29	1.63	1.12	0.91	3.65
No Cash-out	21.07	9.32	4.39	1.26	1.63	1.10	0.94	3.67
Cash-out	14.82	9.25	4.30	1.33	1.61	1.14	0.87	3.62
FHA	13.77	6.76	3.49	0.97	1.17	0.50	0.63	2.30
No Cash-out	6.57	7.01	3.54	0.96	1.23	0.57	0.71	2.51
Cash-out	7.20	6.53	3.45	0.98	1.11	0.44	0.56	2.11
Streamline	50.34	8.22	3.91	1.18	1.43	0.83	0.86	3.12
Credit Score Range^d								
Loans with Credit Scores	6,493,545	10.36	5.04	1.64	1.95	0.86	0.87	3.68
< 500	0.10	34.13	13.01	4.99	7.30	4.37	4.46	16.13
500-579	1.83	27.75	11.73	4.31	5.55	3.01	3.16	11.72
580-619	7.98	20.21	9.42	3.35	3.97	1.73	1.74	7.44
620-659	31.48	14.90	7.26	2.42	2.85	1.12	1.26	5.22
660-719	39.31	7.47	3.78	1.13	1.35	0.62	0.58	2.55
720-850	19.31	2.99	1.51	0.42	0.52	0.34	0.21	1.07
Fiscal Year Cohort								
All Cohorts	8,116,418	10.55	5.11	1.66	1.96	0.91	0.91	3.78
pre-2004	6.35	16.14	7.73	2.67	2.84	1.46	1.44	5.74
2004	1.67	16.61	7.89	2.80	3.01	1.44	1.47	5.92
2005	1.25	18.36	8.64	3.01	3.34	1.66	1.71	6.71
2006	0.99	20.53	9.00	3.31	3.87	2.32	2.03	8.22
2007	0.94	23.89	9.80	3.52	4.68	3.20	2.69	10.57
2008	2.20	23.94	9.88	3.55	4.64	3.26	2.61	10.51
2009	4.76	16.20	7.10	2.36	2.97	2.04	1.72	6.74
2010	6.08	12.13	5.75	1.81	2.11	1.24	1.22	4.57
2011	4.91	10.33	4.97	1.54	1.81	0.98	1.04	3.83
2012	6.06	8.74	4.25	1.31	1.55	0.74	0.89	3.18
2013	8.46	7.39	3.55	1.08	1.30	0.66	0.79	2.75
2014	4.04	12.34	5.65	1.89	2.24	1.15	1.41	4.80
2015	7.63	10.76	5.03	1.66	2.07	0.90	1.09	4.07
2016	11.06	9.72	4.72	1.51	1.91	0.74	0.84	3.49
2017	12.77	9.29	4.64	1.49	1.96	0.62	0.57	3.15
2018	11.33	8.72	4.68	1.55	1.76	0.42	0.31	2.49
2019	9.52	3.48	2.45	0.61	0.35	0.04	0.03	0.42

Table 3. Delinquency Rates by Loan and Property Characteristics

	IIF Shares ^a	Rates in Percent of Active Loan Counts						Seriously Delinquency Rate ^c
		All Past Due ^b	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
Loan Amount at Origination (\$ thousands)								
All Loan Amounts	8,116,418	10.55	5.11	1.66	1.96	0.91	0.91	3.78
< 50	2.62	12.60	6.06	1.98	2.12	1.46	0.97	4.55
50-99	21.33	11.90	5.74	1.88	2.04	1.18	1.07	4.28
100-149	26.93	11.04	5.35	1.74	1.99	0.91	1.05	3.95
150-199	20.36	10.10	4.97	1.60	1.91	0.75	0.87	3.53
200-249	12.61	9.30	4.55	1.45	1.84	0.72	0.74	3.31
250-399	13.39	9.36	4.46	1.46	1.97	0.79	0.68	3.44
400-499	1.69	8.53	3.84	1.28	1.91	0.91	0.58	3.40
> 499	1.07	7.69	3.35	1.15	1.75	0.98	0.46	3.18
Property Type								
All Property Types	8,116,418	10.55	5.11	1.66	1.96	0.91	0.91	3.78
Detached	86.47	10.63	5.19	1.69	1.97	0.86	0.92	3.75
Manufactured Housing	3.31	11.71	5.46	1.73	1.97	1.48	1.07	4.51
2-4 Units	2.15	9.08	3.72	1.24	1.74	1.76	0.61	4.11
Condo	2.92	7.91	3.49	1.09	1.59	1.03	0.71	3.33
Townhouse	5.16	10.69	4.95	1.69	2.19	1.00	0.86	4.05
Purchase Loan Type								
All Purchase Loans	5,668,062	11.48	5.58	1.86	2.17	0.92	0.94	4.04
Repeat	17.12	9.12	4.62	1.42	1.61	0.73	0.74	3.08
First-time	82.88	11.97	5.78	1.96	2.29	0.96	0.98	4.23
Down Payment Assistance (DPA) Type								
All Sources of Funds	8,116,418	10.55	5.11	1.66	1.96	0.91	0.91	3.78
Government	7.18	12.63	5.90	2.06	2.58	0.98	1.12	4.67
Relative	16.35	13.18	6.48	2.20	2.53	0.99	0.98	4.50
Other	2.04	18.37	8.35	3.06	3.64	1.40	1.91	6.95
Seller Funded	0.55	27.96	11.48	4.34	5.61	3.03	3.50	12.14
No DPA	73.88	9.42	4.59	1.44	1.70	0.86	0.83	3.39

IIF = insurance in force.

^a For each subpanel, the loan shares add to 100%. However, in some of the subpanels, the total loans in the analysis do not add to 100% of IIF. For example, the IIF shares for refinance loans add to 100% of refinance loans. Streamline refinance loans are not included in the Credit Score Range analysis; the IIF shares in that panel, add to 100% of fully-underwritten loans.

^b Includes all loans 30 or more days past due, including those in bankruptcy or foreclosure.

^c Includes all loans 90 days past due plus all in-bankruptcy and in-foreclosure cases.

^d Credit score reporting began in May 2004 but was not mandatory until July 2008. Streamline Refinance loans do not require credit score reporting.

SOURCE: U.S. Department of HUD/FHA, August 2019.

Table 4. Monthly Foreclosure Statistics and Trends

Fiscal Year	Month	Insurance in Force	Foreclosure Starts	In Foreclosure ^a	Foreclosure Claims ^b	Foreclosure Starts: 6-month MA ^c	Annualized Foreclosure Rate ^d %
2016	Jul	7,824,682	8,945	124,462	5,400	10,078	0.83
	Aug	7,834,822	10,444	121,608	7,416	9,904	1.13
	Sep	7,838,495	9,874	117,703	6,329	9,584	0.96
2017	Oct	7,840,261	10,153	115,282	6,505	9,588	0.99
	Nov	7,839,269	9,809	114,139	6,004	9,741	0.92
	Dec	7,842,834	10,164	114,447	5,757	9,898	0.88
	Jan	7,877,094	10,826	116,076	5,531	10,212	0.84
	Feb	7,891,926	10,890	115,469	4,974	10,286	0.75
	Mar	7,904,390	11,782	116,236	6,345	10,604	0.96
	Apr	7,917,975	9,081	114,284	5,517	10,425	0.83
	May	7,934,510	9,534	112,048	5,979	10,380	0.90
	Jun	7,950,029	8,778	108,632	6,286	10,149	0.94
	Jul	7,962,527	8,112	103,183	5,825	9,696	0.87
	Aug	7,973,604	9,471	103,830	6,800	9,460	1.02
	Sep	7,982,070	8,012	94,946	5,786	8,831	0.87
2018	Oct	7,986,663	8,747	94,012	6,008	8,776	0.90
	Nov	7,988,634	8,486	92,810	5,524	8,601	0.83
	Dec	7,989,699	8,849	93,261	4,756	8,613	0.71
	Jan	8,005,645	9,869	91,506	5,066	8,906	0.76
	Feb	8,007,772	9,935	92,797	5,023	8,983	0.75
	Mar	8,007,182	10,234	92,153	5,709	9,353	0.85
	Apr	8,012,065	9,685	90,663	5,407	9,510	0.81
	May	8,015,714	10,264	89,409	5,804	9,806	0.87
	Jun	8,024,523	9,100	87,390	5,440	9,848	0.81
	Jul	8,031,487	8,374	82,258	4,882	9,599	0.73
	Aug	8,037,609	9,801	85,106	5,207	9,576	0.77
	Sep	8,048,639	7,814	83,334	4,152	9,173	0.62
2019	Oct	8,062,967	10,332	81,407	5,549	9,281	0.82
	Nov	8,077,125	9,301	80,980	4,488	9,120	0.66
	Dec	8,086,151	9,419	80,094	4,086	9,174	0.60
	Jan	8,112,026	11,374	83,174	4,469	9,674	0.66
	Feb	8,117,180	10,274	84,258	4,355	9,752	0.64
	Mar	8,118,034	10,172	81,377	4,703	10,145	0.69
	Apr	8,117,498	9,433	78,277	4,884	9,996	0.72
	May	8,114,839	8,984	76,321	3,985	9,943	0.59
	Jun	8,114,665	7,825	74,502	3,746	9,677	0.55
	Jul	8,116,418	8,822	73,946	3,762	9,252	0.55

^a Numbers of loans are in some stage of foreclosure processing at the end of each month.

^b This is the number of claims paid by HUD. These are nearly all for completed foreclosure actions.

^c The six-month moving average of foreclosure starts is presented here to smooth out variations in actual starts each month.

^d An annualized foreclosure rate takes the monthly foreclosure claim rate and transforms that into its annual equivalency. That is, if the same foreclosure claim rate continued for 12 straight months, then the figure is the final annual foreclosure rate result as a percentage of beginning insurance-in-force.

SOURCE: U.S. Department of HUD/FHA, August 2019.

Table 5. REO Recovery Rates

Disposition State ^b	Dispositions	Recovery Rates (%)			Percentage Point Change	
		June 2019	May 2019	June 2018	From Previous Month	From Previous Year
US	951	48.6	47.6	43.3	1.0	5.3
NJ	64	30.6	15.9	17.8	14.6	12.7
IL	62	22.0	27.5	25.5	-5.5	-3.5
TX	60	70.2	66.3	64.7	3.9	5.5
CT	54	37.3	47.0	38.0	-9.7	-0.7
OH	44	43.1	36.1	32.9	7.0	10.3
MO	40	57.4	60.5	43.6	-3.1	13.9
KS	38	51.0	57.4	46.5	-6.4	4.5
PA	36	33.7	33.8	28.7	-0.1	5.0
MI	35	49.5	49.2	44.8	0.4	4.7
GA	34	56.0	64.4	57.6	-8.4	-1.6
AL	33	51.6	56.2	51.9	-4.6	-0.3
NY	31	16.8	25.4	15.2	-8.7	1.6
VA	31	57.0	52.5	57.0	4.4	-0.1
FL	30	55.9	54.2	54.0	1.8	2.0
KY	30	38.8	29.8	49.4	9.0	-10.6
OK	29	52.0	51.5	39.1	0.5	12.9
IN	27	48.7	40.7	42.7	8.1	6.1
LA	25	54.5	43.6	44.6	10.9	9.8
NC	24	44.3	51.3	49.2	-7.0	-4.9
MD	22	50.5	43.5	35.0	7.0	15.6
AR	19	58.7	43.7	52.4	15.0	6.3
MS	18	50.0	55.6	40.6	-5.6	9.4
PR	18	51.7	51.4	49.6	0.3	2.1
TN	16	67.7	64.8	51.0	2.9	16.7
WA	14	89.0	64.9	83.0	24.2	6.0
NM	12	65.4	38.3	46.2	27.1	19.2
AK	11	69.4	66.6	54.2	2.8	15.2
SC	10	45.0	45.8	46.1	-0.8	-1.1
MN	9	51.8	64.0	47.2	-12.2	4.6
WY	9	50.3	51.5	67.8	-1.2	-17.5
MA	8	53.6	58.3	46.6	-4.6	7.0
CO	6	96.1	81.2	73.7	14.8	22.3
WV	6	12.2	75.0	28.5	-62.7	-16.2
CA	5	84.1	82.7	89.9	1.4	-5.8
DE	5	93.9	38.6	52.8	55.3	41.1
IA	5	26.9	40.7	45.1	-13.8	-18.2
ME	4	29.6	60.3	18.3	-30.7	11.3
WI	4	48.0	43.7	38.6	4.4	9.4
MT	3	58.2	58.1	64.1	0.2	-5.8

Table 5. REO Recovery Rates

Disposition State ^b	Dispositions	Recovery Rates (%)			Percentage Point Change	
		June 2019	May 2019	June 2018	From Previous Month	From Previous Year
ND	3	85.4	41.0	44.6	44.4	40.8
RI	3	49.3	80.2	59.2	-31.0	-9.9
UT	3	84.7	108.0	109.1	-23.4	-24.4
AZ	2	42.6	59.4	63.4	-16.8	-20.9
NV	2	16.9	88.5	61.4	-71.6	-44.5
OR	2	84.4	87.6	86.8	-3.2	-2.4
VT	2	45.4	49.8	-6.7	-4.4	52.0
NE	1	65.1	51.6	66.8	13.4	-1.7
NH	1	46.3	19.1	49.1	27.1	-2.8
SD	1	76.8	69.1	76.3	7.7	0.5
HI	0	na	62.2	37.4	na	na
ID	0	na	93.3	52.5	na	na

na = not applicable

^a Rates are percentages of unpaid loan balance at time of default.

^b State records are sorted by number of dispositions in the most recent month (largest to smallest).

SOURCE: U.S. Department of HUD/FHA, August 2019.

Table 6. REO Components of Loss by Property Disposition Month

Disposition Month	2019						2018						
	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun
Loss Components as Percent of Defaulted Loan Balance													
Claim Expenses ^a (%)	19.94	19.97	19.91	19.98	20.86	20.59	20.29	20.78	20.07	19.89	20.39	20.35	21.00
Holding Costs ^b (%)	5.14	5.34	5.12	5.15	5.11	5.07	5.15	5.15	5.01	5.14	4.94	4.73	4.91
Loss on Collateral ^c (%)	21.75	22.00	24.55	23.44	26.04	26.46	26.32	26.44	26.83	25.98	25.45	25.47	26.71
Sales Expense (%)	4.91	4.93	4.66	4.84	4.66	4.66	4.70	4.73	4.63	4.76	4.82	4.65	4.63
Program Discounts ^d (%)	0.27	0.29	0.11	0.20	0.16	0.26	0.25	0.24	0.22	0.40	0.33	0.24	0.29
Net Loss Rate ^e (%)	51.37	52.37	53.38	52.95	56.81	57.15	55.74	56.32	55.93	55.73	55.61	54.89	56.66
Average Amount													
Average Dollar Loss (\$)	61,642	61,673	64,763	63,997	67,368	67,829	66,799	66,242	66,893	67,042	66,624	66,182	68,098
Average Unpaid Balance (\$)	119,996	117,765	121,324	120,872	118,583	118,688	119,849	117,621	119,609	120,301	119,803	120,583	120,194
Occurrence Counts													
Number of Dispositions	951	1,344	1,285	1,437	1,407	1,449	1,352	1,563	1,712	1,475	1,951	1,811	1,917
Number of Discounts	5	9	4	5	4	8	6	8	9	10	12	12	10
Stage													
Average Time in Months													
Delinquency ^f	10.7	10.8	11.2	11.1	10.2	11.6	11.0	10.7	11.6	11.8	11.3	12.0	12.2
Foreclosure ^g	12.0	12.0	12.6	12.4	13.7	12.6	13.3	13.8	13.3	13.1	14.1	13.3	13.5
Deed Transfer ^h	11.8	12.9	12.9	12.7	12.8	13.3	13.8	13.8	13.7	13.3	13.8	14.0	13.9
REO	4.3	4.1	4.2	4.2	4.3	4.3	4.4	4.2	4.1	4.3	4.1	4.0	4.2
All Stages	38.7	39.7	40.8	40.3	40.9	41.8	42.3	42.3	42.7	42.5	43.2	43.2	43.7

^a Includes interest on principal.

^b Management, maintenance, repairs, administration, and security, net of rent and other income.

^c Value when foreclosed (UPB) minus value received in REO; does not include Streamline refinances.

^d Rate over all dispositions; effect is greater in the cases where a discount actually is given.

^e Profit (loss) divided by Unpaid Principal Balance (UPB). The listed cost categories are not exhaustive, and they will not sum to the loss rate

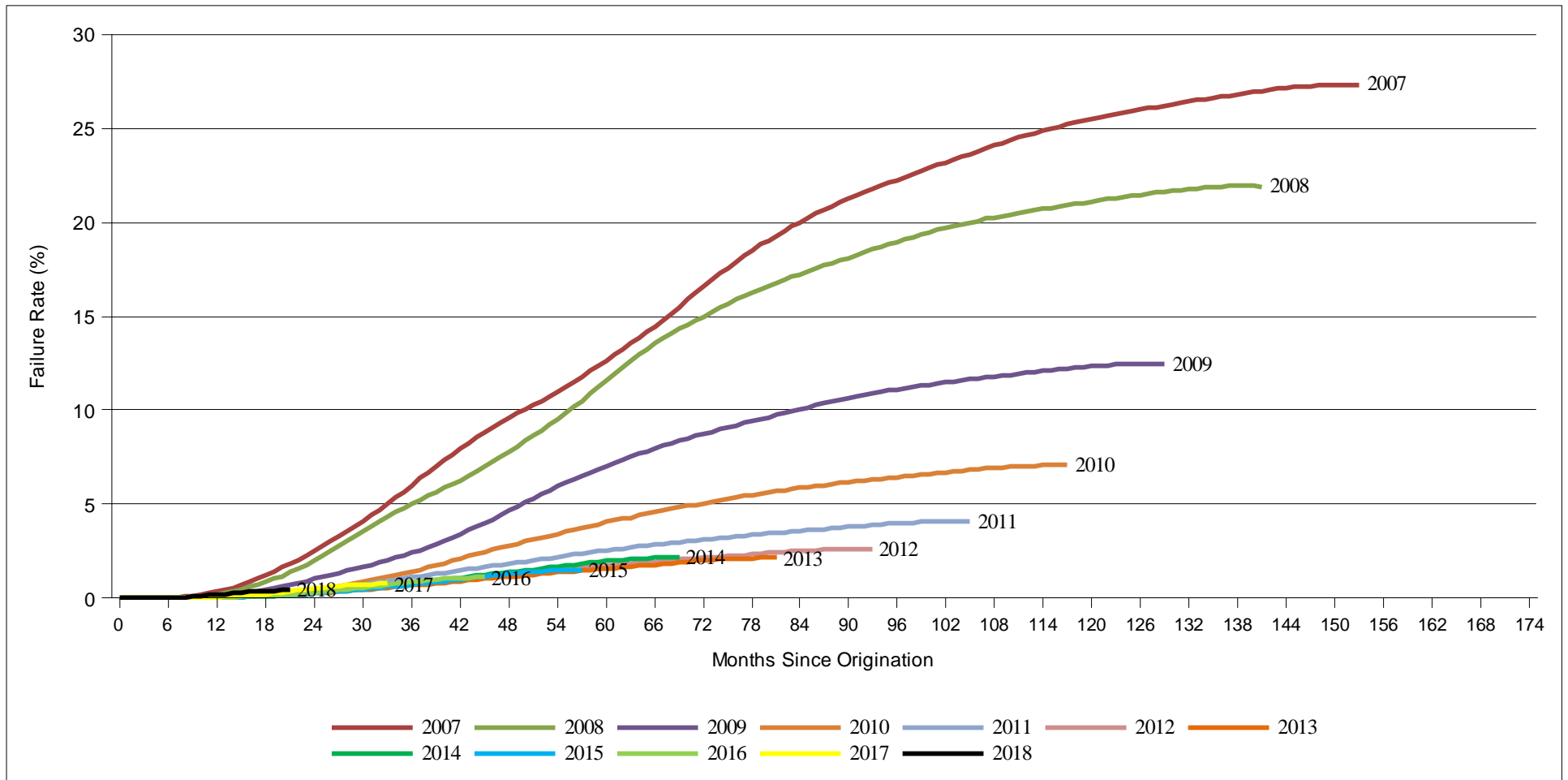
^f First missed payment to date foreclosure initiated.

^g Initiation of foreclosure proceedings to auction date.

^h Auction date to HUD acquisition date.

SOURCE: U.S. Department of HUD/FHA, August 2019.

Figure 1. Failure Rate by Fiscal Year



NOTES: A loan that is in foreclosure processing or has gone to claim is deemed to be a 'failure' for this illustration. The failure rate is the sum of Cumulative Claim Rate and Cumulative Active Foreclosure Rate divided by Total Loans.

SOURCE: U.S. Department of HUD/FHA, August 2019.