



May 2024 Credit Risk Report

FHA Single Family Loan Performance Trends



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

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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							
May 2023	7,399,291	5.17	1.65	3.29	0.54	0.48	4.30
Jun	7,424,630	5.21	1.69	3.24	0.50	0.48	4.21
Jul	7,450,024	5.43	1.79	3.18	0.46	0.48	4.12
Aug	7,483,303	5.52	1.83	3.06	0.45	0.46	3.97
Sep	7,509,540	5.82	1.90	3.05	0.43	0.45	3.93
Oct	7,534,590	5.68	1.92	2.98	0.42	0.46	3.86
Nov	7,562,636	6.02	2.01	3.02	0.43	0.46	3.91
Dec	7,586,431	6.50	2.15	3.12	0.44	0.47	4.04
Jan 2024	7,613,635	5.98	2.08	3.17	0.44	0.48	4.08
Feb	7,630,910	5.79	1.94	3.06	0.45	0.47	3.97
Mar	7,654,977	5.67	1.77	2.84	0.44	0.46	3.74
Apr	7,677,670	5.55	1.76	2.70	0.43	0.46	3.58
May	7,704,544	5.50	1.83	2.66	0.41	0.45	3.52
Seasonally Adjusted							
May 2023	7,399,291	5.51	1.82	3.49	0.53	0.48	4.49
Jun	7,424,630	5.28	1.79	3.44	0.49	0.47	4.40
Jul	7,450,024	5.56	1.83	3.39	0.46	0.48	4.34
Aug	7,483,303	5.38	1.78	3.18	0.45	0.47	4.10
Sep	7,509,540	5.58	1.79	3.06	0.44	0.45	3.96
Oct	7,534,590	5.35	1.78	2.94	0.43	0.46	3.83
Nov	7,562,636	5.47	1.79	2.82	0.43	0.47	3.72
Dec	7,586,431	5.77	1.88	2.86	0.44	0.48	3.77
Jan 2024	7,613,635	5.74	1.87	2.85	0.44	0.47	3.76
Feb	7,630,910	5.90	1.97	2.91	0.44	0.47	3.81
Mar	7,654,977	6.55	2.04	2.95	0.42	0.46	3.84
Apr	7,677,670	6.07	2.00	2.83	0.42	0.45	3.70
May	7,704,544	5.86	2.03	2.82	0.40	0.45	3.67

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. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas.

SOURCE: U.S. Department of HUD/FHA, June 2024.

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

Fiscal Quarter	New D90+ Delinquencies	Share by Reason for Delinquency (%)							
		Reduction of Income	Unemployed	Excessive Obligations	Death or Illness	Marital Difficulties	No Contact	National Emergency ^a	Other ^b
2019 Q3	69,305	26.84	5.76	22.17	12.35	3.48	7.91	12.12	9.36
2019 Q4	90,532	25.38	5.31	21.66	11.54	3.10	7.38	16.74	8.90
2020 Q1	114,285	21.60	4.45	18.36	9.51	2.42	6.54	25.37	11.76
2020 Q2	86,759	17.61	4.25	15.40	7.88	1.89	7.60	37.46	7.90
2020 Q3	467,512	5.99	1.92	2.92	1.19	0.24	1.33	81.80	4.60
2020 Q4	350,804	4.99	1.76	2.69	1.14	0.22	1.44	83.75	4.02
2021 Q1	190,232	5.63	2.04	3.63	1.85	0.38	2.52	79.95	4.00
2021 Q2	139,478	5.57	2.07	3.85	2.16	0.37	2.90	78.86	4.23
2021 Q3	79,611	5.86	1.96	4.72	2.95	0.50	3.57	75.75	4.68
2021 Q4	85,637	6.92	2.09	6.01	3.52	0.67	4.32	71.70	4.78
2022 Q1	106,142	7.42	2.11	6.66	4.00	0.72	4.33	69.41	5.35
2022 Q2	109,847	9.08	2.53	7.69	4.75	0.84	4.52	64.95	5.65
2022 Q3	95,140	11.29	3.12	9.55	5.88	1.08	4.76	57.89	6.44
2022 Q4	121,407	14.28	3.91	11.02	6.93	1.31	4.60	51.63	6.34
2023 Q1	137,191	16.61	4.47	11.92	7.69	1.54	4.70	45.38	7.68
2023 Q2	120,463	19.30	5.33	12.62	8.95	1.64	5.18	39.48	7.50
2023 Q3	115,223	23.11	6.43	14.71	10.51	1.95	5.29	30.89	7.09
2023 Q4	146,168	25.71	8.09	16.55	11.40	2.14	5.23	24.19	6.70
2024 Q1	162,491	25.23	9.54	17.42	12.57	2.24	5.99	20.10	6.89
2024 Q2	153,753	27.23	11.22	18.14	13.35	2.27	7.32	13.66	6.80
2024 Q3 - Apr	42,868	24.73	11.57	18.06	12.23	2.10	11.17	13.34	6.80
2024 Q3 - May	44,609	23.14	11.22	18.03	11.45	1.98	16.21	11.19	6.78

^a Includes neighborhood problems and COVID-19 Pandemic.

^b Includes abandonment of property, distant employment transfer, 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. Due to late reporting by a large servicer, the delinquency rates for February 2021 are likely understated

SOURCE: U.S. Department of HUD/FHA, June 2024.

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	7,704,544	10.85	5.50	1.83	2.66	0.41	0.45	3.52
Purchase	71.75	12.17	6.13	2.10	3.04	0.44	0.46	3.94
Refinance	28.25	7.50	3.89	1.17	1.70	0.33	0.41	2.43
Refinance								
Refinance Loans	2,176,605	7.50	3.89	1.17	1.70	0.33	0.41	2.43
Conventional	32.49	8.12	4.09	1.25	1.88	0.46	0.45	2.79
No Cash-out	15.58	7.92	4.02	1.17	1.78	0.49	0.47	2.73
Cash-out	16.91	8.31	4.16	1.32	1.96	0.43	0.44	2.83
FHA	20.02	7.90	4.21	1.26	1.82	0.21	0.39	2.42
No Cash-out	7.98	7.35	3.92	1.14	1.67	0.24	0.39	2.30
Cash-out	12.04	8.26	4.40	1.35	1.92	0.20	0.39	2.51
Streamline	47.49	6.90	3.63	1.08	1.52	0.29	0.38	2.19
Credit Score Range^d								
Loans with Credit Scores	6,491,684	11.24	5.69	1.91	2.78	0.41	0.45	3.64
< 500	0.07	22.72	10.39	3.36	6.25	1.28	1.44	8.97
500-579	1.58	19.96	9.39	3.47	5.20	0.87	1.04	7.11
580-619	8.81	19.63	9.51	3.47	5.12	0.71	0.82	6.65
620-659	34.01	15.46	7.83	2.66	3.85	0.51	0.61	4.98
660-719	39.33	8.56	4.45	1.42	2.06	0.32	0.33	2.70
720-850	16.20	3.39	1.76	0.53	0.78	0.19	0.12	1.09
Fiscal Year Cohort								
All Cohorts	7,704,544	10.85	5.50	1.83	2.66	0.41	0.45	3.52
pre-2009	8.26	14.10	6.87	2.33	3.41	0.76	0.73	4.90
2009	2.72	11.96	5.83	1.86	2.81	0.77	0.69	4.27
2010	3.30	9.62	4.82	1.51	2.31	0.51	0.48	3.29
2011	2.65	8.51	4.31	1.36	2.04	0.41	0.40	2.84
2012	3.40	7.00	3.54	1.17	1.67	0.28	0.34	2.30
2013	4.82	5.82	3.03	0.92	1.33	0.25	0.29	1.87
2014	2.03	11.13	5.52	1.77	2.69	0.50	0.65	3.84
2015	3.42	11.36	5.75	1.84	2.66	0.45	0.66	3.77
2016	4.81	11.39	5.78	1.82	2.64	0.46	0.69	3.79
2017	5.30	12.48	6.35	2.00	2.89	0.50	0.73	4.12
2018	4.29	15.97	7.56	2.68	4.12	0.70	0.90	5.72
2019	4.32	17.20	8.10	2.94	4.57	0.77	0.82	6.16
2020	8.74	11.24	5.71	1.92	2.80	0.38	0.44	3.62
2021	14.72	10.15	5.41	1.75	2.40	0.28	0.32	3.00
2022	11.77	12.78	6.58	2.25	3.26	0.36	0.33	3.95
2023	9.10	9.76	4.94	1.81	2.68	0.20	0.12	3.00
2024	6.33	2.78	1.83	0.51	0.43	0.01	0.01	0.44

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	7,704,544	10.85	5.50	1.83	2.66	0.41	0.45	3.52
< 50	1.56	11.43	5.58	1.89	2.52	0.91	0.53	3.96
50-99	15.64	10.47	5.28	1.70	2.36	0.60	0.54	3.50
100-149	21.29	10.71	5.46	1.77	2.48	0.44	0.55	3.48
150-199	18.72	11.21	5.74	1.88	2.71	0.38	0.49	3.58
200-249	14.16	11.15	5.74	1.88	2.77	0.34	0.42	3.53
250-399	21.87	10.98	5.54	1.94	2.87	0.30	0.33	3.51
400-499	4.24	10.28	5.01	1.85	2.95	0.28	0.20	3.43
> 499	2.52	9.48	4.42	1.69	2.85	0.35	0.17	3.37
Property Type								
All Property Types	7,704,544	10.85	5.50	1.83	2.66	0.41	0.45	3.52
Detached	85.34	11.03	5.62	1.87	2.69	0.39	0.46	3.54
Manufactured Housing	4.04	9.87	4.97	1.62	2.30	0.55	0.45	3.29
2-4 Units	2.58	8.36	3.79	1.36	2.32	0.67	0.22	3.21
Condo	2.33	7.77	3.66	1.24	2.04	0.43	0.39	2.87
Townhouse	5.71	11.29	5.59	1.92	2.90	0.46	0.42	3.78
Purchase Loan Type								
All Purchase Loans	5,527,667	12.17	6.13	2.10	3.04	0.44	0.46	3.94
Repeat	14.81	10.03	5.22	1.66	2.39	0.34	0.41	3.15
First-time	85.19	12.54	6.29	2.17	3.15	0.45	0.47	4.08
Down Payment Assistance (DPA) Type								
All Sources of Funds	7,704,544	10.85	5.50	1.83	2.66	0.41	0.45	3.52
Government	9.88	12.63	6.26	2.25	3.22	0.42	0.48	4.11
Relative	16.72	14.60	7.35	2.55	3.69	0.50	0.52	4.71
Other	1.65	15.04	7.32	2.68	3.78	0.54	0.72	5.04
Seller Funded	0.36	19.66	9.18	3.12	5.26	0.91	1.20	7.37
No DPA	71.39	9.58	4.90	1.58	2.31	0.38	0.42	3.10

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 or more past due, including those in bankruptcy or foreclosure.

^d Credit score reporting began in May 2004 but was not mandatory until July 2008. Streamline Refinance loans do not require credit score reporting. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas.

SOURCE: U.S. Department of HUD/FHA, June 2024.

Table 4. Monthly Foreclosure Statistics and Trends

Fiscal Year	Month	Insurance in Force	Foreclosure Starts	In Foreclosure	Foreclosure Claims ^a	Foreclosure Starts: 6-month MA ^b	Annualized Foreclosure Rate ^c %
2021	May	7,675,350	460	15,061	981	478	0.15
	Jun	7,627,918	544	15,607	1,088	497	0.17
	Jul	7,588,572	719	15,804	916	555	0.14
	Aug	7,546,269	1,098	27,891	979	654	0.16
	Sep	7,498,614	806	52,834	830	690	0.13
2022	Oct	7,457,304	996	46,526	735	771	0.12
	Nov	7,408,662	1,913	81,541	723	1,013	0.12
	Dec	7,369,234	1,927	132,560	738	1,243	0.12
	Jan	7,344,489	6,220	58,513	820	2,160	0.13
	Feb	7,313,781	6,413	42,421	784	3,046	0.13
	Mar	7,279,440	12,485	45,348	1,085	4,992	0.18
	Apr	7,256,669	7,262	43,255	1,236	6,037	0.20
	May	7,241,481	7,011	46,203	1,111	6,886	0.18
	Jun	7,238,927	7,404	46,146	1,113	7,799	0.18
	Jul	7,243,496	6,413	45,616	1,071	7,831	0.18
	Aug	7,251,083	7,124	45,509	1,312	7,950	0.22
	Sep	7,263,194	6,549	42,427	1,125	6,961	0.19
2023	Oct	7,277,614	6,217	40,020	1,041	6,786	0.17
	Nov	7,297,596	6,069	40,499	1,012	6,629	0.17
	Dec	7,314,834	6,635	41,967	1,044	6,501	0.17
	Jan	7,334,648	7,222	43,335	1,017	6,636	0.17
	Feb	7,342,653	7,378	44,386	1,237	6,678	0.20
	Mar	7,358,889	8,282	44,042	1,377	6,967	0.22
	Apr	7,377,794	6,986	42,490	1,074	7,095	0.17
	May	7,399,291	6,539	39,764	1,348	7,174	0.22
	Jun	7,424,630	5,430	36,823	1,302	6,973	0.21
	Jul	7,450,024	4,923	34,171	1,169	6,590	0.19
	Aug	7,483,303	6,256	33,749	1,438	6,403	0.23
	Sep	7,509,540	5,506	32,233	1,172	5,940	0.19
2024	Oct	7,534,590	5,875	31,670	1,328	5,755	0.21
	Nov	7,562,636	5,650	32,295	1,219	5,607	0.19
	Dec	7,586,431	5,831	33,273	1,240	5,674	0.20
	Jan	7,613,635	7,086	33,562	1,302	6,034	0.21
	Feb	7,630,910	7,330	34,139	1,257	6,213	0.20
	Mar	7,654,977	6,697	33,352	1,269	6,412	0.20
	Apr	7,677,670	6,699	32,686	1,311	6,549	0.20
	May	7,704,544	6,132	31,348	1,410	6,629	0.22

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

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

^c 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. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas.

SOURCE: U.S. Department of HUD/FHA, June 2024.

Table 5. REO Recovery Rates

Disposition State ^b	Dispositions	Recovery Rates (%)			Percentage Point Change	
		April 2024	March 2024	April 2023	From Previous Month	From Previous Year
US	354	64.0	66.8	67.4	-2.8	-3.4
PR	35	84.1	81.1	71.5	3.0	12.6
TX	34	64.5	63.1	68.2	1.4	-3.8
PA	28	44.9	66.5	47.6	-21.6	-2.6
OH	25	42.5	44.2	43.7	-1.7	-1.2
LA	22	33.2	52.8	49.5	-19.6	-16.3
MI	18	74.4	70.9	55.4	3.6	19.0
AL	14	77.6	62.1	73.9	15.5	3.7
IL	12	45.1	31.8	53.9	13.2	-8.8
IN	12	49.4	65.3	60.6	-15.9	-11.3
NY	12	36.2	58.5	2.7	-22.3	33.5
FL	9	77.6	78.6	72.8	-1.0	4.8
GA	9	82.2	78.9	71.7	3.2	10.5
VA	9	78.2	77.5	90.6	0.8	-12.4
MS	8	65.3	51.6	62.1	13.7	3.1
CA	7	79.5	79.3	91.6	0.2	-12.2
IA	7	67.5	56.9	108.6	10.6	-41.1
MO	7	36.2	80.0	57.5	-43.8	-21.3
CT	6	61.5	89.9	75.5	-28.4	-14.1
OK	6	75.2	57.7	61.7	17.5	13.5
MA	5	78.4	na	82.0	na	-3.5
WA	5	68.1	101.6	na	-33.5	na
CO	4	72.2	73.8	72.4	-1.6	-0.2
KY	4	66.9	58.1	70.9	8.8	-3.9
MN	4	61.4	64.2	57.7	-2.8	3.7
NC	4	74.5	69.3	60.5	5.2	14.0
ND	4	60.1	47.1	58.7	13.0	1.4
SC	4	62.0	93.8	69.0	-31.8	-7.0
TN	4	69.7	66.0	88.0	3.7	-18.3
WI	4	51.1	74.1	66.1	-22.9	-15.0
AR	3	40.8	44.7	44.7	-3.9	-3.9
MD	3	71.3	99.0	71.0	-27.7	0.3
OR	3	80.8	84.6	86.7	-3.8	-5.9
WV	3	59.3	19.3	47.3	40.0	11.9
WY	3	78.1	73.9	112.0	4.3	-33.9
AK	2	62.6	68.2	78.9	-5.6	-16.3
AZ	2	75.8	79.3	na	-3.5	na
ID	2	85.5	66.9	na	18.6	na
KS	2	79.0	50.3	62.8	28.7	16.2
MT	2	32.4	na	30.9	na	1.6
NJ	2	67.1	78.4	na	-11.3	na
NM	2	72.7	55.2	82.6	17.5	-9.8
NH	1	22.8	na	na	na	na
NV	1	98.4	na	116.9	na	-18.5
UT	1	87.0	na	89.8	na	-2.7
DE	0	na	na	50.8	na	na
HI	0	na	na	65.8	na	na
ME	0	na	na	48.6	na	na
NE	0	na	na	40.5	na	na
RI	0	na	87.6	na	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, June 2024.

Table 6. REO Components of Loss by Property Disposition Month

Disposition Month	2024				2023								
	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr
Loss Components as Percent of Defaulted Loan Balance													
Claim Expenses ^a (%)	22.58	21.96	22.19	23.40	23.54	23.64	24.51	23.94	23.92	24.00	24.09	24.79	24.29
Holding Costs ^b (%)	9.40	10.18	10.45	9.70	9.24	10.52	10.61	8.69	8.46	8.64	9.33	7.88	7.49
Loss on Collateral ^c (%)	3.02	5.33	3.35	8.59	6.77	13.15	11.83	13.30	15.70	15.10	13.36	14.54	6.16
Sales Expense (%)	6.06	6.40	6.08	6.65	6.71	6.77	6.61	7.02	6.82	6.93	7.19	6.90	6.35
Program Discounts ^d (%)	0.36	0.27	0.21	0.26	0.50	0.00	0.15	0.34	0.45	0.04	0.91	0.62	0.05
Net Loss Rate ^e (%)	36.01	33.20	34.86	31.62	34.31	28.26	30.01	26.06	24.86	25.49	27.06	25.68	32.61
Average Amount													
Average Dollar Loss (\$)	54,646	47,861	52,613	47,095	51,179	39,578	39,070	35,817	33,459	34,377	36,796	36,018	43,662
Average Unpaid Balance (\$)	151,760	144,174	150,936	148,956	149,145	140,062	130,171	137,453	134,607	134,847	135,960	140,283	133,911
Occurrence Counts													
Number of Dispositions	354	413	361	349	291	311	312	320	362	283	355	339	280
Number of Discounts	2	1	2	2	2	0	2	2	3	1	4	4	1
Stage													
Average Time in Months													
Delinquency ^f	15.9	15.5	14.9	17.2	17.7	17.3	14.0	15.3	15.8	14.8	16.3	14.0	16.4
Foreclosure ^g	15.6	15.4	17.5	16.9	17.0	15.7	18.2	17.9	16.1	16.6	15.8	16.6	14.7
Deed Transfer ^h	8.7	9.8	8.6	11.0	9.1	10.7	10.8	9.9	9.2	9.8	10.2	9.9	9.9
REO	5.5	5.3	5.3	5.4	5.3	5.1	5.2	5.2	4.9	5.0	5.8	4.7	4.9
All Stages	45.6	45.9	46.1	50.5	48.9	48.8	48.2	48.3	45.9	46.2	48.0	45.1	46.2

^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 may exclude certain recoveries; they will not sum to the loss rate.

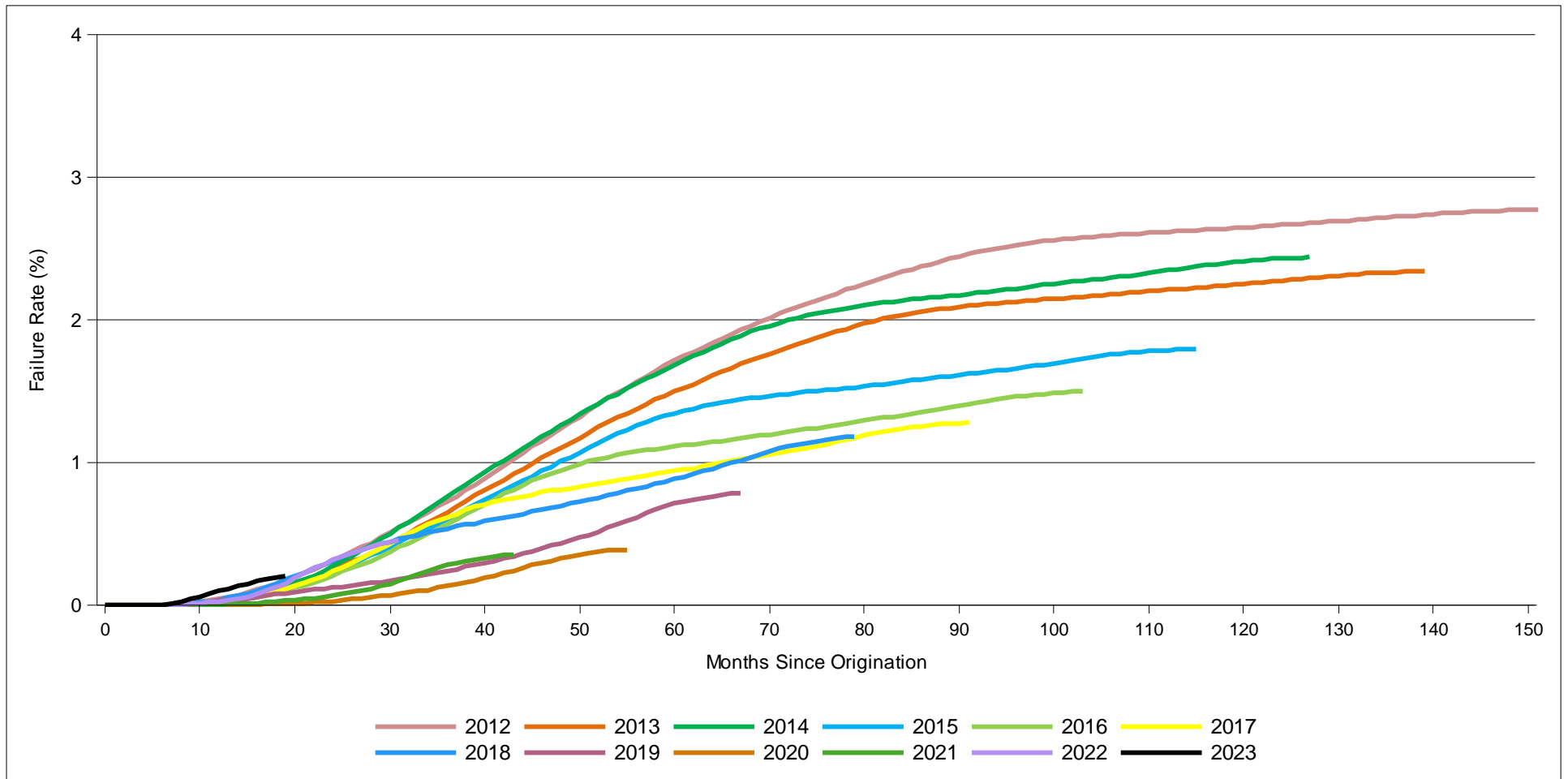
^f First missed payment to date foreclosure initiated.

^g Initiation of foreclosure proceedings to auction date.

^h Auction date to HUD acquisition date.

SOURCE: U.S. Department of HUD/FHA, June 2024.

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, June 2024.