



FHA PRODUCTION REPORT

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

OCTOBER
2015

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Table 1a: Single Family Insured Mortgage Portfolio Change during Month ^a		
October 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,742,143	\$1,072,818
Prepayments	(92,398)	(15,250)
Refinance with FHA	(23,830)	(4,527)
Full Payoff	(68,568)	(10,723)
Claims	(9,678)	(1,194)
Conveyance	(5,514)	(593)
Pre-foreclosure Sale	(1,468)	(251)
Note Sales	(17)	(3)
Third-Party Sales	(2,679)	(347)
Endorsements	119,186	22,974
Adjustment ^b	6,547	(974)
Insurance in-Force (Ending)	7,765,800	\$1,078,374

Source: US Department of HUD/FHA; November 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

^b Reconciling adjustments represent late posting of previous period activity.

Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month ^a				
October 2015				
Status End of Previous Month	Performing ^b		Non-Performing ^c	
	Loan Count	Loan Balance (In Millions)	Loan Count	Loan Balance (In Millions)
Insurance in-Force (Beginning)	7,317,250	\$1,014,821	424,893	\$57,997
Prepayments	(91,048)	(15,084)	(1,350)	(166)
Refinance with FHA	(23,828)	(4,527)	(2)	(1)
Full Payoff	(67,220)	(10,557)	(1,348)	(165)
Claims	(3,176)	(471)	(6,502)	(722)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	37,798	4,561	(37,798)	(4,561)
New 90+Day Delinquency	(39,089)	(4,880)	39,089	4,880
Continued Serious Delinquency ^c			410,539	52,548
Endorsements	119,186	22,974		
Adjustment ^e	6,547	(974)		
Insurance in-Force (Ending) ^f	7,348,759	1,021,265	417,041	\$57,110

Source: US Department of HUD/FHA; November 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

^b Performing portion of the portfolio includes all current, 30-day and 60-day delinquent loans.

^c Non-performing portion of the portfolio includes loans that are seriously delinquent – 90+day, In Foreclosure, and In Bankruptcy.

^d Loans that are no longer seriously delinquent (now less than 90 days delinquency) through full or partial cure of delinquency. Cures can be with or without Loss Mitigation or Lender Assistance.

^e Reconciling adjustments represent late posting of previous period activity.

^f Details may not sum to total due to rounding.

Table 2: Title I Insured Mortgage Portfolio Change during Month October 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	41,765	\$1,040
Property Improvement	28,774	498
Manufactured Housing	12,991	542
Prepayments	(539)	(10)
Property Improvement	(464)	(8)
Manufactured Housing	(75)	(3)
Claims	(17)	(1)
Property Improvement	(3)	(0)
Manufactured Housing	(14)	(1)
Endorsements	340	7
Property Improvement	319	6
Manufactured Housing	21	1
Adjustment ^a	12	1
Property Improvement	(18)	(0)
Manufactured Housing	30	1
Insurance in-Force (Ending)	41,561	\$1,037
Property Improvement	28,608	496
Manufactured Housing	12,953	541

Source: US Department of HUD/FHA; November 2015.

^a Reconciling adjustments represent late posting of previous period activity.

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Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	Oct 2015	Sep 2015	FY 2016 to-date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	119,186	119,325	119,186	75,624	1,116,232
Loan Purpose Shares					
Purchase (%)	70.6	72.5	70.6	77.7	67.5
Refinance (%)	29.4	27.5	29.4	22.3	32.5
Purchase Loan Count and Shares					
Purchase Loan Count	84,110	86,554	84,110	58,784	753,389
First-Time Homebuyer (%)	81.2	81.1	81.2	81.6	81.5
203(K) Purchase and Rehabilitate (%)	1.9	1.7	1.9	2.3	2.0
Minority (%)	33.9	33.6	33.9	34.8	34.0
Non-Minority (%)	59.9	60.2	59.9	59.4	60.0
Undisclosed Race/Ethnicity (%)	6.2	6.2	6.2	5.8	5.9
Refinance Loan Count and Shares					
Refinance Loan Count	35,076	32,771	35,076	16,840	362,843
FHA Streamline (%)	55.7	56.1	55.8	50.5	64.2
FHA-to-FHA (Fully Underwritten) (%)	15.3	15.6	15.3	15.2	13.8
Non-cash-out (%)	40.1	42.1	40.1	38.0	51.4
Cash out (%)	59.8	57.9	59.9	62.0	48.6
Conventional-to-FHA (%)	29.0	28.2	29.0	34.3	22.1
Non-cash-out (%)	46.1	46.9	46.1	50.5	50.7
Cash out (%)	53.9	53.1	53.9	49.5	49.3
Property-Type Shares					
Single-Family Detached (%)	87.7	88.1	87.7	86.9	88.2
Townhome (%)	5.0	5.0	5.0	5.2	4.6
Condominium (%)	2.9	2.7	2.9	2.9	2.8
2-4 Unit Properties (%)	2.0	2.0	2.0	2.2	2.1
Manufactured Housing (With Real Estate) (%)	2.4	2.2	2.4	2.9	2.2

Source: US Department of HUD/FHA; November 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

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Table 4: Single-Family Application Activity ^a							
Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP ^b
2013	Oct	93,516	62,331	12,132	2,664	2,260	14,129
	Nov	75,371	49,838	9,663	2,341	2,696	10,833
	Dec	68,439	46,330	8,535	2,168	2,156	9,250
2014	Jan	71,130	45,860	9,607	2,378	1,941	11,344
	Feb	76,863	51,700	9,288	2,329	2,595	10,951
	Mar	94,628	66,271	10,912	2,833	3,726	10,886
	Apr	103,095	74,814	11,513	3,018	2,503	11,247
	May	99,446	73,371	10,850	3,206	2,923	9,096
	Jun	99,451	72,451	10,224	3,349	3,464	9,963
	Jul	97,893	71,544	10,369	3,176	3,426	9,378
	Aug	89,276	63,956	10,420	3,319	3,811	7,770
	Sep	87,166	62,206	10,474	3,409	3,012	8,065
	Oct	93,206	64,352	11,746	4,131	5,294	7,683
	Nov	74,286	50,488	9,403	3,142	5,633	5,620
	Dec	71,754	48,102	9,456	3,069	5,874	5,253
2015	Jan	128,135	71,031	15,231	7,948	28,589	5,336
	Feb	179,537	85,221	17,822	11,503	58,743	6,248
	Mar	174,892	98,900	17,228	9,090	43,585	6,089
	Apr	175,437	106,215	17,540	8,469	37,712	5,501
	May	156,976	101,088	15,626	6,748	28,850	4,664
	Jun	159,208	107,703	17,497	6,802	22,477	4,729
	Jul	150,720	102,047	18,145	6,779	18,559	5,190
	Aug	142,668	92,495	18,211	6,789	19,948	5,225
	Sep	143,468	92,293	18,442	6,741	20,484	5,508
	Oct	127,533	77,735	18,302	5,711	20,432	5,353

Source: US Department of HUD/FHA; November 2015.

^a Does not include Home Equity Conversion Mortgage (HECM)

^b Mortgage insurance premium (MIP) decreased on June 11, 2012 for targeted streamline refinance loans to 1/55 basis points.

Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month		
October 2015		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	605,420	\$146,915
Payoffs	(2,357)	(683)
Assignments	(1,585)	(401)
Shortfall Claims ^b	(2,320)	(437)
Endorsements	4,328	1,252
Insurance in-Force (Ending)	603,486	\$146,646

Source: US Department of HUD/FHA; November 2015.

^a MCA is the maximum claim amount payable by HUD. It is defined as 98 percent of the initial value of the property or FHA loan limit, whichever is lower.

^b Shortfall claims comprise claim types 'Foreclosure / Deed In Lieu' and 'Mortgagor's Short Sale'.

Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	Oct 2015	Sep 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	4,328	4,669	4,328	4,851	57,990
Loan Purpose Shares (%)					
Home Purchase	5.6	5.9	5.6	5.0	4.2
Refinance	10.5	10.3	10.5	6.4	9.6
Equity Takeout (Traditional)	83.9	83.8	83.9	88.6	86.2
Product Type Shares					
Standard Loan Count	-	1	-	5	25
Fixed Rate (%)	0.0	0.0	0.0	60.0	48.0
Adjustable Rate (%)	0.0	100	0.0	40.0	52.0
Saver Loan Count	-	-	-	1	3
Fixed Rate (%)	0.0	0.0	0.0	100.0	100.0
Adjustable Rate (%)	0.0	0.0	0.0	0.0	0.0
HECM 2014	4,328	4,668	4,328	4,845	57,962
Fixed Rate (%)	12.9	15.0	12.9	21.7	15.7
Adjustable Rate (%)	87.1	85.0	87.1	78.3	84.3
Gender Shares (%)					
Individual Male	22.6	22.3	22.6	20.7	21.9
Individual Female	37.3	37.2	37.3	38.7	38.6
Joint Borrowers	39.9	40.2	39.9	39.8	38.8
Not Reported	0.3	0.3	0.3	0.8	0.7
Age Categories Shares (%)					
62-69	43.9	45.9	43.9	44.1	46.2
70-79	37.5	38.0	37.5	39.0	37.1
80-89	16.0	13.4	16.0	14.5	14.2
90+	2.5	2.6	2.5	2.4	2.5
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	30.6	30.7	30.6	38.5	34.7
\$101 - \$200	36.5	35.2	36.5	35.1	34.8
\$201 - \$300	17.2	17.4	17.2	14.3	16.0
\$301 - \$400	12.5	13.4	12.5	10.0	11.6
\$401 - \$500	3.2	3.3	3.2	2.0	2.9
Above \$500	0.0	0.0	0.0	0.0	0.0

Source: US Department of HUD/FHA; November 2015.

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Table 7: Home Equity Conversion Application Activity							
Calendar Year	Month	Total Applications Received	Interest Rate Type		Loan Purpose		
			Fixed	Adjustable	Home Purchase	Refinance	Equity Takeout
2013	Dec	5,203	1,360	3,843	111	109	4,983
2014	Jan	5,707	1,771	3,936	114	132	5,461
	Feb	5,700	1,951	3,749	131	140	5,429
	Mar	6,329	2,370	3,959	187	223	5,919
	Apr	6,406	2,184	4,222	221	288	5,897
	May	5,858	1,687	4,171	202	253	5,403
	Jun	6,145	1,640	4,505	218	313	5,614
	Jul	5,823	1,535	4,288	231	318	5,274
	Aug	11,415	2,717	8,698	358	806	10,251
	Sep	7,788	1,700	6,088	236	636	6,916
	Oct	8,471	1,862	6,609	256	832	7,383
	Nov	7,004	1,321	5,683	210	782	6,012
	Dec	7,680	1,401	6,279	249	769	6,662
2015	Jan	6,537	1,007	5,530	212	585	5,740
	Feb	9,758	1,419	8,339	228	896	8,634
	Mar	9,331	1,339	7,992	287	920	8,124
	Apr	13,488	1,844	11,644	436	1,381	11,671
	May	4,186	623	3,563	213	463	3,510
	Jun	6,183	920	5,263	277	712	5,194
	Jul	6,364	1,031	5,333	258	822	5,284
	Aug	6,089	885	5,204	256	756	5,077
	Sep	6,754	837	5,917	272	799	5,683
	Oct	7,046	849	6,197	223	863	5,960

Source: US Department of HUD/FHA; November 2015.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month October 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,716	\$73,354
Prepayments	(14)	(43)
Refinance with FHA	(9)	(19)
Full Payoff	(5)	(24)
Claims	-	-
Endorsements	61	665
Adjustment ^a	6	176
Insurance in-Force (Ending)	10,769	\$74,152

Source: US Department of HUD/FHA; November 2015.

^a Reconciling adjustments represent late posting of previous period activity.

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Oct 2015	Sep 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	61	82	61	88	903
Property Size Shares (%)					
Up to 20 Units	1.6	0.0	1.6	3.4	1.0
21 - 50 Units	11.5	8.5	11.5	11.4	11.6
51 - 100 Units	26.2	28.0	26.2	21.6	27.8
101 - 150 Units	16.4	18.3	16.4	20.5	20.4
Over 150 Units	44.3	45.1	44.3	43.2	39.2
Mortgage Size Shares (%)					
Up to \$5 Million	37.7	32.9	37.7	29.5	37.3
\$5 - \$10 Million	21.3	20.7	21.3	21.6	23.1
\$10 - \$20 Million	24.6	28.0	24.6	35.2	23.7
\$20 - \$50 Million	14.8	18.3	14.8	12.5	15.5
\$50 - \$100 Million	1.6	0.0	1.6	1.1	0.3
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	67.2	75.6	67.2	77.3	72.8
Outside Metropolitan Areas ^b	32.8	24.4	32.8	22.7	27.2
Property Use Shares (%)					
Mixed Use	0.0	1.2	0.0	1.1	0.7
Residential Only	100.0	98.8	100.0	98.9	99.3

Source: US Department of HUD/FHA; November 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

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Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2013	Sep	113	11	4	85	13	0	0
	Oct	70	11	1	48	10	0	0
	Nov	123	12	1	99	11	0	0
	Dec	116	20	0	78	18	0	0
2014	Jan	98	18	3	67	10	0	0
	Feb	73	15	1	45	12	0	0
	Mar	96	19	2	67	8	0	0
	Apr	92	18	11	54	9	0	0
	May	86	13	5	62	6	0	0
	Jun	74	10	1	54	8	1	0
	Jul	95	21	2	69	3	0	0
	Aug	82	21	1	48	9	1	2
	Sep	91	21	4	57	8	1	0
	Oct	95	26	4	55	8	1	1
	Nov	116	27	4	64	21	0	0
	Dec	93	23	1	57	12	0	0
2015	Jan	88	24	2	47	15	0	0
	Feb	93	25	1	52	15	0	0
	Mar	116	18	8	79	9	1	1
	Apr	96	22	1	59	13	0	1
	May	108	26	0	65	16	0	1
	Jun	158	36	2	105	14	0	1
	Jul	170	42	1	107	17	2	1
	Aug	99	26	2	58	12	1	0
	Sep	103	31	4	59	8	0	1
	Oct	97	24	2	58	13	0	0

Source: US Department of HUD/FHA; November 2015.

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month October 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	3,173	\$23,728
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Refinance	-	-
New Construction	-	-
Endorsements	37	365
Adjustment ^a	(21)	(186)
Insurance in-Force (Ending)	3,189	\$23,907

Source: US Department of HUD/FHA; November 2015.

^a Reconciling adjustments represent late posting of previous period activity.

Table 12: Nursing Home and Assisted Living (Section 232) Insured Mortgage Endorsement Characteristic Shares					
	Oct 2015	Sep 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	37	23	37	25	291
Property Size Shares					
Up to 20 Units	0.0	0.0	0.0	4.0	0.3
21 - 50 Units	2.7	4.3	2.7	4.0	8.2
51 - 100 Units	48.6	43.5	48.6	48.0	39.2
101 - 150 Units	35.1	34.8	35.1	32.0	30.2
Over 150 Units	13.5	17.4	13.5	12.0	22.0
Mortgage Size Shares					
Up to \$5 Million	32.4	34.8	32.4	32.0	27.5
\$5 - \$10 Million	21.6	30.4	21.6	40.0	41.9
\$10 - \$20 Million	40.5	26.1	40.5	20.0	22.0
\$20 - \$50 Million	5.4	8.7	5.4	8.0	8.6
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	59.5	65.2	59.5	68.2	71.8
Outside Metropolitan Areas ^b	40.5	34.8	40.5	31.8	28.2

Source: US Department of HUD/FHA; November 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

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Calendar Year	Month	Total Applications Received	New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation
2013	Sep	49	1	0	0	47	1	49
	Oct	75	1	1	2	70	1	75
	Nov	66	1	0	0	64	1	66
	Dec	62	4	2	2	51	2	62
2014	Jan	75	1	2	0	72	0	75
	Feb	67	2	3	0	61	1	67
	Mar	82	4	2	0	76	0	82
	Apr	92	4	1	1	81	4	92
	May	61	1	2	3	53	1	61
	Jun	65	2	1	0	61	1	65
	Jul	59	3	0	1	51	2	59
	Aug	63	4	3	0	55	1	63
	Sep	69	4	1	0	61	2	69
	Oct	48	0	0	2	43	2	48
	Nov	51	5	2	0	44	0	51
	Dec	55	1	1	1	49	2	55
2015	Jan	53	5	2	5	41	0	53
	Feb	59	2	3	0	54	0	59
	Mar	55	2	0	1	48	1	55
	Apr	76	5	0	1	67	2	76
	May	74	5	2	4	59	4	74
	Jun	70	3	4	3	60	0	70
	Jul	23	3	1	5	14	0	23
	Aug	85	2	0	0	83	0	85
	Sep	34	1	0	3	30	0	34
	Oct	29	4	1	0	22	2	29

Source: US Department of HUD/FHA; November 2015.

Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month		
October 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	106	\$7,356
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Endorsements	-	-
Adjustment ^a	4	85
Insurance in-Force (Ending)	110	\$7,441

Source: US Department of HUD/FHA; November 2015.

^a Reconciling adjustments represent late posting of previous period activity.

Table 15: Hospital (Section 242) Insured Mortgage Endorsement Characteristic Shares					
	Oct 2015	Sep 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	0	1	0	0	5
Property Size Shares					
Less than 25 Beds	0.0	100.0	0.0	0.0	80.0
26 - 50 Beds	0.0	0.0	0.0	0.0	0.0
51 - 100 Beds	0.0	0.0	0.0	0.0	0.0
101 - 200 Beds	0.0	0.0	0.0	0.0	0.0
Over 200 Beds	0.0	0.0	0.0	0.0	20.0
Mortgage Size Shares					
Up to \$10 Million	0.0	0.0	0.0	0.0	0.0
\$10 - \$25 Million	0.0	0.0	0.0	0.0	40.0
\$25 - \$50 Million	0.0	100.0	0.0	0.0	40.0
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0
\$100 - \$250 Million	0.0	0.0	0.0	0.0	20.0
\$250 - \$500 Million	0.0	0.0	0.0	0.0	0.0
Over \$500 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	0.0	100.0	0.0	0.0	60.0
Outside Metropolitan Areas ^b	0.0	0.0	0.0	0.0	40.0

Source: US Department of HUD/FHA; November 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

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Table 16: Hospitals (Section 242 Program) Application Activity						
Calendar Year	Month	Total Applications Received	Section 242 (Construction - Non-Portfolio Hospital)	Section 241 (Construction or Addition Portfolio Hospital)	Section 223f (Refinancing or Acquisition-Non-Portfolio Hospital)	Section 223a7 (Refinancing-Portfolio Hospital)
2013	Sep	1	0	0	1	0
	Oct	2	0	2	0	0
	Nov	0	0	0	0	0
	Dec	0	0	0	0	0
2014	Jan	0	0	0	0	0
	Feb	0	0	0	0	0
	Mar	0	0	0	0	0
	Apr	1	0	0	1	0
	May	0	0	0	0	0
	Jun	2	0	1	1	0
	Jul	1	0	1	0	0
	Aug	1	0	0	0	1
	Sep	0	0	0	0	0
	Oct	0	0	0	0	0
	Nov	1	0	0	1	0
	Dec	0	0	0	0	0
2015	Jan	0	0	0	0	0
	Feb	0	0	0	0	0
	Mar	1	1	0	0	0
	Apr	1	0	0	0	1
	May	0	0	0	0	0
	Jun	0	0	0	0	0
	Jul	2	0	0	1	1
	Aug	1	0	0	1	0
	Sep	0	0	0	0	0
	Oct	0	0	0	0	0

Source: US Department of HUD/FHA; November 2015.