



HOPE NOW State Housing Report

Report Summary

HOPE NOW collects industry data from mortgage servicing members on a monthly basis. The data collected represents about 70% of the national mortgage market. HOPE NOW extrapolates this data for the entire industry using the Mortgage Bankers Association National Delinquency Survey, in order to create an accurate representation of the US housing market and identify trends within the industry.

Below you will find a state specific breakdown of the local housing market.

HOPE NOW: Data on Loan Workouts

Texas: In the third quarter of 2017, 1,770 proprietary (non-HAMP) permanent modifications occurred in Texas. This increased the amount of modifications provided to homeowners in Texas to a total of 332,444 since mid-2007. The average loan count of Texas in 2017-Q3 was 1,555,312 and 3.79% of those loans were delinquent (MBA Methodology).

	Q4-2016	Q1-2017	Q2-2017	Q3-2017
Total Loan Count	1,604,329	1,591,638	1,577,213	1,555,312
60+ Day Delinquency ¹	64,744	61,312	57,388	58,877
Delinquency Rate	4.04%	3.85%	3.64%	3.79%
Delinquency Index ²	76	73	67	69

	Jul-17	Aug-17	Sep-17
Total Loan Count	1,578,477	1,513,860	1,573,600
60+ Day Delinquency ¹	59,010	51,530	66,091
Delinquency Rate	3.74%	3.40%	4.20%
Delinquency Index ²	95	98	107

Foreclosure Starts	7,209	7,022	5,728	4,548
Foreclosure Sales	1,949	2,168	1,800	1,240

	1,769	1,713	1,066
	519	374	347

Proprietary Modification ³	2,187	2,542	2,378	1,770
Short Sales	153	135	155	120
Deed-in-Lieu	54	40	52	51

	579	563	628
	48	31	41
	21	14	16

¹Total Number of 60+ Loans (MBA Methodology) – Total number of (all) loans that are 60 days past due at month end based on MBA Methodology excluding loans that are currently in Pre-Sale foreclosure.

² The columns below show the state delinquency rate relative to the national delinquency rate; a value greater than 100 means that the state's delinquency rate is above the national average.

³ Number of (delinquent and current) Non-HAMP modified, renegotiated or restructured loans, regardless of performance to date under the plan during the month. Anything that alters the terms of the contract between the borrower and the lender that assists the borrower to maintain the home and that the loan is retained.