



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

North Carolina: In the fourth quarter of 2016, 1,231 proprietary (non-HAMP) permanent modifications occurred in North Carolina. This increased the amount of modifications provided to homeowners in North Carolina to a total of 155,027 since mid-2007. The average loan count of North Carolina in 2016-Q4 was 745,507 and 4.01% of those loans were delinquent (MBA Methodology).

	Q1-2016	Q2-2016	Q3-2016	Q4-2016	Oct-16	Nov-16	Dec-16
Total Loan Count	759,418	743,862	741,336	745,507	745,879	745,541	745,102
60+ Day Delinquency ¹	33,126	29,950	29,607	29,919	29,655	29,458	30,645
Delinquency Rate	4.36%	4.03%	3.99%	4.01%	3.98%	3.95%	4.11%
Delinquency Index ²	75	72	75	76	89	92	91
Foreclosure Starts	3,926	3,217	3,331	2,529	826	895	808
Foreclosure Sales	1,847	1,825	1,638	1,000	362	350	288
Proprietary Modification ³	1,404	1,491	1,426	1,231	424	408	399
Short Sales	172	210	205	160	54	55	51
Deed-in-Lieu	109	107	118	93	31	35	27

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.