Mortgage Monitor report

April 2024

Contents

Overview – April 2024

Each month, the ICE Mortgage Monitor looks at a variety of issues related to the mortgage finance and housing industries.

To begin, we recap high-level mortgage performance statistics reported in our most recent First Look, tracking improvement in both delinquencies and foreclosures through the end of February.

This month, we provide an update on recent interest rate fluctuations and their impact on home affordability. Next, we dig into the data to help quantify the lingering effects of record-low mortgage rates during the COVID era; the so-called "lock-in" effect weighing on owners' decision whether to trade homes.

In producing the Mortgage Monitor, the ICE Data & Analytics division aggregates, analyzes and reports on the most-recently available data from the company's vast mortgage and housing-related data assets. Information is gathered from the McDash and McDash Flash loan-level mortgage-performance data sets, Collateral Analytics home price and sales trends data, eMBS agency securities data, Market Trends origination insights, the ICE Home Price Index, and the company's robust public records database covering 99.99% of the U.S. population. For more information on gaining access to ICE data assets, please call 844-474-2537 or email Mortgage.Monitor@bkfs.com.

First Look at mortgage performance

The ICE First Look at mortgage performance provides a high-level overview compiled from the ICE McDash loan-level database.

Overview of mortgage performance

Serious delinquencies fell to their lowest level in three months, while foreclosure starts, sales and inventory were all down on both a monthly and annual basis

-4 bps

Delinquency rate

Delinquencies continued to improve in February, as more loans cured to current status

The number of loans 90+ days past due decreased by -18% year over year

-27.7%

Foreclosure starts

February's 25K starts marked the second fewest monthly actions in the last year

The number of loans in active foreclosure, as well as completions of the process, declined both MoM and YoY

+6.3%

Prepayment activity

Single-month mortality rose 3 bps to 0.42%, a level not seen since October

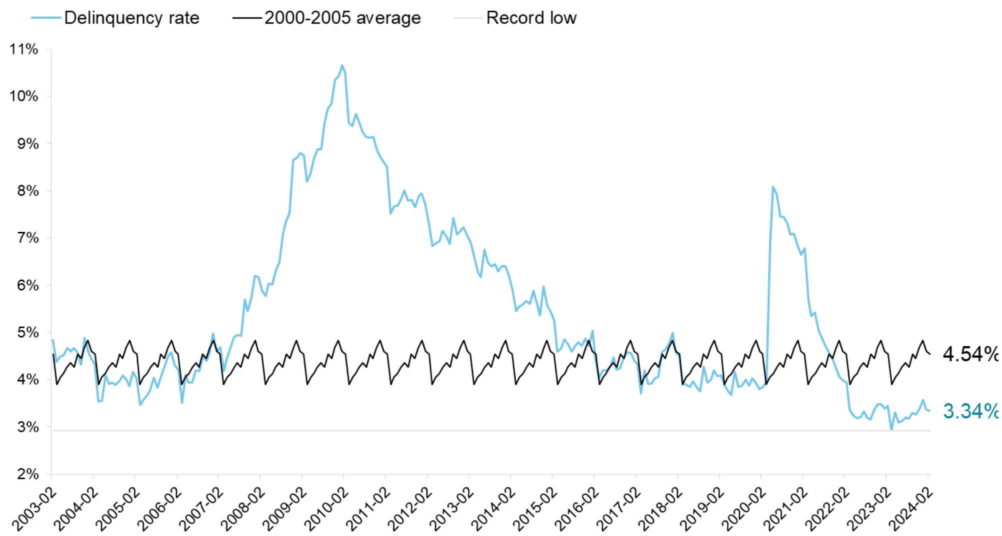
Prepays rose as January's slight pullback in interest rates provided a modest bump in refinance incentive

Mortgage performance and foreclosure metrics

The ICE McDash loan-level database provides key performance metrics for a clearer picture of the mortgage landscape. In this section we take an in-depth look at mortgage performance metrics for February, including a breakdown of recent delinquency numbers, foreclosure statistics and prepayment trends.

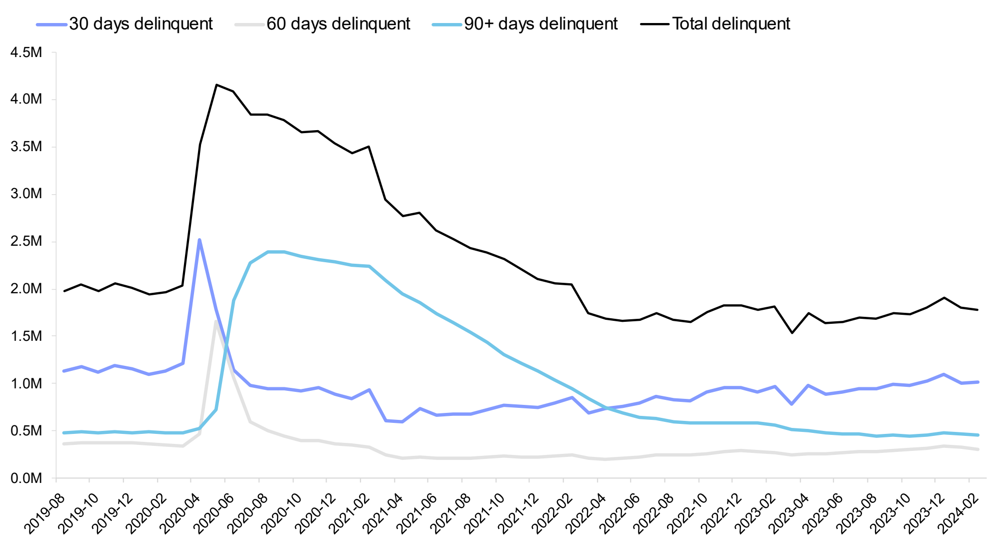
- The national delinquency rate eased to 3.34% in February, an 11 basis point improvement over last year
- Although the number of borrowers one payment behind rose modestly (+10K), more advanced delinquencies improved to their lowest level in three months
- Serious delinquencies – loans 90 or more days past due, but not yet in active foreclosure – fell to 459K, an 18% year-over-year improvement
- Although delinquency rates typically fall in March, this year's Sunday month-end is expected to offset that seasonal trend somewhat, as payments made on the last calendar day of the month will not be processed until April

National delinquency rate of first lien mortgages



Source: ICE, McDash

Mortgage delinquencies by severity

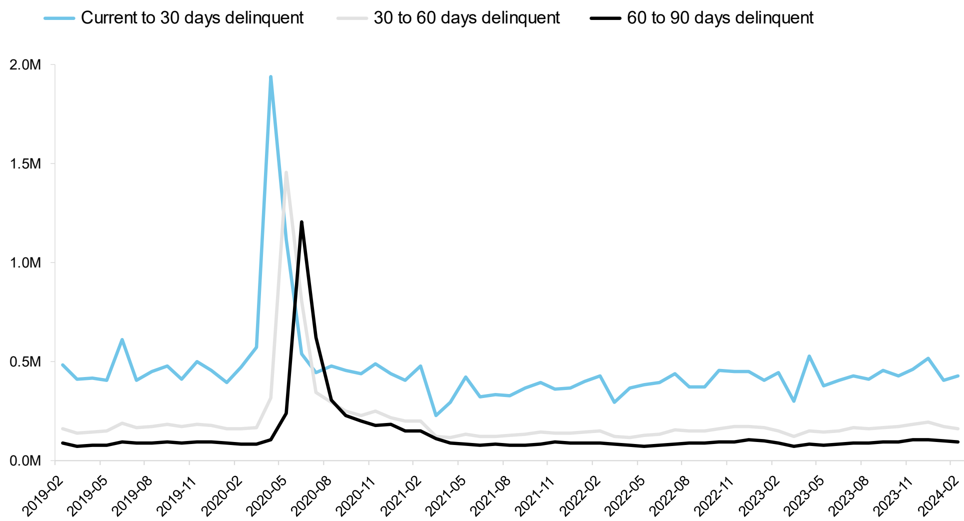


Source: ICE, McDash

Mortgage performance and foreclosure metrics

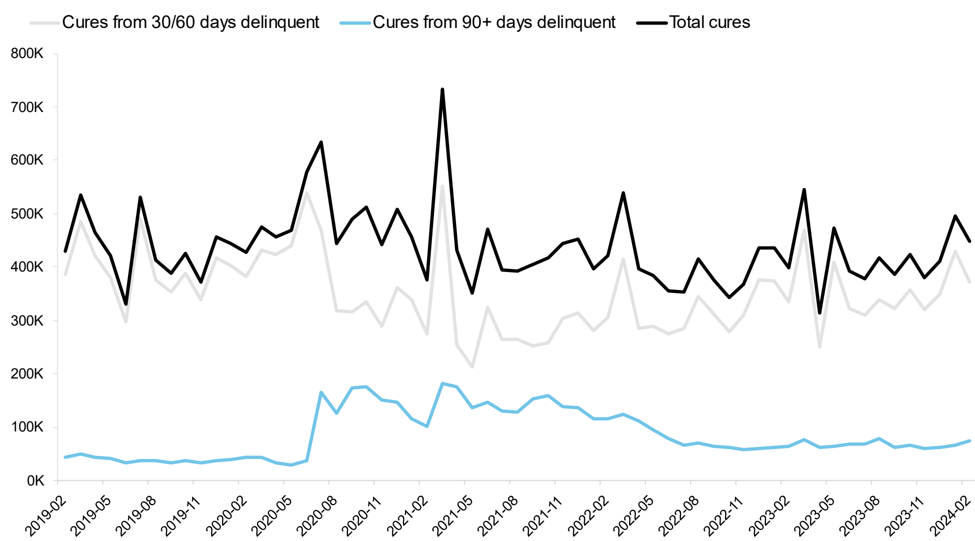
- The population of borrowers who fell one payment behind rose 6.5% from January's 8-month low, but remains close to the 12-month average
- Fewer borrowers sank further into delinquency in February, with the roll rate from 30 to 60 days past due falling -6.7% to a six-month low, and rolls from 30 to 60 days late down -4.9% to their lowest point in four months
- Cures from early-stage delinquency pulled back from last month's high, though late-stage cures rose 14.4% to a six-month peak
- Rolls from 60 to 90 days delinquent have held below 110K every month since March 2021, averaging 90K per month

Loans rolling to a more delinquent status



Source: ICE, McDash

Cures to current by previous delinquency bucket

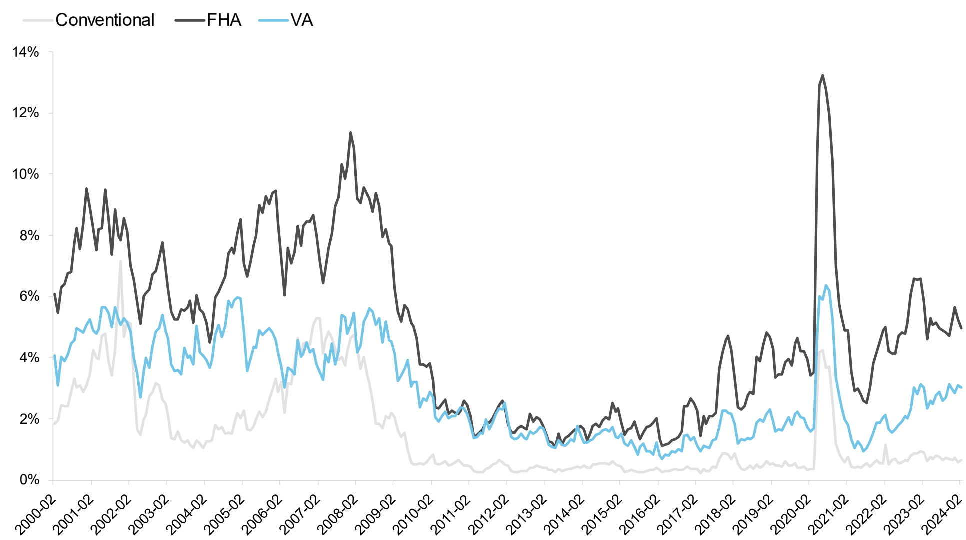


Source: ICE, McDash

Mortgage performance and foreclosure metrics

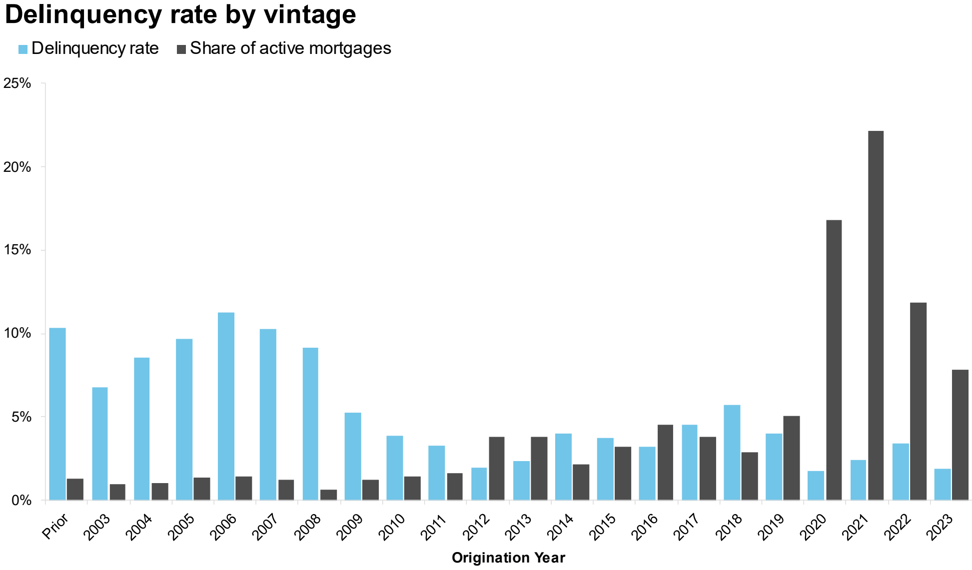
- Early-payment delinquencies remain elevated among recent originations, particularly FHA and VA loan products
- Such delinquencies have edged upward in recent years but remain well below pre-Great Financial Crisis levels, while FHA and conventional mortgages have both improved modestly year over year, with VA loans holding roughly flat
- Though early-payment delinquencies on conventional mortgages remain low, performance of late-2023 FHA and VA loans, originated when rates neared 8% and debt-to-income ratios reached series highs, remain worth watching
- Overall, performance remains historically strong, as the large volume of loans originated in 2020/2021 locked in fixed mortgage payments at low rates that have served to counter inflationary headwinds for these borrowers
- In total, 39% of all currently active loans were originated in those two years and have delinquency rates 36% below the market average, exerting a strong downward pull on the overall market

Delinquency rate of mortgages originated 6 months ago



Source: ICE, McDash

Delinquency rate by vintage

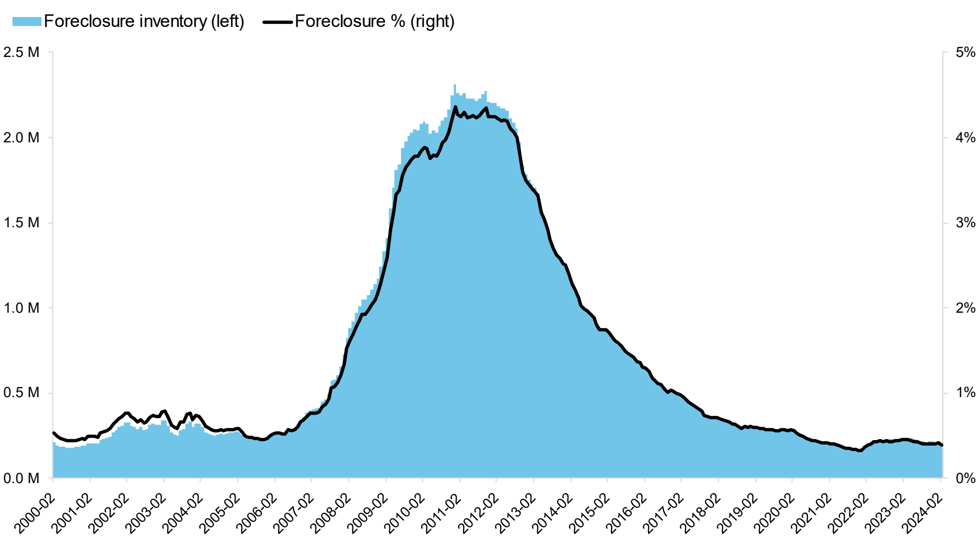


Source: ICE, McDash

Mortgage performance and foreclosure metrics

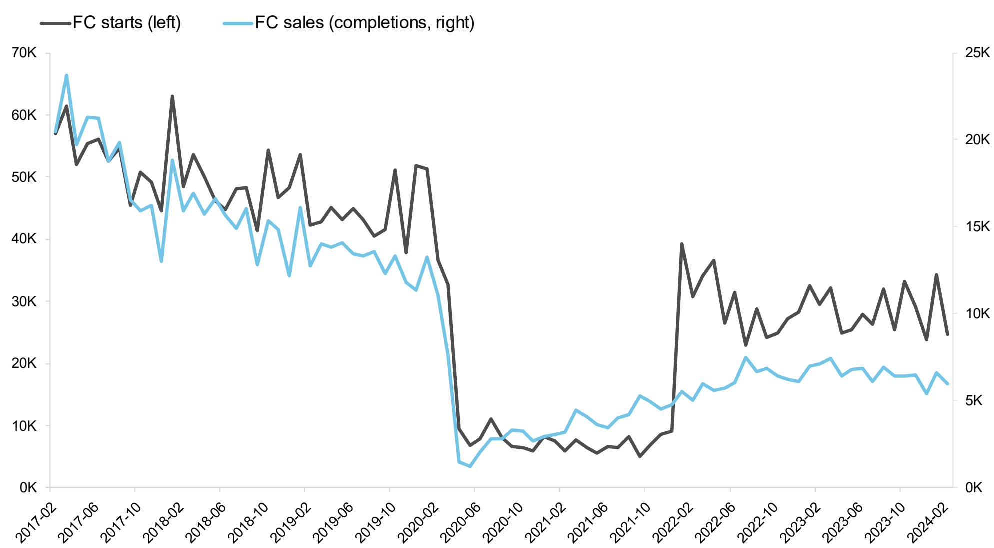
- Active foreclosure inventory fell 7K (-3.7%) to 211K – a 23-month low – still 25% (-72K) below pre-pandemic levels and the lowest it's been since March 2022
- Foreclosure starts decreased -27.7% in February to 25K – representing 5.3% of seriously delinquent inventory – the second-lowest level in over a year
- 6K foreclosure sales were completed nationally in February, down -9.5% from the month prior and near the current cycle low of 5.4K sales in December 2023
- Serious delinquencies remain low, and with around 70% protected through forbearance, loss mitigation, or bankruptcy, foreclosure starts remain almost 40% below pre-pandemic levels

Foreclosure inventory



Source: ICE, McDash

Foreclosure starts and sales

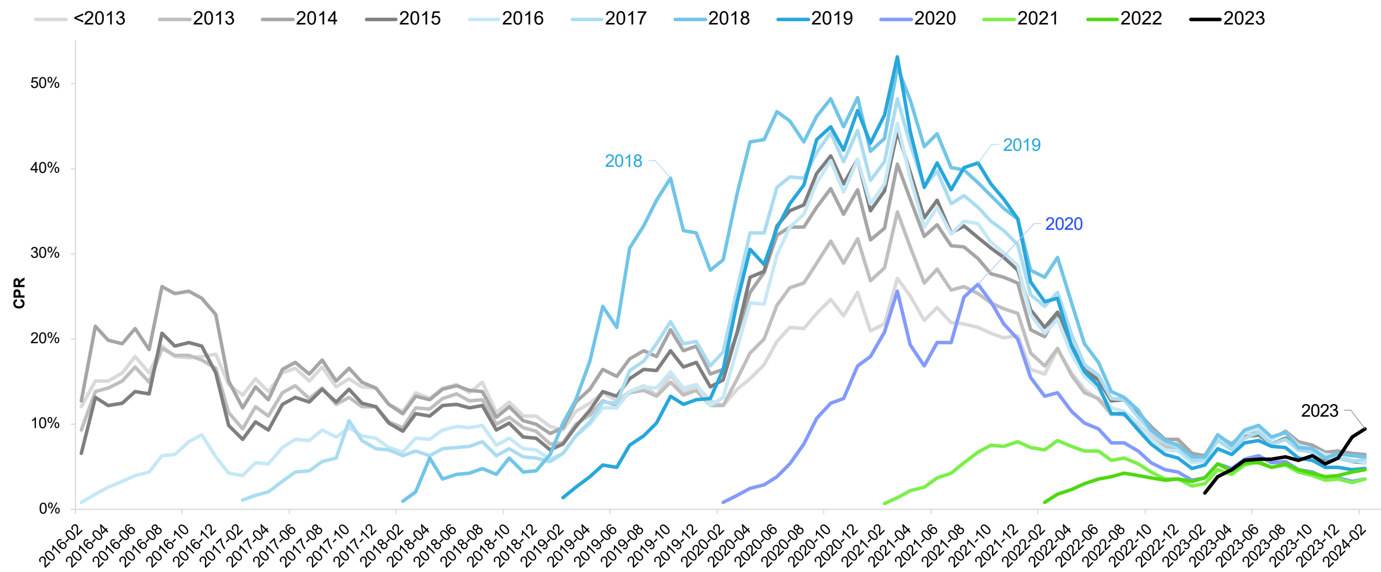


Source: ICE, McDash

Mortgage performance and foreclosure metrics

- Prepayment activity (SMM) rose 3 basis points (bps) in February to a level not seen since October as the pullback in rates at the start of 2024 provided modest boosts in refinance incentive and homebuyer demand
- Home sales and curtailments continue to drive the bulk of prepays, but refinance activity rose in February
- In fact, refinance-related prepayments rose 14% in February, driving the largest such single-month mortality (SMM) rate in 17 months
- Perhaps unsurprisingly, the 2023 vintage leads all others in prepayment speeds due to higher interest rates among such loans, with activity among 2023 originations rising noticeably in recent months
- Overall, the conditional prepayment rate (CPR) for the 2023 vintage is up 68% over the past three months – from 5.53% in November to 9.33% in February – and warrants close observation, as even modest rate increases can have an oversized impact on refinance incentive among such loans

Prepayment speeds by vintage



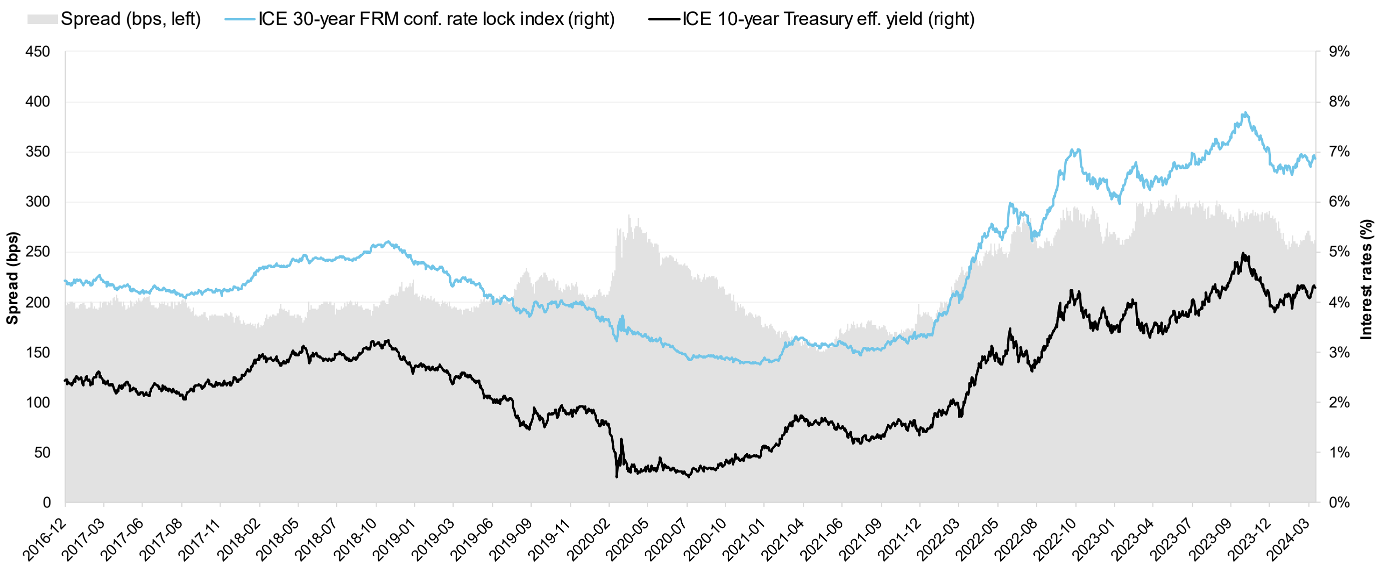
Source: ICE, McDash

Interest rates, affordability and the lock-in effect

This month we examine the relationship among interest rates, affordability and the so-called “lock-in” effect caused by an unusually high percentage of mortgage holders sitting on rates significantly below current levels. This information comes from ICE, the McDash loan-level mortgage performance database and other public and proprietary data sets.

- According to the ICE US Conforming 30-year Fixed Mortgage Rate Lock Index, mortgage rates reached 6.93% on Mar. 18, before easing 4 bps on Mar. 20, following the Fed press conference
- While mortgage rates remain well below October’s highs, they are 44 bps higher than at this time last year – important to note for those analyzing year-over-year changes in originations and housing market demand
- Mortgage rates have climbed nearly 40 bps since starting February at 6.53%; the 10-year Treasury effective yield has risen 45 bps over the same period
- The spread between the 30-year fixed mortgage rate and the 10-year Treasury yield fluctuated between 250 and 270 bps in February, still down as much as 20 bps since early January and ~50 bps from August
- Following the March FOMC meeting, CME FedWatch projected the Fed funds rate would be in the 4.50%-4.75% range by year’s end, not falling to 4.00%-4.25% until April 2025 – a significant upward shift from February’s end of 2024 projection
- Composite industry forecasts now have mortgage rates ending 2024 near 6.25% and closer to 5.8% by the end of 2025

30-year mortgage to 10-year Treasury yield spread

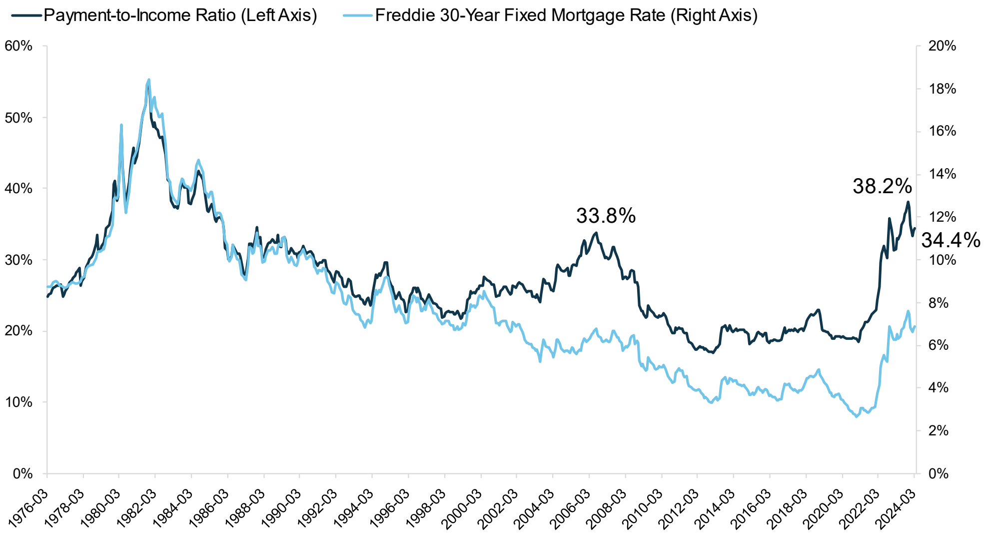


Source: ICE
Data through March 21, 2024

Interest rates, affordability and the lock-in effect

- As of Mar. 21, with mortgage rates at 6.87% according to the Freddie Mac PMMS, it required $2,325 to make the monthly principal and interest (P&I) payment on the median-priced home, representing 34.4% of the median household income
- That's down $174 from October's record high, but is effectively twice the payment (+96%) required in March 2021, when rates were in the low 3% range
- Every one of the nation's 100 largest markets is less affordable today than its long-run average, although to varying degrees on a geographic level
- Affordability in the Midwest is only modestly worse, with payment-to-income ratios in markets such as Cleveland, Des Moines, Toledo, Akron, Dayton and Detroit all within 1.5 percentage points (pp) of their long-run averages
- On the other end of the spectrum, it takes at least 20 pp more of median income than 'normal' in markets like Miami (+21 pp), Oxnard (+23 pp), San Jose (+25 pp), San Diego (+25 pp) and Los Angeles (+32 pp)
- The median home price as of March was 5.5 times the median household income and, while an improvement from the record 5.9 times income in June 2022, it's the second highest multiple for any March on record dating back to the mid-1970s

National payment-to-income ratio*

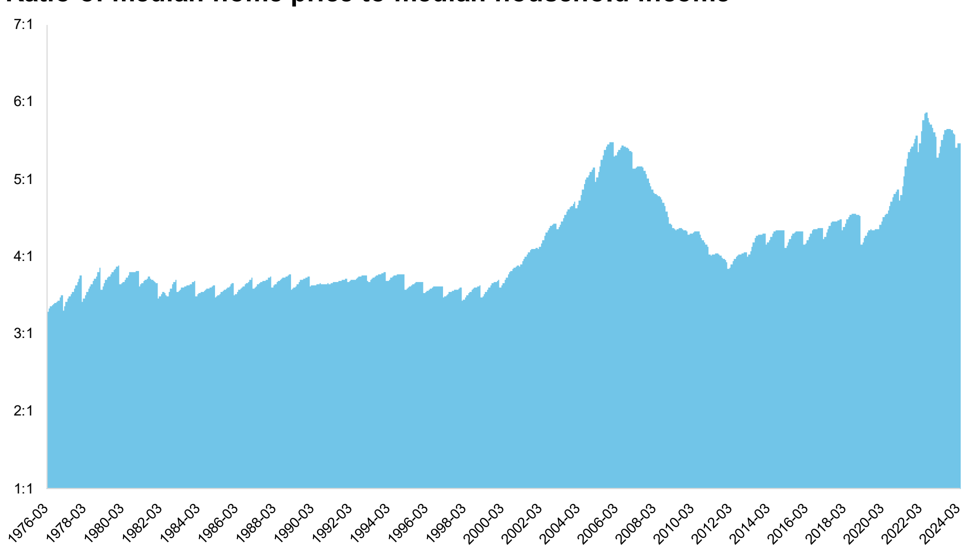


*The national payment-to-income ratio is the share of median income needed to make the monthly principal and interest payment on the purchase of the average-priced home using a 20% down 30-year fixed rate mortgage at the prevailing interest rate

Source: ICE Home Price Index, FHLMC PMMS, Census Bureau

March 2024 reading is based on Mar. 21, 2024 FHLMC PMMS of 6.87%

Ratio of median home price to median household income

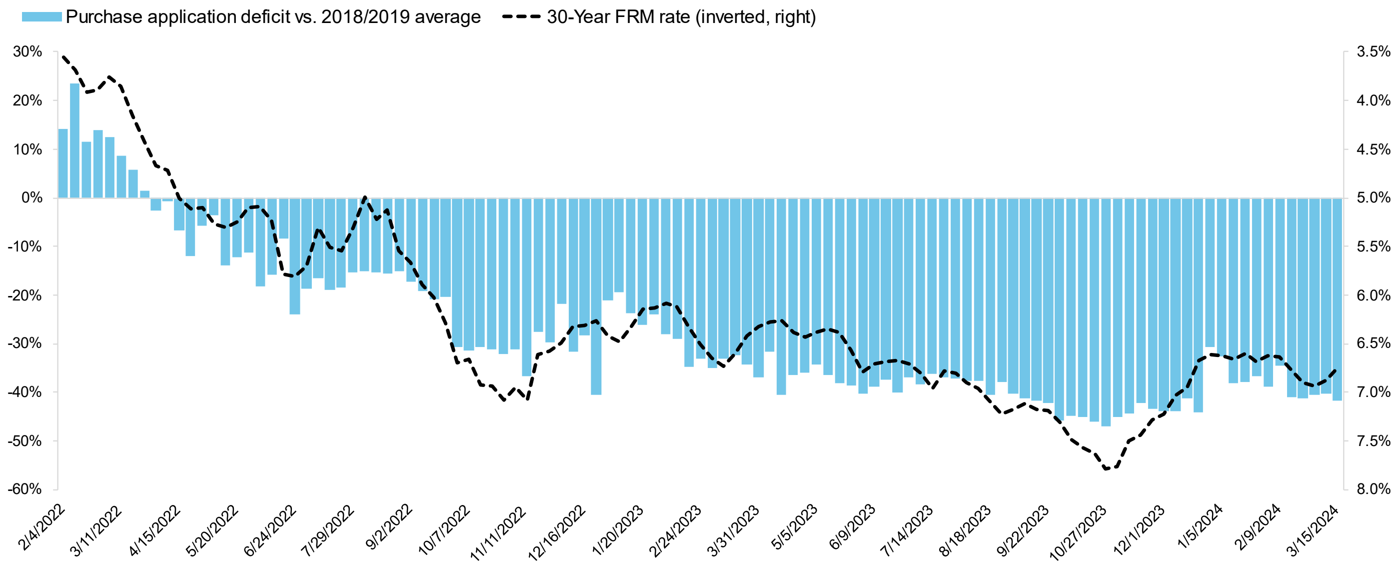


Source: ICE Home Price Index, Census Bureau

Interest rates, affordability and the lock-in effect

- Purchase applications have held at a consistent 40-41% deficit compared to their 2018-2019 same-week averages as mortgage rates pushed above 6.8%
- Purchase application volumes continue to trend alongside 30-year rates, reacting negatively to rate increases and recovering slowly during declines
- When mortgage rates held in a similar window in July 2023, purchase application deficits stood at -37%, 3pp less severe than what we're seeing now
- In addition to high interest rates, a shortage of homes for sale is also suppressing application volumes, as the lock-in effect of low rates on existing loans keeps many would-be sellers sidelined

Mortgage applications to purchase a home

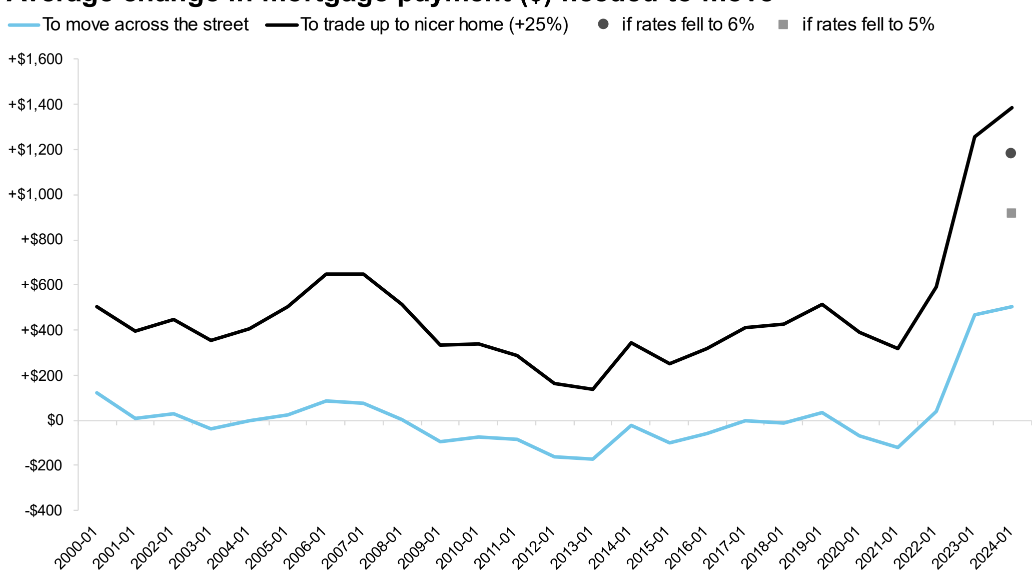


Source: ICE, MBA, FHLMC (PMMS)

Interest rates, affordability and the lock-in effect

- Today's homeowners face a trifecta of elevated rates, sky-high home prices and record equity, making the existing payment on their home incredibly attractive
- That being the case, it's worthwhile to try and quantify just how locked in these homeowners are but looking at how much it would cost to give up their current rate to simply move across the street, or upgrade to a 25% more expensive home
- From January 2000 to January 2022, before the Fed's latest tightening cycle, giving up one's existing mortgage to purchase a home of equivalent value across the street would have been a relatively break-even endeavor for the homeowner
- The homeowner would lose a bit of equity to relocation fees, but also recoup some of that cost with a lower interest rate and the recasting of their mortgage back out to a full 30-year term
- Historically, in this hypothetical even swap, a homeowner could expect to reduce their mortgage payment by a modest $25/mo. (-2%)
- Performing the same loan level analysis on today's mortgage holders – and factoring in current prevailing 30-year rates – that same move across the street today would require a $500 (+38%) jump in the average monthly mortgage payment
- The numbers become even more staggering when seen against the skyrocketing monthly cost of trading up to a bigger or better home

Average change in mortgage payment ($) needed to move



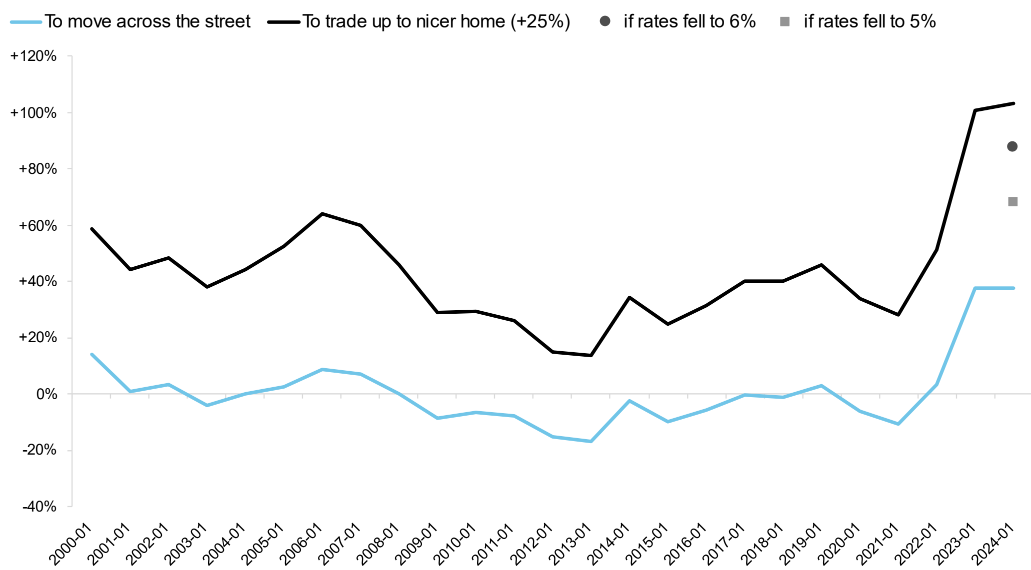
Source: ICE, McDash

Loan level analysis of borrowers currently in 30-year fixed rate mortgages; assumes relocations costs of 6% on the sale of their existing home with the remaining equity being rolled over to the new home purchase with borrower taking out a new 30-year mortgage for the remaining balance at the prevailing 30-year rate. 'Trade up' analysis assumes borrowers are purchasing a home valued 25% higher than the current market to market value of their existing home.

Interest rates, affordability and the lock-in effect

- From January 2000 through January 2022, the average mortgage holder trading up to a home worth 25% more would have had a monthly P&I payment increase of 39% (+$400)
- Today, that same trade would more than double the average monthly payment (+103% or +1,384/mo.), highlighting the real-world pressures keeping current mortgage holders locked into their current homes and loans
- Lower interest rates would provide some moderate relief
- If rates fell from to 6%, the monthly payment increase to trade up to a 25% more expensive home would ease from +103% to +88% – a modest but welcome improvement
- At 5%, it would require a +68% larger payment, still much higher than the long-run average of +39%, but perhaps enough to motivate someone with a compelling need or desire to upgrade

Average change in mortgage payment (%) needed to move



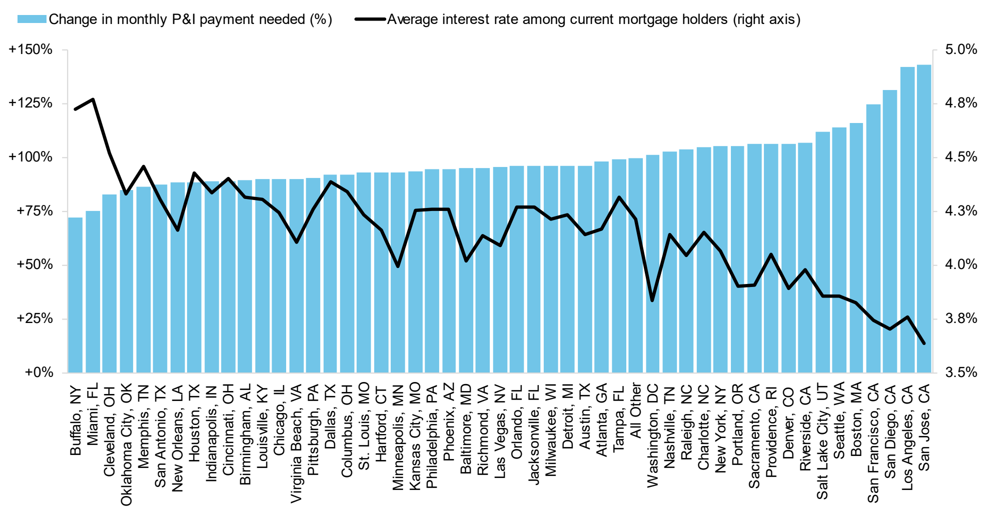
Source: ICE, McDash

Loan level analysis of borrowers currently in 30-year fixed rate mortgages; assumes relocations costs of 6% on the sale of their existing home with the remaining equity being rolled over to the new home purchase with borrower taking out a new 30-year mortgage for the remaining balance at the prevailing 30-year rate. 'Trade up' analysis assumes borrowers are purchasing a home valued 25% higher than the current market to market value of their existing home.

Interest rates, affordability and the lock-in effect

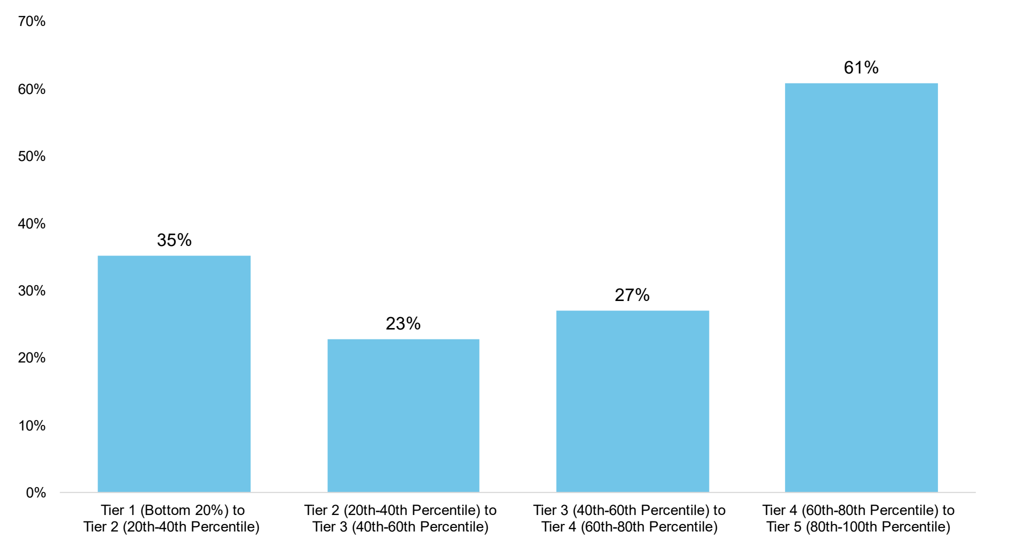
- The cost to give up one's existing mortgage and buy a 25% more expensive home varies significantly across geographies, requiring payment increases ranging from 72% on the low end in Buffalo to more than 140% in Los Angeles and San Jose
- Homeowners in these more expensive markets would be giving up low rates on much larger unpaid balances – an effect compounded by the fact that such borrowers *also* tend to have lower mortgage rates on their existing homes
- This is due in part to the fact that the breakeven point on a refinance transaction is typically lower for higher-balance borrowers, which means they tend to refinance earlier and more frequently when rates fall
- Because of this, the lock-in effect on inventories may be strongest in more expensive California metros such as San Jose, Los Angeles, San Diego, and San Francisco – markets that also face challenges in terms of new construction
- 25% is a good rule of thumb for middle-market trade-ups, but ICE's Home Price Index shows a much larger payment increase is needed to move out of the bottom or into the top tier, helping to constrain entry-level and trade-up inventory

Percentage change in monthly payment needed for average mortgage holder to upgrade to a 25% more expensive home



Source: ICE, McDash

Average change in home value between price tiers



Source: ICE, ICE Home Price Index

Change in value between price tiers is the average different between price tiers at the CBSA level across the more than 900 CBSAs covered by the ICE Home Price Index

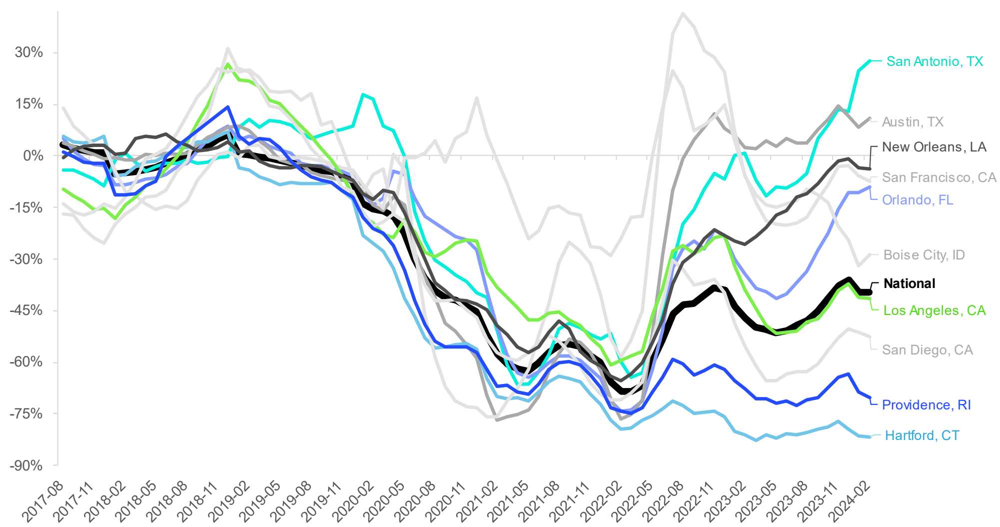
Loan level analysis of borrowers currently in 30-year fixed rate mortgages; assumes relocations costs of 6% on the sale of their existing home with the remaining equity being rolled over to the new home purchase with borrower taking out a new 30-year mortgage for the remaining balance at the prevailing 30-year rate. 'Trade up' analysis assumes borrowers are purchasing a home valued 25% higher than the current market to market value of their existing home.

Housing market update

With home affordability continuing to impact demand and transaction speeds, here we take a closer look at the inventory of homes for sale, sales volumes, and home prices across the U.S. This information has been compiled from the ICE Home Price Index and Collateral Analytics database.

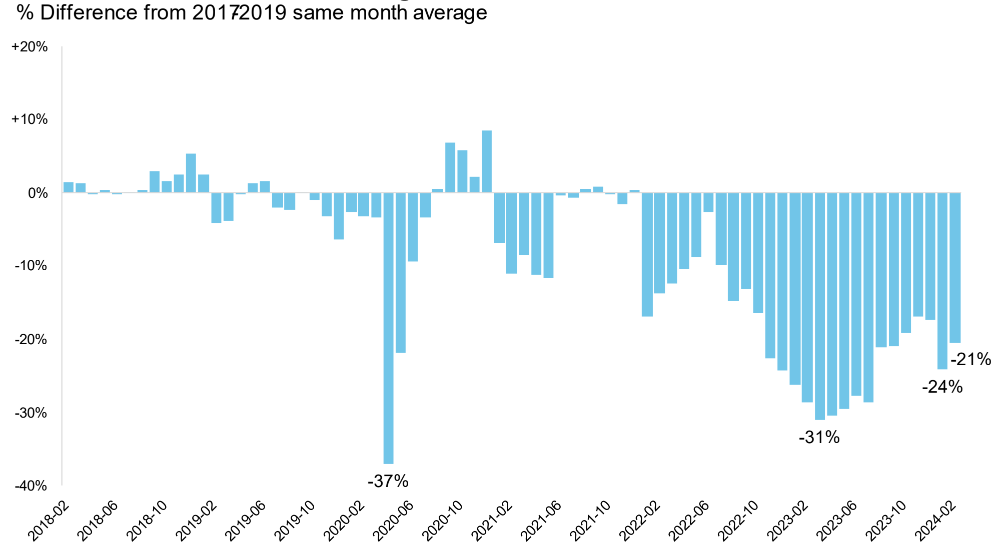
- The national inventory deficit held flat in February at 40% below the same-month pre-pandemic average
- While slightly worse than the 36% shortage at the start of 2024, it's the shallowest deficit for any February since 2020, which translates to more inventory for prospective homebuyers
- Indeed, February saw inventory rise in 60 of the 100 largest U.S. markets, and 65% have more homes for sale today than at this point last year.
- Connecticut markets (Hartford, Bridgeport, New Haven) and Providence, R.I., continue to see the deepest deficits (-70% or more), while only San Antonio, Austin, and Dallas, plus Lakeland, Fla., had inventory surpluses
- New Orleans, San Francisco, Los Angeles and San Diego all reported deepening deficits
- Following a 24% deficit in new listings in January, February's -21% is an improvement, but still well below pre-pandemic levels

Deficit of homes listed for sale
(% change from 2017-2019 same month average)



Source: ICE, Realtor.com

Deficit of new real estate listings
% Difference from 2017-2019 same month average

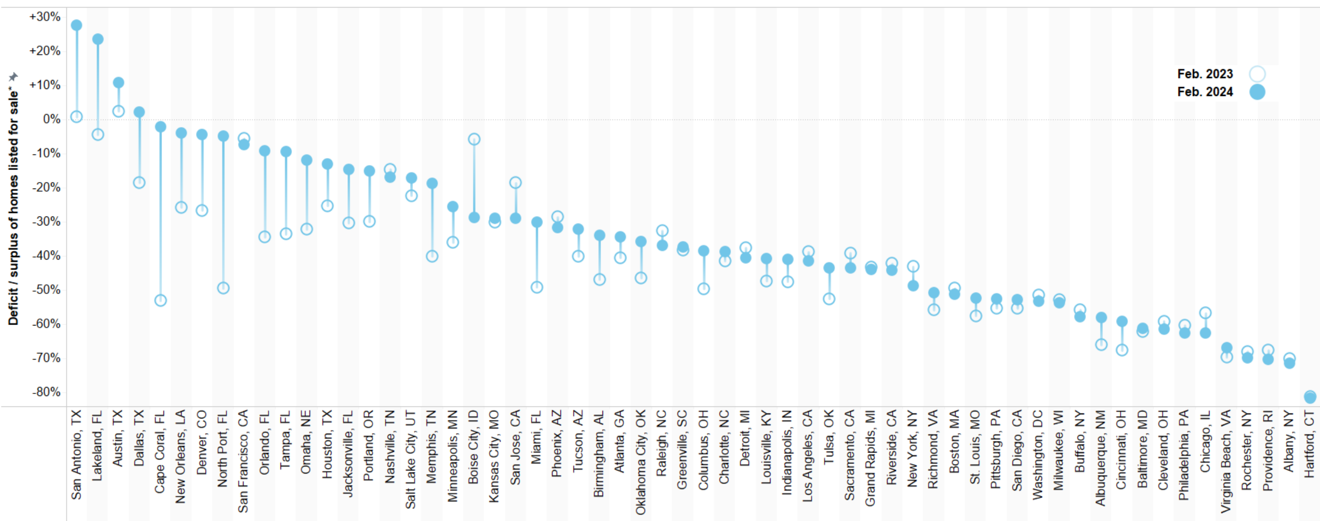


Source: ICE, Realtor.com

Housing market update

- 65% of markets had more inventory for sale in February than they did at the same time last year
- Some of the largest increases were in Florida, with Cape Coral and North Port each erasing deficits of almost 50%
- Inventory in Lakeland, Orlando, Tampa, Jacksonville, and Miami have all increased significantly in the past 12 months
- San Antonio, Dallas, New Orleans, Denver, Omaha, Houston, Portland, Memphis and Birmingham have also experienced notable improvement
- California markets are among the minority with worsening deficits this year, although the declines have been modest in most cases
- Boise has been an outlier overall, seeing inventory fall sharply over the past 12 months after moving into surplus territory in late 2022

Change in inventory deficit/surplus from same time last year



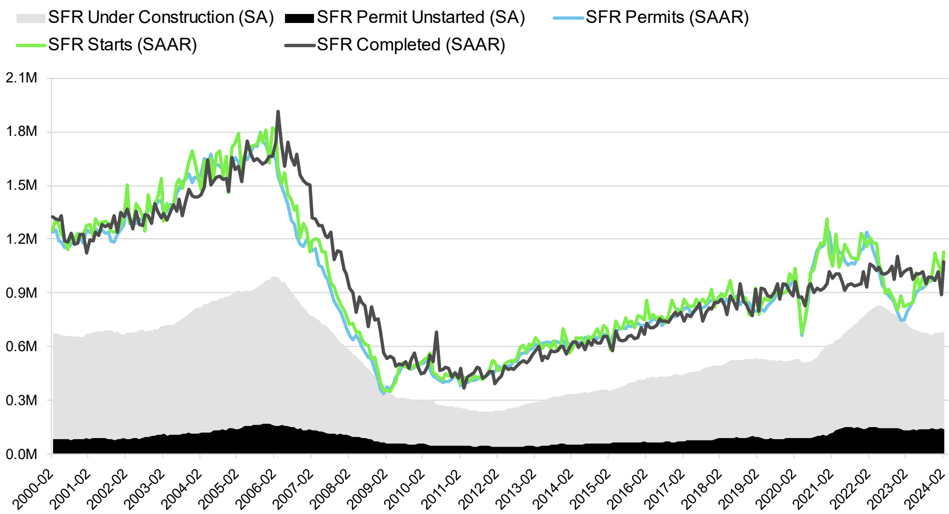
* Percent change from 2017-2019 same month average

Source: ICE, Realtor.com

Housing market update

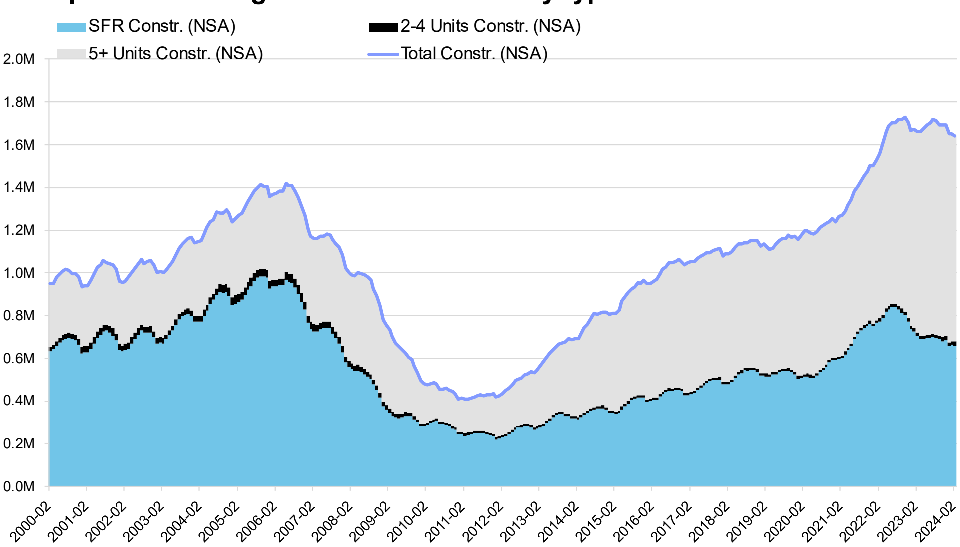
- New construction has a larger role to play in addressing inventory challenges in today's market
- Single-family residential (SFR) construction permits reached a seasonally adjusted annualized rate (SAAR) of 1.03M in February – a level last seen in May 2022
- SFR starts reached a SAAR of 1.13M in February, up 12% month over month and 35% year over year
- At a SAAR of 1.07M, SFR completions bounced 20% between January and February, while the number of SFR units under construction stayed flat at 683K on a seasonally-adjusted basis
- SFRs accounted for 41% of total residential construction in February, up from a low of less than 40% in October 2023 but down from a high of nearly 51% two years ago

New private SFR housing by stage of construction
(Seasonally adjusted – starts, permits, completions annualized)



Source: ICE; U.S. Census Bureau; U.S. Department of Housing and Urban Development (HUD); St. Louis Federal Reserve Bank (FRED)

New private housing under construction by type



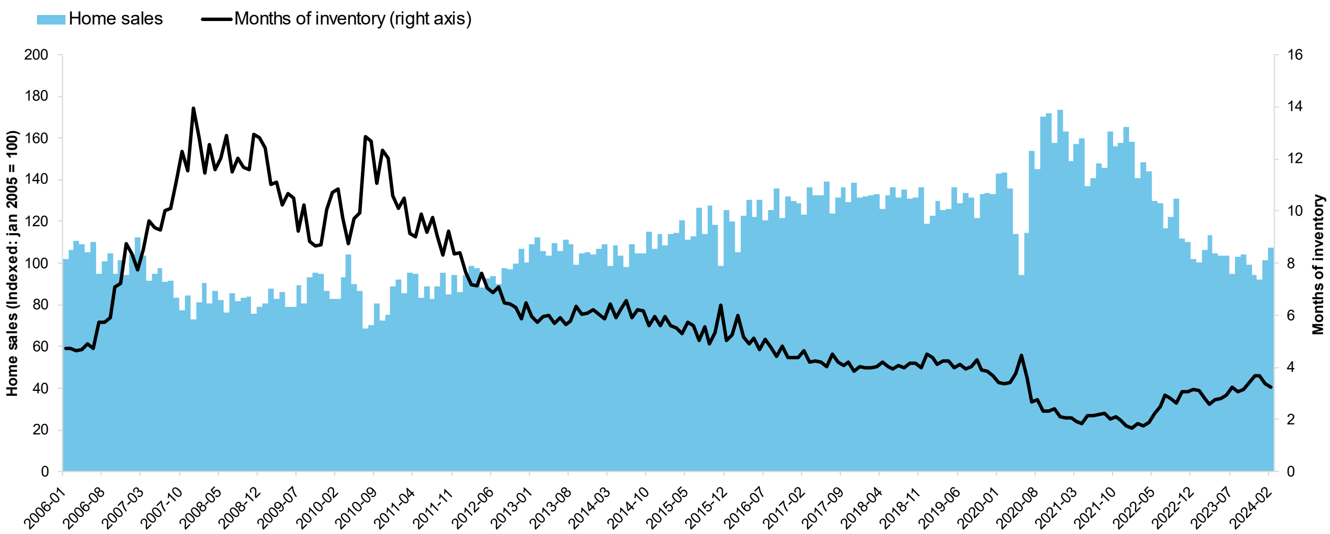
Source: ICE; U.S. Census Bureau; U.S. Department of Housing and Urban Development (HUD); St. Louis Federal Reserve Bank (FRED)

Housing market update

- Home sales have rebounded modestly over the last two months, after closing out 2023 at an 11-year low
- February home sales hit their highest adjusted level since March 2023, driven by lower interest rates in late Q4 and early Q1
- With sales rising, and inventory falling slightly since December, months of supply edged lower to 3.2 months in February, continuing to provide a floor to home prices
- That's the leanest months-of-supply metric we've seen in five months, but better than the 2.8 months of supply at the same time last year, which led to above-average price growth in spring 2023

Home sales and months of remaining inventory

Seasonally adjusted - single family residences and condos

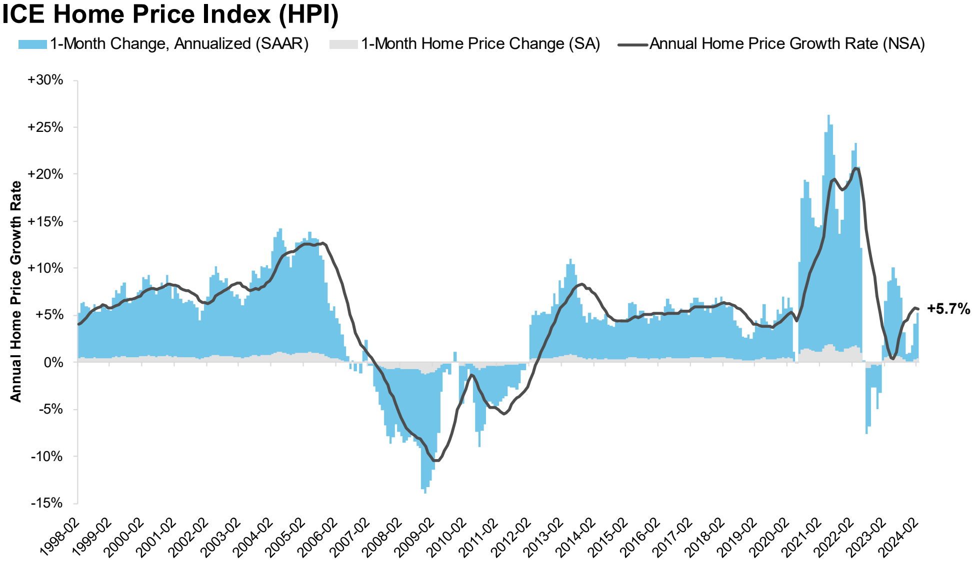


Source: ICE, Collateral Analytics

Housing market update

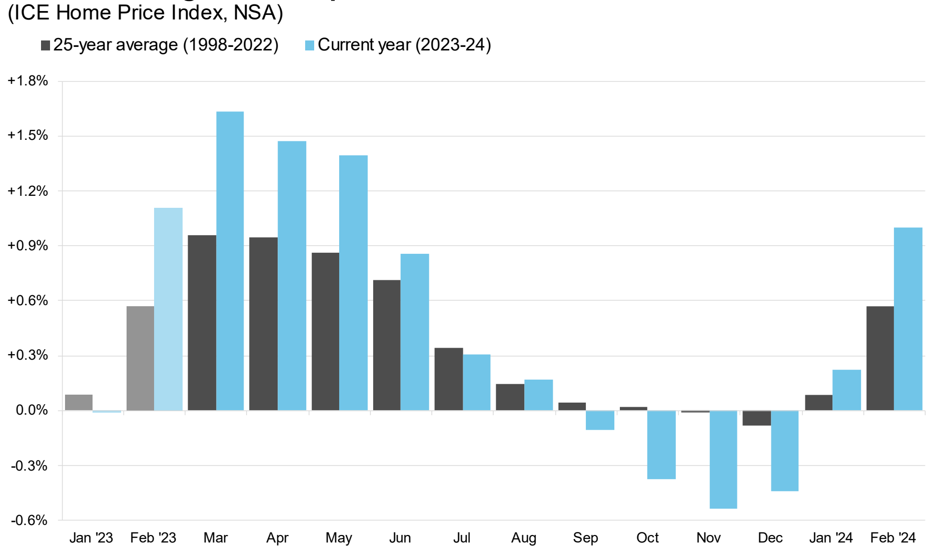
- Though annual home price growth edged slightly lower in February to +5.7% from an upwardly revised +5.8% in January, seasonally adjusted month-over-month gains moved higher
- Adjusted home prices rose by +0.43% in February, noticeably higher than the +0.33% revised single-month gain in January and equivalent to a +5.3% SAAR
- Seasonally adjusted annualized growth had fallen below 1% as recently as October, when 30-year rates near 8% pushed home affordability to a 39-year low
- While still expected to modestly decelerate over the next few months, sales activity on falling rates in January and February suggests annual home price growth could remain firmer than anticipated
- The lock-in phenomenon continues to impact inventory more strongly in the spring months, with the housing market falling into a pattern of super-seasonality in recent years as prices hold firmer in the spring and weaken in the fall and winter – even when accounting for traditional seasonal patterns

ICE Home Price Index (HPI)



Source: ICE Home Price Index (HPI)

1-month change in home prices
(ICE Home Price Index, NSA)

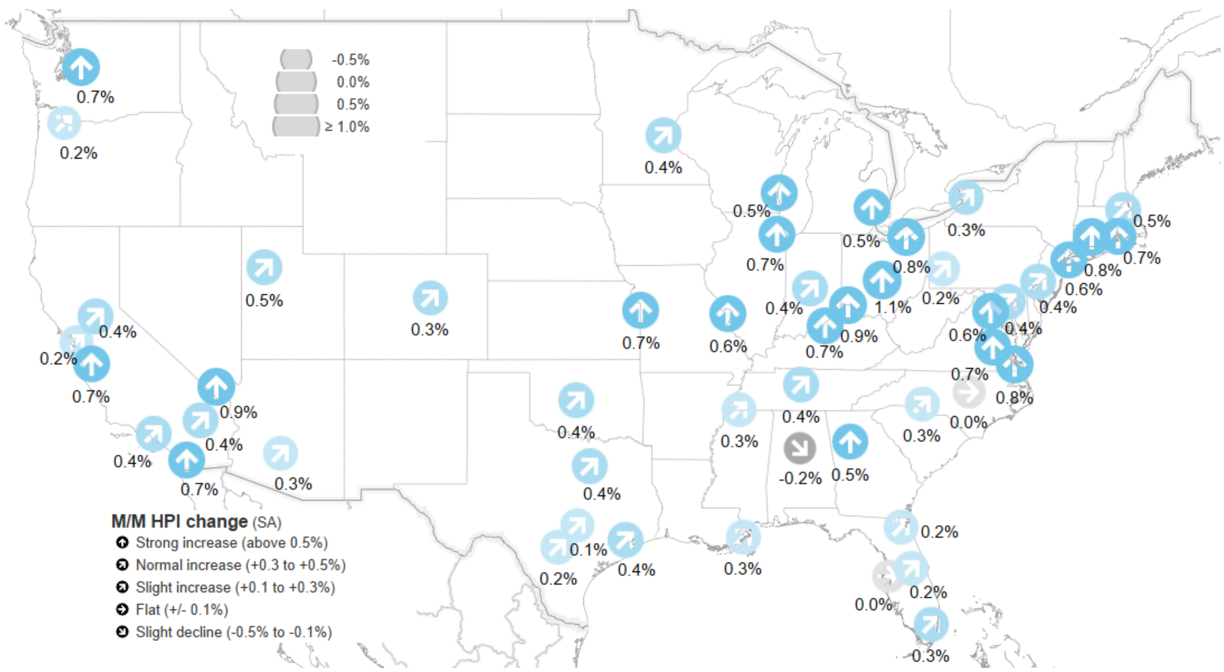


Source: ICE Home Price Index (HPI)

Housing market update

- Columbus (+1.09%) and Cincinnati, Ohio (+0.87%) saw the largest single month adjusted gains in February, followed by Las Vegas (+0.86%), Virginia Beach, (+0.83%), Hartford (+0.83%), and Cleveland (+0.82%)
- Birmingham (-0.17%) and Tampa (-0.01%) were the only markets where prices fell on an adjusted basis, with Raleigh (+0.01%) Austin (+0.14%), Portland, Ore. (+0.17%), and San Francisco (+0.17%) experiencing the smallest increases
- Price growth across Florida was muted, with growth rates in all nine of the state's largest markets below the national average, and smaller markets like North Port and Cape Coral easing slightly in February
- Price gains accelerated in 42 of the 50 largest markets in February, led by Columbus and Cincinnati with Las Vegas and Denver picking up steam as well
- Six of the eight markets where home price growth slowed are in California (Riverside, Sacramento, Los Angeles, San Diego, San Francisco and San Jose), somewhat surprising given that inventory deficits have grown in many of these metros
- California remains split, with half of markets – including San Jose (+0.72%), San Diego (+0.68%) and Stockton (+0.53%) – experiencing above-average growth, and half below; San Francisco, at +0.17%, was somewhere in the middle

1-month home price growth (seasonally adjusted)



Source: ICE Home Price Index (HPI)
February 2024

Arrows indicate whether the seasonally adjusted annualized rate is higher (▲) or lower (▼) than the annual growth rate

Highest home price growth rates

Rank	Geography (CBSA)	1-month home price growth rate (SA)	Annual home price growth rate	Seasonally adjusted annualized rate (SAAR)
1	Columbus, OH	**+1.09%**	+8.3%	▲ +13.1%
2	Cincinnati, OH	**+0.87%**	+9.2%	▲ +10.4%
3	Las Vegas, NV	**+0.86%**	+7.4%	▲ +10.3%
4	Virginia Beach, VA	**+0.83%**	+6.8%	▲ +10.0%
5	Hartford, CT	**+0.83%**	+12.5%	▼ +10.0%
6	Cleveland, OH	**+0.82%**	+8.0%	▲ +9.9%
7	Seattle, WA	**+0.74%**	+7.0%	▲ +8.9%
8	San Jose, CA	**+0.72%**	+9.6%	▼ +8.6%
9	Louisville, KY	**+0.71%**	+6.5%	▲ +8.5%
10	Chicago, IL	**+0.71%**	+8.0%	▲ +8.5%
11	Kansas City, MO	**+0.71%**	+7.5%	▲ +8.5%
12	Providence, RI	**+0.70%**	+10.1%	▼ +8.4%
13	San Diego, CA	**+0.68%**	+10.1%	▼ +8.1%
14	Richmond, VA	**+0.67%**	+6.8%	▲ +8.1%
15	St. Louis, MO	**+0.61%**	+6.9%	▲ +7.3%

Lowest home price growth rates

Rank	Geography (CBSA)	1-month home price growth rate (SA)	Annual home price growth rate	Seasonally adjusted annualized rate (SAAR)
36	Buffalo, NY	**+0.30%**	+7.7%	▼ +3.7%
37	Memphis, TN	**+0.29%**	+2.4%	▲ +3.5%
38	Charlotte, NC	**+0.28%**	+6.0%	▼ +3.4%
39	New Orleans, LA	**+0.26%**	+0.4%	▲ +3.2%
40	Phoenix, AZ	**+0.26%**	+5.0%	▼ +3.2%
41	Jacksonville, FL	**+0.25%**	+3.8%	▼ +3.0%
42	San Antonio, TX	**+0.24%**	-0.2%	▲ +2.9%
43	Orlando, FL	**+0.23%**	+4.9%	▼ +2.8%
44	Pittsburgh, PA	**+0.21%**	+5.3%	▼ +2.5%
45	San Francisco, CA	**+0.17%**	+3.0%	▼ +2.1%
46	Portland, OR	**+0.17%**	+1.7%	▲ +2.1%
47	Austin, TX	**+0.14%**	-2.9%	▲ +1.7%
48	Raleigh, NC	**+0.01%**	+4.1%	▼ +0.1%
49	Tampa, FL	**-0.01%**	+3.9%	▼ -0.1%
50	Birmingham, AL	**-0.17%**	+0.9%	▼ -2.1%

Appendix

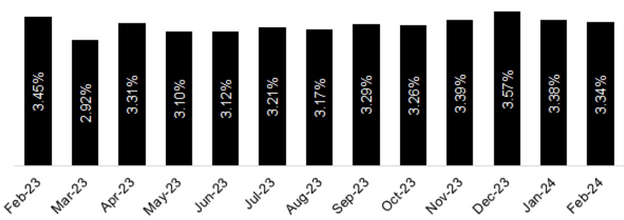
Summary statistics

Feb. 29, 2024

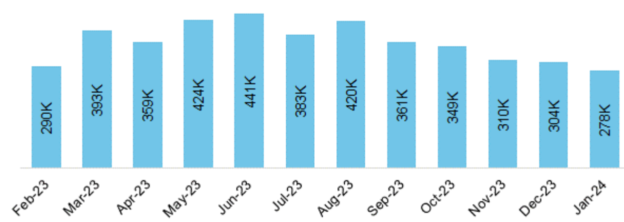
	Feb-24	Monthly change	YTD change	Yearly change
Delinquencies	3.34%	-1.29%	-1.29%	-3.24%
Foreclosure	0.40%	-3.49%	-3.49%	-13.22%
Foreclosure Starts	24,700	-27.78%	-27.78%	-16.27%
Seriously Delinquent (90+) or in Foreclosure	1.25%	-2.85%	-2.85%	-17.79%
New Originations (data as of Jan-24)	278K	-8.55%	-8.55%	5.32%

	Feb-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23
Delinquencies	3.34%	3.38%	3.57%	3.39%	3.26%	3.29%	3.17%	3.21%	3.12%	3.10%	3.31%	2.92%	3.45%
Foreclosure	0.40%	0.41%	0.40%	0.41%	0.41%	0.40%	0.41%	0.42%	0.42%	0.43%	0.44%	0.46%	0.46%
Foreclosure Starts	24,700	34,200	23,900	29,100	33,100	25,400	31,900	26,300	28,000	25,400	24,800	32,200	29,500
Seriously Delinquent (90+) or in Foreclosure	1.25%	1.29%	1.29%	1.27%	1.25%	1.26%	1.25%	1.30%	1.31%	1.35%	1.40%	1.43%	1.53%
New Originations		278K	304K	310K	349K	361K	420K	383K	441K	424K	359K	393K	290K

Total delinquencies



New originations



Non-current loans by state

State		DQ %	FC %	NC %	Yr/yr change in NC%
National		3.3%	0.4%	3.7%	-4.4%
MS		7.3%	0.6%	7.9%	-0.9%
LA	*	6.8%	0.9%	7.7%	1.0%
AL		5.5%	0.3%	5.8%	-0.1%
AR		4.8%	0.4%	5.2%	-1.2%
IN	*	4.6%	0.6%	5.1%	-1.7%
WV		4.6%	0.4%	5.0%	-3.5%
PA	*	4.2%	0.6%	4.9%	-4.6%
GA		4.5%	0.3%	4.8%	0.3%
OK	*	4.0%	0.6%	4.6%	-8.4%
IL	*	4.0%	0.6%	4.6%	-4.5%
TX		4.3%	0.3%	4.6%	-1.5%
OH	*	4.0%	0.6%	4.6%	-5.4%
DE	*	4.0%	0.5%	4.5%	-2.5%
MD	*	4.0%	0.4%	4.5%	-4.2%
SC	*	3.8%	0.5%	4.2%	-4.1%
KY	*	3.6%	0.6%	4.2%	-7.5%
NY	*	3.0%	1.2%	4.2%	-7.7%

State		DQ %	FC %	NC %	Yr/yr change in NC%
National		3.3%	0.4%	3.7%	-4.4%
FL	*	3.6%	0.5%	4.1%	-8.2%
IA	*	3.4%	0.5%	3.9%	-6.1%
CT	*	3.3%	0.5%	3.8%	-7.7%
MO		3.5%	0.3%	3.8%	-8.5%
RI		3.4%	0.3%	3.7%	-8.3%
TN		3.5%	0.2%	3.7%	1.1%
MI		3.5%	0.2%	3.7%	-7.2%
NJ	*	3.2%	0.5%	3.7%	-8.4%
WI	*	3.2%	0.4%	3.6%	-4.8%
KS	*	3.2%	0.4%	3.6%	-4.1%
NE	*	3.2%	0.2%	3.5%	-3.1%
ME	*	2.8%	0.7%	3.5%	-7.5%
NM	*	2.8%	0.5%	3.4%	-10.2%
NC		3.1%	0.3%	3.3%	-4.6%
VA		3.1%	0.2%	3.3%	-3.4%
VT	*	2.6%	0.6%	3.2%	-9.4%
MN		2.8%	0.3%	3.1%	-4.8%

State		DQ %	FC %	NC %	Yr/yr change in NC%
National		3.3%	0.4%	3.7%	-4.4%
SD	*	2.7%	0.4%	3.1%	7.2%
AZ		2.9%	0.1%	3.0%	6.4%
NV		2.7%	0.3%	3.0%	-6.5%
MA		2.7%	0.3%	3.0%	-6.2%
AK		2.6%	0.4%	3.0%	-10.7%
ND	*	2.3%	0.5%	2.8%	-11.2%
WY		2.6%	0.2%	2.8%	-13.3%
DC		2.1%	0.7%	2.8%	-9.0%
UT		2.6%	0.2%	2.7%	-11.3%
NH		2.5%	0.2%	2.7%	-9.2%
HI	*	1.9%	0.7%	2.6%	-5.9%
OR		2.0%	0.2%	2.3%	-6.2%
MT		2.0%	0.2%	2.2%	-1.5%
CA		2.1%	0.2%	2.2%	-4.9%
ID		2.0%	0.2%	2.1%	-1.0%
WA		1.9%	0.2%	2.1%	0.3%
CO		1.9%	0.1%	2.0%	-4.3%

***Indicates Judicial State**

Appendix

Loan counts and average days delinquent

Feb. 29, 2024

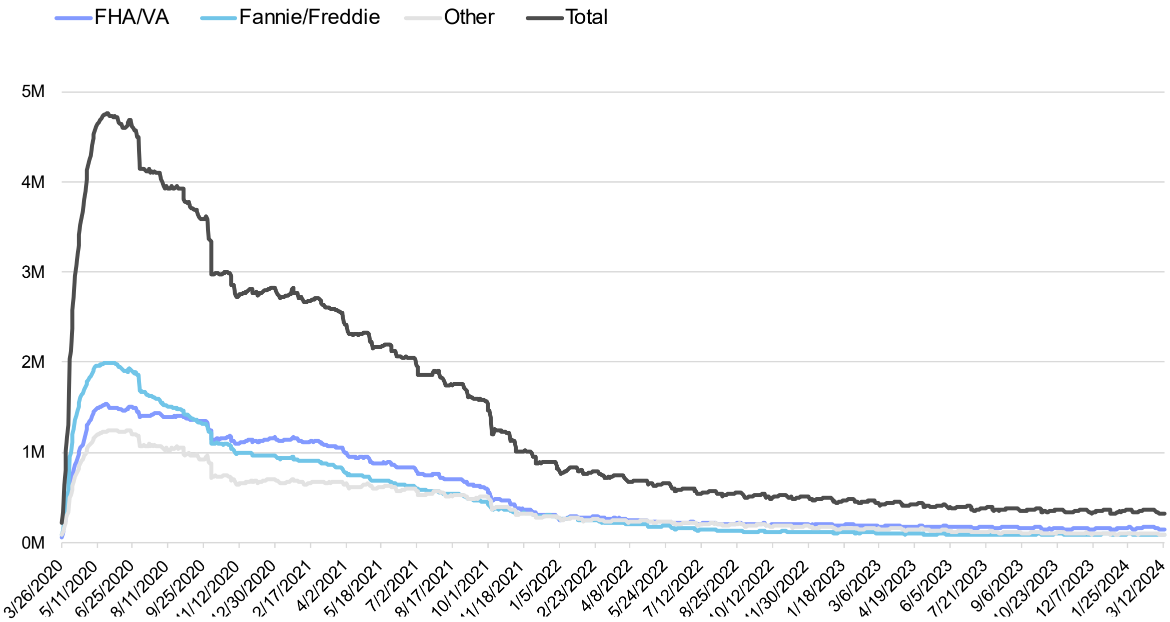
Month	Total active count	30 days	60 days	90+ days	Foreclosure (FC)	Total non-current	FC starts	FC sales (completions)	Average days delinquent for 90+	Average days delinquent for FC	DQ%	Monthly change	Yearly change	FC%	Monthly change	Yearly change
12/31/2000	41,340,000	1,403,000	332,000	378,000	190,000	2,302,000	32,800	16,200	210	305	5.1%	15.6%		0.5%	-2.7%	
12/31/2001	42,676,000	1,471,000	373,000	548,000	309,000	2,701,000	76,100	21,400	211	282	5.6%	10.3%	9.7%	0.7%	3.7%	58.1%
12/31/2002	43,421,000	1,425,000	364,000	483,000	317,000	2,587,000	76,400	23,200	237	298	5.2%	0.8%	-6.7%	0.7%	0.1%	0.5%
12/31/2003	43,833,000	1,204,000	336,000	474,000	321,000	2,335,000	83,100	24,300	275	345	4.6%	-6.0%	-12.1%	0.7%	6.7%	0.4%
12/31/2004	46,586,000	1,077,000	300,000	424,000	268,000	2,070,000	70,000	23,200	248	340	3.9%	-3.4%	-15.8%	0.6%	0.0%	-21.3%
12/31/2005	49,764,000	1,332,000	412,000	538,000	247,000	2,528,000	74,700	21,600	202	306	4.6%	1.7%	18.5%	0.5%	6.1%	-13.7%
12/31/2006	52,667,000	1,602,000	483,000	538,000	383,000	3,006,000	106,800	32,300	203	272	5.0%	9.1%	8.6%	0.7%	6.4%	46.3%
12/31/2007	54,156,000	1,792,000	663,000	904,000	729,000	4,088,000	168,800	51,500	188	258	6.2%	8.3%	24.6%	1.3%	10.8%	85.3%
12/31/2008	54,448,000	2,032,000	953,000	1,755,000	1,242,000	5,982,000	229,800	59,600	192	318	8.7%	0.6%	40.3%	2.3%	5.9%	69.5%
12/31/2009	54,131,000	1,840,000	896,000	2,909,000	2,043,000	7,689,000	230,000	99,400	247	415	10.4%	0.7%	19.8%	3.8%	0.0%	65.4%
12/31/2010	53,070,000	1,739,000	753,000	2,136,000	2,314,000	6,943,000	285,400	79,600	331	520	8.7%	-1.7%	-16.4%	4.4%	3.2%	15.5%
12/31/2011	51,973,000	1,639,000	660,000	1,834,000	2,204,000	6,337,000	185,100	76,200	394	667	8.0%	0.8%	-8.8%	4.2%	-0.1%	-2.7%
12/31/2012	50,867,000	1,500,000	594,000	1,587,000	1,751,000	5,433,000	144,300	58,700	463	802	7.2%	1.3%	-9.0%	3.4%	-1.5%	-18.8%
12/31/2013	49,779,000	1,393,000	534,000	1,260,000	1,246,000	4,433,000	110,000	43,600	498	908	6.4%	-0.1%	-11.5%	2.5%	-0.7%	-27.3%
12/31/2014	49,618,000	1,235,000	466,000	1,066,000	863,000	3,631,000	88,500	28,700	507	1,026	5.6%	-6.7%	-12.9%	1.7%	-0.5%	-30.6%
12/31/2015	49,662,000	1,138,000	412,000	793,000	676,000	3,019,000	76,800	27,600	493	1,055	4.7%	-3.2%	-15.4%	1.4%	-1.1%	-21.7%
12/31/2016	49,796,000	1,186,000	403,000	689,000	497,000	2,774,000	59,400	20,700	449	1,024	4.6%	-0.1%	-3.1%	1.0%	-2.5%	-26.7%
12/31/2017	50,091,000	1,297,000	451,000	750,000	354,000	2,853,000	44,500	13,000	351	923	5.0%	4.8%	9.1%	0.7%	-0.1%	-29.1%
12/31/2018	50,458,000	1,202,000	384,000	536,000	308,000	2,430,000	48,300	12,200	398	829	4.2%	5.2%	-15.7%	0.6%	1.4%	-13.6%
12/31/2019	51,144,000	1,158,000	378,000	480,000	288,000	2,304,000	51,800	11,400	348	764	3.9%	-2.1%	-6.2%	0.6%	-0.3%	-7.9%
12/31/2020	51,663,000	888,000	366,000	2,283,000	214,000	3,751,000	8,200	2,900	260	1,169	6.8%	-3.4%	73.6%	0.4%	0.2%	-26.4%
12/31/2021	51,822,000	745,000	225,000	1,132,000	167,000	2,270,000	9,000	4,800	414	1,560	4.1%	-4.9%	-40.7%	0.3%	-1.7%	-22.1%
12/31/2022	52,450,000	954,000	290,000	583,000	232,000	2,058,000	28,200	6,100	353	1,112	3.5%	-0.1%	-14.2%	0.4%	-0.2%	36.9%
12/31/2023	53,376,000	1,097,000	336,000	475,000	212,000	2,120,000	23,900	5,400	323	954	3.6%	5.6%	2.6%	0.4%	-2.4%	-10.2%
1/31/2024	53,346,000	1,003,000	329,000	470,000	219,000	2,022,000	34,200	6,600	322	910	3.4%	-5.5%	-0.1%	0.4%	3.4%	-9.4%
2/29/2024	53,412,000	1,013,000	309,000	459,000	211,000	1,993,000	24,700	6,000	322	920	3.3%	-1.3%	-3.2%	0.4%	-3.5%	-13.2%

Loan counts and average days delinquent – recent months

Month	Total active count	30 days	60 days	90+ days	Foreclosure (FC)	Total non-current	FC starts	FC sales (completions)	Average days delinquent for 90+	Average days delinquent for FC	DQ%	Monthly change	Yearly change	FC%	Monthly change	Yearly change
2/28/2022	51,872,000	856,000	244,000	945,000	205,000	2,251,000	30,800	5,000	409	1,322	3.9%	-0.9%	-41.9%	0.4%	7.9%	-2.7%
3/31/2022	51,905,000	691,000	215,000	842,000	209,000	1,957,000	34,100	6,000	409	1,282	3.4%	-14.6%	-41.0%	0.4%	1.5%	-0.4%
4/30/2022	51,970,000	731,000	202,000	752,000	220,000	1,905,000	36,600	5,600	408	1,238	3.2%	-3.7%	-39.4%	0.4%	5.2%	8.1%
5/31/2022	52,042,000	760,000	213,000	686,000	222,000	1,881,000	26,500	5,700	408	1,213	3.2%	-1.7%	-41.3%	0.4%	0.7%	12.0%
6/30/2022	52,128,000	800,000	227,000	648,000	229,000	1,903,000	31,500	6,000	407	1,175	3.2%	0.7%	-36.6%	0.4%	3.2%	19.9%
7/31/2022	52,190,000	862,000	247,000	629,000	224,000	1,962,000	22,900	7,500	390	1,171	3.3%	3.7%	-31.7%	0.4%	-2.4%	20.2%
8/31/2022	52,281,000	825,000	249,000	598,000	229,000	1,901,000	28,800	6,700	396	1,172	3.2%	-4.0%	-31.9%	0.4%	2.0%	24.8%
9/30/2022	52,356,000	816,000	249,000	587,000	228,000	1,880,000	24,200	6,900	388	1,158	3.2%	-1.3%	-31.3%	0.4%	-0.7%	30.7%
10/31/2022	52,359,000	910,000	264,000	582,000	228,000	1,983,000	24,900	6,400	379	1,148	3.4%	6.2%	-24.9%	0.4%	0.0%	29.9%
11/30/2022	52,399,000	958,000	288,000	582,000	232,000	2,059,000	27,300	6,300	371	1,129	3.5%	4.0%	-18.3%	0.4%	1.8%	34.8%
12/31/2022	52,450,000	954,000	290,000	583,000	232,000	2,058,000	28,200	6,100	353	1,112	3.5%	-0.1%	-14.2%	0.4%	-0.2%	36.9%
1/31/2023	52,492,000	908,000	288,000	579,000	238,000	2,012,000	32,500	7,000	348	1,075	3.4%	-2.9%	-15.1%	0.5%	2.4%	23.3%
2/28/2023	52,522,000	973,000	276,000	562,000	240,000	2,050,000	29,500	7,100	345	1,057	3.4%	2.0%	-12.6%	0.5%	0.8%	15.2%
3/31/2023	52,657,000	786,000	242,000	511,000	240,000	1,779,000	32,200	7,500	356	1,045	2.9%	-15.2%	-13.2%	0.5%	-0.2%	13.2%
4/30/2023	52,728,000	986,000	259,000	502,000	234,000	1,980,000	24,800	6,400	358	1,034	3.3%	13.3%	2.1%	0.4%	-2.6%	4.9%
5/31/2023	52,789,000	892,000	264,000	483,000	229,000	1,868,000	25,400	6,800	363	1,035	3.1%	-6.3%	-2.6%	0.4%	-2.0%	2.0%
6/30/2023	52,866,000	911,000	268,000	471,000	224,000	1,874,000	28,000	6,900	362	1,029	3.1%	0.5%	-2.8%	0.4%	-2.5%	-3.6%
7/31/2023	52,914,000	946,000	285,000	468,000	220,000	1,919,000	26,300	6,100	359	1,025	3.2%	2.9%	-3.6%	0.4%	-2.0%	-3.2%
8/31/2023	53,056,000	948,000	288,000	448,000	215,000	1,899,000	31,900	6,900	358	1,013	3.2%	-1.2%	-0.8%	0.4%	-2.4%	-7.4%
9/30/2023	53,135,000	997,000	296,000	455,000	214,000	1,963,000	25,400	6,400	353	1,014	3.3%	3.7%	4.3%	0.4%	-0.4%	-7.2%
10/31/2023	53,205,000	980,000	306,000	447,000	217,000	1,951,000	33,100	6,400	347	972	3.3%	-1.0%	-2.8%	0.4%	1.2%	-6.1%
11/30/2023	53,250,000	1,022,000	322,000	459,000	216,000	2,020,000	29,100	6,500	335	953	3.4%	3.9%	-2.9%	0.4%	-0.4%	-8.2%
12/31/2023	53,376,000	1,097,000	336,000	475,000	212,000	2,120,000	23,900	5,400	323	954	3.6%	5.6%	2.6%	0.4%	-2.4%	-10.2%
1/31/2024	53,346,000	1,003,000	329,000	470,000	219,000	2,022,000	34,200	6,600	322	910	3.4%	-5.5%	-0.1%	0.4%	3.4%	-9.4%
2/29/2024	53,412,000	1,013,000	309,000	459,000	211,000	1,993,000	24,700	6,000	322	920	3.3%	-1.3%	-3.2%	0.4%	-3.5%	-13.2%

Appendix

Active forbearance plans



	Fannie & Freddie	FHA & VA	Other**	Total
Loans in forbearance*	88,000	147,000	92,000	326,000
UPB of loans in forbearance ($Bil)*	$19.2	$26.7	$15.1	$61.1
Share of loans in forbearance*	0.3%	1.2%	0.7%	0.6%

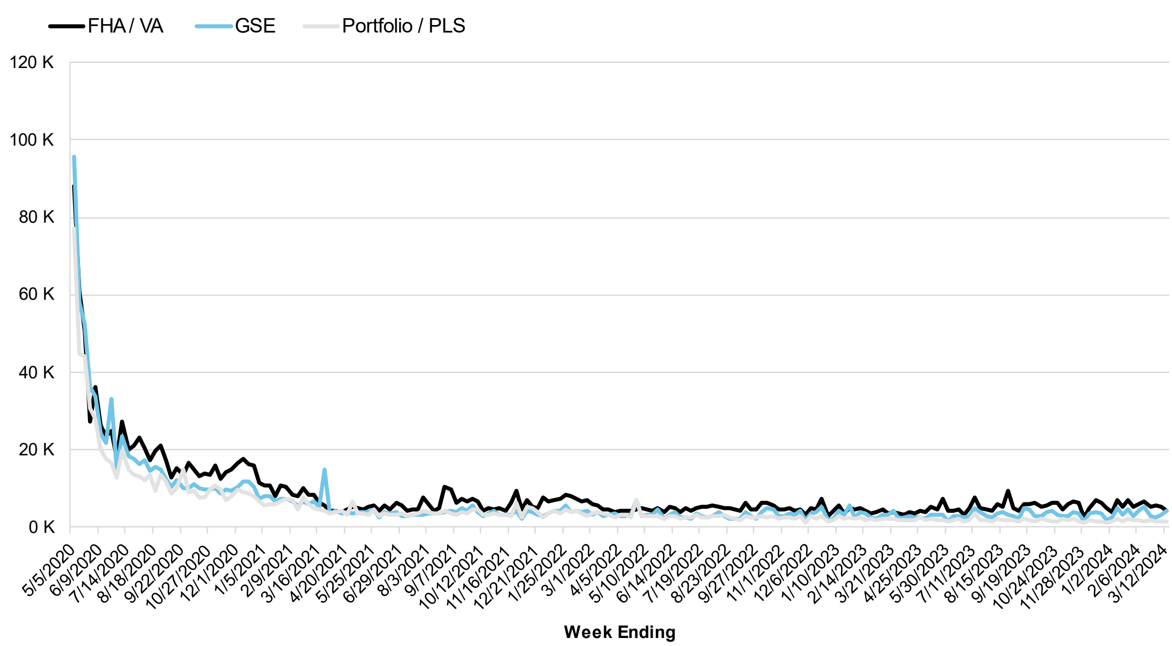
Source: ICE, McDash Flash

Data as of Mar. 12, 2024

*Figures in this report are based on observations from the ICE McDash Flash data set and are extrapolated to estimate the full mortgage market

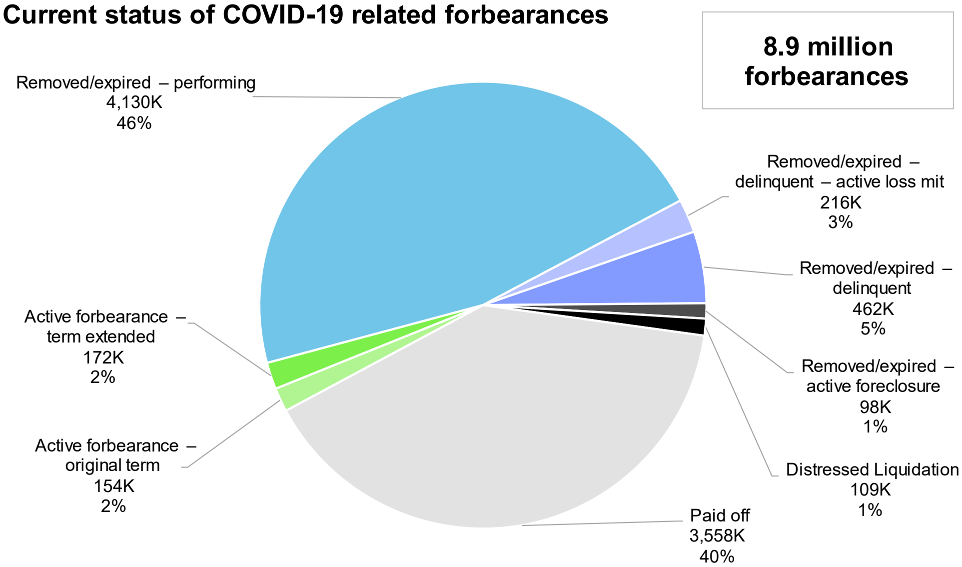
**Other category includes held in portfolios, private labeled securities, or by other entities

New forbearance-plan starts by investor



Appendix

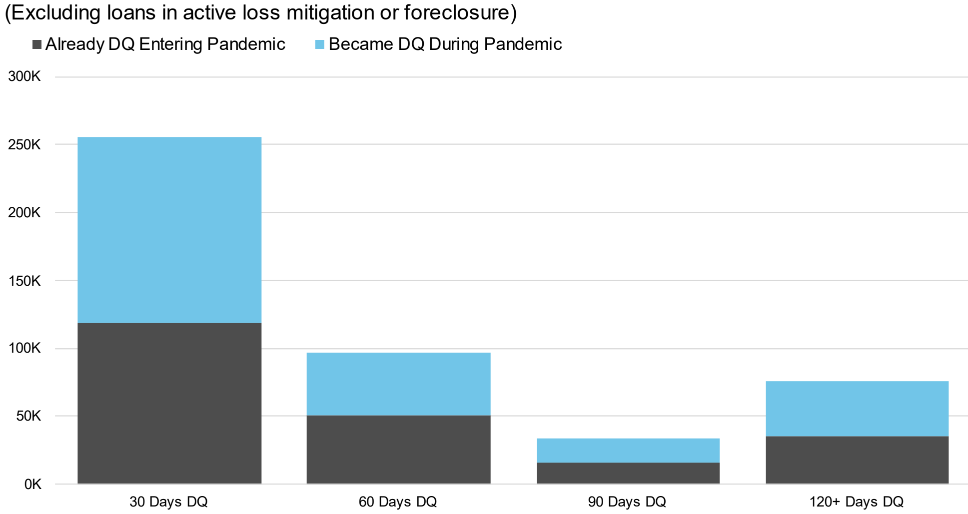
Current status of COVID-19 related forbearances



Source: ICE, McDash Flash
Data as of Mar. 12, 2024

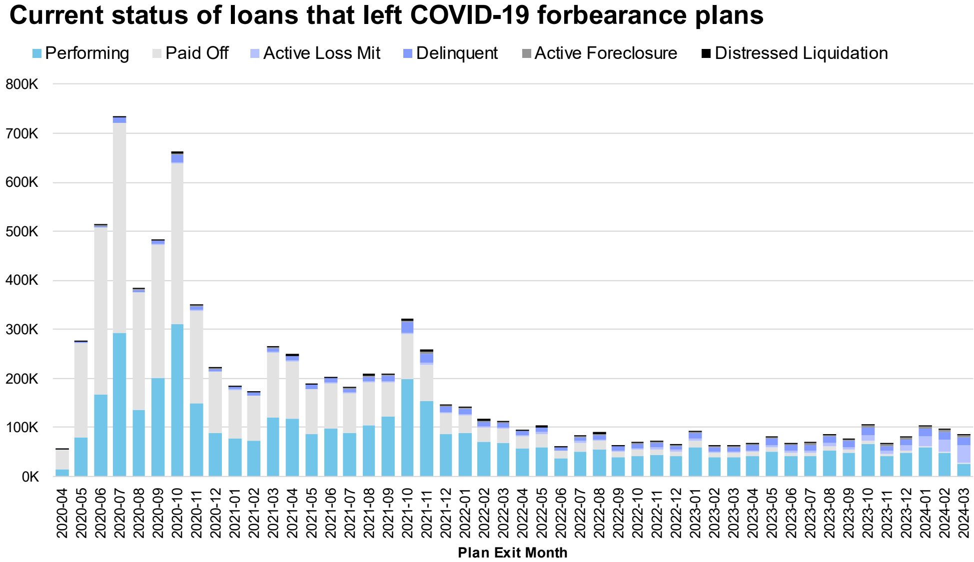
Breakdown of loans that remain delinquent following forbearance-plan exit

(Excluding loans in active loss mitigation or foreclosure)

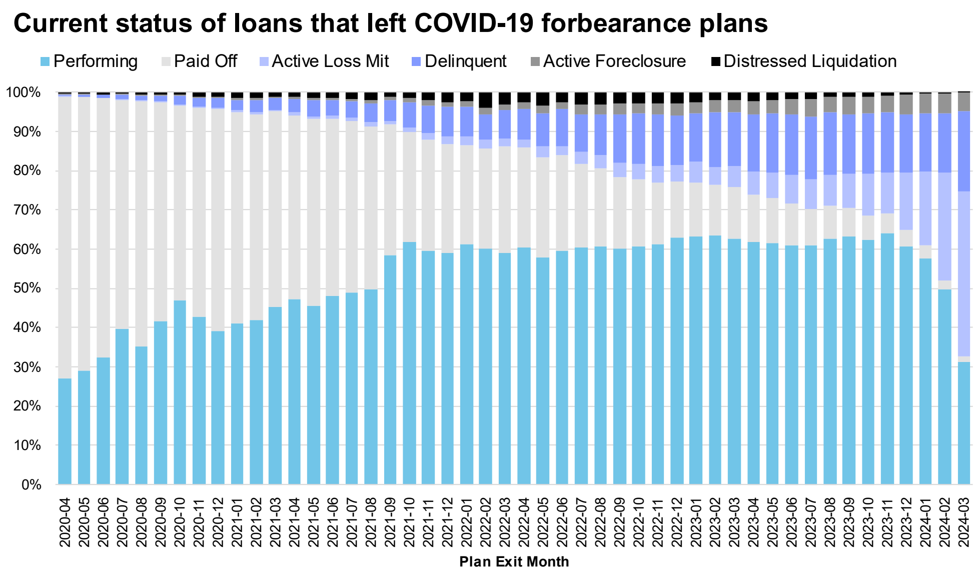


Source: ICE, McDash Flash
Data as of Mar. 12, 2024

Appendix



Source: ICE, McDash Flash
March 2024 data through the 12th of the month



Source: ICE, McDash Flash
March 2024 data through the 12th of the month

Definitions

Total active count	All active loans as of month-end, including loans in any state of delinquency or foreclosure. Post-sale loans and loans in REO are excluded from the total active count.
Delinquency statuses (30, 60, 90+, etc.)	All delinquency statuses are calculated using the MBA methodology based on the payment due date provided by the servicer. Loans in foreclosure are reported separately and are not included in the MBA days delinquent.
90-day defaults	Loans that were less than 90 days delinquent in the prior month and were 90 days delinquent, but not in foreclosure, in the current month.
Foreclosure inventory	The servicer has referred the loan to an attorney for foreclosure. Loans remain in foreclosure inventory from referral to sale.
Foreclosure starts	Any active loan that was not in foreclosure in the prior month that moves into foreclosure inventory in the current month.
Non-current	Loans in any stage of delinquency or foreclosure.
Foreclosure sale / new REO	Any loan that was in foreclosure in the prior month that moves into post-sale status or is flagged as a foreclosure liquidation.
REO	The loan is in post-sale foreclosure status. Listing status is not a consideration; this includes all properties on and off the market.
Deterioration ratio	The ratio of the percentage of loans deteriorating in delinquency status vs. those improving.

Extrapolation methodology: Mortgage statistics are scaled to estimate the total market performance based on coverage within the McDash database.

Disclosures

You can reach us by email at
mortgage.monitor@ice.com

Mortgage Monitor disclosures

View the full Mortgage Monitor disclosures with the link above.