Mortgage Monitor report

March 2024

Contents

Overview – March 2024

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

In this report, we recap high-level mortgage-performance statistics reported in our most recent First Look, including an expected rebound from December's calendar-driven rise in delinquencies.

This month, we discuss recent foreclosure trends and protections, and dive deeper into recent moves in interest rates. We examine origination trends with an eye toward first-time homebuyers, as well as refinance trends. We then look at the latest servicer retention rates as the mortgage market looks for a modest return of refinance volumes by year's end. Finally, we check in on the nation's housing market, analyzing the changes in for-sale inventory, sales volumes and home prices across the country.

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

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. Click on the chart to view in high resolution.

Overview of mortgage performance

Foreclosure starts rose – driven in part by seasonal pressures – but active foreclosure inventory remains 23% below pre-pandemic levels

-20 BPS

Delinquency rate

Delinquencies rebounded, as expected, from December's calendar-driven rise

Serious delinquencies (90+ days past due) remain 19% below the previous year

43.2%

Foreclosure starts

Foreclosure starts jumped to their highest level in almost two years

Loans in active foreclosure increased 7K, but are still 23% below pre-pandemic levels

1.4%

Prepayment activity

Prepayment activity rose as interest rates improved in January

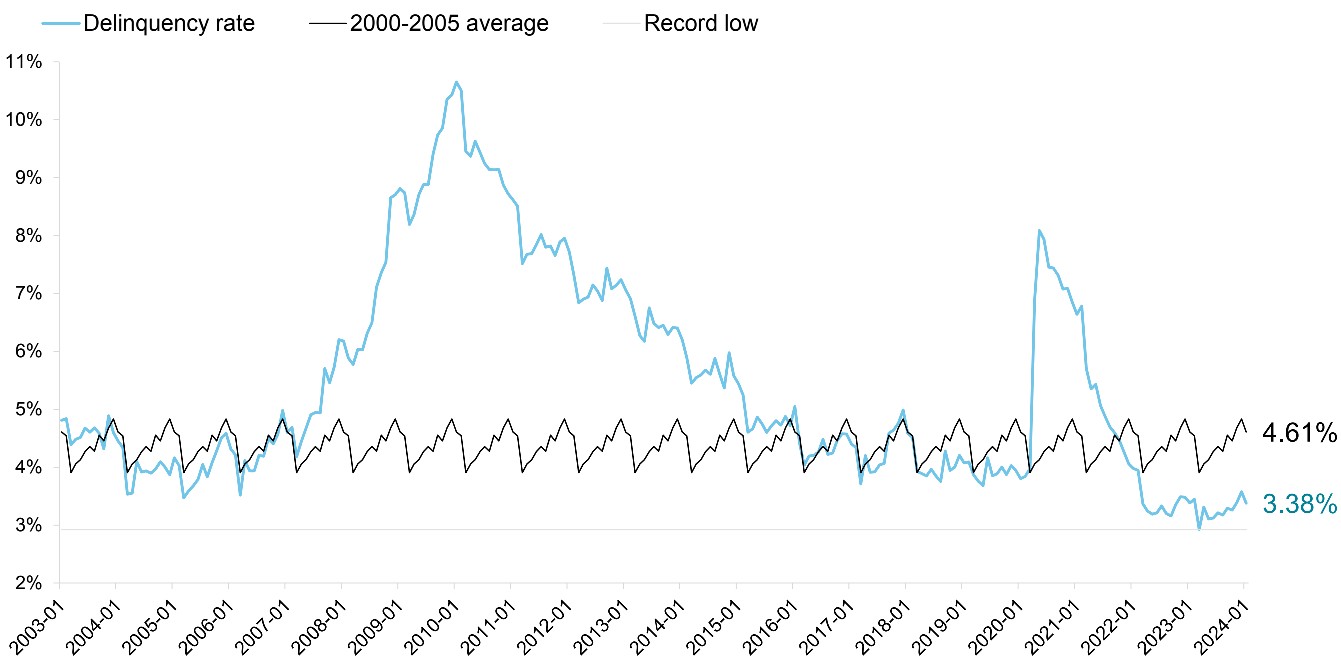
At 0.39%, single-month mortality was down 20% from last year

Mortgage performance and foreclosure metrics

The ICE McDash loan-level database provides key performance metrics for a clearer picture of the delinquency landscape. In this section, we take an in-depth look at mortgage-performance metrics for January, including a review of delinquencies, rolls and cures, and recent foreclosure trends and protections.

- The national delinquency rate dropped to 3.38% in January, the lowest level since October and flat from the previous year
- Delinquencies fell across the board, as inflows and rolls to later stages dropped below November levels, while cures from early- and late-stage delinquency continued to improve
- Serious delinquencies (loans 90+ days past due but not in active foreclosure) were down 109K (-19%) year over year, with the population now at 470K
- The number of borrowers 30-days late fell -94K (-8.6%) below November levels

National delinquency rate of first lien mortgages

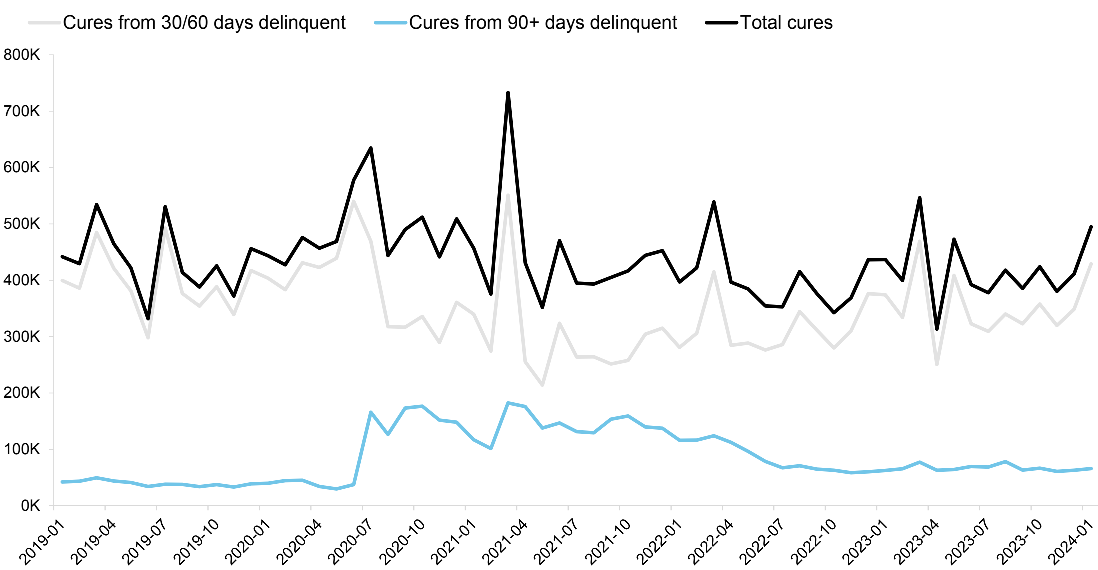


Source: ICE, McDash

Mortgage performance and foreclosure metrics

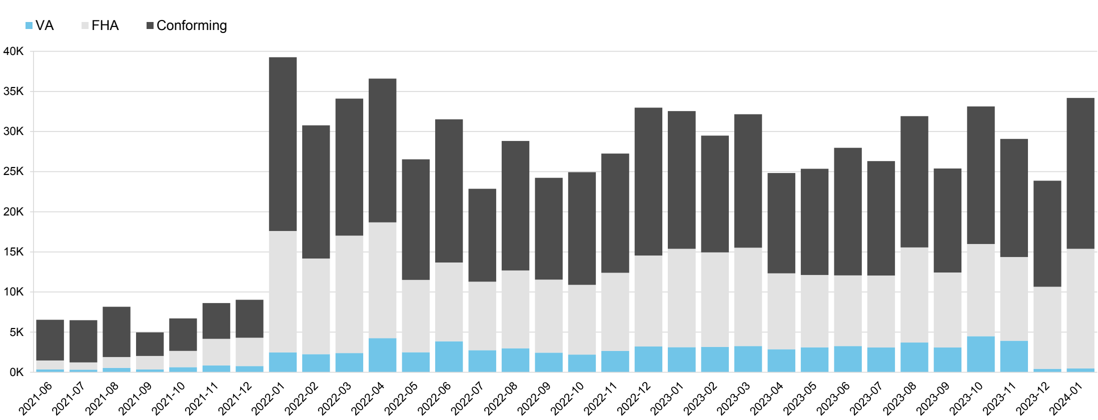
- Cures from early-stage delinquency improved by +81K (+23%) to 429K – the highest number since March – extending the prior month's progress
- Cures from late-stage delinquency also rose +3K (+5%) and extended a two-month streak
- Rising cures and falling delinquencies were an expected rebound from December's calendar-driven spike, which caused temporary bumps that were reversed in January
- Foreclosure starts hit a 21-month high in January, climbing above 34K for the first time since April 2022, despite a pause on VA foreclosures
- While VA foreclosure starts were all but non-existent, both FHA and conforming loans saw their largest foreclosure referral volumes in two years dating back to January 2022
- FHA foreclosure starts surpassed 14.9K in January, just below the 15.1K peak of January 2022; there were 18.8K starts on conforming loans
- Foreclosure starts tend to trend seasonally upward in January, but this year's rise appears sharper against the low volume of a Sunday month-end December

Cures to current by previous delinquency bucket



Source: ICE, McDash

Foreclosure starts – by mortgage type

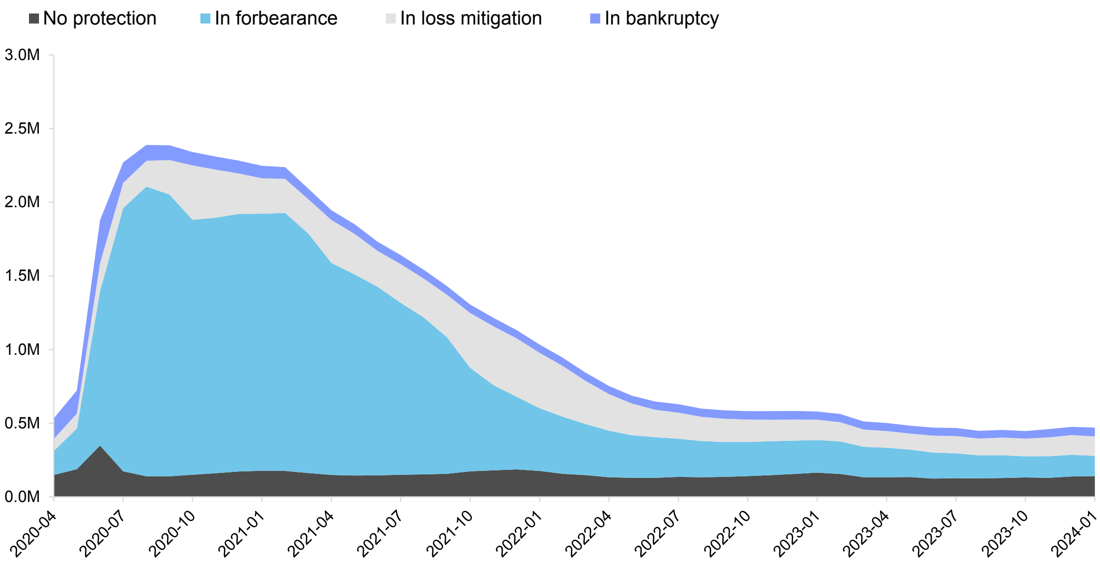


Source: ICE, McDash

Mortgage performance and foreclosure metrics

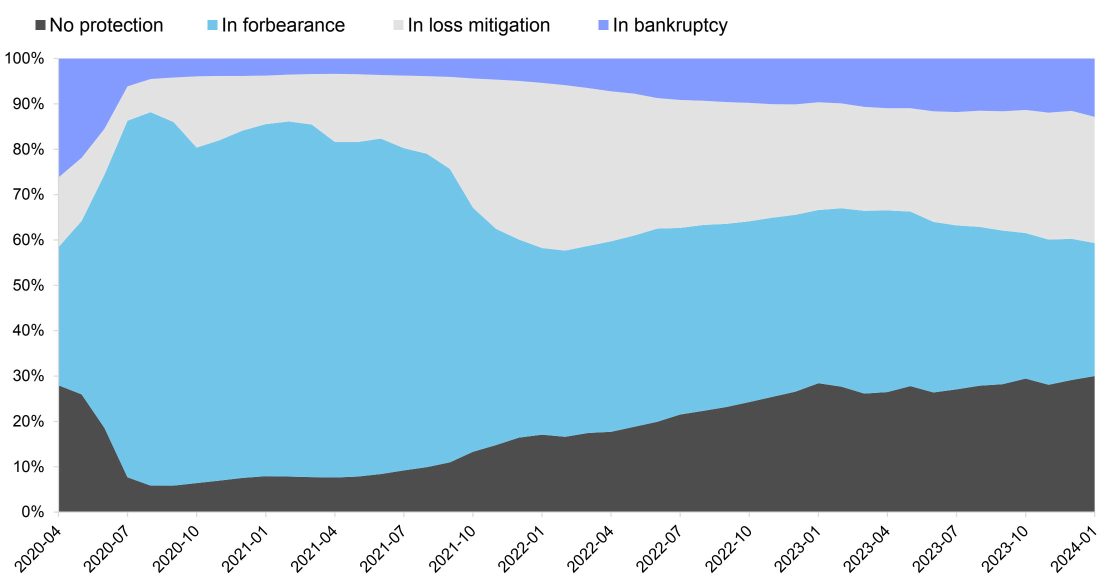
- While foreclosure starts jumped sharply in January, an assessment of seriously delinquent loans suggests near-term foreclosure risk likely remains muted
- The number of seriously delinquent mortgages improved by 5K in January – down 109K from the same time last year – and remains below pre-pandemic levels
- Additionally, while foreclosure protections continue to slowly wear off, some 70% of such serious delinquencies remain protected by either active forbearance, bankruptcy, or other loss mitigation
- 29% of serious delinquencies remain in active forbearance, down from more than 80% in 2020, with 28% in other forms of active loss mitigation and 13% in active bankruptcy
- Forbearance start rates remain resilient overall as many servicers continue to offer such programs as a first line of defense against default

Foreclosure protections on 90+ day delinquent mortgages



Source: ICE, McDash

Foreclosure protections on 90+ day delinquent mortgages



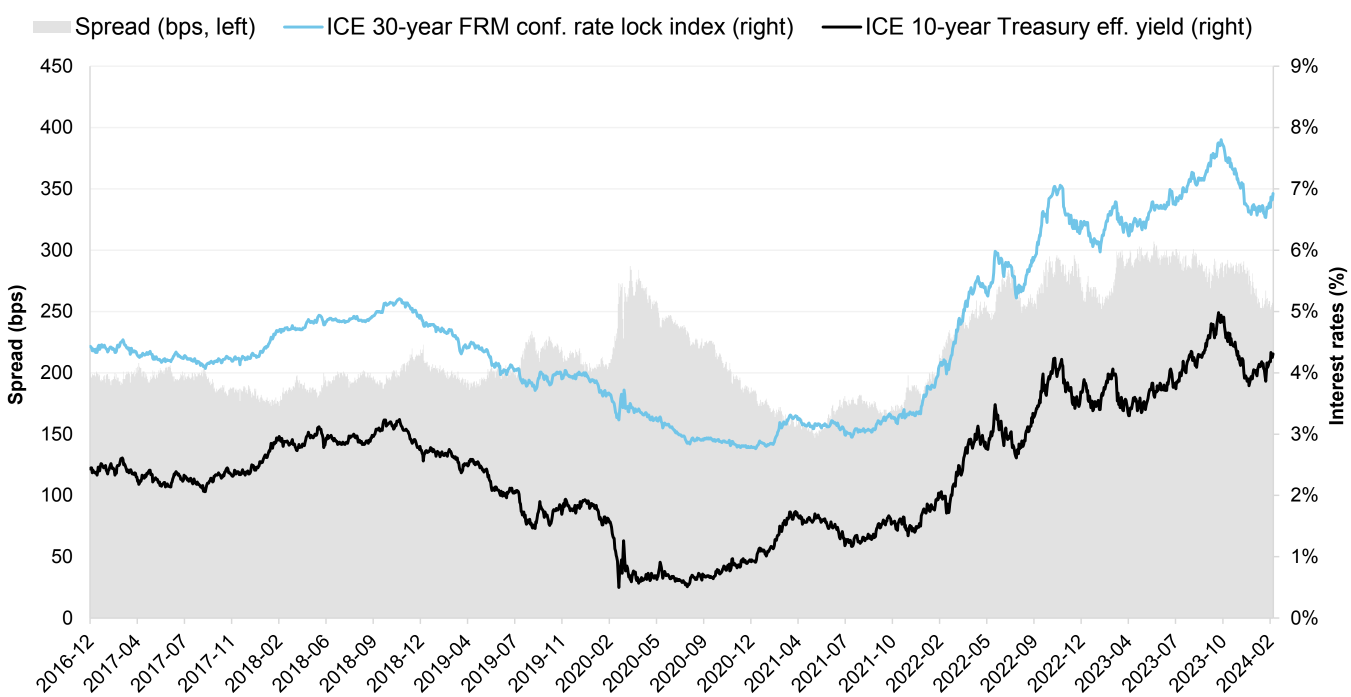
Source: ICE, McDash

Interest rates and origination trends

Interest rates are setting the tone for the mortgage market. Here we examine recent movement in 30-year rates and review origination trends with an eye toward first-time homebuyers as well as refinance trends and retention. This information comes from ICE, the McDash loan-level mortgage performance database and other public and proprietary data sets. Click on each chart to view its contents in high resolution.

- According to the ICE U.S. Conforming 30-year Fixed Mortgage Rate Lock Index, rates have edged higher, to 6.92% as of Feb. 16, and are now only 88 bps below the October high
- Rates are up 44 bps since this time last year, which is important to note for those analyzing year-over-year changes in originations and housing market demand
- Mortgage rates have climbed nearly 40 bps since the beginning of February; 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 has fluctuated between 250 and 270 bps in February, down as much as 20 bps from early January and ~50 bps from August
- As of Feb. 20, CME FedWatch projections for the next Fed rate cut had shifted from May to June, with the Fed funds rate expected to ease into the 5% to 5.25% range, with expectations for 2024 year end now around 4%-4.25%
- Composite industry forecasts have mortgage rates ending 2024 near 6%, with spreads expected to modestly ease but remain above long-run averages as we make our way through the year

30-year mortgage to 10-year Treasury yield spread

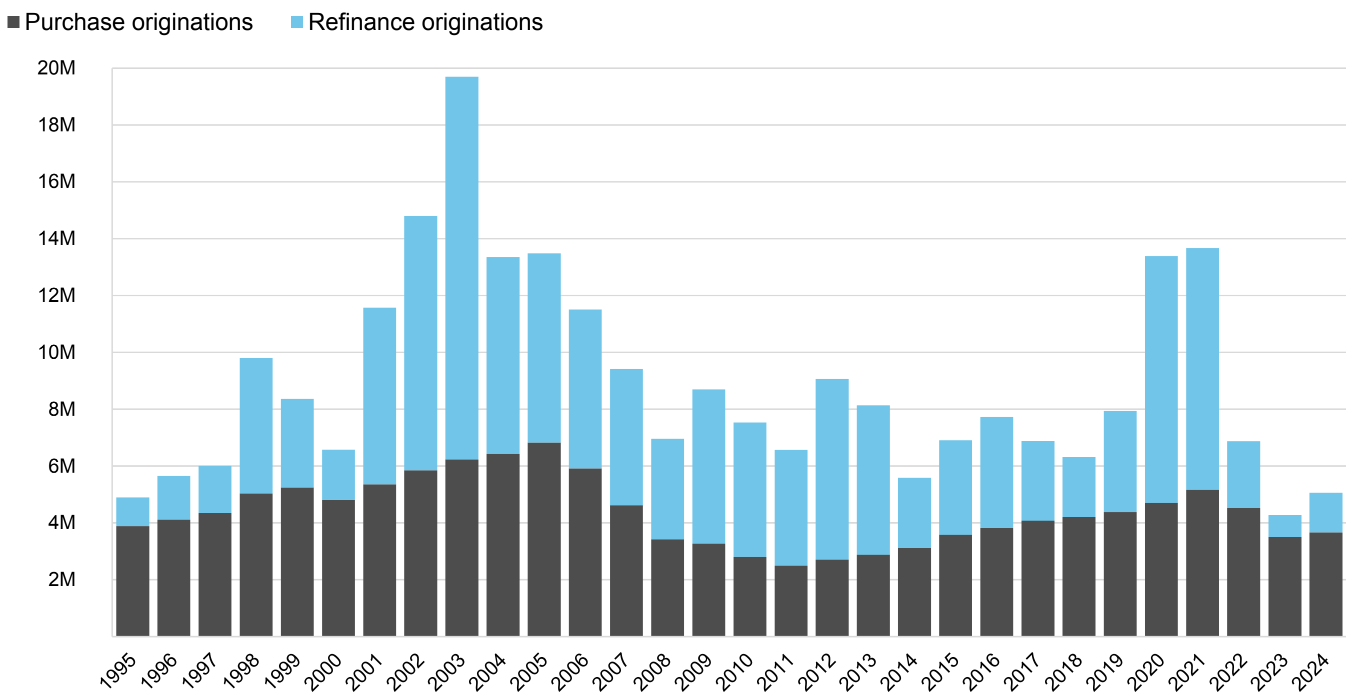


Source: ICE
Data through Feb. 16, 2024

Interest rates and origination trends

- 2023 ended on a weak note, with only 960K mortgages originated in Q4, down 13% from Q4 2022 and only the second quarter since 1995 (along with Q1 2023) with fewer than 1M first lien originations
- That brought the total for 2023 to 4.3M, the lowest since ICE began tracking the metric 30 years ago
- The market is still expected to be purchase dominant, especially early in the year, with roughly three quarters of all lending expected to come from purchase transactions
- As discussed in last month's Mortgage Monitor, refinance activity is expected to grow this year, if and when rates dip into the low 6% range, especially from borrowers who took out mortgages over the past 12 months

First lien mortgage originations (count)

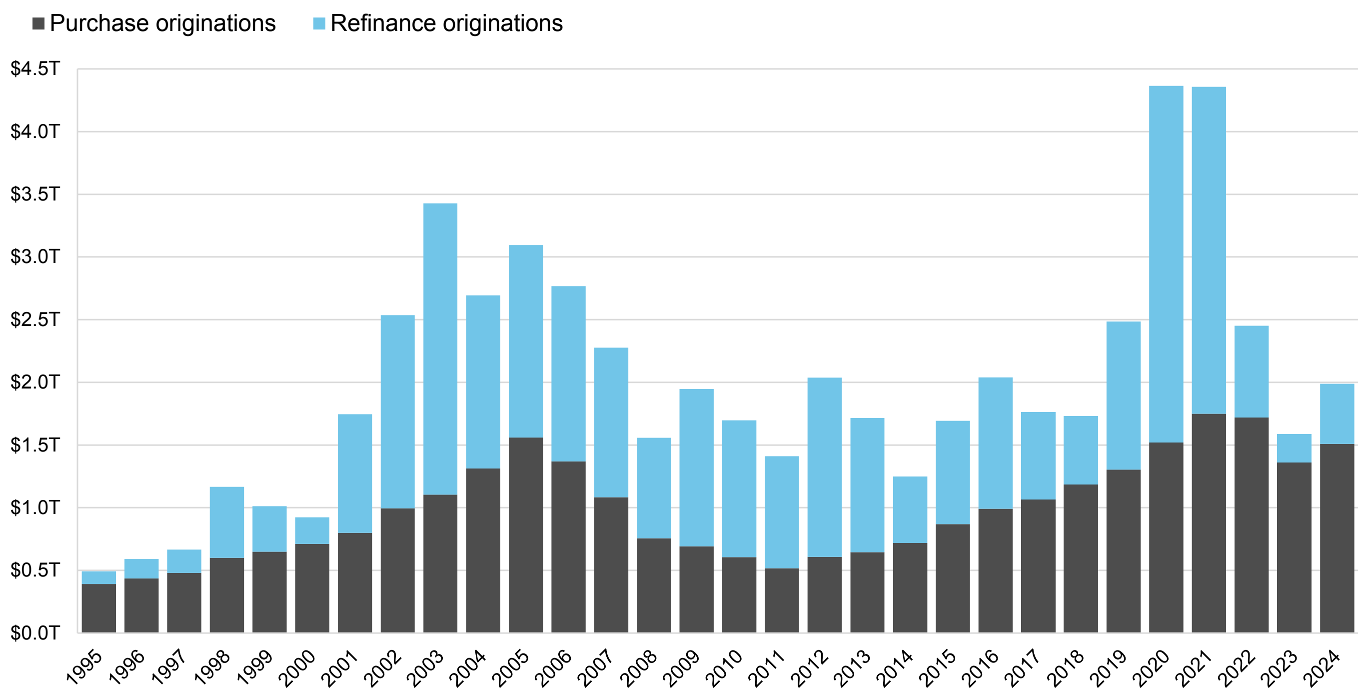


Source: ICE, McDash, MBA, FNMA
2024 forecast represent the average between MBA and Fannie Mae

Interest rates and origination trends

- 86% of both Q4, and overall 2023 lending by dollar volume came from purchase mortgages, making 2023 the most purchase-dominant year on record
- 91% of refinance lending by dollar volume in the year came from cash-out activity, also a record high
- While 2023 ended on a sour note, current industry forecasts project improvement as we move through 2024
- The latest MBA and Fannie Mae forecasts still show 30-year rates easing to near 6% by Q4 2024 and nearly $2T in first lien lending for 2024, which would equate to a roughly 25% increase
- While first lien lending volumes are still expected to be historically low by count in 2024, volumes look better by dollar volume due to increased home prices and loan amounts
- If the market were to hit the current forecasted totals of ~$2T in 2024 it would be in the higher range of dollar volumes over the 15 years outside of the 2019-2022 era

First lien mortgage originations ($UPB)

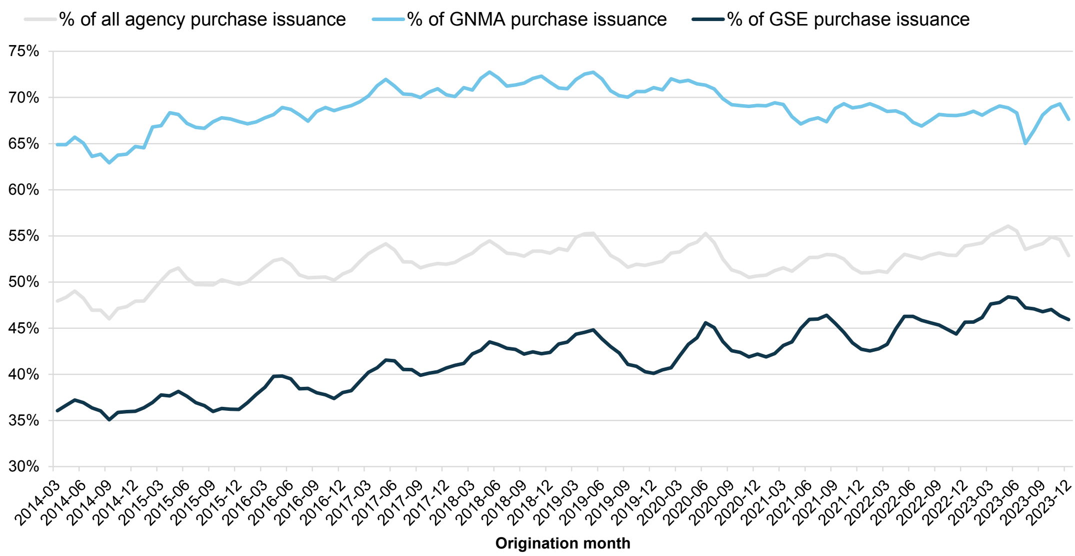


Source: ICE, McDash, MBA, FNMA
2024 forecast represents the average between MBA and Fannie Mae

Interest rates and origination trends

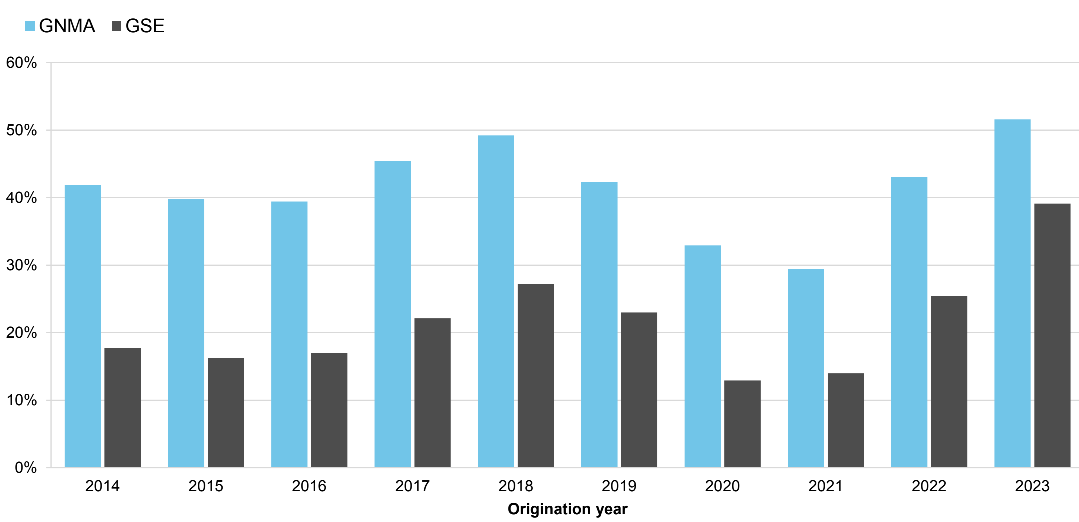
- First time homebuyers made up 55% of agency purchase mortgages in 2023 according to ICE eMBS data, the highest such share in the 10 years ICE has been tracking the metric
- Likewise, first-time homebuyers (FTHBs) accounted for a record 47% of GSE purchase loans in 2023, a number that's been trending gradually higher throughout the past decade
- Counter to that trend, the FTHB share of GNMA purchase loan issuance has pulled back in recent years as first-time buyers have relied more heavily on GSE mortgages
- With purchase loans in general accounting for more than 80% of all 2023 lending, the high concentration of FTHB among such purchase loans is amplified
- To that end, FTHB purchase mortgages accounted for 44% of all agency issuance in 2023, 9 pp above the previous recorded high of 35% back in 2018
- While FTHB purchase loans also made up a record 52% of overall GNMA issuance, the GSE impact is more pronounced, where they accounted for 39% of all 2023 issuance – a 12 pp higher share than in any other vintage over the past decade

First-time homebuyer share of purchase mortgages



Source: ICE, eMBS

First-time homebuyer purchase mortgages as a share of all securitized loans



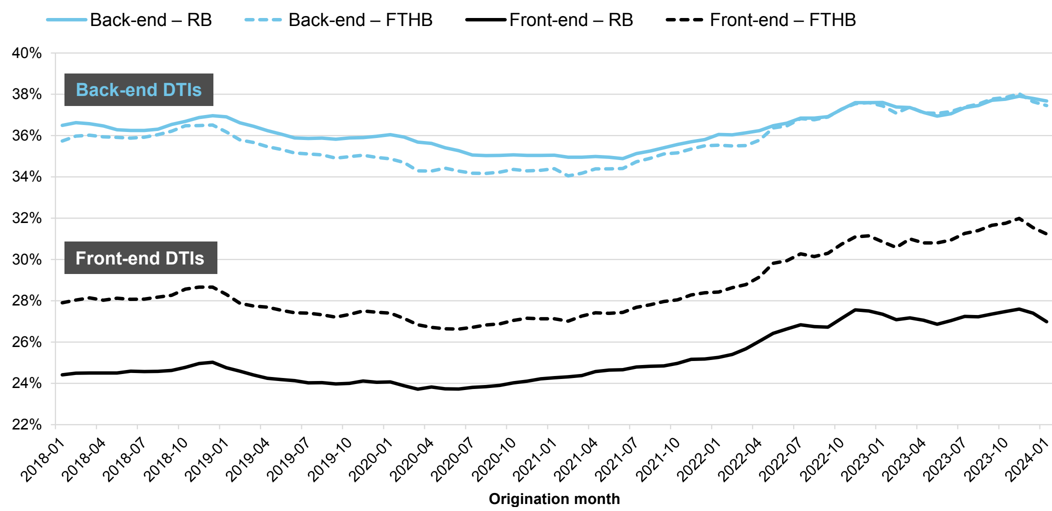
Source: ICE, eMBS

Interest rates and origination trends

- With recent relief in interest rates improving affordability, debt-to-income (DTI) ratios among purchase loans have seen modest improvements after reaching multi-year highs in late 2023
- First-time homebuyers (FTHB) average higher front-end DTIs for all products, but particularly for conventional mortgages, where the DTI for FTHBs (at 31.2%) is more than 4 pp higher than for repeat buyers in recent months
- Back-end DTIs vary less between first-time and repeat buyers, as FTHBs who spend more of their income on housing spend less on other debt, according to ICE Market Trends data
- Economic uncertainty continues to keep lender credit requirements tight. with purchase mortgage credit scores near peak, though the average FTHB conventional purchase loan has a score nine points lower than the average repeat buyer
- The gap is wider among VA purchase loans, with the average FTHB credit score 23 points below repeat buyers in January, whereas FHA scores are broadly the same for first-time and repeat buyers

Average debt-to-income ratio among conventional mortgages

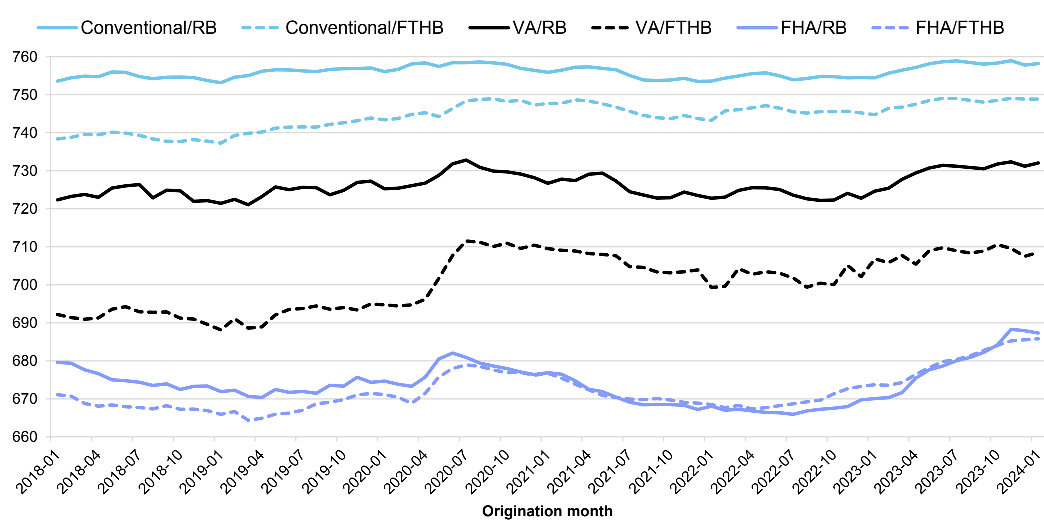
First lien purchase DTI ratios for repeat (RB) and first-time (FTHB) buyers



Source:
ICE Market Trends

Average credit score of first lien purchase mortgages

Repeat buyers (RB) versus first-time homebuyers (FTHB)

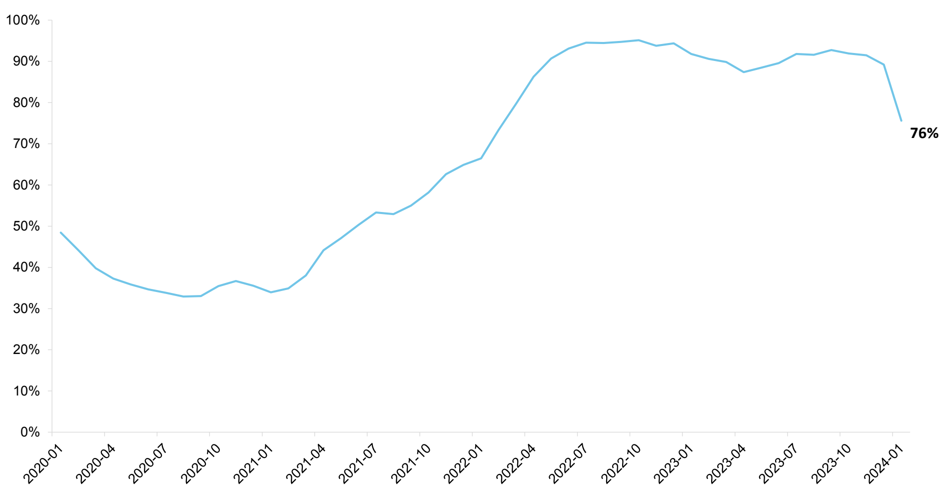


Source:
ICE Market Trends

Interest rates and origination trends

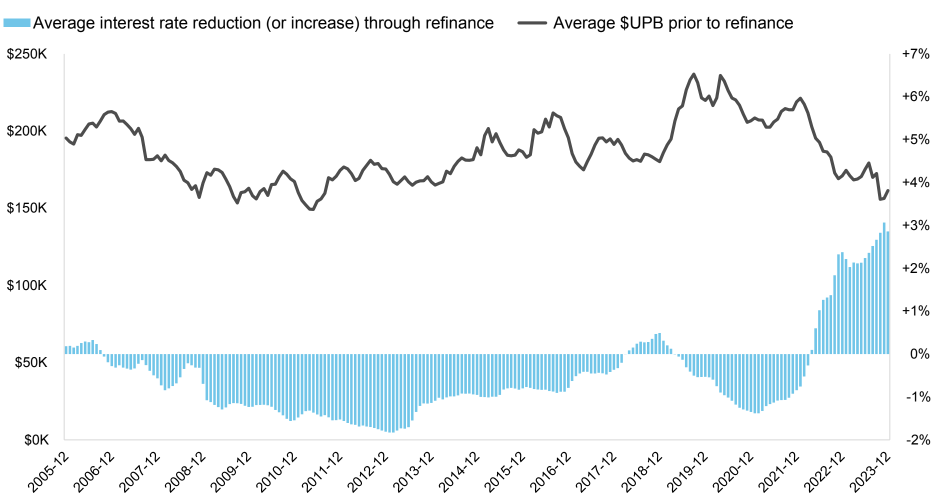
- While cash-outs still dominate the refinance market, only 76% of January refis involved equity withdrawals – the lowest share in nearly two years – as rate incentive reemerged
- Overall refinance originations rose by 19% in the month, driven by a 78% rise in rate/term lending, while cash-out activity effectively held flat from December
- While it will take time, and lower rates, for meaningful volume to return to the refinance market, any increase is welcome considering the record low in 2023
- In November, the average cash-out refinance borrower raised their interest rate by a record 3.07%, and while that improved slightly in December, borrowers are still taking on a 2.86% higher rate in order to withdraw equity from their home
- Lower-balance mortgage holders taking out larger sums of equity are primarily those willing to take on higher rates, as moderate credit borrowers drive cash-out activity, with scores on such refis hitting a 15-year low in December
- The average pre-withdrawal unpaid balance of cash-out refinances hit $156K back in October (the lowest level since 2011), with the average equity withdrawal climbing to a record $114K in August before easing back to $103K in December
- As equity withdrawal volumes remain muted overall, and borrowers continue to maintain strong equity positions, the picture gets distorted by higher credit score, higher balance borrowers leaning on second lien equity products, leaving a lower credit score residual among first lien cash-outs

Cash-out share of first lien refinance activity



Source:
ICE, McDash +Property,
ICE Market Trends

Cash-out refinance detail by origination month

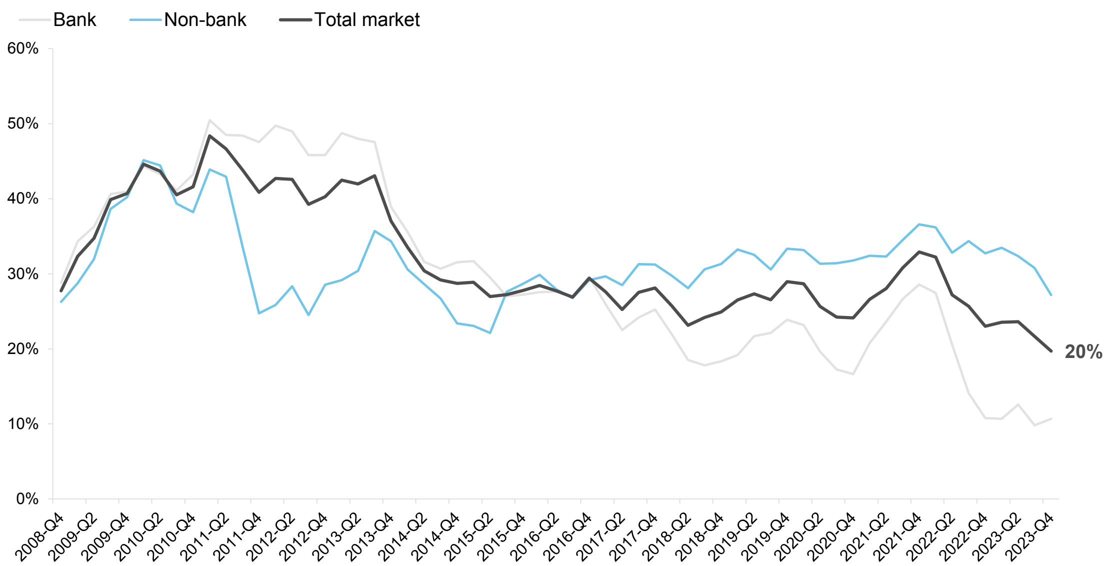


Source:
ICE, McDash +Property

Interest rates and origination trends

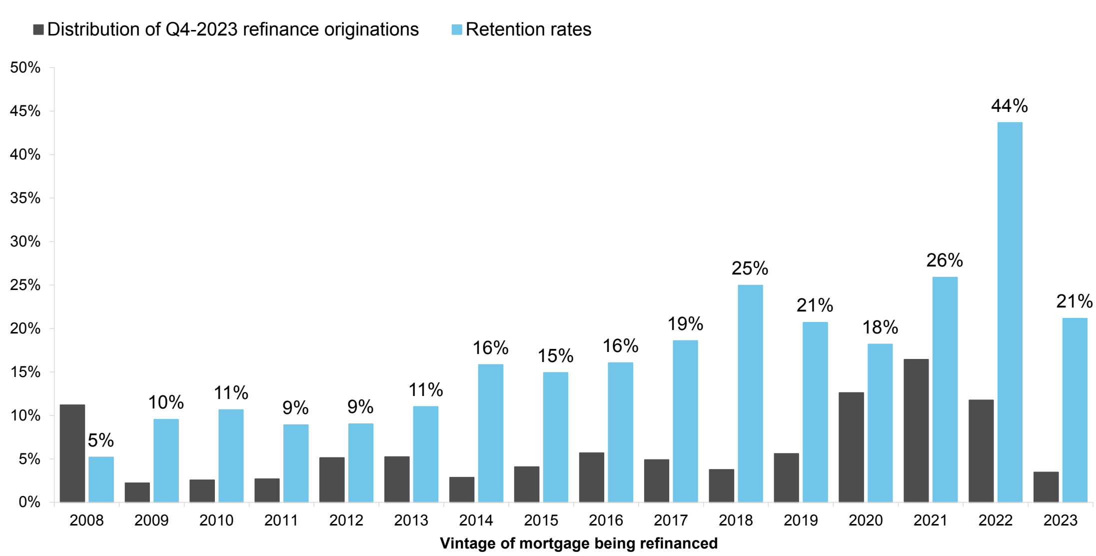
- Servicers struggled to identify and market to refinance candidates through their origination channels in Q4, retaining only one in five refinancing borrowers – the lowest such share in 17 years
- Non-bank servicers did a better job, retaining a little over one in four refinancing borrowers (27%), while bank lenders retained only one in ten
- Cash-out lending dominated refinances (~90%) in Q4, with retention mirroring the market average, while only 13% of the few borrowers completing rate/term refis were retained
- The largest shares of refinance activity (>40%) in Q4 were driven by borrowers refinancing out of 2020-2022 vintage loans – somewhat surprising given that many relinquished near-record low rates
- More than 10% of lending in the quarter was driven by borrowers who took out their mortgages at least 15 years ago
- Retention should be a focus for lenders and servicers in 2024, especially those borrowers who took out their mortgages in 2023, if rates drop and those borrowers regain incentive to refinance in 2024

Servicer retention rate of refinance transactions



Source: ICE, McDash +Property

Retention rate of Q4-2023 refinances by prior loan vintage



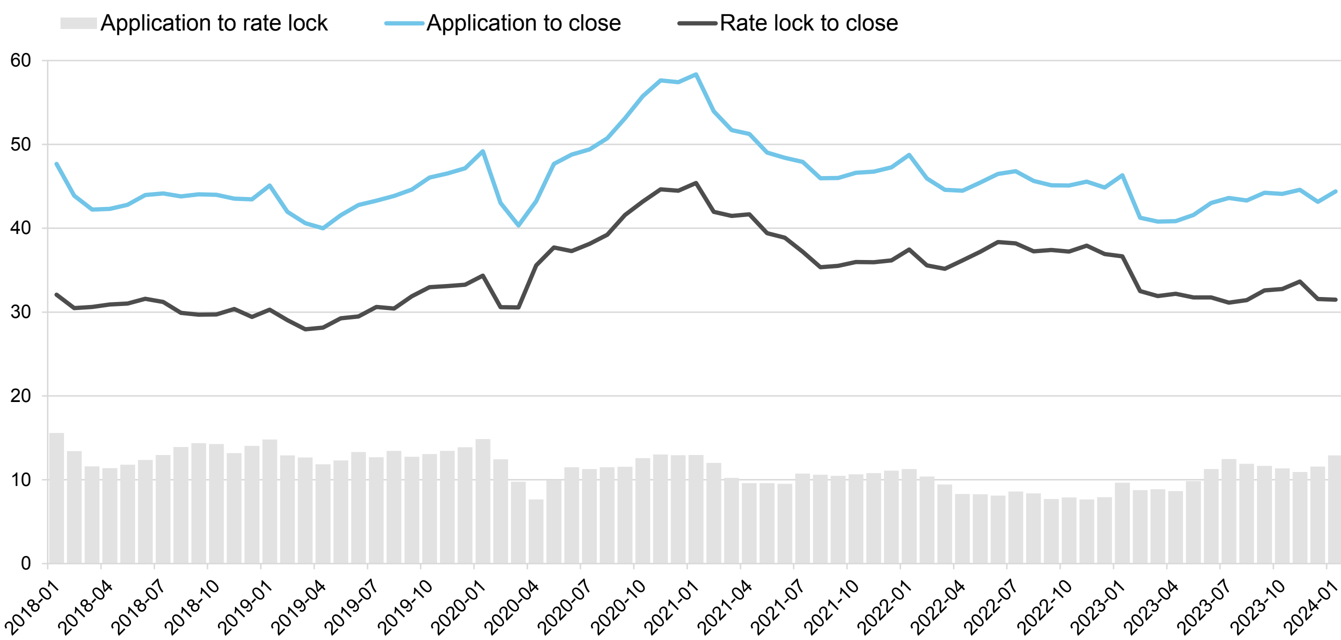
Source: ICE, McDash +Property

Interest rates and origination trends

- While closing timelines are typically thought of as a simple measure of bandwidth and efficiency of lenders, there are numerous variables that can impact how quickly loans are closing at any point in time
- Seasonal patterns, the purchase/refinance blend, whether interest rates are rising or falling, and housing market competition, are all factors typically outside lenders' control that can impact average closing time
- Because of the number of variables, it's important for lenders to compare their closing timelines to a like pool of competitors' loans and not a static arbitrary timeline
- While the average time between application and close trended higher through 2023, in January 2024 the average loan closed 44 days post-application – the quickest such closing timeline of any January in the seven years ICE has been tracking the metric
- Similarly, the average time between rate lock and close was 31 days, matching the shortest average since August 2019, prior to the COVID-19 outbreak dramatically shifting mortgage market dynamics and more acutely, the impacts on the closing process
- We also saw the average time between application and rate lock hit its highest level in more than three years in January, suggesting borrowers may have been trying to time their rate lock to capture the lowest possible interest rate

Days to close

All first lien mortgage originations



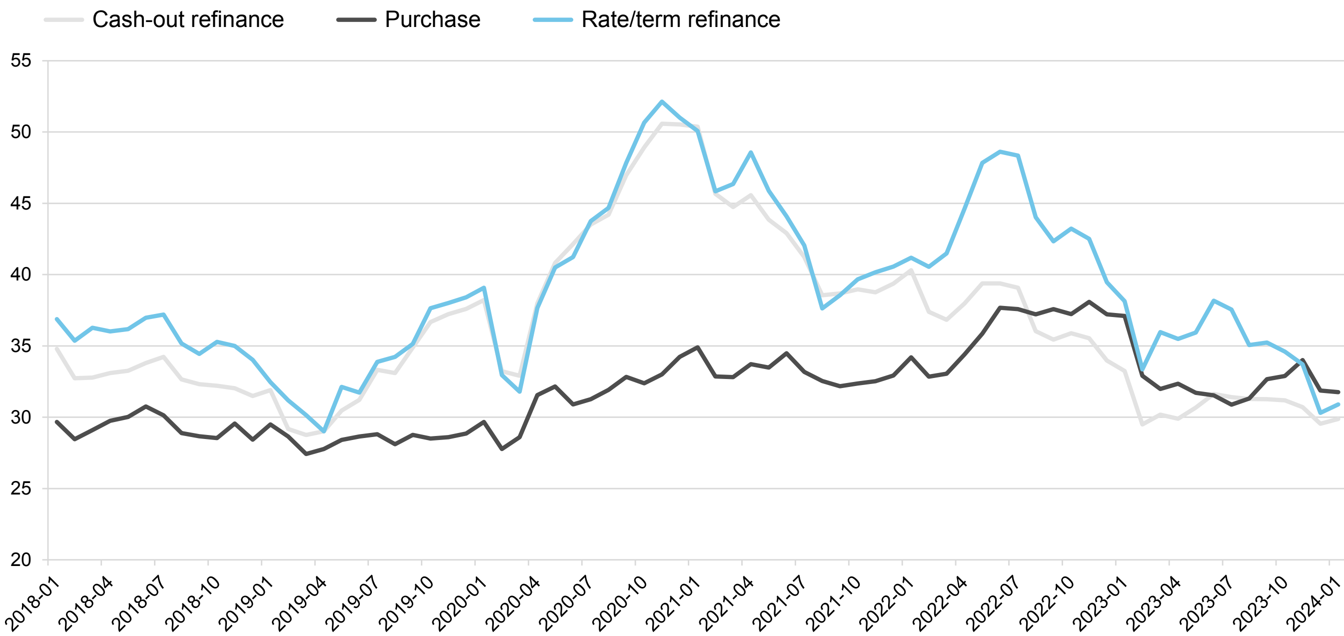
Source: ICE Market Trends

Interest rates and origination trends

- While the average number of days from rate lock to close can be an important measure for lenders to benchmark themselves against competitors, it can be equally important for those looking to optimize hedging strategies and minimize risk in the secondary markets
- The average time between rate lock and loan closing is at a 4.5 year low, reducing the amount of time those in the secondary market need to hedge their positions, but those dynamics can shift quickly along with interest rates
- If rates were to trend lower, increasing refinance incentive and the refinance blend in the market, it could result in rising lock-to-close times and increase the number of days secondary market participants need to hedge positions
- That same rate volatility also highlight the need for sophisticated hedging solutions

Days from rate lock to close

First lien mortgage originations



Source: ICE Market Trends

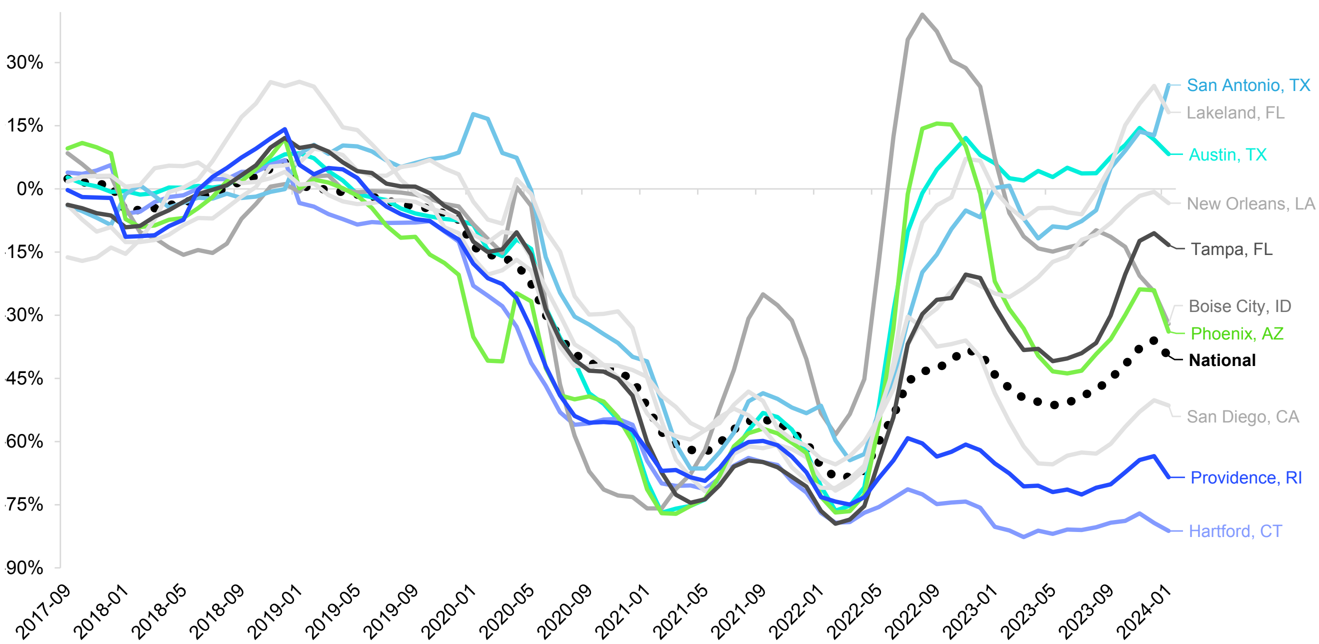
Housing market update

Home inventories are back in the spotlight heading into the spring after seven months of improvement. Here we take a closer look at inventory deficits and surpluses by market, and home prices across the U.S. This information has been compiled from the [ICE Home Price Index] and [Collateral Analytics] database. Click on each chart to view its contents in high resolution.

- Inventory deficits worsened in January with inventory falling back to 40% below the same month 2017-2019 averages, down from 36% in December
- Memphis saw the largest single month dip in inventory (-15 pp) in January, with deficits in Salt Lake City, Phoenix, Nashville, and Boise all growing by 8 pp or more
- After experiencing inventory surpluses in 2022, both Phoenix and Boise have returned to deficits, as homeowners hold back on listings their homes for sale
- San Antonio, Baton Rouge, Dallas, Denver, Houston, Portland, and Miami were among the small set of markets where inventory levels improved in January
- Connecticut markets (Hartford, Bridgeport and New Haven) continue to have the deepest inventory deficits (>75%) while San Antonio, Austin, and Dallas, along with Lakeland, Fla., are among the small handful of markets with surpluses

Deficit/surplus of homes listed for sale

(% change from 2017-2019 same month average)



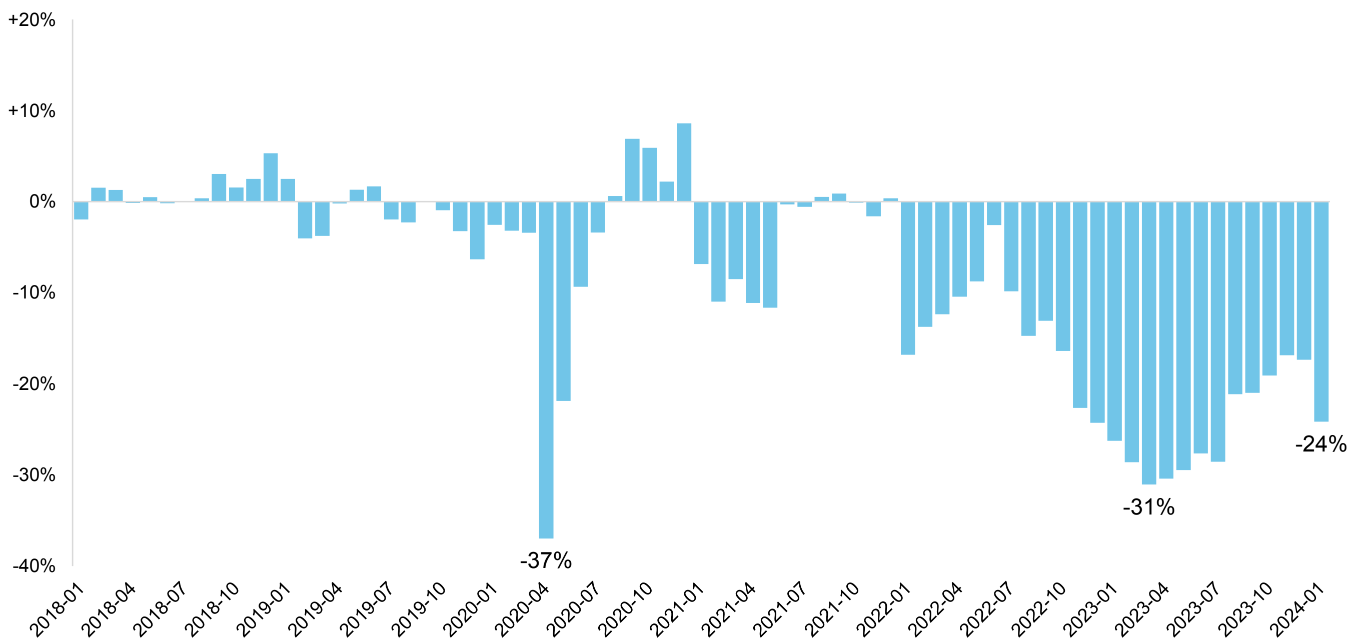
Source: ICE, Realtor.com

Housing market update

- The deepening deficit was due, in part, to new listing volumes coming in 24% below prepandemic levels, the largest such deficit six months
- Such has been the trend in recent years with the shortage of new listings getting worse in the crucial spring months, deepening the deficit in overall for sale listings
- If we fall into that same pattern this year, it could mean a continued drag on home sales and continued support under record home prices, prolonging affordability challenges

Deficit of new real estate listings

(% difference from 2017-2019 same month average)

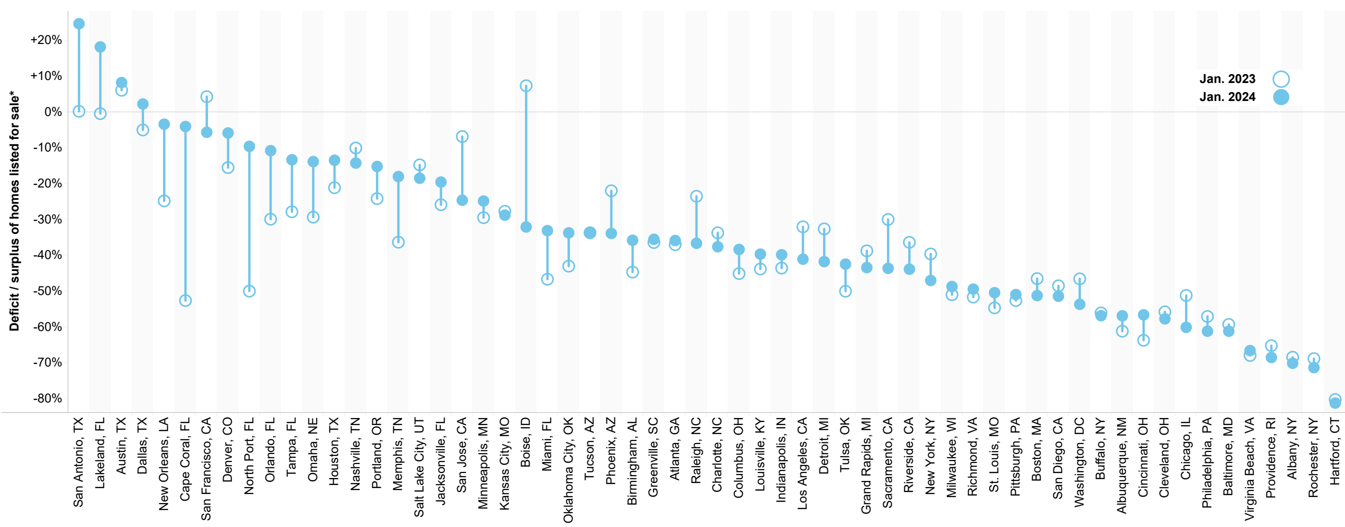


Source: ICE, Realtor.com

Housing market update

- While the national inventory deficit is 4.5 pp smaller (-39.6% vs. -44.1% in January 2023) than it was at this time last year, that's not true for every market
- The disparity by geography is clear, with 56% of markets experiencing improved inventory from the same time last year, while 44% are actually seeing slightly deeper deficits
- All major Florida markets showed inventory growth, with deficits in Cape Coral and North Port nearly eliminated over the past 12 months, after being at roughly half normal levels early last year
- San Antonio and New Orleans are also among markets seeing more inventory than they did last year, with San Antonio running at more than 20% above, and New Orleans now returning to pre-pandemic levels
- Boise is on the opposite end of the spectrum, going from a surplus last year at this time to a 32% deficit as of January
- These shifting supply dynamics will likely have noticeable impacts on home price trends this spring, with weaker prices in areas where inventory is rising, and firming prices in areas where inventory is falling
- Among markets with inventory deficits level with last year, price trends may be softer this spring with interest rates and affordability both modestly worse as of mid-February

Change in inventory deficit/surplus from same time last year



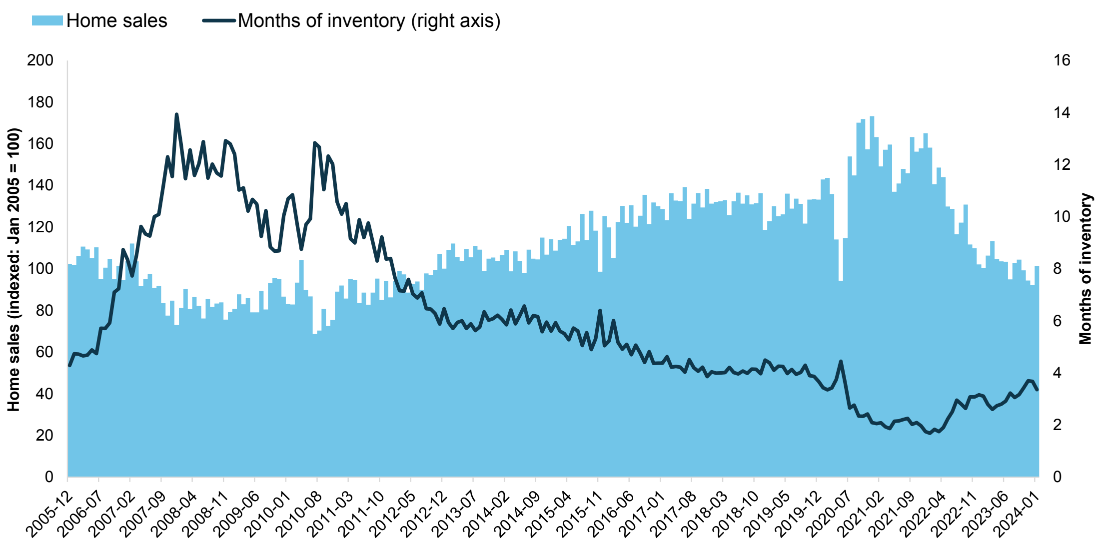
* Percent change from 2017-2019 same month average
Source: ICE, Realtor.com

Housing market update

- Home sales ticked higher in January after hitting an 11-year low to close out 2023
- Sales volumes started the year by returning to their highest adjusted levels since September, driven by interest rate improvement in late Q4 and early Q1
- With sales rising, and inventory depleting slightly in January, months of supply edged lower to 3.4 months, continuing to provide a floor under home prices
- As 30-year rates ticked upwards, purchase applications took a backward step in mid-February, after starting the year on a comparatively strong note, with volumes continuing to trend alongside rates
- From mid-January through early February, purchase applications had averaged a deficit of 37% versus their same week 2018-2019 average, near the 38% deficit of May-June 2023, when 30-year rates were in a similar 6.6%-6.7% range
- While the recent setback is worth noting, the fact that application volumes continue to trend with rates suggests application volumes will improve if 30-year rates ease, as expected, throughout 2024

Home sales and months of remaining inventory

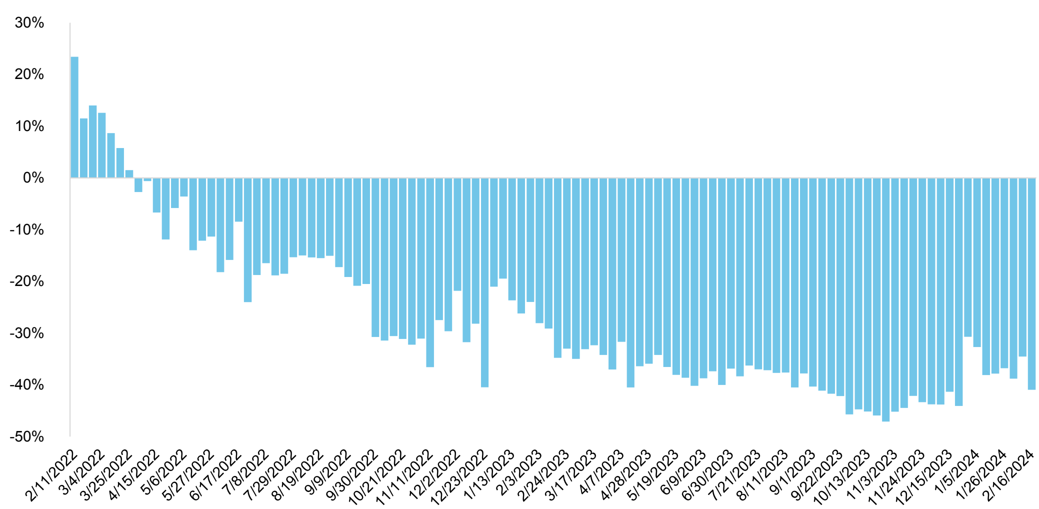
Seasonally adjusted - single family residences and condos



Source: ICE, Collateral Analytics

Mortgage applications to purchase a home

Change from 2018-2019 same-week average

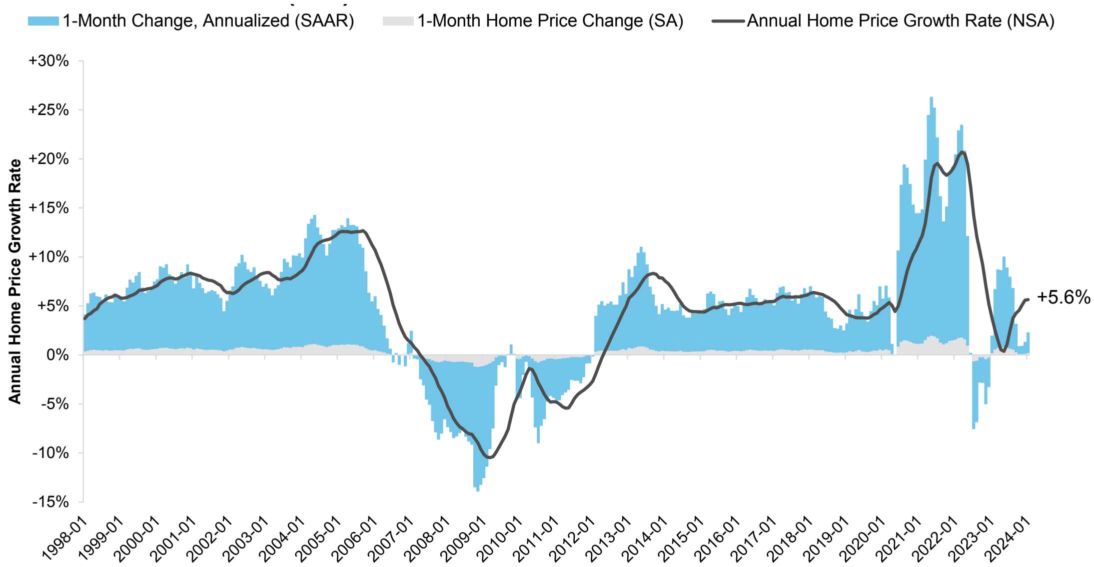


Source: ICE, MBA

Housing market update

- Home price growth accelerated modestly in January on falling rates and slightly improved home affordability, with prices rising 0.19% in the month on a seasonally adjusted basis
- The annual home price growth rate – a backward looking 12-month measure – held flat, as expected, at +5.6% for the month and is expected to begin easing in coming months
- January's single-month gain was equivalent to a +2.3% seasonally adjusted annualized rate, suggesting that if a similar pace continues we could see the annual home price growth rate ease from +5.6% toward +3% by the middle of 2024
- On an unadjusted basis, prices rose by +0.05% in the month, slightly below the 25-year average of +0.09%, after seeing monthly price growth well below its long run average October-December
- Acceleration in annual growth rates in late 2023 was a residual effect of a strong spring and summer masking the cooling seen in the tail end of 2023

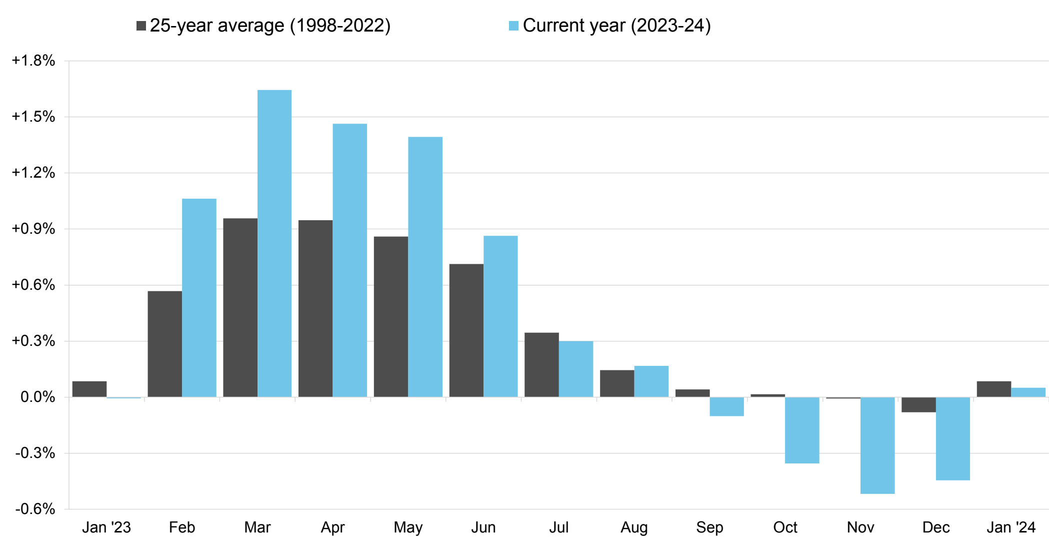
ICE Home Price Index (HPI)



Source: ICE Home Price Index (HPI)

1-month change in home prices

(ICE Home Price Index, NSA)



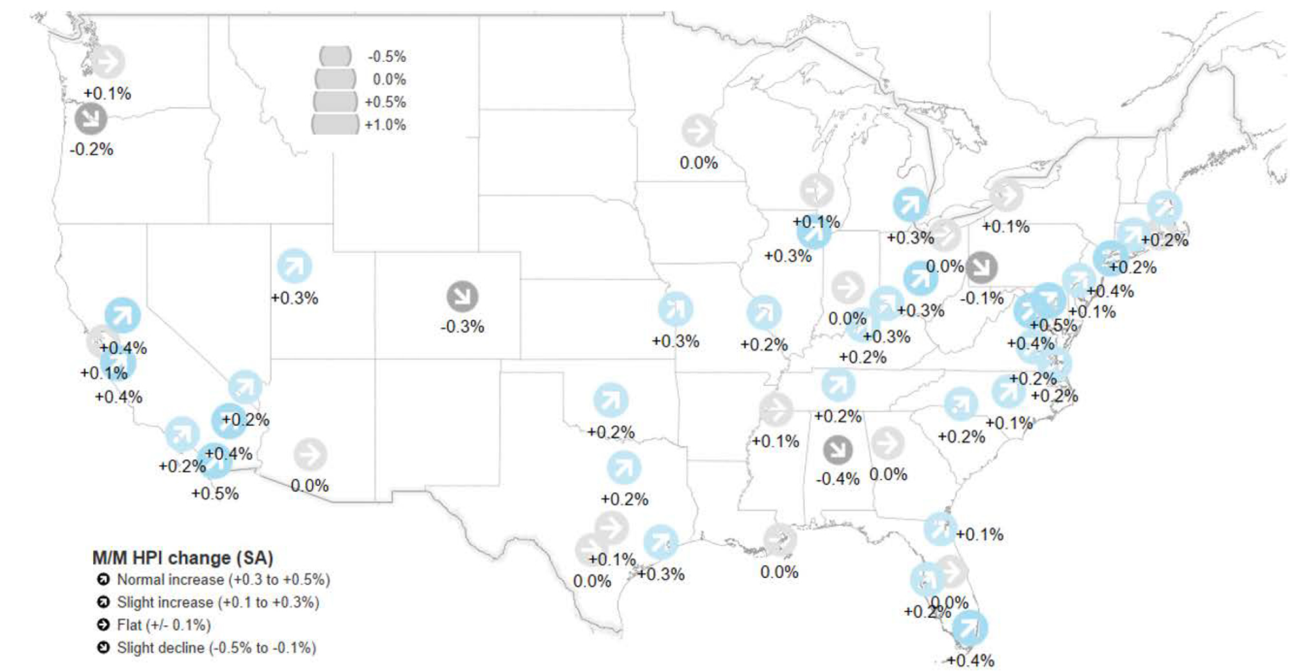
Source: ICE Home Price Index (HPI)

Housing market update

- Home price growth remained relatively muted across the country in January, with every major market seeing monthly gains equivalent to less than a +6% seasonally adjusted annualized rate (SAAR)
- Northeast markets continue to post the strongest monthly gains, including Baltimore (+0.5%), New York (+0.5%) and Washington DC (+0.4%); however recently hot markets such as Providence ranked among the weakest, with prices flat month over month on an adjusted basis
- After falling sharply in late 2022, prices in California markets are beginning to pick up as well, with San Diego (+0.5%), Riverside (+0.4%) Sacramento (+0.4%) and San Jose (+0.4%) all ranking among the top 10 in terms of single month price growth in January
- Prices fell in only four major markets: Birmingham, Ala. (-0.4%), Denver (-0.3%), Portland (-0.2%) and Pittsburgh (-0.1%)
- While the number of markets experiencing price declines was minimal in January, SAARs fell below their 12-month trailing average in nearly every major market, suggesting traditional backward-looking annual home price growth rates are likely to ease across the majority of major markets in coming months

One-month home price growth

(seasonally adjusted)



Source: ICE Home Price Index (HPI) January 2024

Highest home price growth rates				
Rank	Geography (CBSA)	1-Month home price growth (SA)	Annual home price growth rate	Seasonally adjusted annualized rate (SAAR)
1	Baltimore, MD	**+0.5%**	+7.3%	+5.8%
2	San Diego, CA	**+0.5%**	+9.6%	+5.6%
3	Riverside, CA	**+0.4%**	+7.0%	+5.4%
4	New York-Newark, NY-NJ	**+0.4%**	+7.9%	+5.3%
5	Miami, FL	**+0.4%**	+8.9%	+5.3%
6	Sacramento, CA	**+0.4%**	+5.5%	+5.1%
7	Washington, DC	**+0.4%**	+6.5%	+4.8%
8	San Jose, CA	**+0.4%**	+8.9%	+4.8%
9	Columbus, OH	**+0.3%**	+8.0%	+4.0%
10	Detroit, MI	**+0.3%**	+8.6%	+4.0%
11	Chicago, IL	**+0.3%**	+7.8%	+3.8%
12	Kansas City, MO	**+0.3%**	+7.1%	+3.6%
13	Cincinnati, OH	**+0.3%**	+9.3%	+3.6%
14	Houston, TX	**+0.3%**	+3.2%	+3.5%
15	Salt Lake City, UT	**+0.3%**	+4.2%	+3.3%

Lowest home price growth rates				
Rank	Geography (CBSA)	1-Month home price growth (SA)	Annual home price growth rate	Seasonally adjusted annualized rate (SAAR)
36	Milwaukee, WI	**+0.1%**	+8.0%	+0.7%
37	Austin, TX	**+0.1%**	-3.3%	+0.6%
38	Providence, RI	**+0.0%**	+9.2%	+0.5%
39	San Antonio, TX	**+0.0%**	-0.6%	+0.5%
40	Atlanta, GA	**+0.0%**	+4.9%	+0.5%
41	Indianapolis, IN	**+0.0%**	+5.0%	+0.4%
42	Orlando, FL	**+0.0%**	+5.1%	+0.3%
43	Phoenix, AZ	**+0.0%**	+4.7%	+0.2%
44	Minneapolis, MN	**+0.0%**	+2.6%	+0.2%
45	Cleveland, OH	**+0.0%**	+7.9%	+0.2%
46	New Orleans, LA	**+0.0%**	+0.3%	+0.2%
47	Pittsburgh, PA	**-0.1%**	+5.8%	-1.4%
48	Portland, OR	**-0.2%**	+1.8%	-2.3%
49	Denver, CO	**-0.3%**	+2.3%	-3.1%
50	Birmingham, AL	**-0.4%**	+1.7%	-4.7%

Source: ICE Home Price Index (HPI) January 2024

Appendix

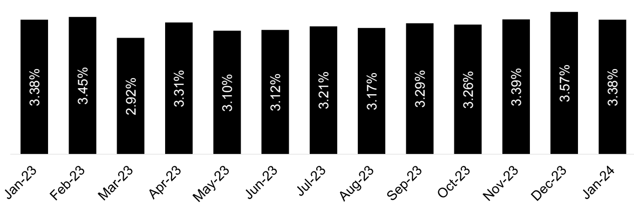
Summary statistics

Jan. 31. 2024

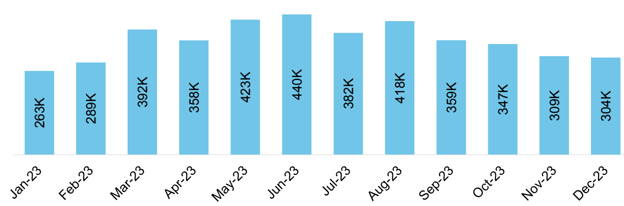
	Jan-24	Monthly change	YTD change	Yearly change
Delinquencies	3.38%	-5.48%	-7.68%	-2.80%
Foreclosure	0.41%	3.41%	-6.41%	-3.63%
Foreclosure Starts	34,200	43.25%	-13.85%	-11.11%
Seriously Delinquent (90+) or in Foreclosure	1.29%	0.43%	-15.57%	-21.87%
New Originations (data as of Dec-23)	304K	-1.5%	27.4%	-32.5%

	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23
Delinquencies	3.38%	3.57%	3.39%	3.26%	3.29%	3.17%	3.21%	3.12%	3.10%	3.31%	2.92%	3.45%	3.38%
Foreclosure	0.41%	0.40%	0.41%	0.41%	0.40%	0.41%	0.42%	0.42%	0.43%	0.44%	0.46%	0.46%	0.45%
Foreclosure Starts	34,200	23,900	29,100	33,100	25,400	31,900	26,300	28,000	25,400	24,800	32,200	29,500	32,500
Seriously Delinquent (90+) or in Foreclosure	1.29%	1.29%	1.27%	1.25%	1.26%	1.25%	1.30%	1.31%	1.35%	1.40%	1.43%	1.53%	1.56%
New Originations		304K	309K	347K	359K	418K	382K	440K	423K	358K	392K	289K	263K

Total delinquencies



New originations



Non-current loans by state

State		DQ %	FC %	NC %	Yr/yr change in NC%
National		3.4%	0.4%	3.8%	-1.2%
MS		7.7%	0.6%	8.4%	4.1%
LA	*	7.1%	0.9%	8.0%	6.1%
AL		5.5%	0.4%	5.9%	3.2%
IN	*	4.8%	0.6%	5.3%	1.4%
AR		4.9%	0.4%	5.3%	1.1%
WV		4.7%	0.5%	5.2%	-1.0%
PA	*	4.5%	0.7%	5.1%	-0.4%
OH	*	4.2%	0.6%	4.8%	-2.0%
GA		4.5%	0.3%	4.8%	3.0%
TX		4.4%	0.4%	4.7%	3.4%
IL	*	4.1%	0.6%	4.7%	-2.9%
OK	*	4.1%	0.6%	4.7%	-6.9%
MD	*	4.1%	0.4%	4.6%	-0.5%
DE	*	4.1%	0.5%	4.6%	-0.8%
SC	*	3.9%	0.5%	4.4%	-0.4%
KY	*	3.7%	0.6%	4.4%	-5.4%
NY	*	3.0%	1.2%	4.2%	-6.5%

State		DQ %	FC %	NC %	Yr/yr change in NC%
National		3.4%	0.4%	3.8%	-1.2%
IA	*	3.5%	0.5%	4.0%	-2.1%
FL	*	3.5%	0.5%	4.0%	-4.7%
MO		3.6%	0.3%	3.9%	-6.0%
CT	*	3.4%	0.5%	3.9%	-5.5%
MI		3.7%	0.2%	3.9%	-1.9%
TN		3.6%	0.2%	3.8%	5.0%
RI		3.5%	0.3%	3.8%	-7.7%
WI	*	3.4%	0.4%	3.8%	-1.0%
KS	*	3.3%	0.4%	3.7%	-0.4%
NJ	*	3.1%	0.5%	3.7%	-5.9%
ME	*	3.0%	0.7%	3.6%	-5.0%
NE	*	3.3%	0.3%	3.6%	0.7%
VA		3.2%	0.2%	3.4%	-2.9%
NM	*	2.9%	0.6%	3.4%	-7.6%
NC		3.1%	0.3%	3.4%	-2.6%
VT	*	2.7%	0.6%	3.3%	-7.4%
MN		2.9%	0.3%	3.2%	-1.6%

State		DQ %	FC %	NC %	Yr/yr change in NC%
National		3.4%	0.4%	3.8%	-1.2%
SD	*	2.7%	0.4%	3.1%	8.5%
AK		2.7%	0.4%	3.1%	-2.3%
MA		2.7%	0.3%	3.0%	-3.7%
NV		2.6%	0.3%	2.9%	-3.0%
AZ		2.8%	0.2%	2.9%	5.8%
ND	*	2.3%	0.6%	2.9%	-7.8%
DC		2.1%	0.7%	2.8%	-3.0%
WY		2.6%	0.2%	2.8%	-9.0%
UT		2.6%	0.2%	2.7%	-3.5%
HI	*	1.9%	0.7%	2.7%	2.2%
NH		2.5%	0.2%	2.7%	-8.0%
OR		2.0%	0.2%	2.3%	2.3%
CA		2.0%	0.2%	2.2%	-0.4%
MT		1.9%	0.2%	2.1%	-3.6%
WA		1.9%	0.2%	2.1%	5.0%
ID		1.9%	0.2%	2.1%	4.3%
CO		1.8%	0.1%	2.0%	-1.4%

Indicates Judicial State

Appendix

Loan counts and average days delinquent

Jan. 31, 2024

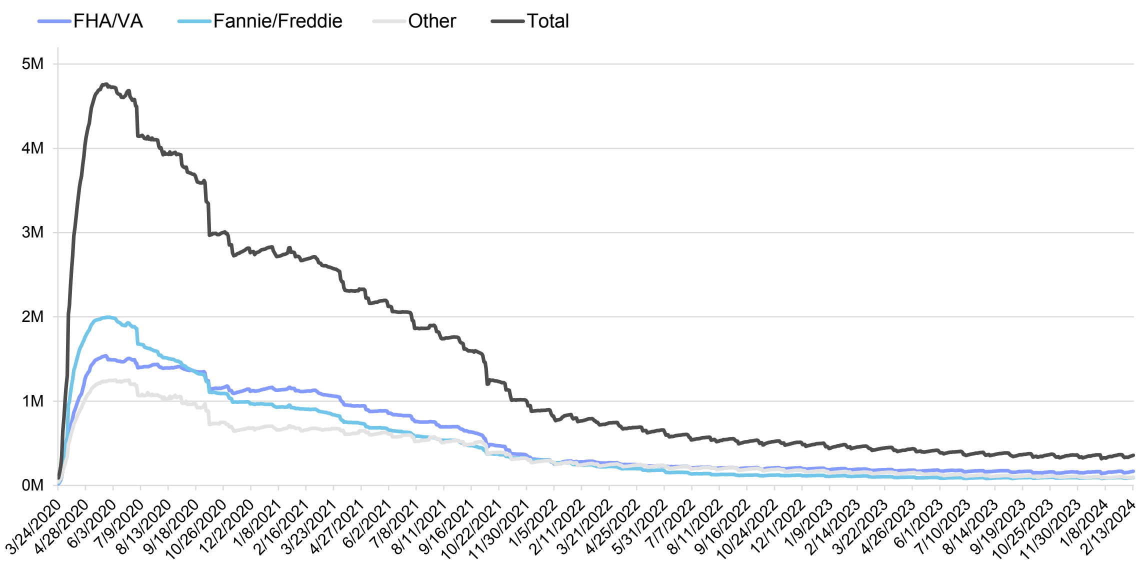
Month	Total active count	30 days	60 days	90+ days	Foreclosure (FC)	Total non-current	FC starts	FC sales (completions)	Average days delinquent for 90+	Average days delinquent for FC	DQ%	Monthly change	Yearly change	FC%	Monthly change	Yearly change
12/31/00	41,339,841	1,402,527	331,808	378,116	189,537	2,301,987	32,769	16,232	210	305	5.1%	15.6%		0.5%	-2.7%	
12/31/01	42,675,903	1,471,040	372,619	547,576	309,393	2,700,628	76,086	21,421	211	282	5.6%	10.3%	9.7%	0.7%	3.7%	58.1%
12/31/02	43,421,435	1,424,648	363,595	482,508	316,519	2,587,271	76,352	23,173	237	298	5.2%	0.8%	-6.7%	0.7%	0.1%	0.5%
12/31/03	43,833,106	1,203,962	336,280	473,781	320,864	2,334,887	83,136	24,307	275	345	4.6%	-6.0%	-12.1%	0.7%	6.7%	0.4%
12/31/04	46,585,517	1,077,171	300,217	424,055	268,256	2,069,700	69,967	23,201	248	340	3.9%	-3.4%	-15.8%	0.6%	0.0%	-21.3%
12/31/05	49,763,823	1,331,648	412,029	537,611	247,188	2,528,477	74,714	21,605	202	306	4.6%	1.7%	18.5%	0.5%	6.1%	-13.7%
12/31/06	52,667,353	1,602,366	482,919	537,651	382,789	3,005,725	106,817	32,322	203	272	5.0%	9.1%	8.6%	0.7%	6.4%	46.3%
12/31/07	54,155,598	1,791,773	663,414	903,997	729,210	4,088,395	168,774	51,454	188	258	6.2%	8.3%	24.6%	1.3%	10.8%	85.3%
12/31/08	54,447,763	2,031,553	952,885	1,755,214	1,242,378	5,982,029	229,817	59,601	192	318	8.7%	0.6%	40.3%	2.3%	5.9%	69.5%
12/31/09	54,131,171	1,840,304	896,008	2,909,436	2,043,443	7,689,190	229,997	99,393	247	415	10.4%	0.7%	19.8%	3.8%	0.0%	65.4%
12/31/10	53,069,898	1,739,100	753,216	2,136,381	2,313,990	6,942,687	285,396	79,557	331	520	8.7%	-1.7%	-16.4%	4.4%	3.2%	15.5%
12/31/11	51,973,151	1,639,038	660,408	1,833,694	2,204,283	6,337,423	185,099	76,228	394	667	8.0%	0.8%	-8.8%	4.2%	-0.1%	-2.7%
12/31/12	50,866,763	1,500,197	593,920	1,587,348	1,751,341	5,432,806	144,261	58,706	463	802	7.2%	1.3%	-9.0%	3.4%	-1.5%	-18.8%
12/31/13	49,778,783	1,392,900	533,854	1,260,209	1,246,302	4,433,265	110,038	43,638	498	908	6.4%	-0.1%	-11.5%	2.5%	-0.7%	-27.3%
12/31/14	49,617,696	1,235,186	466,496	1,066,446	862,529	3,630,657	88,542	28,727	507	1,026	5.6%	-6.7%	-12.9%	1.7%	-0.5%	-30.6%
12/31/15	49,661,542	1,138,462	411,732	793,162	675,629	3,018,985	76,754	27,630	493	1,055	4.7%	-3.2%	-15.4%	1.4%	-1.1%	-21.7%
12/31/16	49,795,854	1,185,870	402,998	688,729	496,641	2,774,237	59,424	20,656	449	1,024	4.6%	-0.1%	-3.1%	1.0%	-2.5%	-26.7%
12/31/17	50,091,200	1,297,364	451,279	750,066	353,971	2,852,679	44,474	12,982	351	923	5.0%	4.8%	9.1%	0.7%	-0.1%	-29.1%
12/31/18	50,458,378	1,201,637	384,412	535,627	307,977	2,429,653	48,340	12,168	398	829	4.2%	5.2%	-15.7%	0.6%	1.4%	-13.6%
12/31/19	51,144,421	1,158,280	377,817	480,447	287,639	2,304,182	51,761	11,375	348	764	3.9%	-2.1%	-6.2%	0.6%	-0.3%	-7.9%
12/31/20	51,662,791	888,052	366,364	2,282,788	213,984	3,751,187	8,164	2,919	260	1,169	6.8%	-3.4%	73.6%	0.4%	0.2%	-26.4%
12/31/21	51,822,244	745,449	225,034	1,132,122	167,230	2,269,835	9,040	4,781	414	1,560	4.1%	-4.9%	-40.7%	0.3%	-1.7%	-22.1%
12/31/22	52,450,245	953,775	289,825	583,112	231,755	2,058,468	28,239	6,076	353	1,112	3.5%	-0.1%	-14.2%	0.4%	-0.2%	36.9%
12/31/23	53,376,263	1,097,217	336,190	474,794	211,742	2,119,943	23,873	5,375	323	954	3.6%	5.6%	2.6%	0.4%	-2.4%	-10.2%
1/31/24	53,345,849	1,003,342	329,059	470,273	218,842	2,021,516	34,197	6,632	322	910	3.4%	-5.5%	-0.1%	0.4%	3.4%	-9.4%

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
12/31/21	51,822,244	745,449	225,034	1,132,122	167,230	2,269,835	9,040	4,781	414	1,560	4.1%	-4.9%	-40.7%	0.3%	-1.7%	-22.1%
1/31/22	51,843,448	792,303	237,375	1,033,824	190,267	2,253,770	39,264	5,506	414	1,396	4.0%	-1.9%	-40.1%	0.4%	13.7%	-11.5%
2/28/22	51,872,207	855,985	244,126	945,107	205,460	2,250,678	30,777	5,038	409	1,322	3.9%	-0.9%	-41.9%	0.4%	7.9%	-2.7%
3/31/22	51,905,011	691,271	214,952	841,930	208,664	1,956,818	34,104	5,982	409	1,282	3.4%	-14.6%	-41.0%	0.4%	1.5%	-0.4%
4/30/22	51,969,716	731,307	201,875	752,311	219,696	1,905,189	36,599	5,609	408	1,238	3.2%	-3.7%	-39.4%	0.4%	5.2%	8.1%
5/31/22	52,041,939	760,264	212,555	686,345	221,613	1,880,777	26,531	5,689	408	1,213	3.2%	-1.7%	-41.3%	0.4%	0.7%	12.0%
6/30/22	52,128,216	799,889	226,726	647,543	229,102	1,903,260	31,527	6,019	407	1,175	3.2%	0.7%	-36.6%	0.4%	3.2%	19.9%
7/31/22	52,190,234	862,077	246,846	629,325	223,904	1,962,151	22,875	7,504	390	1,171	3.3%	3.7%	-31.7%	0.4%	-2.4%	20.2%
8/31/22	52,280,910	825,017	248,903	598,464	228,710	1,901,094	28,829	6,655	396	1,172	3.2%	-4.0%	-31.9%	0.4%	2.0%	24.8%
9/30/22	52,355,960	816,219	249,174	586,923	227,541	1,879,857	24,232	6,856	388	1,158	3.2%	-1.3%	-31.3%	0.4%	-0.7%	30.7%
10/31/22	52,358,531	909,663	263,642	581,907	227,650	1,982,863	24,935	6,398	379	1,148	3.4%	6.2%	-24.9%	0.4%	0.0%	29.9%
11/30/22	52,398,939	957,849	287,636	581,866	231,962	2,059,313	27,262	6,254	371	1,129	3.5%	4.0%	-18.3%	0.4%	1.8%	34.8%
12/31/22	52,450,245	953,775	289,825	583,112	231,755	2,058,468	28,239	6,076	353	1,112	3.5%	-0.1%	-14.2%	0.4%	-0.2%	36.9%
1/31/23	52,491,830	907,996	287,515	579,344	237,554	2,012,409	32,542	6,958	348	1,075	3.4%	-2.9%	-15.1%	0.5%	2.4%	23.3%
2/28/23	52,522,150	972,535	276,009	562,116	239,621	2,050,281	29,499	7,129	345	1,057	3.4%	2.0%	-12.6%	0.5%	0.8%	15.2%
3/31/23	52,656,610	785,855	241,683	511,351	239,723	1,778,612	32,164	7,457	356	1,045	2.9%	-15.2%	-13.2%	0.5%	-0.2%	13.2%
4/30/23	52,728,499	985,839	258,559	501,805	233,817	1,980,021	24,829	6,414	358	1,034	3.3%	13.3%	2.1%	0.4%	-2.6%	4.9%
5/31/23	52,788,510	891,889	263,642	483,312	229,336	1,868,178	25,365	6,766	363	1,035	3.1%	-6.3%	-2.6%	0.4%	-2.0%	2.0%
6/30/23	52,865,548	911,246	268,255	470,719	223,899	1,874,118	27,980	6,864	362	1,029	3.1%	0.5%	-2.8%	0.4%	-2.5%	-3.6%
7/31/23	52,913,905	946,107	285,453	467,964	219,695	1,919,219	26,313	6,127	359	1,025	3.2%	2.9%	-3.6%	0.4%	-2.0%	-3.2%
8/31/23	53,055,797	948,375	287,769	447,958	214,915	1,899,016	31,925	6,938	358	1,013	3.2%	-1.2%	-0.8%	0.4%	-2.4%	-7.4%
9/30/23	53,135,417	997,148	296,436	454,986	214,354	1,962,924	25,398	6,417	353	1,014	3.3%	3.7%	4.3%	0.4%	-0.4%	-7.2%
10/31/23	53,205,486	980,342	306,338	446,889	217,141	1,950,709	33,126	6,447	347	972	3.3%	-1.0%	-2.8%	0.4%	1.2%	-6.1%
11/30/23	53,250,055	1,022,193	322,056	459,303	216,456	2,020,007	29,090	6,492	335	953	3.4%	3.9%	-2.9%	0.4%	-0.4%	-8.2%
12/31/23	53,376,263	1,097,217	336,190	474,794	211,742	2,119,943	23,873	5,375	323	954	3.6%	5.6%	2.6%	0.4%	-2.4%	-10.2%
1/31/24	53,345,849	1,003,342	329,059	470,273	218,842	2,021,516	34,197	6,632	322	910	3.4%	-5.5%	-0.1%	0.4%	3.4%	-9.4%

Appendix

Active forbearance plans

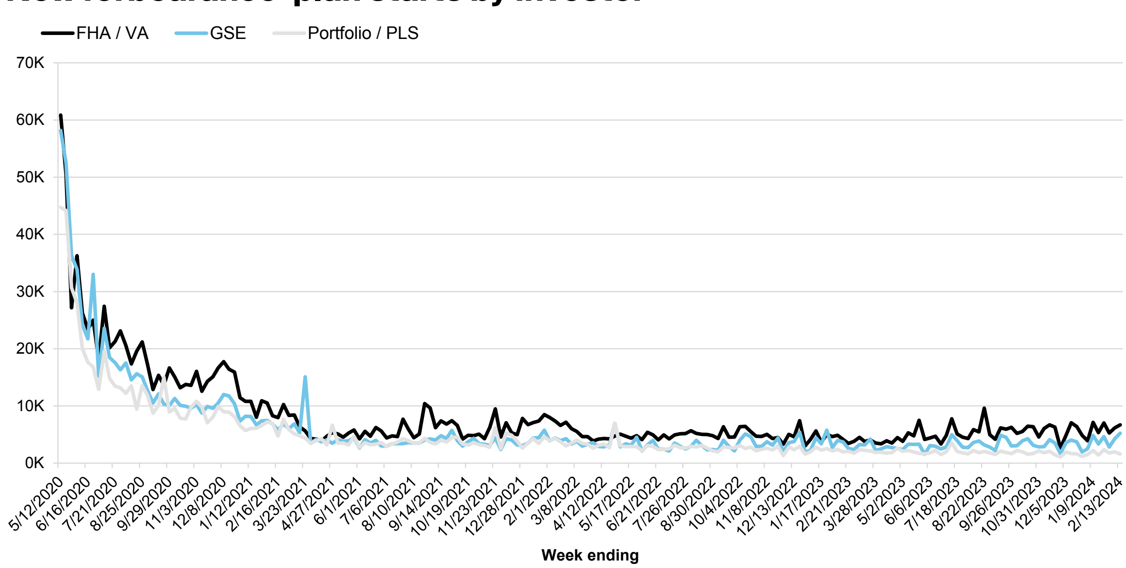


	Fannie & Freddie	FHA & VA	Other**	Total
Loans in forbearance*	93,000	169,000	97,000	358,000
UPB of loans in forbearance ($B)*	$21	$32	$16	$68
Share of loans in forbearance*	0.3%	1.4%	0.7%	0.7%

Source: ICE, McDash Flash
Data as of Feb. 13, 2024

*Figures in this report are based on observations from ICE's 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

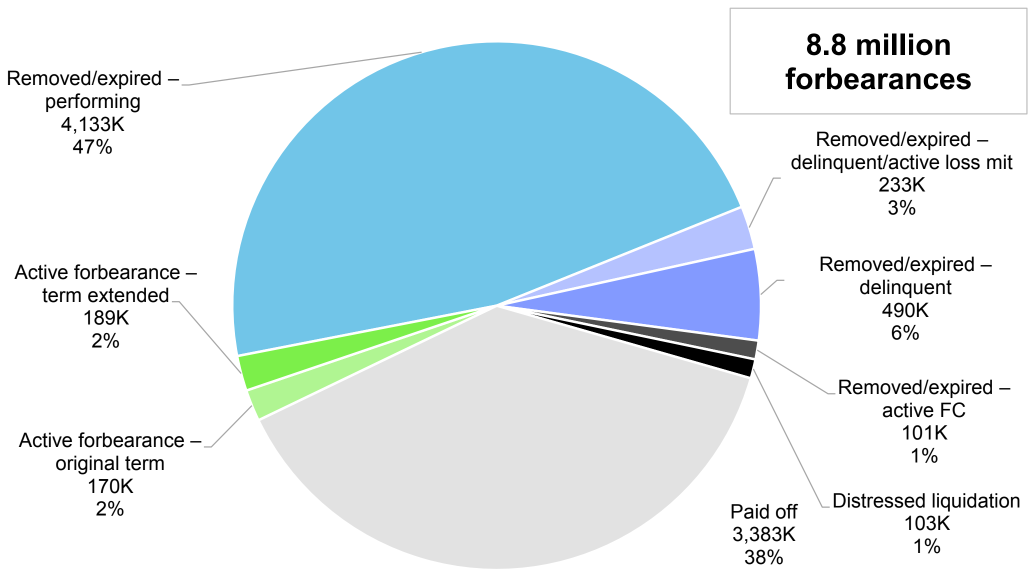


Source: ICE, McDash Flash
Data as of Feb. 13, 2024

*Figures in this report are based on observations from ICE's 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

Appendix

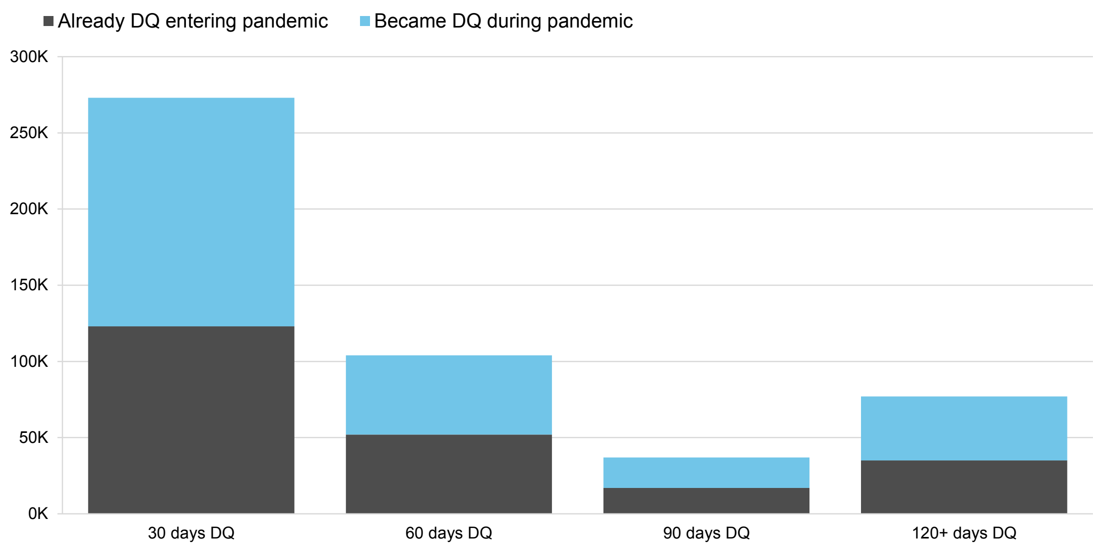
Current status of COVID-19 related forbearances



Source: ICE, McDash Flash Data through Feb. 13, 2024

Breakdown of loans that remain delinquent following forbearance-plan exit

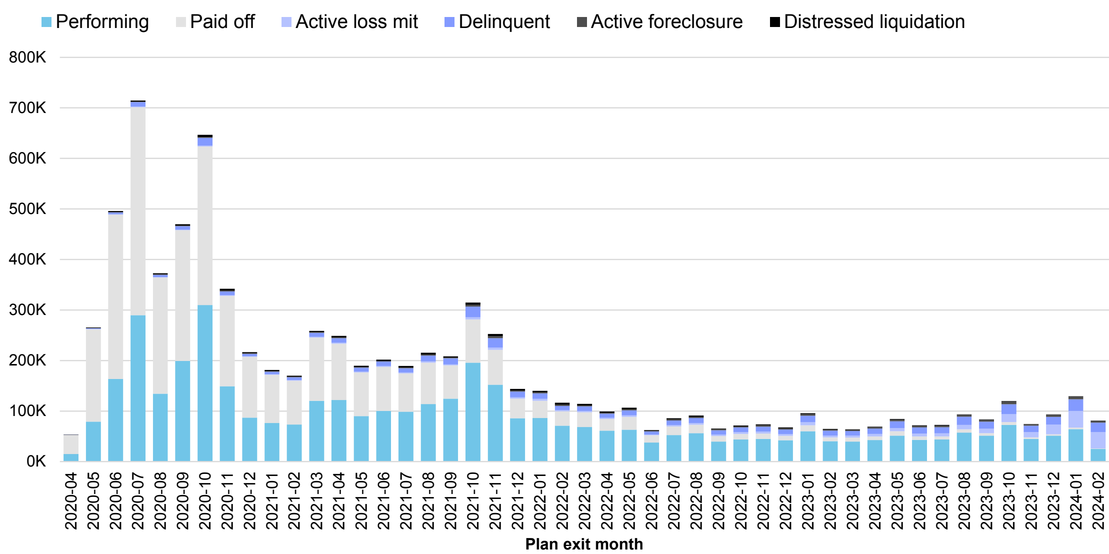
(Excluding loans in active loss mitigation or foreclosure)



Source: ICE, McDash Flash Data through Feb. 13, 2024

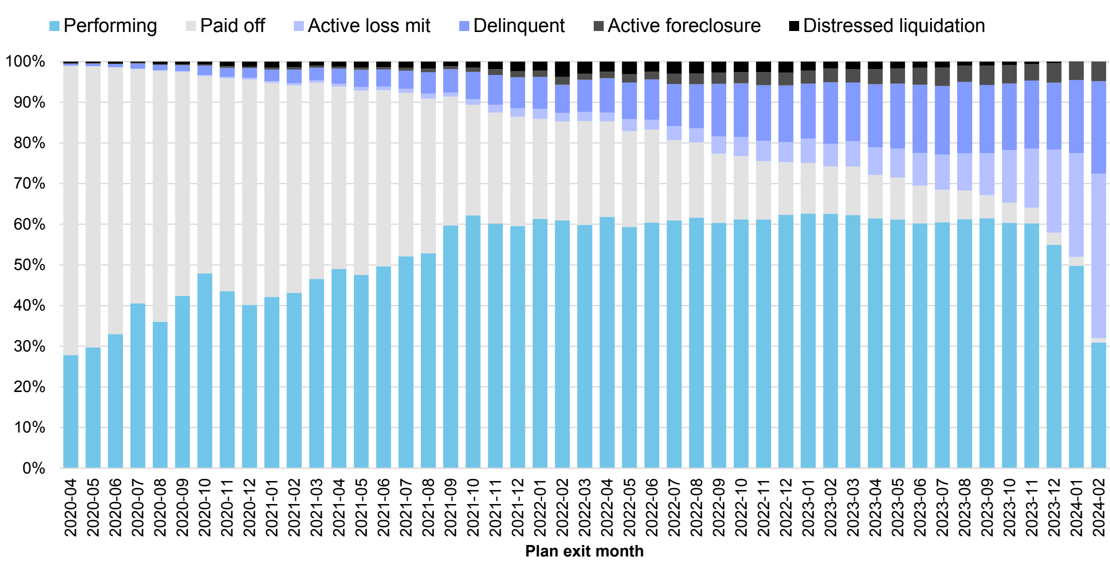
Appendix

Current status of loans that left COVID-19 forbearance plans



Source: ICE, McDash Flash Data through Feb. 13, 2024

Current status of loans that left COVID-19 forbearance plans



Source: ICE, McDash Flash Data through Feb. 13, 2024

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
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Mortgage Monitor disclosures

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