



Making Home Possible in Pennsylvania

Financing Homeownership & Rental Housing

Freddie Mac is supporting the housing market and answering the nation's call to assist with its recovery. Our top priorities are providing essential liquidity to the market and helping to stem the foreclosure crisis. Over the past decade, Freddie Mac has invested approximately **\$130 billion** in home loans, helping over **1 million** Pennsylvania families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$11.3 billion	62,084	12,964	75,048
Past 10 Years	\$130 billion	954,512	98,064	1,052,576

In 2008 Freddie Mac:

- Enabled 9,454 Pennsylvania homebuyers to purchase their first home.
- Financed loans for 40,047 low- and moderate-income Pennsylvania families.
- Funded home loans with an average mortgage of \$171,542.

Preventing Foreclosure

We are proud to play a key role in sustaining homeownership by supporting the President's Making Home Affordable program. Freddie Mac helped approximately **88,000** homeowners avoid foreclosure in 2008, and **3,322** in Pennsylvania alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	1,197	1,870	140	115	3,322

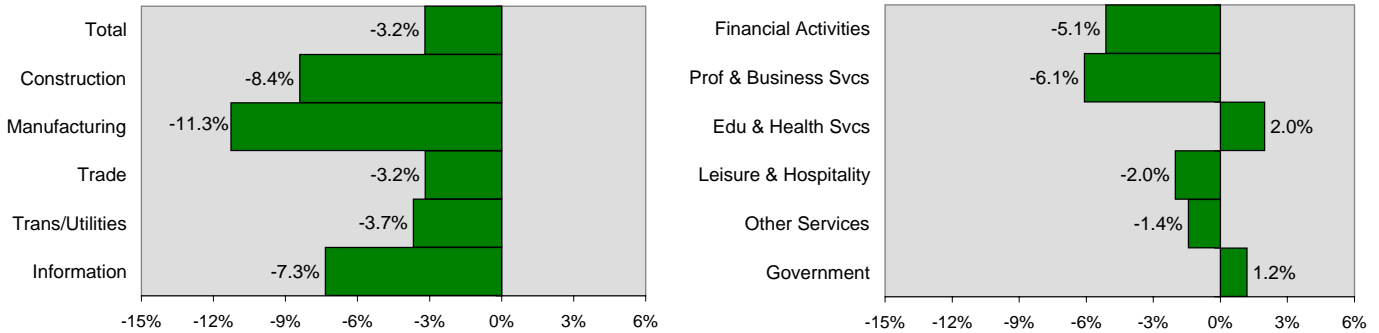
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [Pennsylvania Housing Finance Agency Alternatives to Avoid Foreclosures](#)
- [Homeowner's HOPE™ Hotline, \(888\) 995-HOPE™](#)
- [HUD-Certified Housing Counselors, \(800\) 569-4287](#)
- www.FreddieMac.com/avoidforeclosure or (800) FREDDIE

For more information, please go to www.freddiemac.com/states

* Based on completed agreements. Periodically, there are differences in and changes to our reported numbers due to the timing of completion.

Employment growth was strongest in Pennsylvania's education and health services sector over the year ended July 2009



Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	416,162	422,527	431,028	438,886	443,669
% Change	1.1	1.5	2.0	1.8	1.1
Total Non-Farm Employment (ths.)	5,644.2	5,702.2	5,756.1	5,797.9	5,800.9
% Change	0.6	1.0	0.9	0.7	0.1
Unemployment Rate (%)	5.5	5.0	4.5	4.4	5.4
Personal Income Growth (%)	5.1	3.8	6.1	5.7	4.0
Population (ths.)	12,335.7	12,351.9	12,388.1	12,419.9	12,448.3
Single-Family Permits	41,496	37,268	33,121	27,497	20,238
Multifamily Permits	8,169	7,257	6,007	6,168	4,339
Existing Median Home Sales Price (ths.)	136.7	155.8	164.0	168.1	165.8
Mortgage Originations (# of SF loans)	543,437	541,708	511,128	420,849	n/a
Personal Bankruptcies (total ch. 7 & 13)	58,049	77,530	23,202	28,966	31,938
Existing Home Sales (ths.)	245.9	256.2	234.8	212.9	175.6
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	11.7	10.0	10.6	10.0	9.5
Serious Mortgage Delinquency (% All Loans)	2.06	2.12	2.33	3.11	4.22
Foreclosure Rate (% All Loans)	0.78	0.75	0.80	0.99	1.34
Homeownership Rate (%)	72.8	71.5	71.7	71.6	70.8

Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

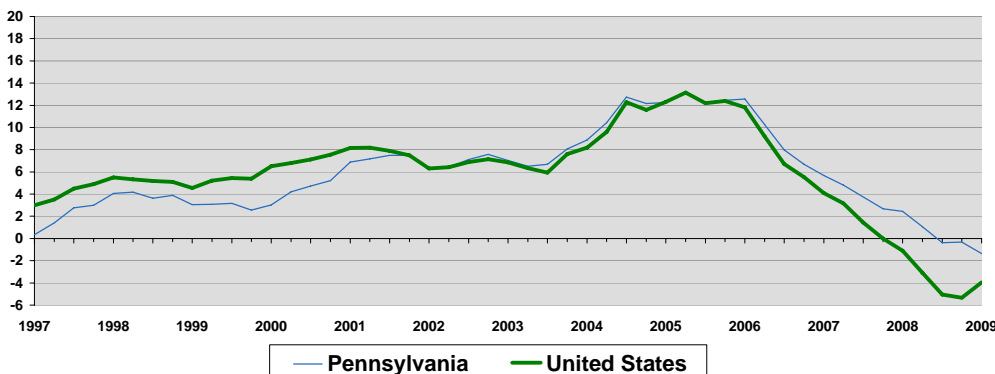
National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



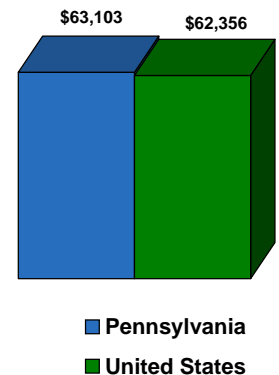
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



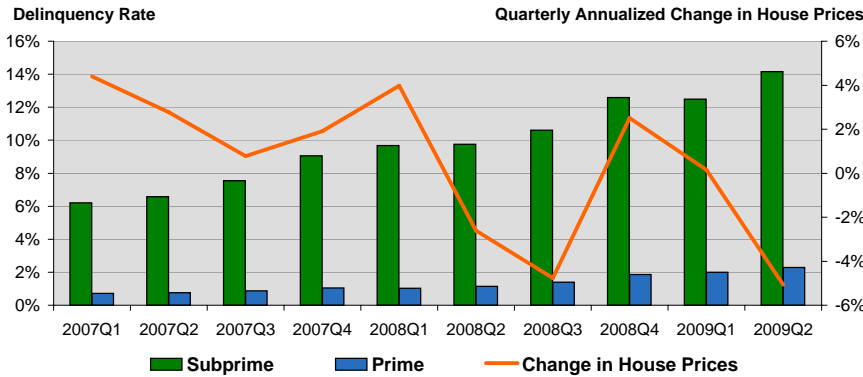
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



Source: US Census Bureau, Moody's Economy.com

Serious mortgage delinquencies are rising among prime and subprime borrowers in Pennsylvania



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	13
1 = Highest	
Mortgage Delinquency Rate	22
1 = Most Delinquent	
Median Family Income	24
1 = Highest	
Adjustable Rate Mortgage Share	39
1 = Highest Share	
Housing Affordability	22
1 = Most Affordable	
Employment Growth	22
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Pennsylvania

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	70.8%	-0.8%
White, Non-hispanic	75.2%	-0.1%
Black	46.0%	-1.1%
Hispanic	45.0%	2.1%
Asian or Pacific Islander	59.1%	-0.9%

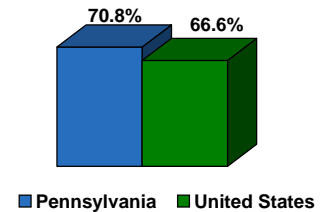
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership is higher in Pennsylvania than the national average

2008 Homeownership Rate

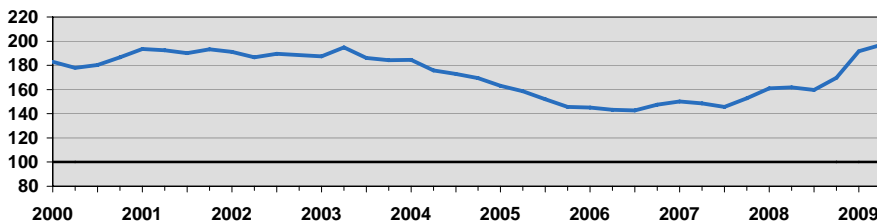


Source: US Census Bureau

State Housing Affordability Index

Pennsylvania

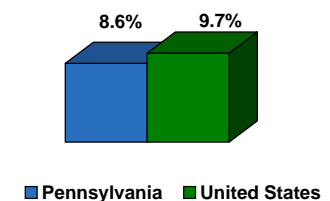
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment in PA is lower than US

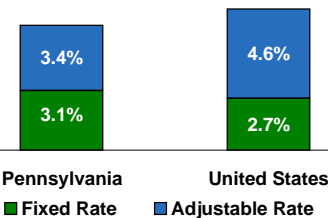
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

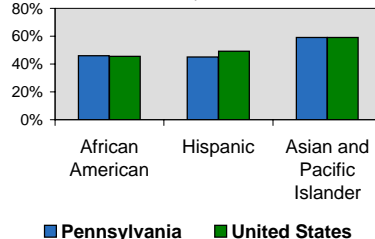
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

Homeownership in PA is slightly lower for Hispanic households

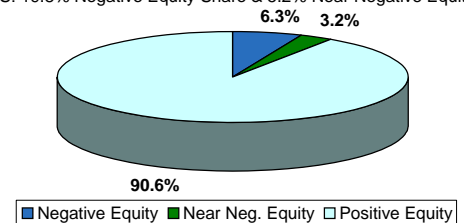
2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Pennsylvania

US: 19.8% Negative Equity Share & 5.2% Near Negative Equity



Source: First American CoreLogic. Data represent share of homes where total mortgage debt is higher than home value.