


# Weekly Real Estate Statistical Update

Up-to-date data on crucial California real estate trends from *first tuesday*

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## Broker/agent licensing is stabilizing

This chart shows the number of new **broker** and **agent licenses** issued every quarter.

The number of new licenses issued continued its slow five-year decline through the fourth quarter (4Q) of 2012. The new licensee numbers will slip until 2017 as the licensee population adjusts for the excess of new licenses issued during the boom years.

The restructuring of the Department of Real Estate as the Bureau of Real Estate will have no effect on licensing trends.

## NODs and trustee's sales continue to fall

This chart plots the number of **notices of default (NODs)** and **trustee's deeds (TDs)** recorded.

NOD recordings dropped 22% in the fourth quarter of 2012 from the prior quarter. This was a significant 38% decline in recordings from the year before.

TD recordings decreased 8% in the fourth quarter from the prior quarter. This was a 32% drop from the year before.

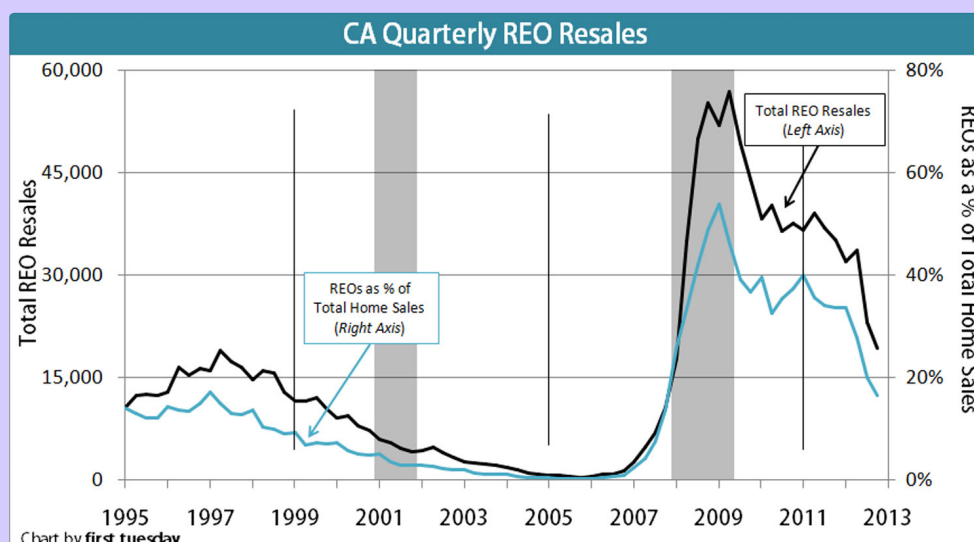
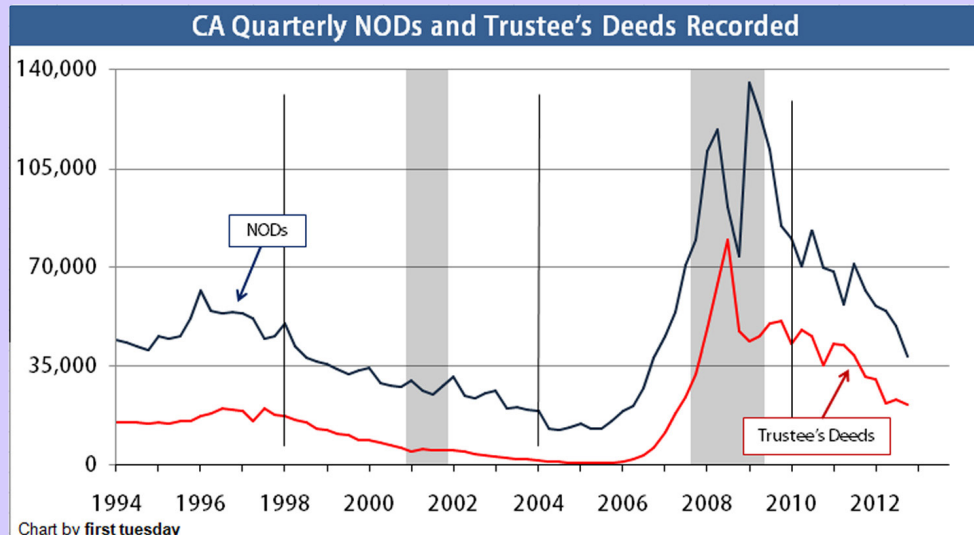
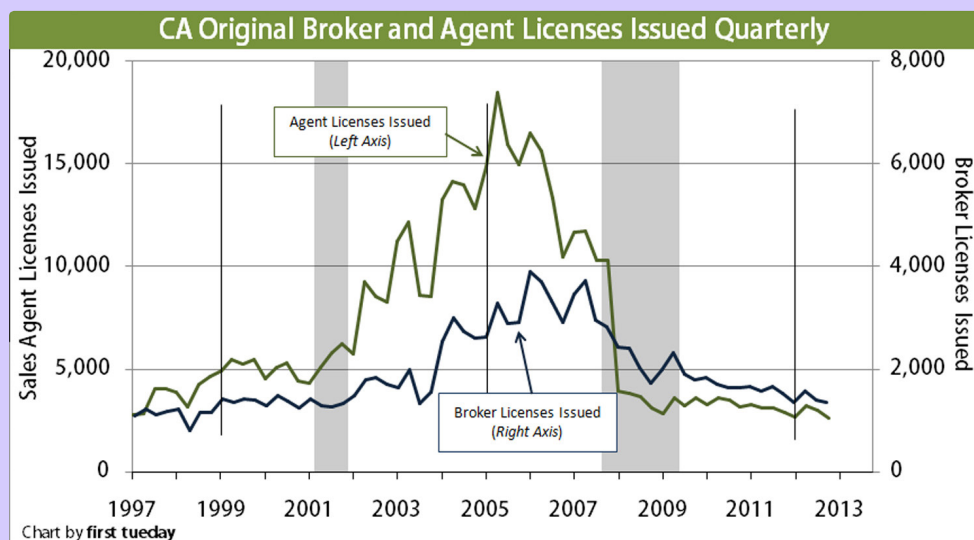
The decline in NODs will continue until mortgage rates rise and bring on a rise in mortgage delinquencies, likely in 2015.

## REO resale volume drops

This chart shows the number of **REO** resales as a percentage of total home sales volume.

In the fourth quarter of 2012, the number of REO resales dropped 46% from the year before. This drop is due to decreasing mortgage delinquency rates and increasing shortsales and third-party bids at foreclosure sales. REO resales now account for 17% of California's home sales volume.

REO resales will continue to fall until interest rates start to rise and speculators dump the houses they acquired.



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