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Natural hazard housing risk index

Indicator Vulnerability Category Description below Poverty Socio-economic status Persons below poverty assessment Unemployed Socio-economic status Civil (age 16+) Income Socioeconomic status Per capita No diploma of higher school Socio-economic status of a person (age 25+) without a high school diploma aged 6 years5 or older Composition of the household Persons aged 65 years and over 17 years or younger The composition of the household Persons aged 17 or younger Civilians with disabilities Composition of households Civil non-institution households Composition of one of the parents with children under 18 years of age Minority status /Linguistic minority (all persons except whites, non-Hispanic) Speak English Less, than good Minority Status / The language of the person (age 5+) who speak English is less than well multifunctional structures of residential and transport housing in structures with 10 or more units of mobile homes housing and transport mobile homes crowding housing and transport at the domestic level (occupied residential units) , more people than numbers No vehicle housing and transportation households without a vehicle available location Score Text description of tract, county and state disaggregation rate: more than 3000 U.S. counties Year: 2016 Source: ATTOM Data Solutions Additional Information Hazard risk is an additive composed of six measures: hurricane, flooding, earthquake, wildfire, tornadoes and hail. Each hazard risk component is measured on a scale of 0-60, with a potential overall hazard risk of 360. Description of the indicator General risk of danger Decripte Hurricane risk data comes from FEMA and the National Hurricane Center (NHC), and the risk level is based on two factors with the same weight: the number and intensity of hurricane strikes historically, and the percentage of homes located in flood zones identified as having a risk of storm waves Flood risk Data are based on flood zones created by the Federal Emergency Management Agency (FEMA), and the risk level was based on a percentage of homes in each county, located in high-risk flood risk areas, earthquake risk data from the U.S. Geological Survey (USGS), and risk levels were based on the likelihood of a 5.0 magnitude earthquake in each Wildfire Risk Data county from the U.S. Department of Agriculture Forest Service and the Institute of Fire Modeling, and the risk level is based on the percentage of homes in each county located in the Very High or High Risk Wildfire Hazard Areas (WHP). Tornado risk data from the National Oceanic and Atmospheric Administration (NOAA) and risk levels were based on the Destruction Potential Index (DPI) for each county. DPI is calculated using the number of tornadoes, the path of tornadoes in square miles and the intensity of tornadoes on the scale NOAA hail risk data, and risk levels are based on the average number of storms per year in each county with hail that exceeds 1-inch in size over the past 15 years. InsightInvesting Strategies Data in Action article from Housing News Report ATTOM Data Solutions Real estate investors who want to avoid property damage caused by natural hazards should look in the rust belt, according to aTOM Data Solutions 2018 U.S. Natural Housing Risk Index. For the report, ATTOM indexed the risk of natural hazards in more than 3,000 counties and more than 22,000 U.S. cities based on the risk of six natural disasters: earthquakes, floods, hail, hurricane storm surge, tornadoes and wildfires. ATTOM also analyzed housing trends in 2,616 cities and 440 counties - containing more than 53 million single-family homes and condos - broken down into five equal quintils at risk of natural housing hazards. Homes sold at a 4.4 percent discount in the lowest-risk markets Among the 440 counties with sufficient housing data, those at lowest risk for natural hazard housing were Milwaukee County, Wisconsin, Michigan's Musketgon County/ Cleveland County, Ohio, Kenosha County, Wisconsin in a large Chicago metro area, and Monroe County/Rochester County, New York. Homes in counties in the lower 20th percentile for natural hazard risk have a median sale price so far in 2018, which is 22 percent lower than the median sales price for all counties nationwide. In addition, homes in these lowest-risk counties are sold at a discount of 4.4 percent on average below their estimated full market value at the time of sale. Home prices rated 1.6 times faster in the highest-risk markets At the other end of the spectrum, the counties with the highest natural risk of housing hazards were Oklahoma County, Oklahoma, Monroe County/Key West, Florida, Santa Cruz County, California, Santa Clara County/San Jose County, California, and Marin County, California in the San Francisco Metro area. An ATTOM analysis found that the median home price in cities with the top 80 percentile for natural housing risk risk was estimated at 39 percent on average over the past 10 years - 1.6 times the 25 percent estimate of U.S. home prices in the same time period. While the combined risk of natural disaster didn't seem to suppress house price estimates over the past decade, the story differs greatly for some individual hazard risks - namely flooding, hurricane storm surge and wildfire risk, said Daren Blomquist, senior vice president at ATTOM Data Solutions. House price estimates in the overall U.S. housing market were twice as high as the appreciation rate in cities with the highest flood risk and three times the estimate in cities at highest risk of a hurricane storm surge in the past 10 years. The broader market has also surpassed valuations in cities with the highest risk of wildfires over the past decade, although the gap is much more lenusive. rates raised in cities at high flood risk were lower in cities in the upper 80th percentile for risk of natural housing hazards, and this was true for all individual types of natural hazard risk except flood risk. In cities in the upper 80th percentile of flood risk, active foreclosures reached 0.61 percent of all properties, which is above the foreclosure rate of 0.38 percent in all risk categories. The weather is the biggest external swing factor in the U.S. economy and accounts for more than \$550 billion a year in lost revenue and up to 76,000 lost jobs, said Mark Gibbs, president and CEO of Weather Source, a technology company that provides global weather and climate data along with advanced analytics. The weather can have a huge impact on homeowners and the housing market. When major weather events such as hurricanes, tornadoes and hail are affected, many homeowners suffer financial hardship from a variety of sources, such as lost wages and losses due to inadequate insurance. And while the impact on homeowners can be severe, hurricanes like Harvey could change the landscape of the housing market across the region, including a shift in the number of affordable homes and a shift in home values . Cities with the highest flood risk also posted severely underwater rates (loan-to-value ratios of 125 percent or higher) above the overall market average - 8.9 percent of all homes with mortgages compared to 8.5 percent nationwide. Tornado risk was the only individual risk factor for natural hazards with severely underwater rates above market average in top-risk cities — 10.0 percent of all homes with mortgages. But the highest-risk cities for floods, hurricanes and wildfires underperformed the overall market: Foreclosures and negative equity rates above the market average in cities at highest risk flood IRVINE, Calif. - September 20, 2018 - ATTOM Data Solutions, curator of the country's main real estate database, today released its 2018 U.S. Natural Housing Risk Index, which found that the median home price in cities with the top 30 percentile for natural hazard housing risk has been estimated at 40 percent on average over the past 10 years - at 1.7 times the 24 percent estimate of U.S. home prices during the same period of time. For the report, ATTOM indexed the risk of natural hazards in more than 3,000 counties and more than 22,000 U.S. cities based on the risk of six natural disasters: earthquakes, floods, hail, hurricane storm surge, tornadoes and wildfires. ATTOM also analyzed housing trends in 2,616 cities and 440 counties - containing more than 53 million single-family homes and condos - broken down into five equal quintils at risk of natural housing hazards (see full methodology below). While the combined risk of natural disasters did not seem to be valuation of house prices over the past decade, history is much different from individual hazard risks - namely flooding, hurricane storm surge and wildfire risk, said Daren Blomqvist, senior vice president at ATTOM Data Solutions. House price estimates in the overall U.S. housing market were twice as high as the appreciation rate in cities with the highest flood risk and three times the estimate in cities at highest risk of a hurricane storm surge in the past 10 years. The broader market has also surpassed valuations in cities with the highest risk of wildfires over the past decade, although the gap is much more lenusive. 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When major weather events such as hurricanes, tornadoes and hail are affected, many homeowners suffer financial hardship from a variety of sources, such as lost wages and losses due to inadequate insurance. And while the impact on homeowners can be severe, hurricanes like Harvey could change the landscape of the housing market region wide, including a shift in the number of affordable homes and a shift in home values . Cities with the highest flood risk also posted severely underwater rates (loan-to-value ratios of 125 percent or higher) above the overall market average - 8.9 percent of all homes with mortgages compared to 8.5 percent nationwide. Tornado risk was the only individual risk factor for natural hazards with severely underwater rates above market average in top-risk cities — 10.0 percent of all homes with mortgages. Buyers paid a premium for homes in the cities with the highest risk in 2018 Report also shows that homebuilders so far in 2018 have paid an average of 1.0 per cent premium above the estimated market value for homes in cities at highest risk of natural disaster, while homes in cities at lowest risk of natural disaster are sold at an average of 3.7 per cent discount below the estimated market value. The exception to this trend was in the cities with the highest flood risk, where homes are sold at an average discount of 2.4 percent below the estimated market value, the cities at highest risk of tornadoes (2.2 discount below the estimated market value), as well as cities at highest risk of hurricane storm surge (1.4 percent percent market value). Counties and cities with the highest natural hazard risk score Among the 2,616 cities analyzed in the report with sufficient data on housing trends, those with the top 20 highest rates of natural housing risk were located in the following metropolitan statistical areas: Oklahoma City, Oklahoma; San Diego, California; Clearleyck, California; San Jose, California; Madera, California; Riverside-San Bernardino, California, Bakersfield, California; Houston, Texas, Santa Cruz, California; and Huntsville, Alabama. Among the 440 counties analyzed in the report with sufficient housing trends data, those with the highest rates of risk of natural housing hazards were Oklahoma County, Oklahoma (Oklahoma City); Monroe County, Florida (Key West); Santa Cruz County, California (Santa Cruz); Santa Clara County, California (San Jose); and Marin County, California (San Francisco). Among the same 440 counties, those with the lowest rates of risk of natural housing hazards were Milwaukee County, Wisconsin (Milwaukee); Muskogon County, Michigan (Musketon); Cuyahoga County, Ohio (Cleveland); Kenosha County, Wisconsin (Chicago Metro); and Monroe County, New York (Rochester). Index methodology For its fifth annual natural hazard home risk index, ATTOM Data Solutions index indexed more than 3,000 U.S. counties and more than 22,000 U.S. cities based on the risk of six natural disasters: earthquakes, floods, hail, hurricane storm surge, tornadoes and wildfires. ATTOM also analyzed home sales and price trends in 440 counties and 2,616 cities with sufficient real estate data. A risk index has been created for each of the six natural hazards in each city and count with natural hazard data available. Each natural hazard index was divided into five risk categories: Very High, High, Moderate, Low and Very Low based on the severity scale. These six natural hazard indices were summed up to create an overall natural hazard index. The maximum figure for each risk category is 60, and the maximum possible total index is 360. To analyze home sales and price trends, indices in 735 counties and 3,441 cities were divided into five equal groups (quintils) corresponding to the aforementioned five risk categories. Flood zone data is based on flood zones created by the Federal Emergency Management Agency (FEMA), and the risk level was based on a percentage of homes in each county located in high-risk flood zones: A, A99, AE, AH, A. Earthquake data from the U.S. Geological Survey (USGS), and the risk level was based on the likelihood of a magnitude earthquake Tornado data from the National Oceanic and Atmospheric Administration (NOAA), and the risk level was based on the Destruction Potential Index (DPI) for County. DPI is calculated using the number of tornadoes, the path of tornadoes in square miles and the intensity of tornadoes on Fujita scale (FO to F5). The wildfire data comes from the U.S. Department of Agriculture and the Fire Modeling Institute, and the risk level is based on a percentage of homes in each county located in the Very High or High Wildfire Hazard Potential (WHP) areas. Hurricane storm surge data is from FEMA and the National Hurricane Center (NHC), and the risk level is based on a percentage of homes located in flood zones identified as having a risk of waves caused by the storm: V and VE. Noaa hail data and risk levels are based on the average number of hail storms per year in each county with hail that exceeds the 1-inch size over the past 15 years. About ATTOM Data Solutions, ATTOM Data Solutions provides premium property data to energy products that improve transparency, innovation, efficiency, and data-driven economics violations. ATTOM many sources of tax on real estate, deeds, mortgages, foreclosures, environmental risk, natural hazard, and neighborhood data for more than 155 million U.S. residential and commercial properties covering 99 percent of the country's population. A rigorous data management process involving more than 20 steps, checks, standardizes and improves data collected by ATTOM, assigning each property record a permanent, unique identifier - ATTOM ID. 9TB ATTOM Data Warehouse fuels innovations in many industries, including mortgage, real estate, insurance, marketing, government and more through flexible data delivery solutions that include massive file licenses, APIs, market trends , marketing lists, matching and adding, and more. Media Contact: Christine Striker 949.748.8428

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