



Mortgage Fraud Brief

Quarterly Mortgage Fraud Insights

The CoreLogic® National Mortgage Application Fraud Risk Index (Index) for Q4 2023 is 127, up 2.7% from the prior quarter. The year-over-year trend is down 1% from Q4 2022, when the Index stood at 128. These differences are slight and the risk is generally flat.

Overall application volumes in Q4 decreased consistent with seasonality, and the purchase share remains high, staying above 70% for the seventh consecutive quarter. This is a new trend brought on by the higher rates and lack of inventory. Government-backed purchase share continues to increase, due to a higher mix of FHA loans and their tendency towards low down payment options. It is at 27% of all purchase transactions.

Both the market in general and the geographic risks have seen little change. The top 15 metro areas are the same as last quarter, with specific positions in the top 15 having some slight shifts.

Client anecdotal feedback has centered on income falsification risk. They report increasing trends of the tactic where a borrower's income is inflated via a new wage-based job after being self-employed.

Highest Fraud Risk Metros

METRO NAME	POPULATION*	Q4 2023 FRAUD RISK RANK	Q3 2023 FRAUD RISK INDEX	Q4 2023 FRAUD RISK INDEX	QUARTER-OVER-QUARTER, Q3 2023 to Q4 2023
Miami-Fort Lauderdale-Pompano Beach, FL	6,173,008	1	323	310	-4%
Bridgeport-Stamford-Norwalk, CT	942,426	2	217	254	17%
Poughkeepsie-Newburgh-Middletown, NY	678,527	3	223	231	4%
New Orleans-Metairie, LA	1,272,258	4	209	222	6%
New York-Newark-Jersey City, NY-NJ-PA	19,124,359	5	199	217	9%
Los Angeles-Long Beach-Anaheim, CA	13,109,903	6	195	214	10%
San Jose-Sunnyvale-Santa Clara, CA	1,971,160	7	212	206	-3%
Cape Coral-Fort Myers, FL	790,767	8	228	204	-11%
Stockton, CA	767,967	9	208	198	-5%
New Haven-Milford, CT	851,948	10	174	195	12%
Houston-The Woodlands-Sugar Land, TX	7,154,478	11	188	194	3%
Riverside-San Bernardino-Ontario, CA	4,678,371	12	172	176	3%
Fresno, CA	1,000,918	13	167	173	3%
San Francisco-Oakland-Berkeley, CA	4,696,902	14	171	171	0%
Bakersfield, CA	901,362	15	166	166	1%

CoreLogic Mortgage Fraud Solutions

CoreLogic is the industry's trusted provider for mortgage risk mitigation solutions. With the nation's largest mortgage application database, patented risk analytics and team of mortgage fraud experts, CoreLogic knows how to identify and lower the risk of mortgage fraud. [Learn more.](#)

The Mortgage Fraud Risk Index

The Mortgage Fraud Risk Index is calculated from the aggregation of individual loan application fraud risk scores during the previous quarter. Score compilations are calculated for the 100 highest-populated Core Based Statistical Areas (CBSA) in the US, and the 15 CBSAs with the highest Fraud Risk for the most recent quarter are shown in rank order.

For more information, visit corelogic.com or call 866-774-3282

The CoreLogic Mortgage Fraud Brief analyzes the collective level of loan-application fraud risk the mortgage industry is experiencing as measured quarterly by the CoreLogic Mortgage Application Fraud Risk Index, which is based on residential mortgage loan applications processed by CoreLogic LoanSafe Fraud Manager™. For information on our Mortgage Application Fraud Index Methodology, email loansafe@corelogic.com.

The top 100 CBSAs for fraud risk are available to members of the CoreLogic Mortgage Fraud Consortium and can be downloaded from the [LoanSafe Connect™](#) Resource page.

** Top 100 CBSAs are determined by population. 2019 resident total population estimate from U.S. Census Bureau Population Division March 2020 release.*

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