

# Mortgage Performance Summary



THE FEDERAL RESERVE BANK OF RICHMOND

RICHMOND ■ BALTIMORE ■ CHARLOTTE

**An Update on Housing Market and Mortgage Performance in Maryland and the District of  
Columbia  
4<sup>th</sup> Quarter, 2009  
Summary of Findings**

This report analyzes the size, composition, and performance of prime and subprime home mortgages in Maryland and the District of Columbia. It also provides information on trends in the region's housing market and charts with metropolitan and county level data.

**Highlights:**

- The rise in mortgage foreclosure in Maryland and the District of Columbia began to flatten in recent months, although the foreclosure rates continue to climb on a year-over-year basis. Furthermore, the increase in serious delinquency rates has not abated.
- From December 2008 to December 2009, the 90+ day prime delinquency rate in Maryland more than doubled from 2.0 percent to 4.5 percent. Over the same period, the prime foreclosure rate increased to 1.9 percent from 1.2 percent. (Table 7)
- From December 2008 to December 2009, the share of prime mortgages in D.C. with payments more than 90 days past due doubled from 1.5 percent to 3.0 percent. Over the same period, the prime foreclosure rate rose from 0.8 percent to 1.3 percent. (Table 11)
- The share of subprime mortgages with payments more than 90 days past due in Maryland reached 26.2 percent in December 2009, up from 18.0 percent in December 2008. The subprime foreclosure rate in Maryland increased to 11.8 percent in December 2009 compared to 8.4 percent recorded one year earlier. (Table 8)
- The 90+ day subprime delinquency rate in D.C. reached 20.1 percent in December 2009, up from 13.8 percent in December 2008. The subprime foreclosure rate in D.C. climbed to 9.0 percent in December 2009, rising from 5.9 percent one year earlier. (Table 13)
- Maryland ranks 19<sup>th</sup> in the nation in its share of subprime mortgages, which account for 9.9 percent of all mortgages in the state, compared to 10.2 percent in the nation. (Table 4)
- The District of Columbia ranks 37<sup>th</sup> in the nation in its share of subprime mortgages, which account for 7.8 percent of all mortgages in the jurisdiction. (Table 4)
- Research indicates that declining house prices are the most important factor in mortgage default. Since the second quarter of 2007, Maryland and D.C. house prices have fallen 17.1 percent and 8.8 percent, respectively. This decline has coincided with the largest delinquency and foreclosure rates in both Maryland and D.C. history. There are signs that the regional depreciation is abating, however. In the fourth quarter of 2009, D.C. prices grew 1.2 percent – the largest appreciation since the fourth quarter of 2006.

**Further Analysis and Looking Forward:**

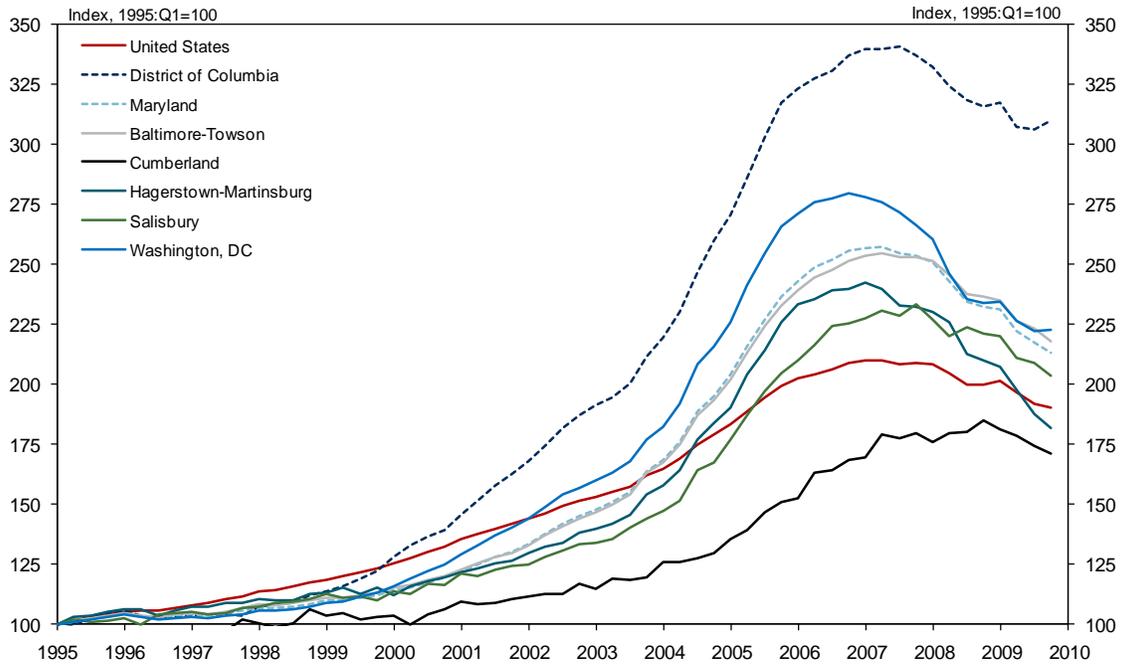
- The D.C. suburbs – and, in particular, Prince George's County – continue to have some of the highest foreclosure and delinquency rates in the Maryland/D.C. area.
- There is a particularly high concentration of interest-only loans in D.C. and the Maryland portion of the Washington, D.C. MSA. Households with interest only or negative amortization features are often more vulnerable to income or house price shocks.
- Unemployment continues to rise notably in Maryland and D.C., suggesting that the area will experience rising foreclosure and delinquency rates for some time.

For more information on foreclosures, please visit the Richmond Fed's Foreclosure Center at [http://www.richmondfed.org/community\\_development/foreclosure\\_resource\\_center/](http://www.richmondfed.org/community_development/foreclosure_resource_center/)

*The views expressed in this article are those of the authors and do not necessarily reflect the views of the Federal Reserve Bank of Richmond or the Federal Reserve System.*

## Graphs and Charts

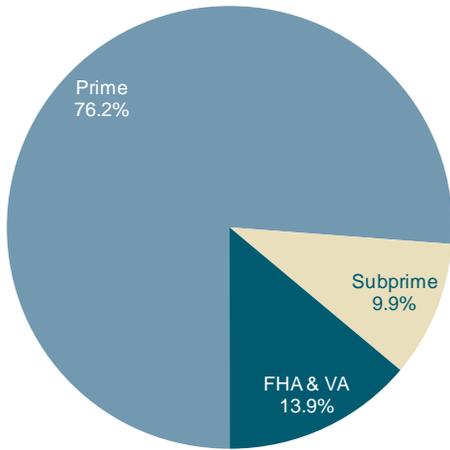
**Figure 1**  
**FHFA House Price Index: Maryland & DC**



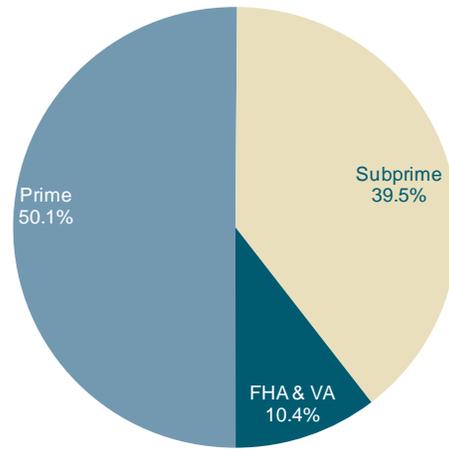
Notes: Washington, DC refers to the Washington, DC metropolitan division (MD).  
Source: Federal Housing Finance Agency (2009:Q4)/Haver Analytics

**Figure 2**  
**Mortgage Distribution: Maryland**

**2a: Mortgages Outstanding**



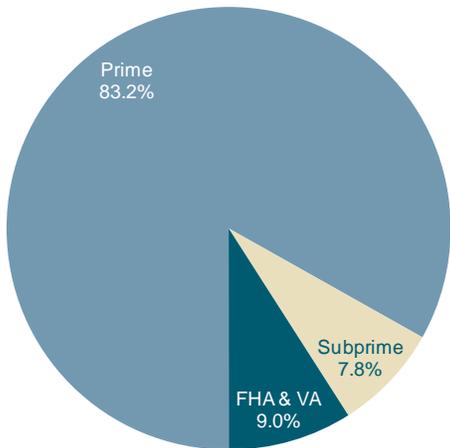
**2b: Foreclosure Inventory**



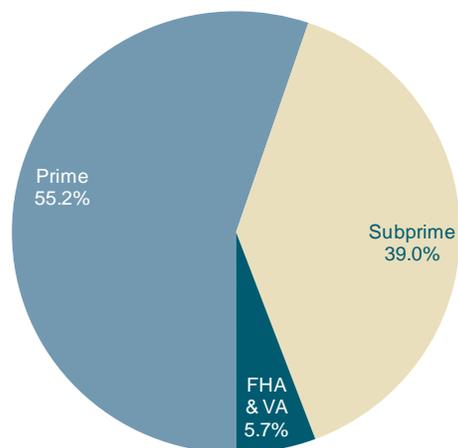
Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics. Percentages may not sum to 100 due to rounding.

**Figure 3**  
**Mortgage Distribution: District of Columbia**

**3a: Mortgages Outstanding**

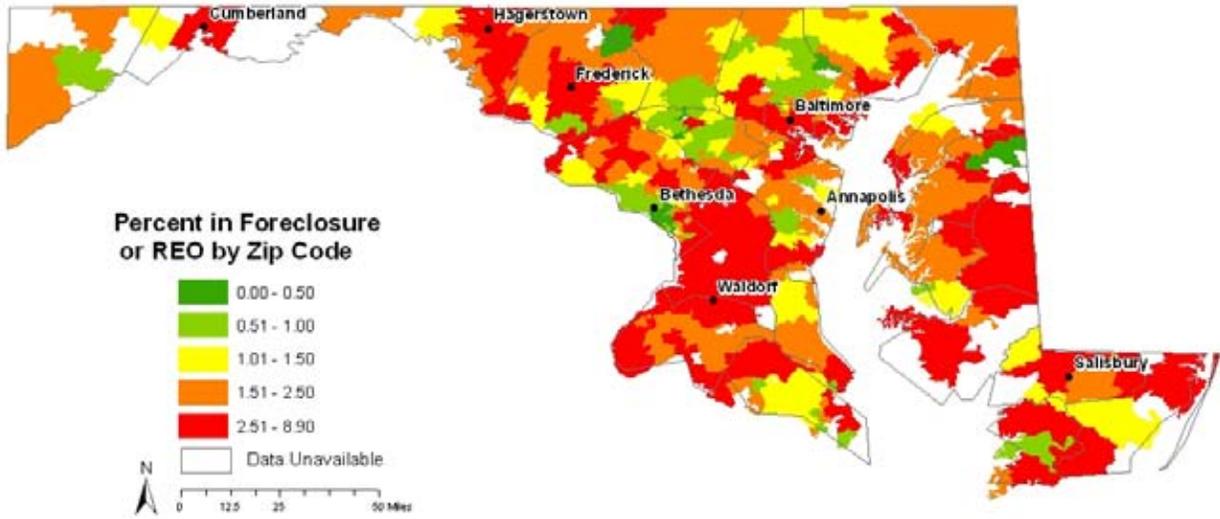


**3b: Foreclosure Inventory**



Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics. Percentages may not sum to 100 due to rounding.

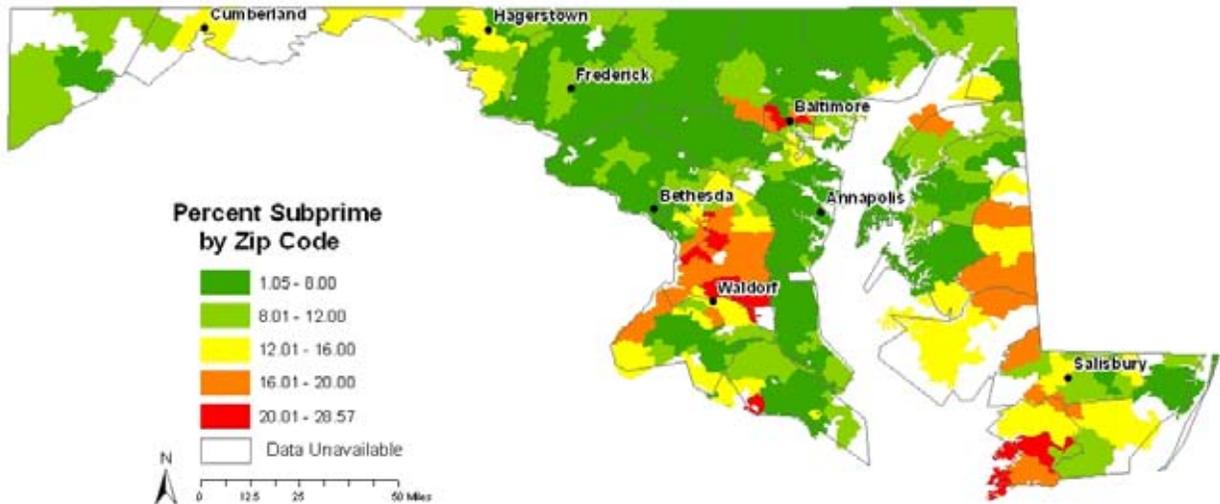
**Figure 4**  
**Percentage of Owner-Occupied Prime Loans in Foreclosure or REO<sup>1</sup>:**  
**Maryland and DC**



Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or no data available.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009), Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Figure 5**  
**Percentage of Owner-Occupied Mortgages with Subprime Loans:**  
**Maryland and DC**

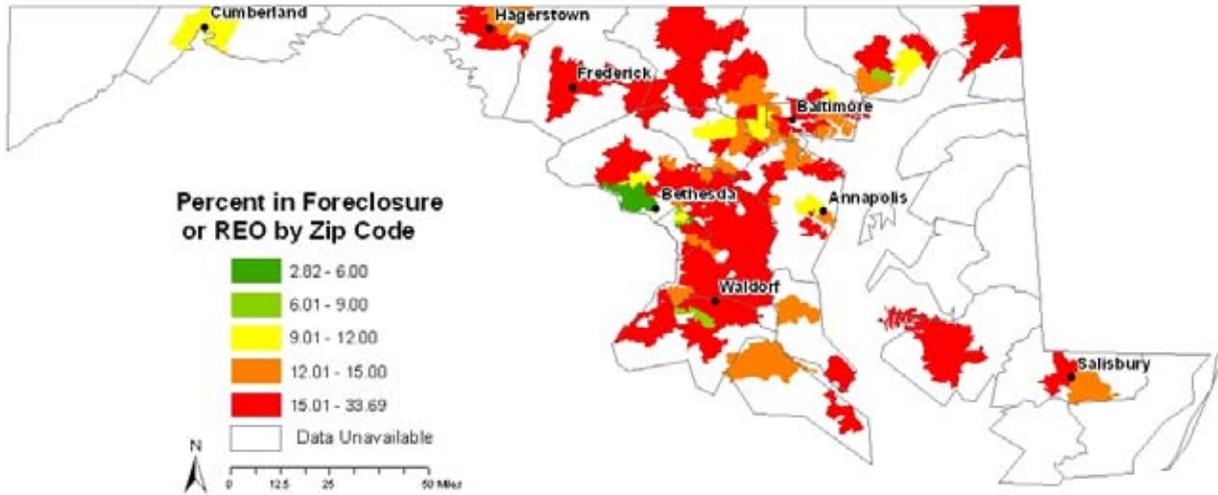


Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or no data available.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009), Mortgage Bankers Association (2009:Q4)/Haver Analytics

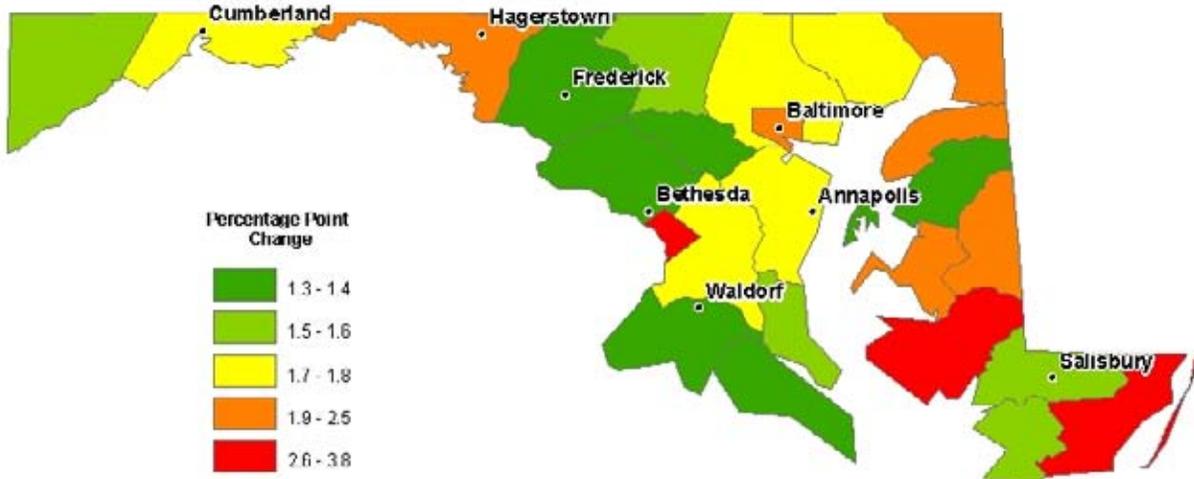
<sup>1</sup> Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

**Figure 6**  
**Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO:**  
**Maryland and DC**



Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.  
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009), Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Figure 7**  
**Change in the Unemployment Rate: Maryland and DC**



Notes: Twelve-month change is between December 2008 and December 2009.  
 Source: Bureau of Labor Statistics

**Table 1**  
**Foreclosure Rates by Mortgage Type: Maryland**

Loan Type	Maryland		United States
	Percent in Foreclosure	National Rank	Percent in Foreclosure
Prime Fixed-Rate	1.48	28	2.08
Prime Adjustable-Rate	8.23	12	10.29
Subprime Fixed-Rate	8.15	24	9.02
Subprime Adjustable-Rate	24.11	11	24.93

Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Table 2**  
**Foreclosure Rates by Mortgage Type: District of Columbia**

Loan Type	District of Columbia		United States
	Percent in Foreclosure	National Rank	Percent in Foreclosure
Prime Fixed-Rate	1.13	43	2.08
Prime Adjustable-Rate	4.32	41	10.29
Subprime Fixed-Rate	8.06	27	9.02
Subprime Adjustable-Rate	20.88	17	24.93

Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Table 3**  
**Prime Mortgage Delinquency Rates: Fifth District**

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	2.70	25	1.93	29
Maryland	3.78	9	2.54	14
North Carolina	2.78	20	1.41	45
South Carolina	2.97	15	2.53	16
Virginia	2.58	30	1.57	38
West Virginia	2.53	31	1.57	38
United States	3.70	--	3.31	--

Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Table 4**  
**Subprime Share of All Loans: Fifth District**

Geographic Area	Percent Subprime	National Rank
District of Columbia	7.79	37
Maryland	9.89	19
North Carolina	8.43	32
South Carolina	9.72	23
Virginia	7.48	41
West Virginia	10.50	14
United States	10.22	--

Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Table 5**  
**Subprime Mortgage Delinquency Rates: Fifth District**

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	13.76	24	14.59	16
Maryland	17.61	6	15.36	15
North Carolina	13.13	29	8.09	42
South Carolina	13.02	30	11.32	28
Virginia	14.29	22	9.44	38
West Virginia	12.88	31	6.84	49
United States	14.98	--	15.58	--

Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Table 6**  
**General Housing Statistics: Maryland**

Geographic Area	Housing Units					Percent of Owner-Occupied Mortgages With:			
	Total	Vacant	Occupied	Owner-Occupied		Prime Loan	Subprime Loan	Adjustable Rate	Interest Only
				Total	With a Mortgage				
Baltimore-Towson	1,110,289	104,906	1,005,383	682,184	515,810	91.00	9.00	12.32	7.57
Cambridge	-	-	-	-	-	85.39	14.61	11.13	6.66
Cumberland	46,340	7,211	39,129	29,044	16,373				
Entire MSA						-	-	-	-
Maryland Portion	-	-	-	-	-	85.61	14.39	5.02	1.37
Washington, DC MSA									
Entire MSA	2,152,321	171,318	1,981,003	1,327,553	1,107,747	-	-	-	-
District of Columbia	-	-	-	-	-	92.22	7.78	21.49	13.56
Maryland Portion	-	-	-	-	-	84.38	15.62	17.42	12.28
Easton	-	-	-	-	-	93.76	6.24	14.51	10.19
Hagerstown									
Entire MSA	114,669	13,707	100,962	70,244	48,932	-	-	-	-
Maryland Portion	-	-	-	-	-	89.59	10.41	10.97	6.94
Lexington Park	41,679	4,746	36,933	26,629	20,734	92.46	7.54	9.78	8.49
Ocean Pines	-	-	-	-	-	92.53	7.47	13.78	8.86
Salisbury	51,440	5,919	45,521	29,526	19,320	87.29	12.71	7.91	3.80
Maryland	2,333,250	240,558	2,092,692	1,453,733	1,124,667	90.08	9.92	14.38	9.57
Fifth District	13,068,131	1,717,299	11,350,832	7,801,889	5,427,813	91.27	8.73	12.89	7.53

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.

Source: Housing units are 2008 estimates from the Census Bureau. Mortgage estimates are Federal Reserve Bank of Richmond calculations using data from Lender Processing Services (LPS) Applied Analytics (December 2009) and Mortgage Bankers Association (2009:Q4)/Haver Analytics. Definitions of the metropolitan areas are provided later in the document.

**Table 7**  
**Owner-Occupied Prime Loan Statistics: Maryland**

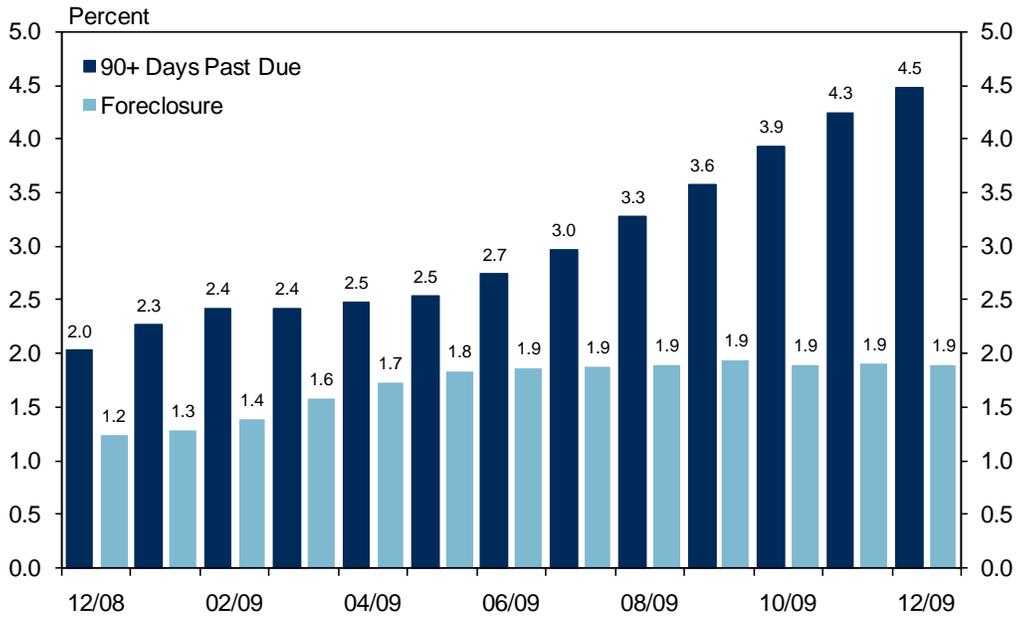
Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	1.76	0.94	3.77	1.60	0.53
Bethesda-Rockville	1.43	1.10	3.36	1.59	0.63
Cambridge	3.29	2.12	6.70	2.65	1.41
Cumberland*	1.63	0.86	3.10	1.93	0.72
Easton	1.36	0.86	2.69	1.96	0.37
Hagerstown*	2.46	1.81	4.66	2.15	1.01
Lexington Park	1.58	0.97	3.41	1.46	0.47
Ocean Pines	1.92	1.48	3.83	2.02	1.37
Salisbury	2.31	1.25	4.10	1.67	0.80
Washington, DC*	3.46	2.10	7.66	3.01	1.30
Maryland	2.03	1.24	4.47	1.90	0.73
Fifth District	1.97	0.89	3.93	1.52	0.52

\*Only the Maryland portion of these MSAs is included here.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

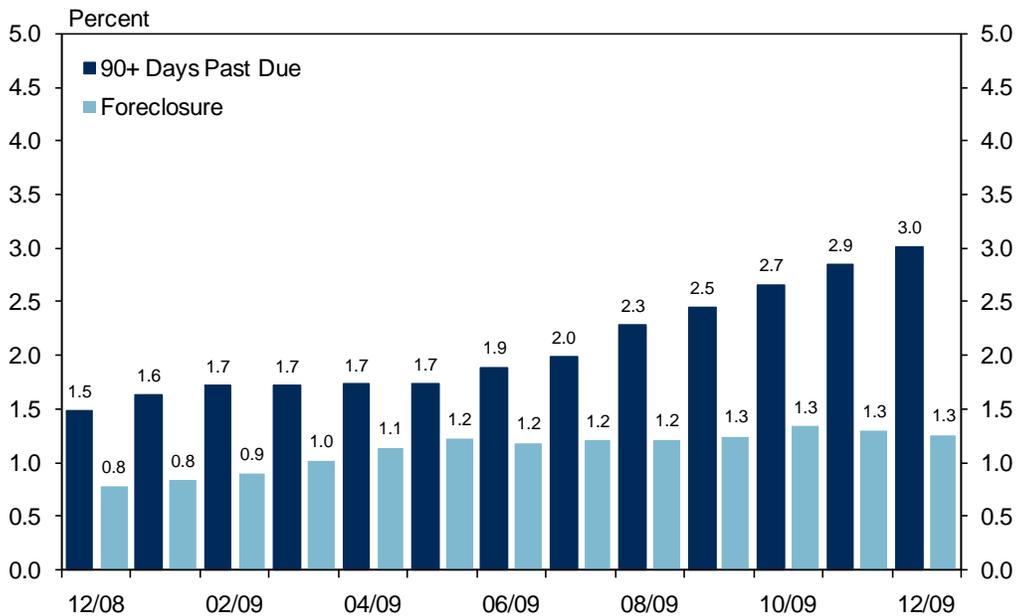
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Figure 8**  
**Owner-Occupied Prime Loan Statistics: Maryland**



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.  
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Figure 9**  
**Owner-Occupied Prime Loan Statistics: District of Columbia**



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.  
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 8**  
**Owner-Occupied Subprime Loan Statistics: Maryland**

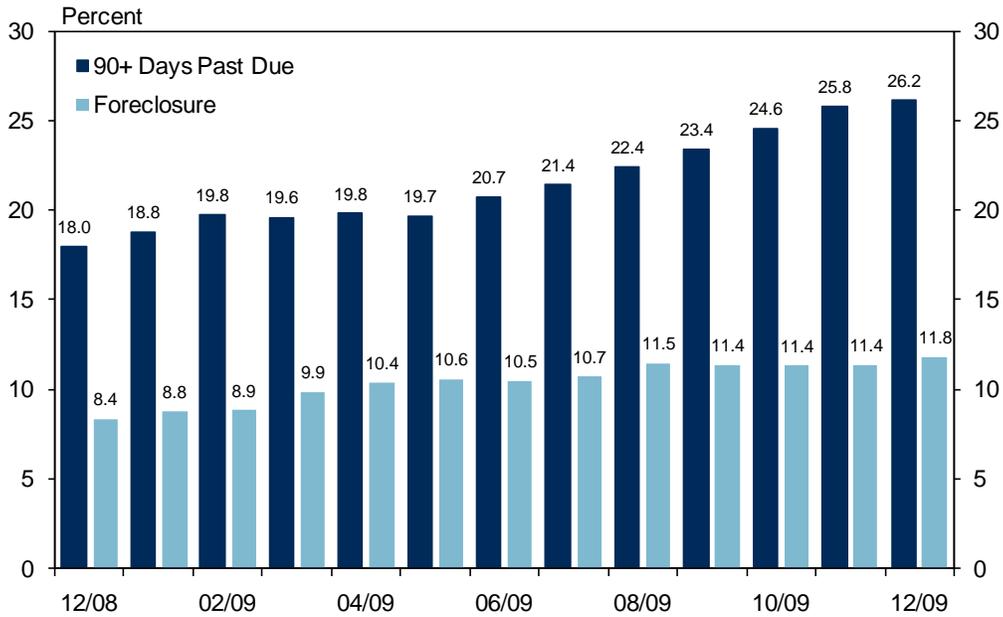
Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	17.04	7.46	24.97	11.10	4.09
Bethesda-Rockville	15.77	8.21	22.37	12.51	5.52
Cambridge	21.37	5.98	24.27	11.65	4.85
Cumberland*	10.24	6.83	23.18	11.26	0.00
Easton	13.41	2.44	23.53	14.71	2.94
Hagerstown*	16.85	9.20	24.42	12.63	5.68
Lexington Park	16.52	7.81	26.82	8.94	4.64
Ocean Pines	13.55	12.90	22.46	13.77	8.70
Salisbury	16.79	10.07	24.39	11.11	5.69
Washington, DC*	20.81	9.45	29.54	12.29	6.72
Maryland	18.02	8.39	26.15	11.83	5.27
Fifth District	16.40	6.32	24.42	9.58	3.19

\*Only the Maryland portion of these MSAs is included here.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

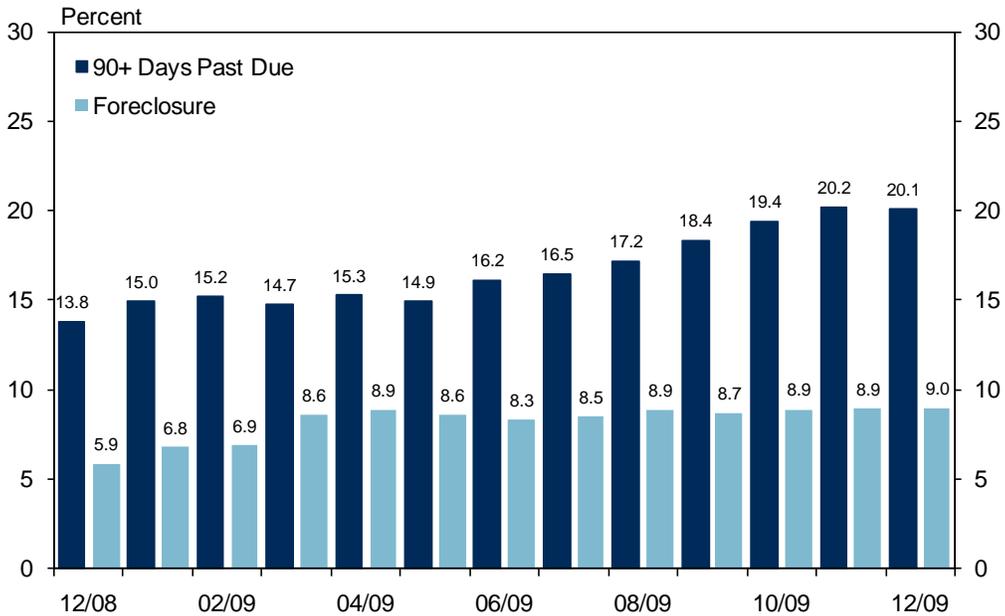
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Figure 10**  
**Owner-Occupied Subprime Loan Statistics: Maryland**



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.  
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Figure 11**  
**Owner-Occupied Subprime Loan Statistics: District of Columbia**



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.  
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 9**  
**Owner-Occupied Interest Only Loan Statistics: Maryland**

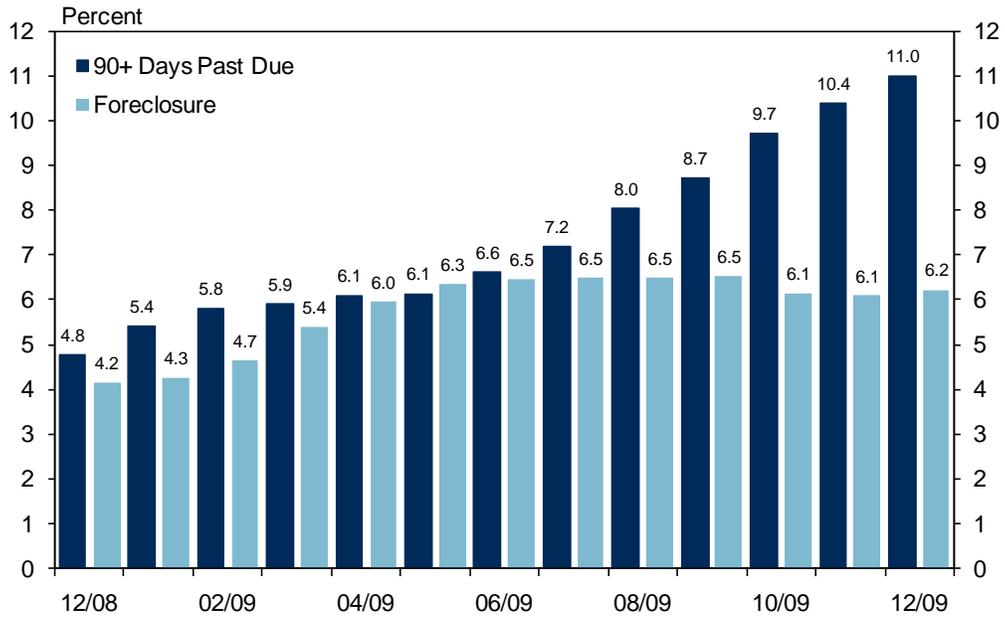
Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	3.34	2.95	8.52	4.99	1.91
Bethesda-Rockville	3.89	3.89	9.59	5.83	2.41
Cambridge	3.95	4.61	9.60	6.40	3.20
Cumberland*	N/A	N/A	N/A	N/A	N/A
Easton	1.58	2.11	3.18	5.10	0.64
Hagerstown*	5.74	7.22	13.05	7.27	3.23
Lexington Park	5.82	2.73	9.76	5.98	2.83
Ocean Pines	4.17	3.09	8.71	6.10	4.79
Salisbury	5.68	5.95	12.08	6.38	4.03
Washington, DC*	5.68	4.92	12.64	7.01	3.13
Maryland	4.78	4.15	11.01	6.23	2.68
Fifth District	3.78	2.88	8.50	4.74	1.81

\*Only the Maryland portion of these MSAs is included here.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

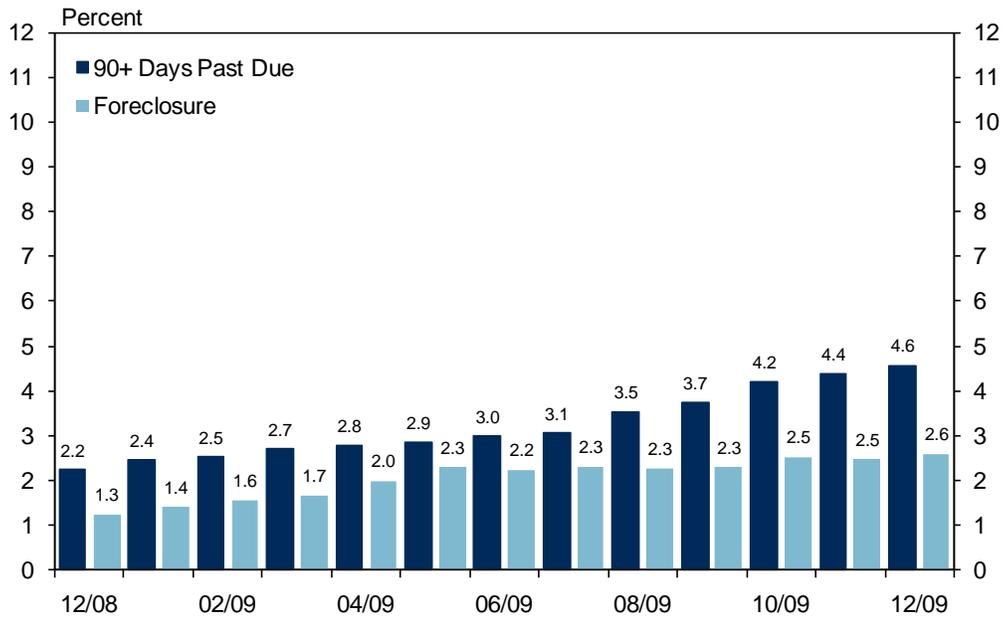
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Figure 12**  
**Owner-Occupied Interest Only Loan Statistics: Maryland**



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.  
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Figure 13**  
**Owner-Occupied Interest Only Loan Statistics: District of Columbia**



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.  
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 10**  
**Unemployment Rates: Maryland & DC**

Geographic Area	Unemployment Rate	Percentage Point Change from Dec. 2008
Baltimore-Towson	7.6	1.8
Cambridge	12.1	2.8
Cumberland	8.9	2.4
Easton	8.0	2.1
Hagerstown-Martinsburg	9.7	3.0
Lexington Park	5.7	1.4
Ocean Pines	16.2	2.7
Salisbury	9.2	1.6
Washington, DC	6.2	1.5
Maryland	7.1	1.6
District of Columbia	11.9	3.8
5th District	9.1	2.4

Note: Data are not seasonally adjusted.  
Source: Bureau of Labor Statistics (December 2009)

**Table 11**  
**Owner-Occupied Prime Loan Statistics**  
**Washington, DC MSA**

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	1.94	1.05	4.02	1.78	0.48
Charles County	3.23	1.66	6.33	2.42	0.87
Frederick County	1.81	1.26	3.87	1.68	0.68
Montgomery County	1.33	1.05	3.23	1.57	0.62
Prince George's County	3.72	2.34	8.41	3.29	1.49
District of Columbia	1.49	0.78	3.01	1.26	0.48

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 12**  
**Owner-Occupied Prime Loan Statistics**  
**Baltimore-Towson MSA**

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anne Arundel County	1.38	0.89	3.20	1.52	0.49
Baltimore City	3.16	1.52	5.44	2.49	0.97
Baltimore County	1.76	0.85	4.00	1.56	0.41
Carroll County	1.27	0.72	3.08	1.09	0.38
Harford County	1.64	0.91	3.34	1.45	0.53
Howard County	0.96	0.66	2.70	1.05	0.34
Queen Anne's County	1.67	0.82	3.90	1.70	0.62

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 13**  
**Owner-Occupied Subprime Loan Statistics**  
**Washington, DC MSA**

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	19.61	7.11	26.39	12.22	3.06
Charles County	21.44	10.57	31.18	11.51	5.05
Frederick County	16.53	9.85	24.07	15.26	4.96
Montgomery County	15.55	7.74	21.88	11.71	5.68
Prince George's County	20.79	9.42	29.48	12.40	7.16
District of Columbia	13.84	5.88	20.08	8.98	4.21

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.  
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 14**  
**Owner-Occupied Subprime Loan Statistics**  
**Baltimore-Towson MSA**

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anne Arundel County	16.65	7.32	23.83	10.80	3.77
Baltimore City	16.59	8.35	22.38	11.14	5.60
Baltimore County	17.45	7.02	27.70	10.60	3.04
Carroll County	17.99	6.58	27.91	14.65	3.02
Harford County	17.05	6.87	24.46	11.08	3.69
Howard County	17.53	7.22	26.73	10.64	3.86
Queen Anne's County	18.13	6.25	25.55	15.33	2.92

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.  
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 15**  
**Owner-Occupied Interest Only Loan Statistics**  
**Washington, DC MSA**

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	3.83	3.09	9.04	4.80	1.92
Charles County	7.21	4.64	14.60	6.90	2.61
Frederick County	4.79	4.77	10.45	6.36	2.94
Montgomery County	3.69	3.70	9.39	5.71	2.30
Prince George's County	8.75	6.98	17.63	9.16	4.53
District of Columbia	2.24	1.25	4.56	2.59	1.08

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.  
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

**Table 16**  
**Owner-Occupied Interest Only Loan Statistics**  
**Baltimore-Towson MSA**

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anne Arundel County	2.85	2.61	7.28	4.63	1.80
Baltimore City	3.37	3.56	7.76	5.69	2.70
Baltimore County	4.29	3.26	11.11	5.58	1.77
Carroll County	3.65	2.48	9.42	4.59	1.83
Harford County	4.11	4.02	9.49	5.78	2.41
Howard County	2.57	2.52	7.55	4.11	1.47
Queen Anne's County	3.08	1.96	7.15	4.66	1.83

Notes: FHA and VA as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.  
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

## MSA Definitions

1. **Baltimore-Towson, MD MSA** – Anne Arundel County, MD; Baltimore County, MD; Carroll County, MD; Harford County, MD; Howard County, MD; Queen Anne’s County, MD; Baltimore city, MD
2. **Bethesda, MD MSA**- Frederick County, MD; Montgomery County, MD
3. **Cambridge, MD MSA** – Dorchester County, MD
4. **Cumberland, MD MSA** – Allegany County, MD; Mineral County, WV
5. **Easton, MD** – Talbot County, MD
6. **Lexington Park, MD** – St. Mary’s County, MD
7. **Ocean Pines, MD** – Worcester County, MD
8. **Philadelphia-Wilmington MSA** – Burlington County, NJ; Camden County, NJ; Gloucester County, NJ; Bucks County, PA; Chester County, PA; Delaware County, PA; Montgomery County, PA; Philadelphia County, PA; New Castle County, DE; Cecil County, MD; Salem County, NJ
9. **Salisbury, MD** – Somerset County, MD; Wicomico County, MD
10. **Hagerstown-Martinsburg, MD MSA** - Martinsburg, WV; Washington County, MD; Berkeley County, WV; Morgan County, WV
11. **Washington, DC MSA** - District of Columbia, DC; Calvert County, MD; Charles County, MD; Frederick County, MD; Montgomery County, MD; Prince George’s County, MD; Arlington County, VA; Clarke County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Warren County, VA; Alexandria city, VA; Fairfax city, VA; Falls Church city, VA; Fredericksburg city, VA; Manassas city, VA; Manassas Park city, VA; Jefferson County, WV

**The Washington, DC metropolitan division** includes all of the above localities except Frederick County and Montgomery County in Maryland.

Source: Office of Management and Budget, 2008

## Maryland Counties



## Sources and Notes

### **House Price Index**

*Federal Housing Finance Agency/Haver Analytics*

Weighted repeat sales index, measuring the average price changes in repeat sales or refinancing on the same single family properties. Based on transactions involving conforming, conventional mortgages purchased or securitized by Fannie Mae or Freddie Mac.

### **Unemployment Rate**

*Bureau of Labor Statistics/Haver Analytics*

### **General Housing Statistics**

*Census Bureau*

### **Metropolitan Statistical Area Definitions**

*Office of Management and Budget, 2008*

### **Loan Distribution and Loan Performance**

*(1) Mortgage Bankers' Association/Haver Analytics*

*(2) Loan Processing Services Inc. Applied Analytics Mortgage Data*

Loan Processing Services, Inc. Applied Analytics Mortgage Data (LPS Data) does not have as complete coverage of subprime loans as it does of prime loans. To compensate for this, we scaled the LPS subprime and prime data for each locality by common factors such that the LPS totals matched the MBA data at the state level. While this method of dealing with LPS's underrepresentation of loans is far from perfect, it only impacts the figures and tables that report the prevalence of subprime loans within geographic areas of Maryland and the District of Columbia. It has no impact on the subprime performance numbers.