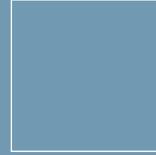


Mortgage Performance Summary



THE FEDERAL RESERVE BANK OF RICHMOND

RICHMOND ■ BALTIMORE ■ CHARLOTTE

**An Update on Housing Market and Mortgage Performance in Maryland and the District of
Columbia
3rd Quarter, 2010
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.

State Delinquency and Foreclosure Rates

- There is evidence that delinquency and foreclosure rates in Maryland and the District of Columbia have started to plateau or even decline in 2010, although default rates generally continue to climb on a year-over-year basis.
- The prime foreclosure rate in Maryland rose slightly from 1.9 percent in September 2009 to 2.0 percent in September 2010. Over the same period, the prime 90+ day delinquency rate increased from 3.6 percent to 4.0 percent. (Table 7)
- In D.C., the prime foreclosure rate increased from 1.3 percent to 1.6 percent over the year ending in September 2010 while the 90+ day delinquency rate remained steady at 2.5 percent. (Table 11)
- Maryland's subprime foreclosure rate actually declined from 11.4 percent to 9.8 percent between September 2009 and September 2010. Meanwhile, the subprime 90+ day delinquency rate edged up to 25.4 percent from 23.4 percent. (Table 8)
- The subprime foreclosure rate in D.C. remained steady at 8.7 percent over the year ending in September 2010. Over the same period, the 90+ day delinquency rate rose to 20.0 percent from 18.4 percent. (Table 13)
- Subprime mortgages continue to make up 35.5 percent of the foreclosure inventory in Maryland, although they only make up 9.4 percent of all mortgages. Similarly, in D.C., subprime mortgages account for 31.8 percent of foreclosures, but only 7.4 percent of all mortgages. Maryland and D.C. are ranked 22nd and 35th in the nation, respectively, in their share of subprime loans. (Figures 2 and 3, Table 4)

State Economic Conditions and Looking Forward

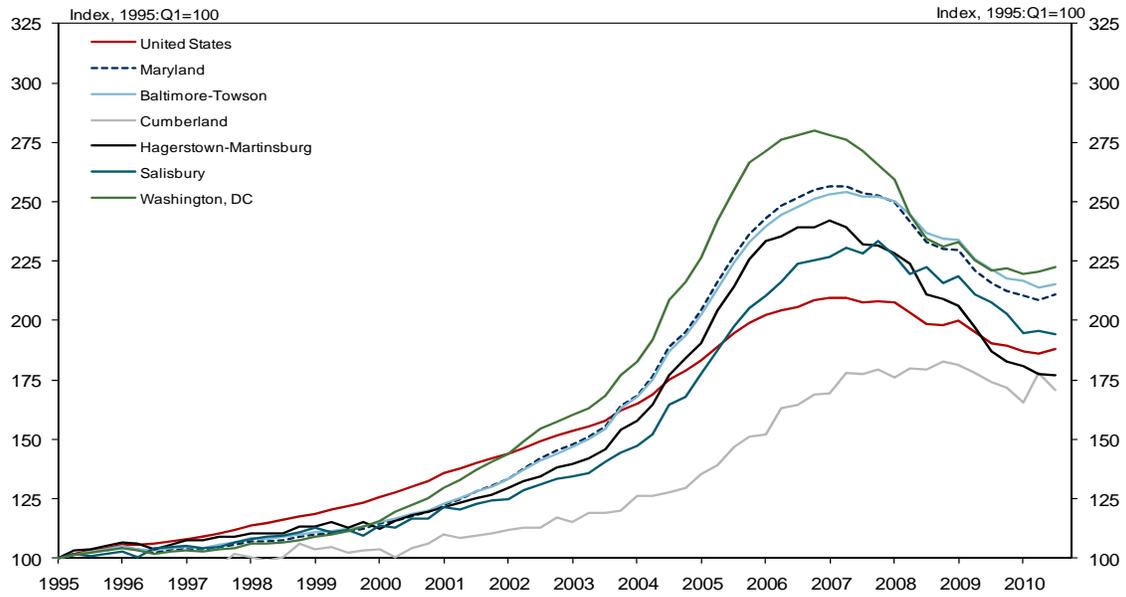
- Declining house prices play a significant role in rising default. On a positive note, house prices in Maryland and D.C. rose 1.1 percent and 1.8 percent, respectively, in the third quarter of 2010. Nonetheless, home values in Maryland continued to depreciate on a year-over-year basis and since the second quarter of 2007, housing depreciated 17.8 percent in Maryland and 8.2 percent in D.C.
- An income shock to a household—such as unexpected unemployment—can affect the household's ability to repay a mortgage. The Maryland unemployment rate (NSA) was 7.2 percent in September – a high value for the state, but still notably below the national 9.3 percent mark. Joblessness in D.C. was 9.5 percent in September. (Table 10)

For more information on foreclosures, please visit the Richmond Fed's Foreclosure Center at http://www.richmondfed.org/community_development/foreclosure_resource_center/
For recent data on the Maryland and D.C. economy, please visit the Richmond Fed's *Snapshot* publication at http://www.richmondfed.org/research/regional_economy/reports/snapshot/index.cfm

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

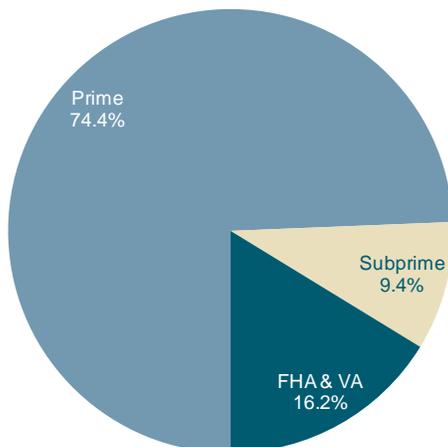
Figure 1
FHFA House Price Index: Maryland & DC



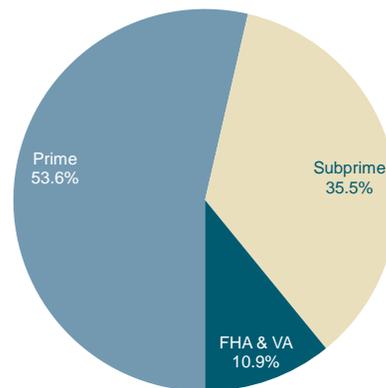
Notes: Washington, DC refers to the Washington, DC metropolitan division (MD)
Source: Federal Housing Finance Agency (2010:Q3)/Haver Analytics

Figure 2
Mortgage Distribution: Maryland

2a: Mortgages Outstanding



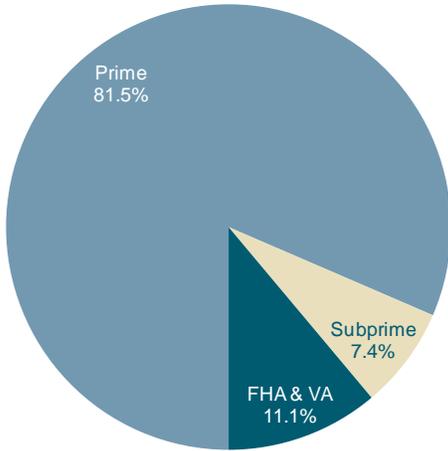
2b: Foreclosure Inventory



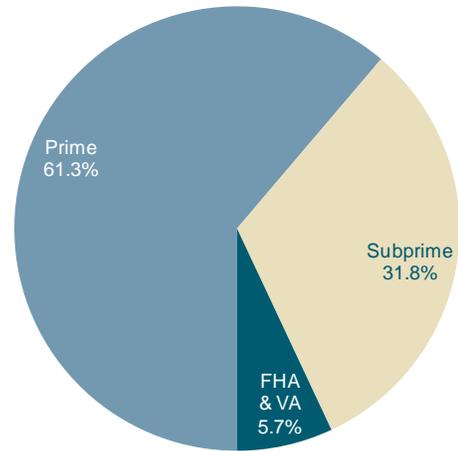
Source: Mortgage Bankers Association (2010:Q3)/Haver Analytics. Percentages may not sum to 100 due to rounding.

Figure 3
Mortgage Distribution: District of Columbia

3a: Mortgages Outstanding

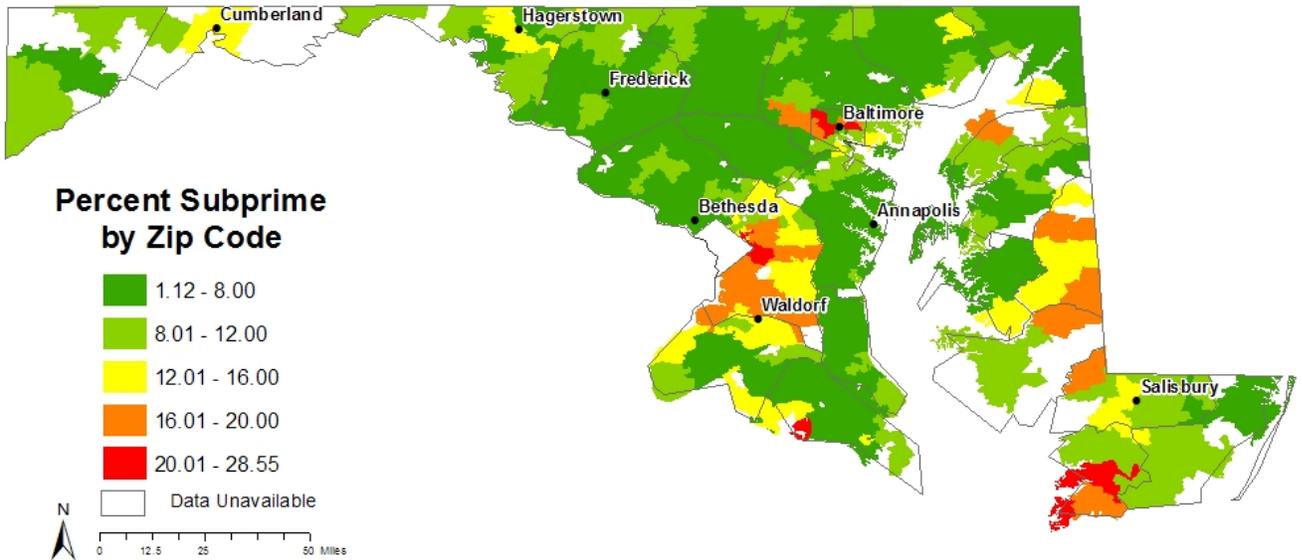


3b: Foreclosure Inventory



Source: Mortgage Bankers Association (2010:Q3)/Haver Analytics. Percentages may not sum to 100 due to rounding.

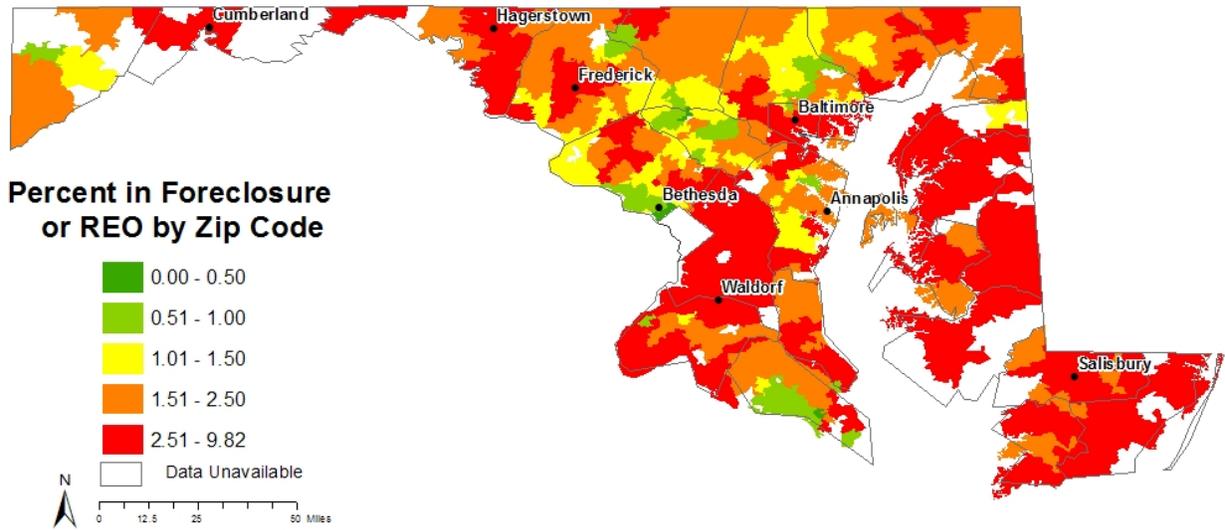
Figure 4
Percentage of Owner-Occupied Mortgages with Subprime Loans: Maryland and DC



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.

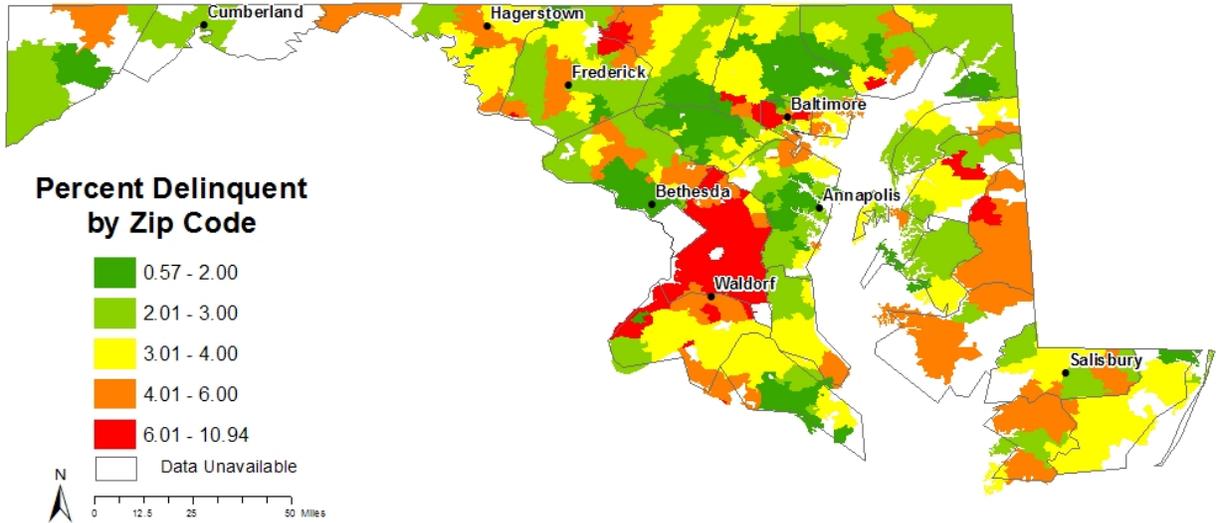
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010) and Mortgage Bankers Association (2010:Q3)/Haver Analytics.

Figure 5
Percentage of Owner-Occupied Prime Loans in Foreclosure or REO¹:
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 (September 2010)

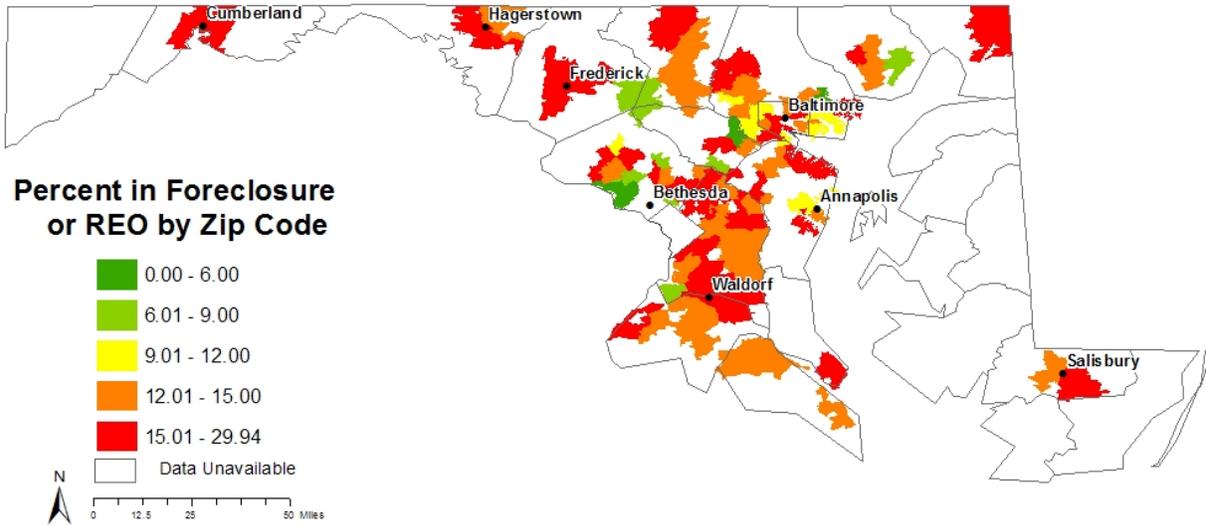
Figure 6
Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency:
Maryland and DC



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 (September 2010)

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

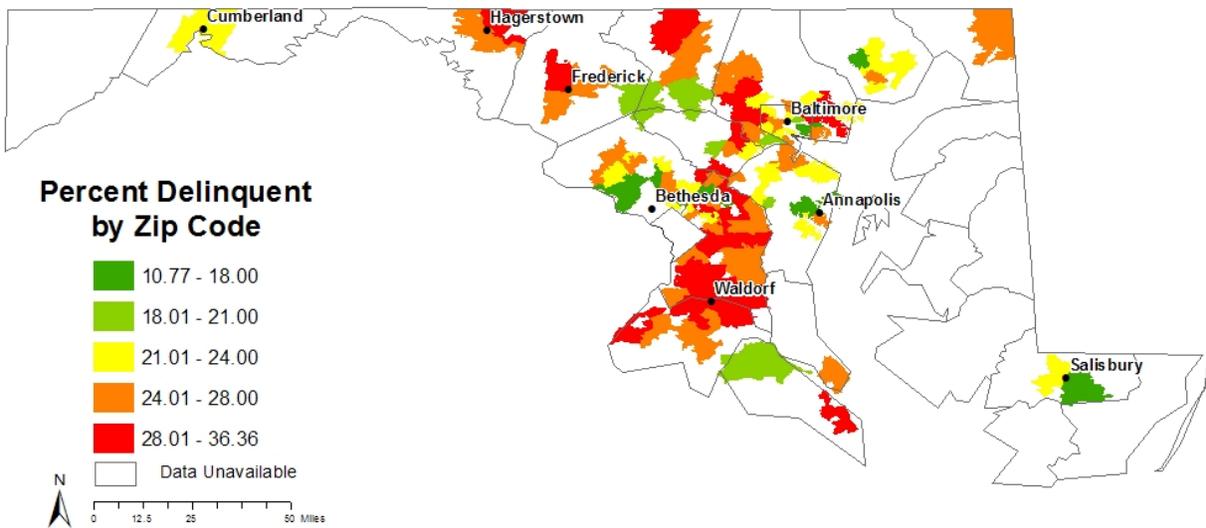
Figure 7
Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO:
Maryland and DC



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 (September 2010)

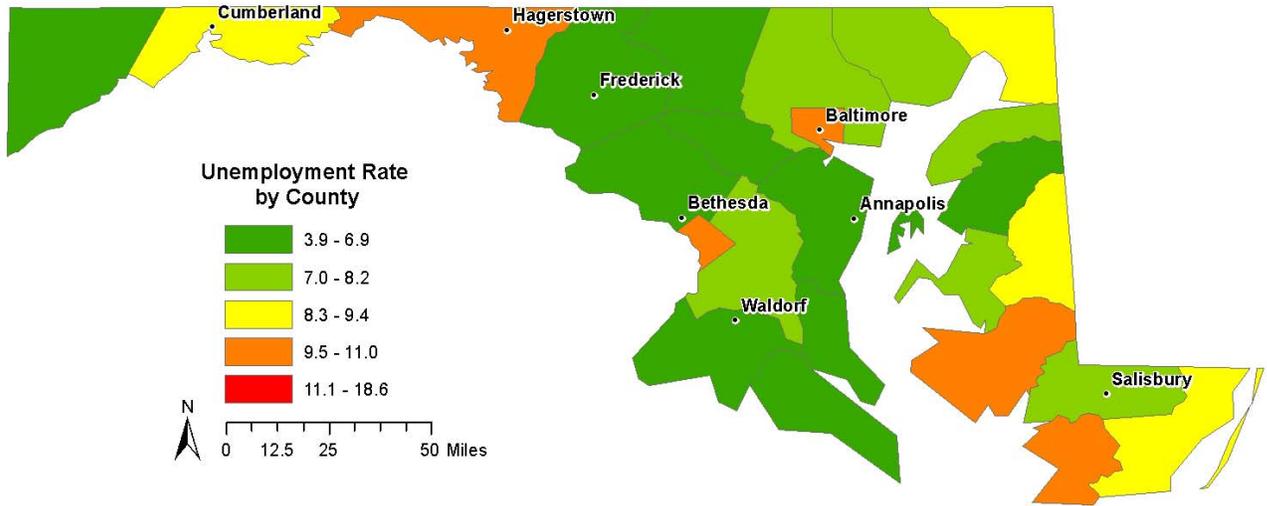
Figure 8
Percentage of Owner-Occupied Subprime Loans with 90+ Day Delinquency:
Maryland and DC



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 (September 2010)

Figure 9
Unemployment Rate: Maryland and DC



Notes: Unemployment Rate in September 2010
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	1.50	32	2.45
Prime Adjustable-Rate	7.58	17	10.05
Subprime Fixed-Rate	7.11	32	8.88
Subprime Adjustable-Rate	19.64	15	21.78

Source: Mortgage Bankers Association (2010:Q3)/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	1.48	34	2.45
Prime Adjustable-Rate	4.35	40	10.05
Subprime Fixed-Rate	7.61	26	8.88
Subprime Adjustable-Rate	16.80	27	21.78

Source: Mortgage Bankers Association (2010:Q3)/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	2.24	21	2.12	30
Maryland	3.48	5	2.32	24
North Carolina	2.14	22	1.70	37
South Carolina	2.34	17	2.87	14
Virginia	1.96	29	1.41	44
West Virginia	1.77	37	1.55	38
United States	2.97	--	3.46	--

Source: Mortgage Bankers Association (2010:Q3)/Haver Analytics

Table 4
Subprime Share of All Loans: Fifth District

Geographic Area	Percent Subprime	National Rank
District of Columbia	7.41	35
Maryland	9.40	22
North Carolina	8.06	30
South Carolina	9.56	18
Virginia	6.98	39
West Virginia	10.16	14
United States	9.76	--

Source: Mortgage Bankers Association (2010:Q3)/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	13.52	23	12.12	20
Maryland	17.18	3	12.16	18
North Carolina	12.84	26	7.30	43
South Carolina	12.43	31	10.46	30
Virginia	13.21	25	7.56	42
West Virginia	11.82	36	6.51	48
United States	13.92	--	13.73	--

Source: Mortgage Bankers Association (2010:Q3)/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	1,113,245	108,194	1,005,051	683,583	515,076	91.47	8.53	11.44	6.78
Cambridge	-	-	-	-	-	86.85	13.15	10.05	5.76
Cumberland									
Entire MSA	46,544	6,350	40,194	28,400	15,148				
Maryland Portion	-	-	-	-	-	86.77	13.23	4.73	1.21
Washington, DC MSA									
Entire MSA	2,158,165	171,408	1,986,757	1,311,525	1,084,194				
District of Columbia	-	-	-	-	-	92.59	7.41	19.33	11.85
Maryland Portion	-	-	-	-	-	92.08	7.92	16.05	11.11
Easton	-	-	-	-	-	93.67	6.33	13.72	9.20
Hagerstown									
Entire MSA	114,937	11,910	103,027	72,229	48,249				
Maryland Portion	-	-	-	-	-	88.96	11.04	9.98	6.23
Lexington Park	42,160	4,614	37,546	27,354	20,370	92.64	7.36	9.00	7.58
Ocean Pines	-	-	-	-	-	93.19	6.81	12.87	8.18
Salisbury	53,069	8,403	44,666	28,690	19,811	88.19	11.81	7.24	3.35
Maryland	2,341,332	246,210	2,095,122	1,436,362	1,102,684	90.60	9.40	13.28	8.61
Fifth District	13,193,677	1,752,942	11,440,735	7,787,066	5,370,756	91.71	8.29	11.96	6.68

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

Source: Housing units are 2009 estimates from the Census Bureau. Mortgage estimates are Federal Reserve Bank of Richmond calculations using data from Lender Processing Services (LPS) Applied Analytics (September 2010) and Mortgage Bankers Association (2010:Q3)/Haver Analytics.

Definitions of the metropolitan areas are provided later in the document.

Table 7
Owner-Occupied Prime Loan Statistics: Maryland

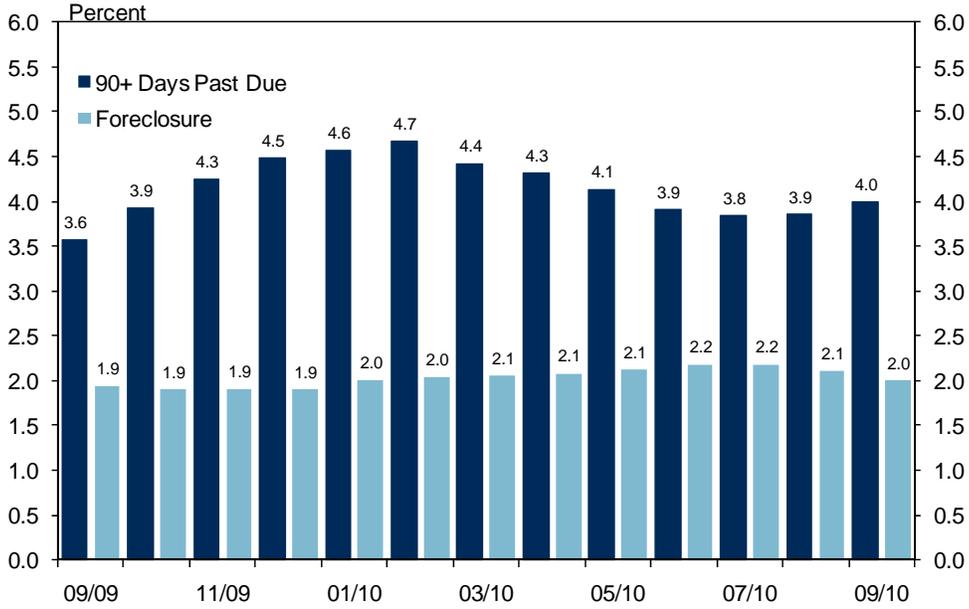
Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	3.00	1.57	0.45	3.40	1.71	0.77
Bethesda-Rockville	2.70	1.70	0.58	2.99	1.53	0.68
Cambridge	5.61	2.35	1.18	4.72	3.07	1.99
Cumberland*	2.80	1.30	0.54	3.10	1.72	1.05
Easton	2.19	1.36	0.40	2.51	2.04	0.87
Hagerstown*	4.40	2.07	1.28	3.72	2.06	1.13
Lexington Park	2.74	1.53	0.43	3.04	1.52	0.55
Ocean Pines	3.35	1.84	1.21	3.28	2.50	1.26
Salisbury	2.92	1.83	0.58	3.62	2.19	1.01
Washington, DC*	6.10	3.17	1.16	6.80	3.23	1.46
Maryland	3.57	1.94	0.64	3.99	2.00	0.90
Fifth District	3.21	1.50	0.51	3.13	1.77	0.68

*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.

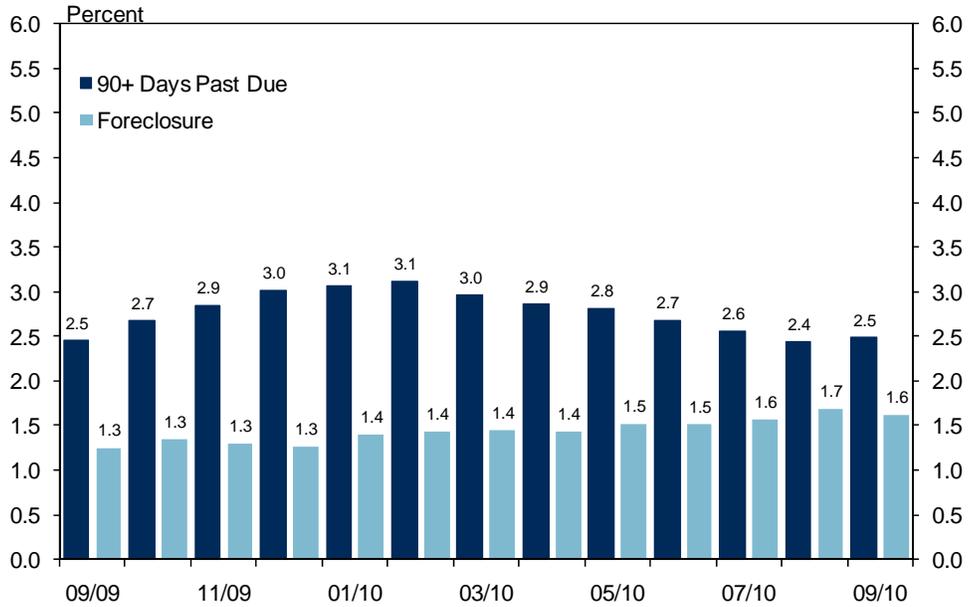
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

Figure 10
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 (September 2010)

Figure 11
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 (September 2010)

Table 8
Owner-Occupied Subprime Loan Statistics: Maryland

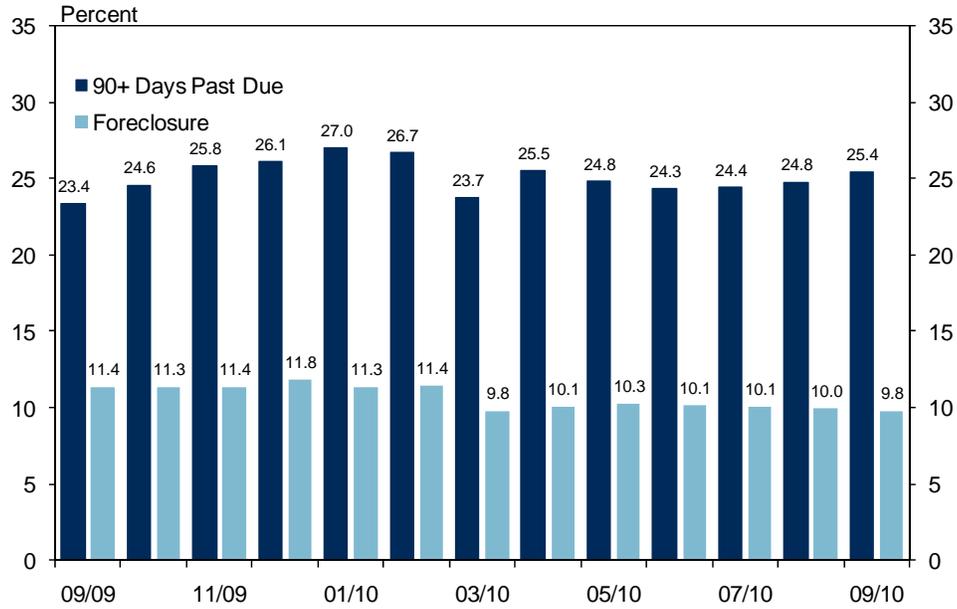
Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	22.46	10.54	3.60	24.54	9.08	4.16
Bethesda-Rockville	19.75	12.09	5.68	22.30	10.03	4.72
Cambridge	25.71	9.52	5.71	22.89	7.23	3.61
Cumberland*	23.50	10.38	0.00	23.36	10.22	2.92
Easton	26.76	11.27	0.00	19.05	14.29	7.94
Hagerstown*	23.03	11.62	4.75	29.14	9.63	5.43
Lexington Park	23.36	8.88	3.62	23.88	7.84	4.48
Ocean Pines	19.72	14.08	8.45	28.57	9.82	6.25
Salisbury	21.49	9.55	4.51	24.13	9.21	6.67
Washington, DC*	26.46	12.31	6.35	27.96	10.35	6.18
Maryland	23.44	11.39	4.92	25.41	9.78	4.97
Fifth District	21.80	9.39	3.08	22.15	9.21	3.06

*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.

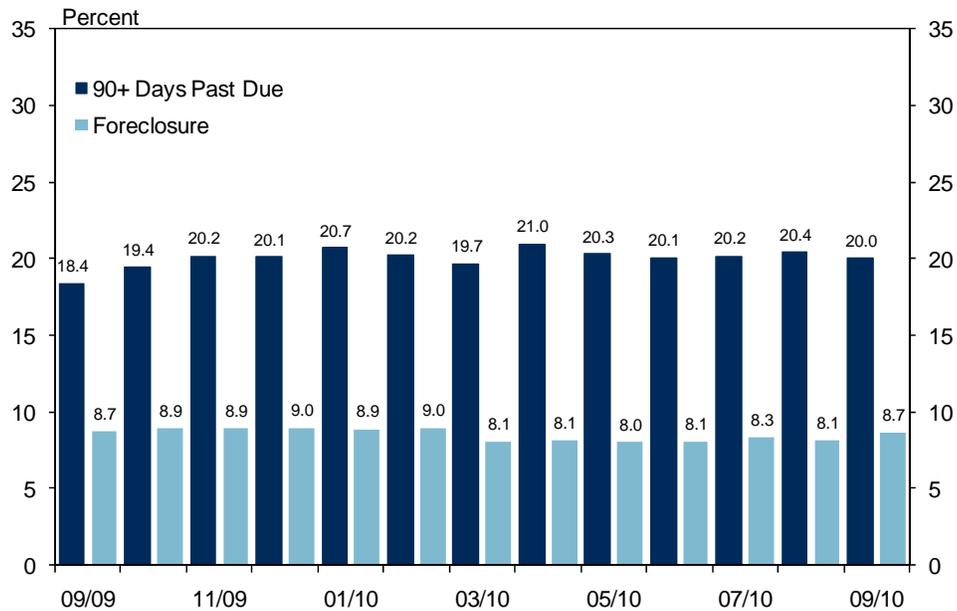
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

Figure 12
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 (September 2010)

Figure 13
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 (September 2010)

Table 9
Owner-Occupied Interest Only Loan Statistics: Maryland

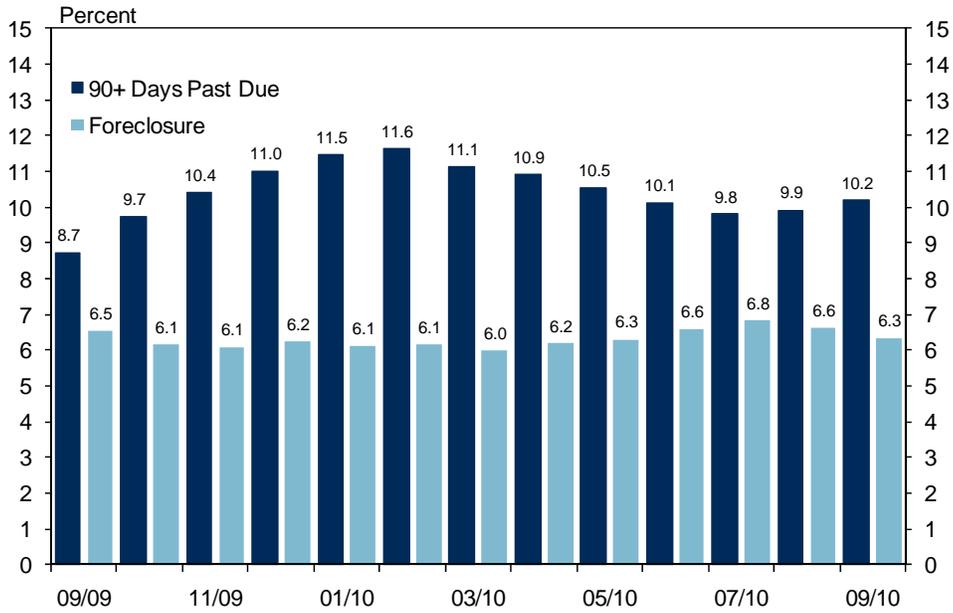
Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	6.69	5.05	1.57	7.98	5.28	2.65
Bethesda-Rockville	7.46	6.18	2.03	9.15	5.41	2.71
Cambridge	4.51	9.02	3.01	9.43	5.66	5.66
Cumberland*	N/A	N/A	N/A	N/A	N/A	N/A
Easton	3.69	4.31	0.62	5.69	3.20	2.85
Hagerstown*	10.24	8.35	3.23	11.42	8.40	2.89
Lexington Park	8.73	5.82	1.71	7.74	6.19	3.57
Ocean Pines	7.63	6.80	3.51	9.00	7.06	5.60
Salisbury	8.18	6.29	3.77	8.75	9.13	4.56
Washington, DC*	10.03	7.48	2.65	11.71	6.93	3.50
Maryland	8.73	6.53	2.24	10.19	6.34	3.21
Fifth District	6.84	4.91	1.81	7.56	4.91	2.24

*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.

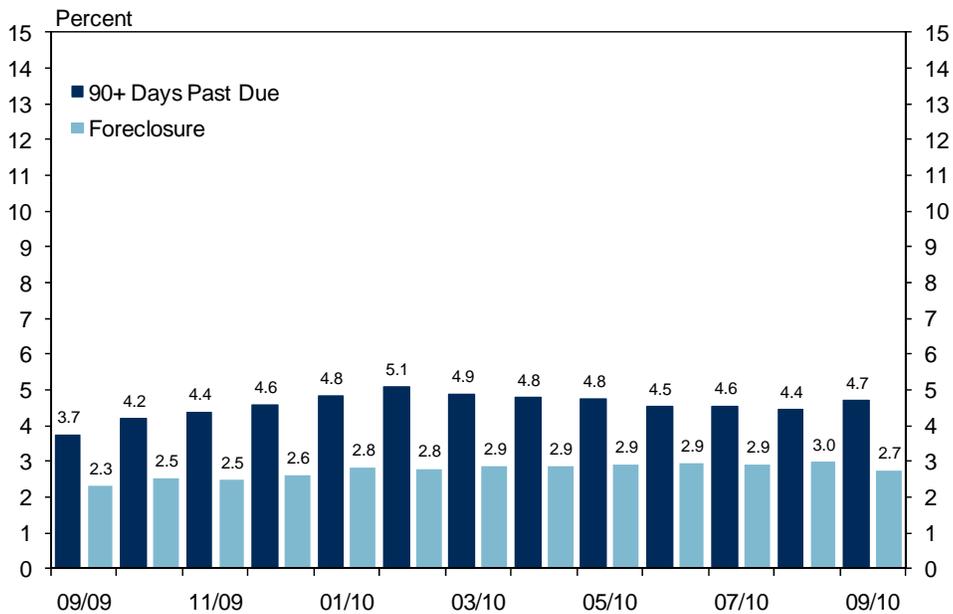
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

Figure 14
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 (September 2010)

Figure 15
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 (September 2010)

Table 10
Unemployment Rates: Maryland & DC

Geographic Area	Unemployment Rate	Percentage Point Change from September 2009
Baltimore-Towson	7.8	0.3
Cambridge	9.8	-0.7
Cumberland	8.6	1.0
Easton	7.2	0.5
Hagerstown-Martinsburg	9.7	0.8
Lexington Park	6.0	0.3
Ocean Pines	8.3	1.0
Salisbury	8.5	0.5
Washington, DC	5.9	-0.3
Maryland	7.2	0.2
District of Columbia	9.5	-1.7
5th District	8.3	-0.6

Note: Data are not seasonally adjusted.
Source: Bureau of Labor Statistics (September 2010)

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

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	3.07	1.81	0.34	3.58	1.87	0.72
Charles County	5.37	2.31	0.83	5.47	2.31	1.17
Frederick County	3.11	1.67	0.64	3.24	1.64	0.74
Montgomery County	2.59	1.70	0.57	2.92	1.50	0.66
Prince George's County	6.65	3.52	1.33	7.49	3.59	1.62
District of Columbia	2.45	1.25	0.51	2.48	1.62	0.56

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.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

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

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anne Arundel County	2.59	1.47	0.42	2.83	1.61	0.67
Baltimore City	4.35	2.39	0.85	4.88	2.60	1.40
Baltimore County	3.17	1.51	0.35	3.64	1.68	0.68
Carroll County	2.48	1.08	0.32	3.01	1.19	0.69
Harford County	2.80	1.47	0.42	3.09	1.41	0.66
Howard County	1.98	1.16	0.26	2.39	1.25	0.41
Queen Anne's County	3.03	1.60	0.45	3.47	1.71	0.83

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.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

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

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	24.18	10.99	3.02	21.78	12.87	2.97
Charles County	25.72	13.39	4.78	30.26	8.97	5.51
Frederick County	22.95	12.70	5.49	24.21	11.95	4.24
Montgomery County	18.84	11.92	5.74	21.76	9.49	4.85
Prince George's County	26.69	12.23	6.76	27.97	10.40	6.44
District of Columbia	18.35	8.71	4.21	19.98	8.69	3.88

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.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

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

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anne Arundel County	20.22	11.13	3.13	23.25	10.40	3.90
Baltimore City	20.67	10.42	5.04	23.39	8.76	5.57
Baltimore County	24.81	10.38	2.66	26.41	8.87	3.10
Carroll County	25.06	13.21	2.96	26.59	10.25	3.60
Harford County	21.42	10.34	3.36	23.31	8.87	3.46
Howard County	24.32	9.23	3.25	25.31	7.86	4.40
Queen Anne's County	28.57	10.00	2.14	21.67	10.83	1.67

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.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

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

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	6.77	5.48	0.99	8.16	5.92	2.78
Charles County	12.19	7.17	2.35	12.60	5.84	3.79
Frederick County	8.16	6.58	2.19	9.50	5.83	3.20
Montgomery County	7.31	6.09	1.99	9.07	5.32	2.60
Prince George's County	14.20	9.88	3.91	15.93	9.64	4.75
District of Columbia	3.74	2.29	1.30	4.71	2.74	1.36

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.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

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

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anne Arundel County	5.64	4.59	1.60	6.59	5.01	2.26
Baltimore City	6.26	5.65	2.14	7.42	5.38	4.51
Baltimore County	8.79	5.64	1.64	10.14	5.98	2.37
Carroll County	7.12	4.64	1.28	10.59	4.18	3.16
Harford County	8.25	5.52	1.71	8.18	6.90	3.13
Howard County	5.55	4.75	1.01	7.37	4.48	2.03
Queen Anne's County	5.79	4.02	1.45	7.89	4.51	1.88

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.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

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.