

# 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, 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**

- On the whole, there is evidence that delinquency rates in Maryland and the District of Columbia started to plateau or even decline in 2010, although foreclosure rates generally continue to climb on a year-over-year basis.
- The prime foreclosure rate in Maryland rose from 2.1 percent in December 2009 to 2.3 percent in December 2010. Over the same period, the prime 90+ day delinquency rate dropped from 4.6 percent to 3.9 percent. (Table 7)
- In D.C., the prime foreclosure rate increased from 1.5 percent to 2.1 percent over the year ending in December 2010 while the 90+ day delinquency rate dropped from 3.1 percent to 2.2 percent. (Table 11)
- Maryland's subprime foreclosure rate actually declined from 13.5 percent to 10.8 percent between December 2009 and December 2010. Meanwhile, the subprime 90+ day delinquency rate edged up to 22.7 percent from 22.5 percent. (Table 8)
- The subprime foreclosure rate in D.C. rose from 10.5 percent to 11.2 percent over the year ending in December 2010. Over the same period, the 90+ day delinquency rate fell to 15.9 percent from 17.2 percent. (Table 13)
- Subprime mortgages continue to make up 34.6 percent of the foreclosure inventory in Maryland, although they only make up 9.2 percent of all mortgages. Similarly, in D.C., subprime mortgages account for 32.7 percent of foreclosures, but only 7.9 percent of all mortgages. Maryland and D.C. are ranked 20<sup>th</sup> and 32<sup>nd</sup> in the nation, respectively, in their share of subprime loans. (Figures 2 and 3, Table 4)

**State Economic Conditions and Looking Forward**

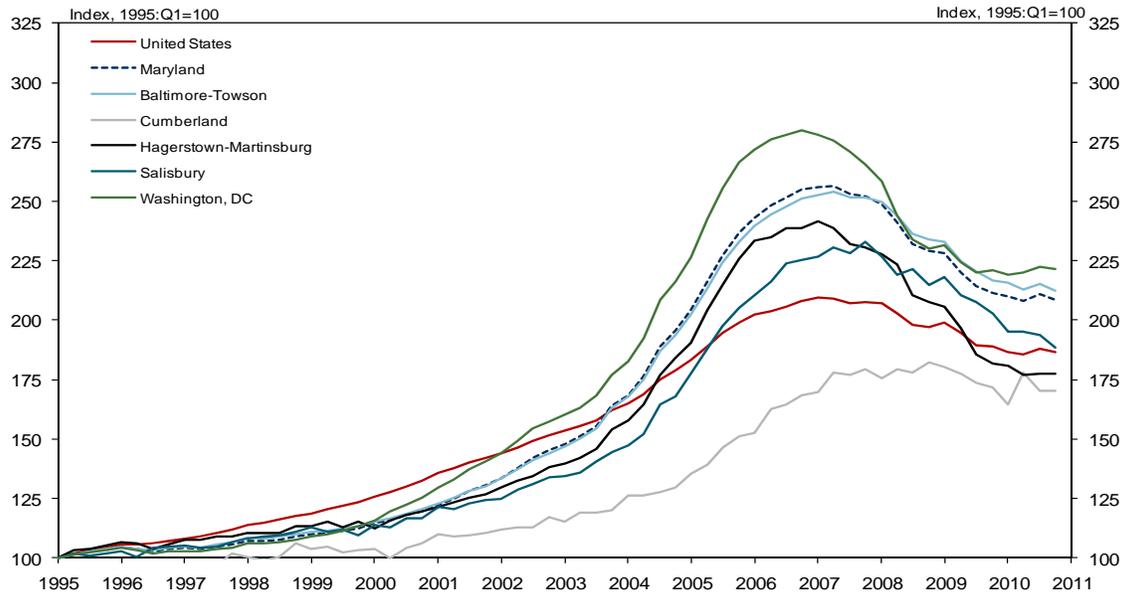
- Declining house prices play a significant role in rising default and house prices in Maryland and D.C. fell 1.1 percent and 0.5 percent, respectively, in the fourth quarter of 2010, despite the appreciation in the third quarter. Home values in Maryland continued to depreciate on a year-over-year basis and since the second quarter of 2007, housing depreciated 18.6 percent in Maryland and 8.5 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 7.0 percent in December – a high value for the state, but still notably below the national 9.1 percent mark. Joblessness in D.C. was 9.2 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/](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](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

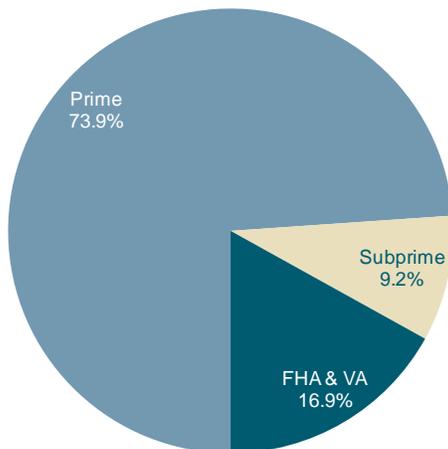
**Figure 1**  
**FHFA House Price Index: Maryland & DC**



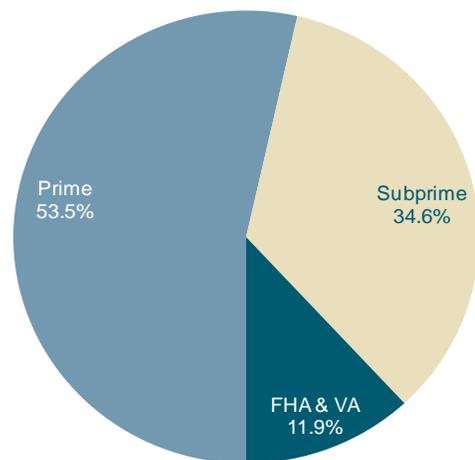
Notes: Washington, DC refers to the Washington, DC metropolitan division (MD)  
Source: Federal Housing Finance Agency (2010:Q4)/Haver Analytics

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

**2a: Mortgages Outstanding**



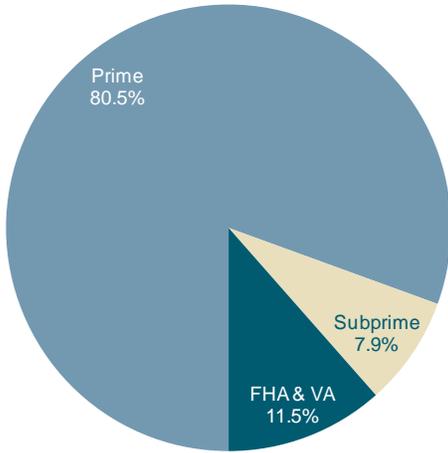
**2b: Foreclosure Inventory**



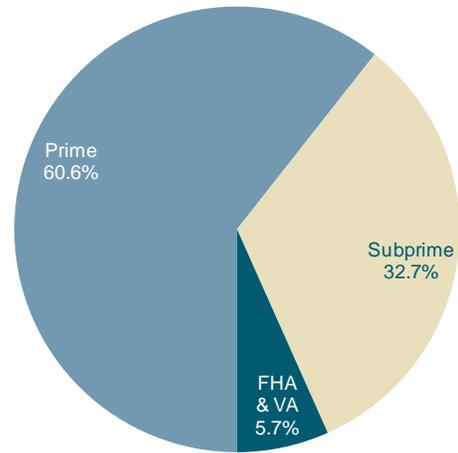
Source: Mortgage Bankers Association (2010:Q4)/Haver Analytics. Percentages may not sum to 100 due to rounding.

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

**3a: Mortgages Outstanding**

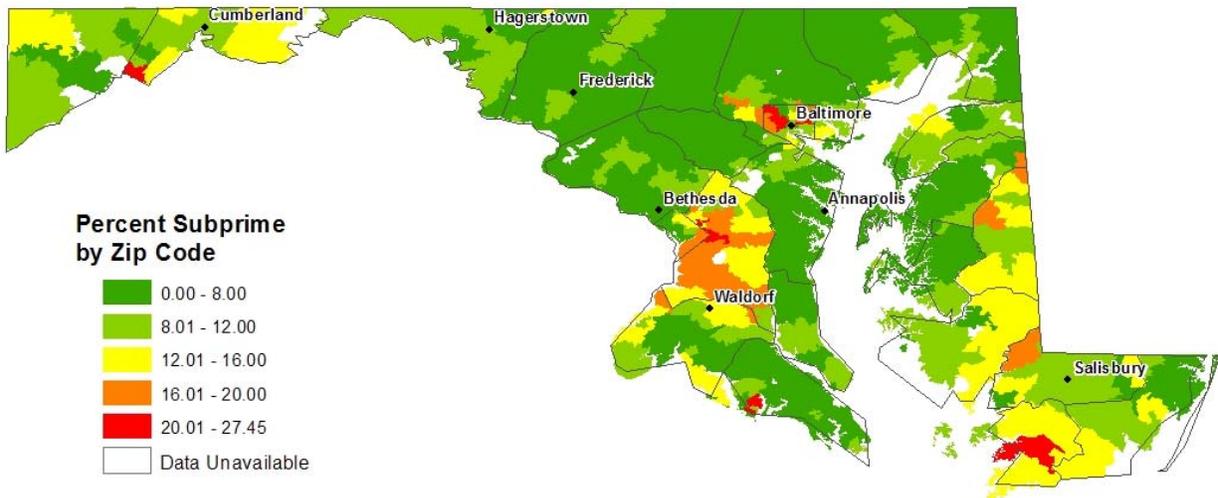


**3b: Foreclosure Inventory**



Source: Mortgage Bankers Association (2010:Q4)/Haver Analytics. Percentages may not sum to 100 due to rounding.

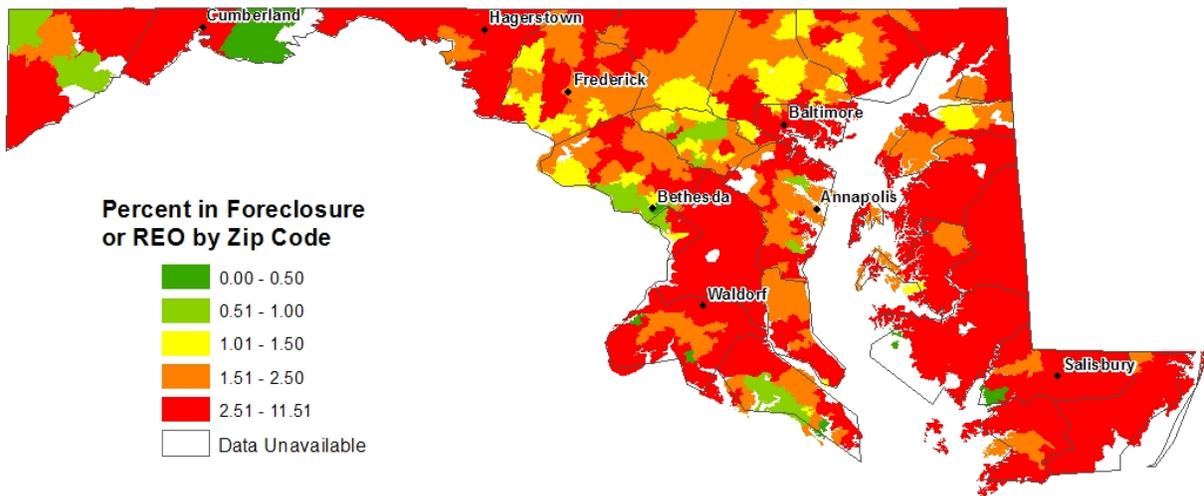
**Figure 4**  
**Percentage of Owner-Occupied Mortgages with Subprime Loans: Maryland and DC**



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.

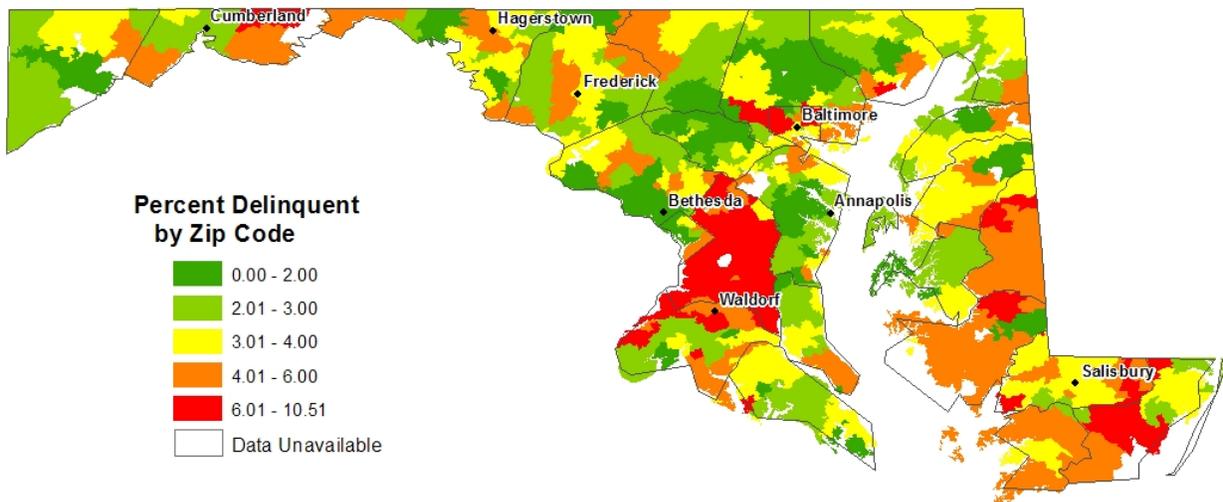
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2010) and Mortgage Bankers Association (2010:Q4)/Haver Analytics.

**Figure 5**  
**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 2010)

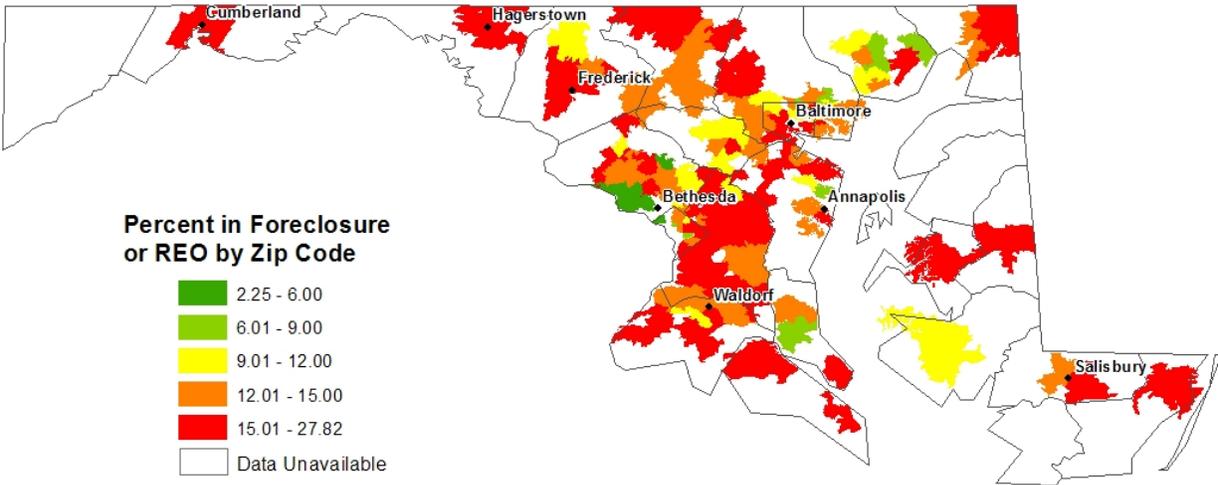
**Figure 6**  
**Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency:**  
**Maryland and DC**



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 (December 2010)

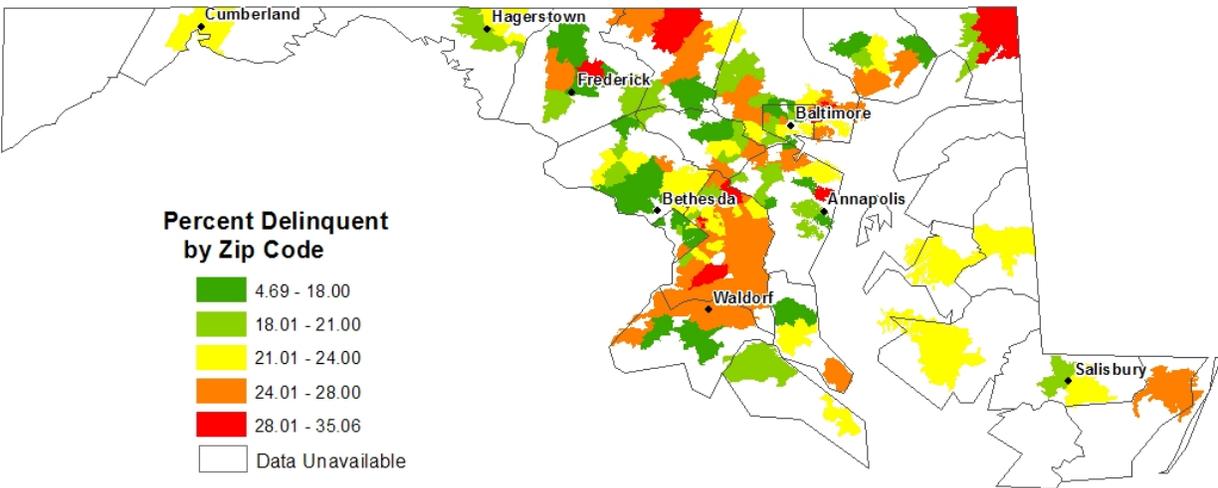
<sup>1</sup> Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

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



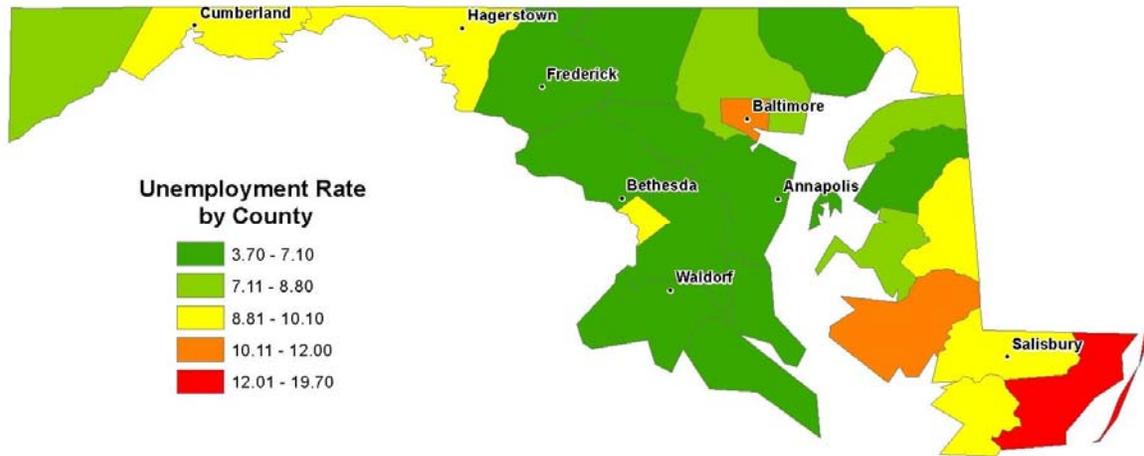
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.  
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 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 (December 2010)

**Figure 9**  
**Unemployment Rate: Maryland and DC**



Notes: Unemployment Rate in December 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	1.70	34	2.67
Prime Adjustable-Rate	7.29	17	10.22
Subprime Fixed-Rate	8.21	27	9.92
Subprime Adjustable-Rate	19.38	16	22.04

Source: Mortgage Bankers Association (2010: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	1.77	31	2.67
Prime Adjustable-Rate	4.89	38	10.22
Subprime Fixed-Rate	10.10	15	9.92
Subprime Adjustable-Rate	17.46	25	22.04

Source: Mortgage Bankers Association (2010: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	1.86	23	2.43	27
Maryland	3.34	5	2.47	26
North Carolina	1.88	22	1.99	36
South Carolina	2.25	15	2.99	15
Virginia	1.64	32	1.60	44
West Virginia	1.51	36	1.72	41
United States	2.58	--	3.67	--

Source: Mortgage Bankers Association (2010:Q4)/Haver Analytics

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

Geographic Area	Percent Subprime	National Rank
District of Columbia	7.94	32
Maryland	9.16	20
North Carolina	7.44	36
South Carolina	8.84	23
Virginia	6.75	42
West Virginia	9.10	21
United States	9.70	--

Source: Mortgage Bankers Association (2010: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	12.66	22	13.29	15
Maryland	16.85	2	12.88	18
North Carolina	12.53	25	8.31	42
South Carolina	11.59	33	11.65	28
Virginia	11.99	29	8.68	40
West Virginia	10.54	40	7.92	44
United States	12.93	--	14.53	--

Source: Mortgage Bankers Association (2010: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	1,113,245	108,194	1,005,051	683,583	515,076	91.67	8.33	11.32	6.53
Cambridge	-	-	-	-	-	88.72	11.28	9.23	4.81
Cumberland									
Entire MSA	46,544	6,350	40,194	28,400	15,148				
Maryland Portion	-	-	-	-	-	88.36	11.64	4.57	1.09
Washington, DC MSA									
Entire MSA	2,158,165	171,408	1,986,757	1,311,525	1,084,194				
District of Columbia	-	-	-	-	-	92.06	7.94	18.76	11.35
Maryland Portion	-	-	-	-	-	85.33	14.67	16.29	11.16
Easton	-	-	-	-	-	95.10	4.90	11.34	7.32
Hagerstown									
Entire MSA	114,937	11,910	103,027	72,229	48,249				
Maryland Portion	-	-	-	-	-	90.64	9.36	10.03	6.09
Lexington Park	42,160	4,614	37,546	27,354	20,370	93.47	6.53	8.61	6.79
Ocean Pines	-	-	-	-	-	93.71	6.29	12.09	7.39
Salisbury	53,069	8,403	44,666	28,690	19,811	89.31	10.69	7.10	3.15
Maryland	2,341,332	246,210	2,095,122	1,436,362	1,102,684	90.84	9.16	13.26	8.45
Fifth District	13,193,677	1,752,942	11,440,735	7,787,066	5,370,756	92.13	7.87	11.34	6.23
United States	129,949,960	16,333,731	113,616,229	74,843,004	50,747,854	90.30	9.70	11.58	5.72

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 (December 2010) and Mortgage Bankers Association (2010:Q4)/Haver Analytics. Definitions of the metropolitan areas are provided later in the document.

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

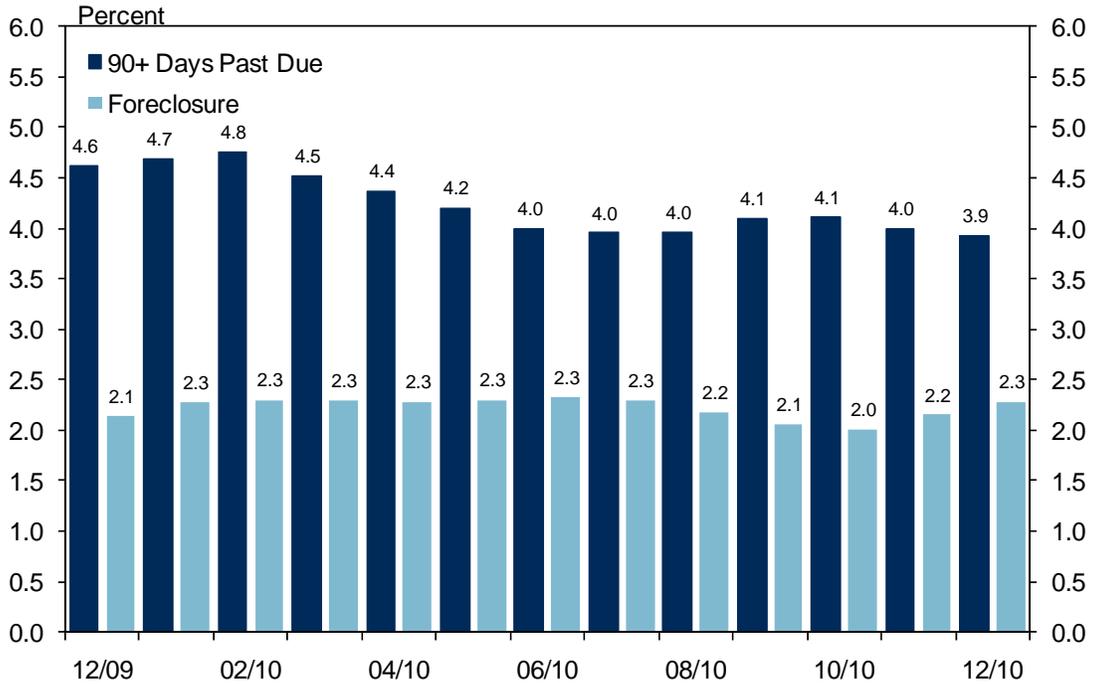
Geographic Area	December 2009			December 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	3.88	1.73	0.60	3.39	1.98	0.77
Bethesda-Rockville	3.55	1.85	0.74	2.90	1.74	0.71
Cambridge	6.35	2.78	1.58	5.65	3.31	1.80
Cumberland*	3.18	2.14	0.90	2.97	2.58	1.03
Easton	2.45	1.70	0.39	2.45	1.76	0.75
Hagerstown*	4.71	2.22	1.11	3.69	2.41	0.96
Lexington Park	3.43	1.61	0.54	3.07	1.76	0.54
Ocean Pines	3.30	2.07	1.26	3.08	2.48	1.26
Salisbury	4.23	1.87	0.87	3.95	2.60	1.03
Washington, DC*	7.91	3.49	1.44	6.65	3.62	1.52
Maryland	4.62	2.14	0.83	3.93	2.29	0.93
Fifth District	3.99	1.62	0.61	2.90	2.13	0.73
United States	4.37	2.64	0.66	3.05	3.33	0.99

\*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.

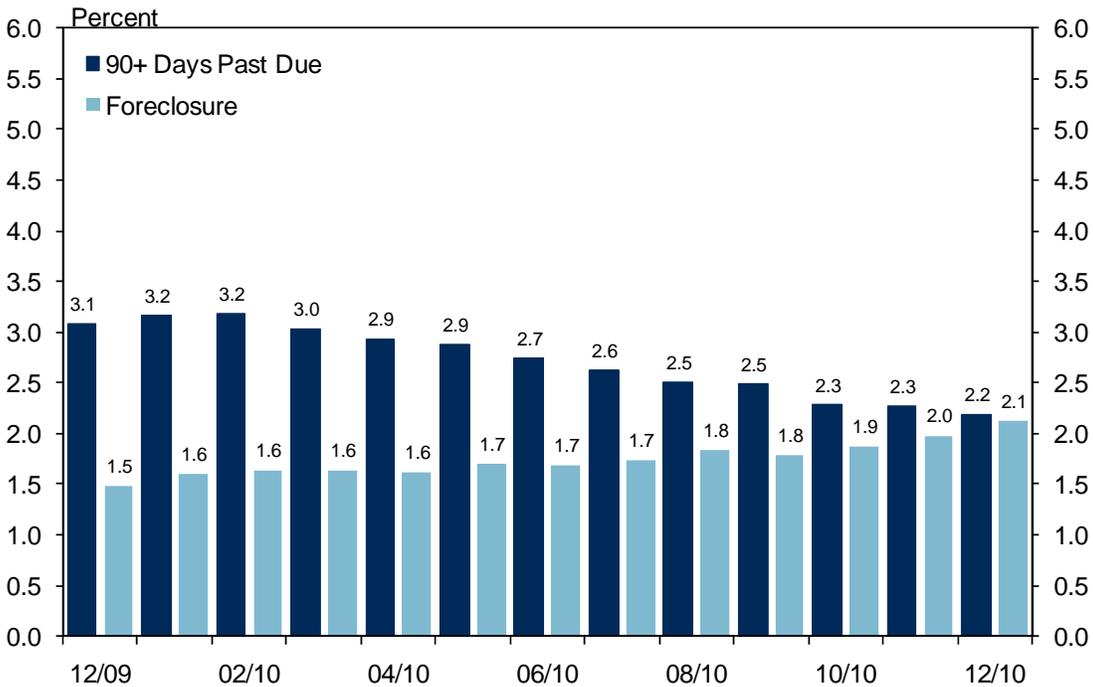
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2010)

**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 (December 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 (December 2010)

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

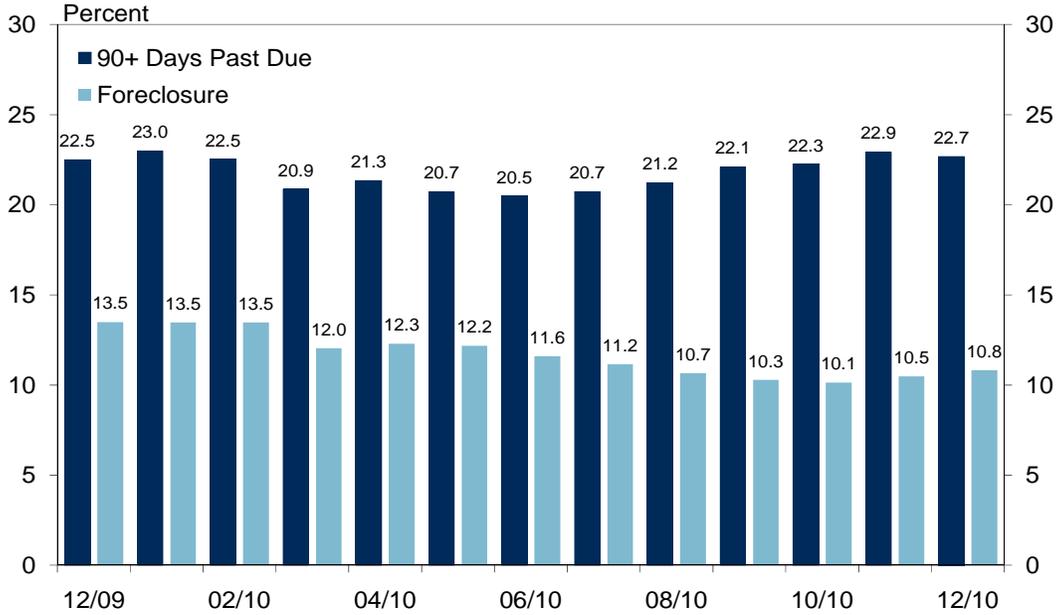
Geographic Area	December 2009			December 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	21.75	11.63	3.79	22.05	9.94	3.61
Bethesda-Rockville	19.22	14.52	5.73	20.27	10.83	3.36
Cambridge	20.53	8.61	5.30	21.77	6.45	1.61
Cumberland*	18.39	11.21	1.79	21.65	10.82	2.06
Easton	21.82	13.64	1.82	18.37	17.35	5.10
Hagerstown*	21.75	13.14	6.07	25.04	10.46	3.43
Lexington Park	23.68	10.57	5.29	23.80	10.96	3.74
Ocean Pines	17.52	14.96	8.55	20.32	13.37	5.35
Salisbury	21.75	11.71	5.39	20.44	10.67	6.00
Washington, DC*	25.16	15.43	6.23	24.63	11.72	5.64
Maryland	22.50	13.49	5.07	22.67	10.82	4.29
Fifth District	21.28	10.54	3.37	19.04	10.55	2.87
United States	25.33	14.18	2.75	19.75	15.11	2.53

\*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.

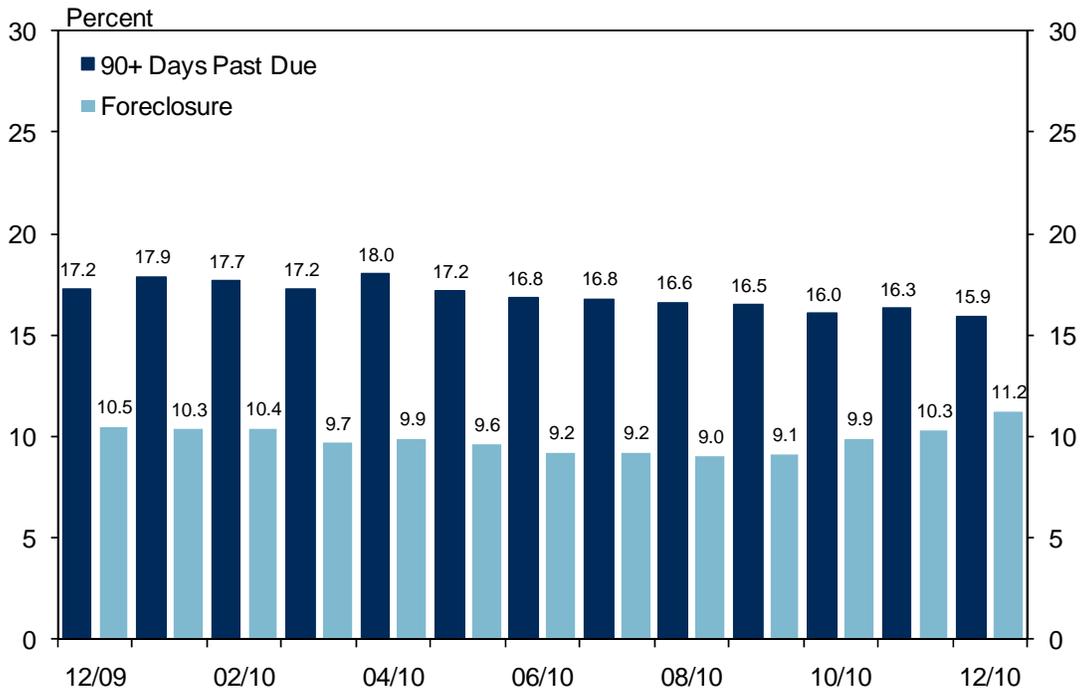
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2010)

**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 (December 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 (December 2010)

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

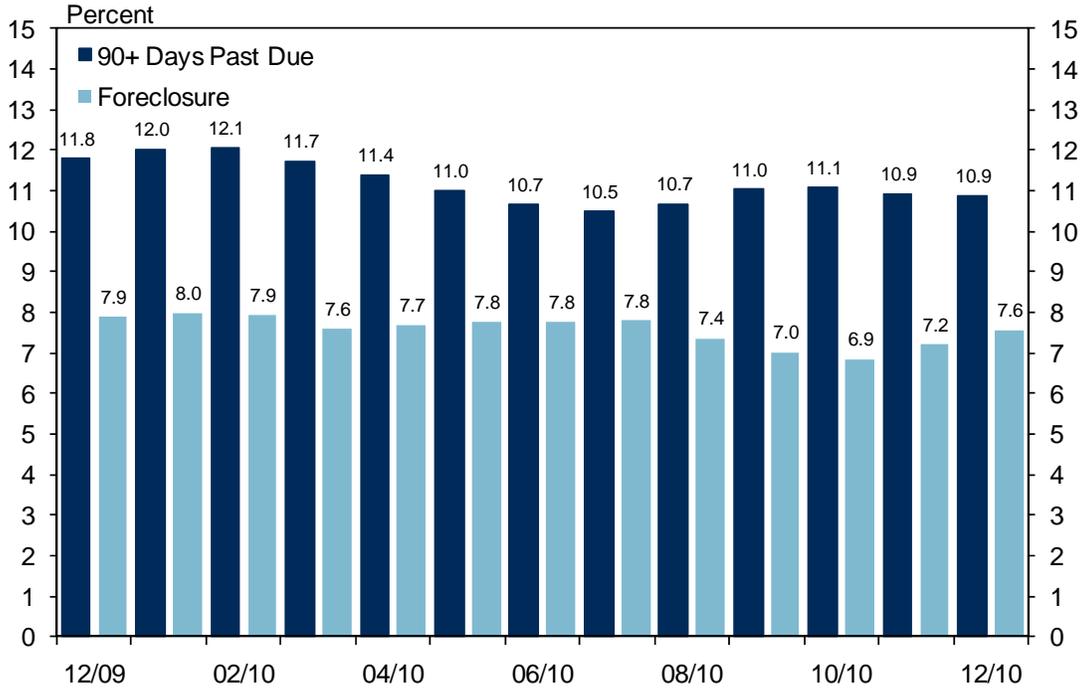
Geographic Area	December 2009			December 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	9.10	5.90	2.20	8.75	6.36	3.08
Bethesda-Rockville	10.64	7.58	3.04	9.74	6.64	3.15
Cambridge	10.67	8.00	5.33	14.88	9.92	6.61
Cumberland*	6.00	12.00	6.00	N/A	N/A	N/A
Easton	3.16	4.85	0.97	5.46	2.59	2.59
Hagerstown*	14.12	8.10	4.14	12.46	8.80	3.20
Lexington Park	10.10	6.58	3.52	10.05	7.10	2.62
Ocean Pines	8.26	7.48	4.52	9.65	8.30	5.79
Salisbury	12.26	6.54	3.81	11.18	10.20	4.61
Washington, DC*	13.53	9.17	3.61	12.19	8.24	4.13
Maryland	11.77	7.90	3.12	10.88	7.56	3.77
Fifth District	8.94	5.73	2.29	7.44	6.19	2.71
United States	11.36	10.21	2.74	9.60	10.91	3.36

\*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.

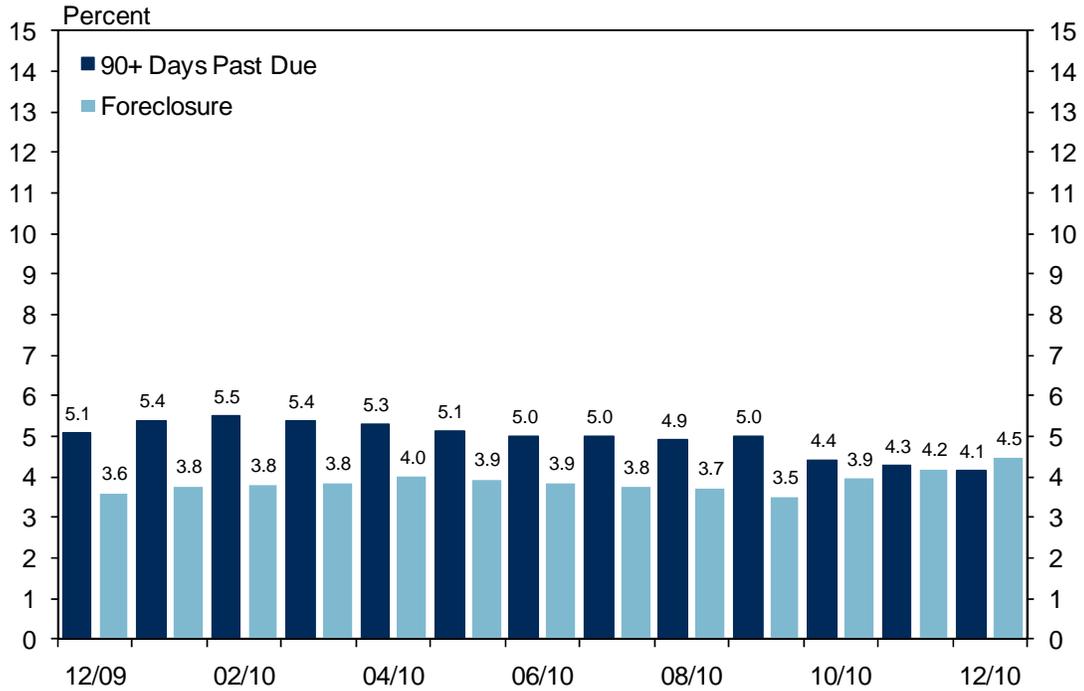
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2010)

**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 (December 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 (December 2010)

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

Geographic Area	Unemployment Rate	Percentage Point Change from December 2009
Baltimore-Towson	7.5	0.0
Cambridge	11.0	-0.7
Cumberland	9.1	0.2
Easton	7.8	0.0
Hagerstown-Martinsburg	10.0	0.4
Lexington Park	5.7	-0.1
Ocean Pines	16.3	0.7
Salisbury	9.2	0.0
Washington, DC	5.7	-0.5
Maryland	7.0	-0.3
District of Columbia	9.2	-1.3
5th District	8.3	-0.8

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

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

Geographic Area	December 2009			December 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	3.98	1.89	0.52	3.55	2.08	0.72
Charles County	6.49	2.65	0.95	5.32	2.62	1.18
Frederick County	3.93	1.84	0.81	3.24	1.75	0.78
Montgomery County	3.45	1.85	0.73	2.81	1.73	0.69
Prince George's County	8.71	3.87	1.65	7.32	4.02	1.70
District of Columbia	3.10	1.49	0.61	2.20	2.14	0.59

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 (December 2010)

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

Geographic Area	December 2009			December 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	3.22	1.61	0.52	2.84	1.73	0.69
Baltimore City	5.63	2.67	1.08	5.01	3.12	1.39
Baltimore County	4.17	1.72	0.50	3.64	2.02	0.68
Carroll County	3.16	1.21	0.42	2.72	1.42	0.63
Harford County	3.50	1.47	0.58	3.10	1.67	0.66
Howard County	2.78	1.24	0.41	2.33	1.39	0.42
Queen Anne's County	3.95	1.79	0.61	3.27	2.30	0.81

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 (December 2010)

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

Geographic Area	December 2009			December 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	22.08	13.43	3.53	21.02	12.74	3.61
Charles County	27.07	12.55	5.01	26.13	10.45	4.27
Frederick County	20.62	15.21	5.33	20.04	13.26	3.83
Montgomery County	18.83	14.33	5.84	20.33	10.18	3.24
Prince George's County	25.07	15.92	6.55	24.63	11.84	5.94
District of Columbia	17.23	10.46	5.16	15.94	11.21	3.38

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 (December 2010)

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

Geographic Area	December 2009			December 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	20.27	11.68	3.57	21.50	10.66	3.68
Baltimore City	19.56	11.36	5.07	20.66	9.70	4.00
Baltimore County	24.31	11.37	2.84	23.48	10.21	3.30
Carroll County	24.23	13.89	2.93	21.76	12.07	3.47
Harford County	21.92	11.22	3.51	23.68	8.13	3.56
Howard County	22.93	11.73	3.70	22.40	8.85	3.13
Queen Anne's County	20.00	17.95	3.08	17.37	11.38	3.59

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 (December 2010)

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

Geographic Area	December 2009			December 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	9.38	5.48	1.98	8.57	6.84	2.72
Charles County	14.68	7.57	3.04	12.86	6.93	3.69
Frederick County	11.07	7.81	3.69	10.83	6.69	3.61
Montgomery County	10.55	7.53	2.90	9.50	6.63	3.06
Prince George's County	18.02	12.17	4.72	15.94	10.95	5.76
District of Columbia	5.08	3.62	1.64	4.14	4.51	1.88

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 interest only loans receive an N/A.

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

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

Geographic Area	December 2009			December 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	7.95	5.44	1.97	7.55	5.48	2.95
Baltimore City	8.75	6.87	3.04	8.10	6.90	5.01
Baltimore County	11.45	6.45	2.12	10.83	7.22	2.74
Carroll County	10.27	5.27	2.07	9.60	6.56	2.64
Harford County	9.85	6.16	2.64	10.98	7.19	3.51
Howard County	7.92	5.35	1.94	7.55	5.98	2.35
Queen Anne's County	7.57	6.05	1.93	7.69	6.71	1.96

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 (December 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.

Loan Processing Services, Inc. made a large enhancement to the Applied Analytics Mortgage Data (LPS Data) in November 2010 with the addition of several servicers. Performance numbers for the added servicers date back to January 2008. Historical rates may have changed in this version of the Mortgage Performance Summaries from previous versions.

The LPS data in this document is subject to revision.