



Mortgage Performance Summary



QUARTERLY UPDATE

Housing Market and Mortgage Performance in Maryland and the District of Columbia

4th Quarter, 2011

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THE FEDERAL RESERVE BANK OF RICHMOND

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**An Update on Housing Market and Mortgage Performance in Maryland and the District of
Columbia
4th Quarter, 2011
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 area and county level data.

State Delinquency and Foreclosure Rates

- On the whole, foreclosure and delinquency rates in Maryland and the District of Columbia continued to rise on a year-over-year basis in the fourth quarter of 2011.
- Maryland's total foreclosure rate rose 1.0 percentage point to 4.1 percent from December 2010 to December 2011. Over the same period, the total 90+ day delinquency rate rose from 5.7 percent to 6.2 percent. (Table 8)
- In D.C., the total foreclosure rate increased from 2.8 percent to 3.5 percent over the year ending in December 2011, while the 90+ day delinquency rate rose a smaller 0.4 percentage point to 3.6 percent. (Table 13)
- The prime foreclosure rate in Maryland rose from 2.3 percent in December 2010 to 3.0 percent in December 2011. Over the same period, the prime 90+ day delinquency rate jumped from 3.9 percent to 4.7 percent. (Table 9)
- In D.C., the prime foreclosure rate increased from 2.1 percent to 2.6 percent over the year ending in December 2011 while the 90+ day delinquency rate rose 0.6 percentage point to 2.8 percent. (Table 15)
- Maryland's subprime foreclosure rate rose from 10.8 percent to 13.4 percent between December 2010 and December 2011. The subprime 90+ day delinquency rate fell slightly, from 22.6 percent to 19.3 percent. (Table 10)
- The subprime foreclosure rate in D.C. rose from 11.2 percent to 13.9 percent over the year ending in December 2011. Over the same period, the 90+ day delinquency rate fell from 15.9 percent to 13.8 percent. (Table 17)
- Maryland and D.C. are ranked 16th and 35th in the nation, respectively, in their share of subprime loans. (Table 5)

State Economic Conditions and Looking Forward

- Declining house prices play a significant role in rising default. Altogether, home values depreciated 21.4 percent in Maryland and 7.3 percent in D.C. since the second quarter of 2007. In the fourth quarter of 2011, house prices in Maryland rose 0.2 percent, and home values appreciated by 0.4 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 6.3 percent in December— a high value for the state, but still notably below the national 8.3 percent mark. Joblessness in D.C. was 9.8 percent in December. (Table 12)

For more information on foreclosures, please visit the Richmond Fed's Foreclosure Center at http://www.richmondfed.org/community_development/foreclosure_resource_center/

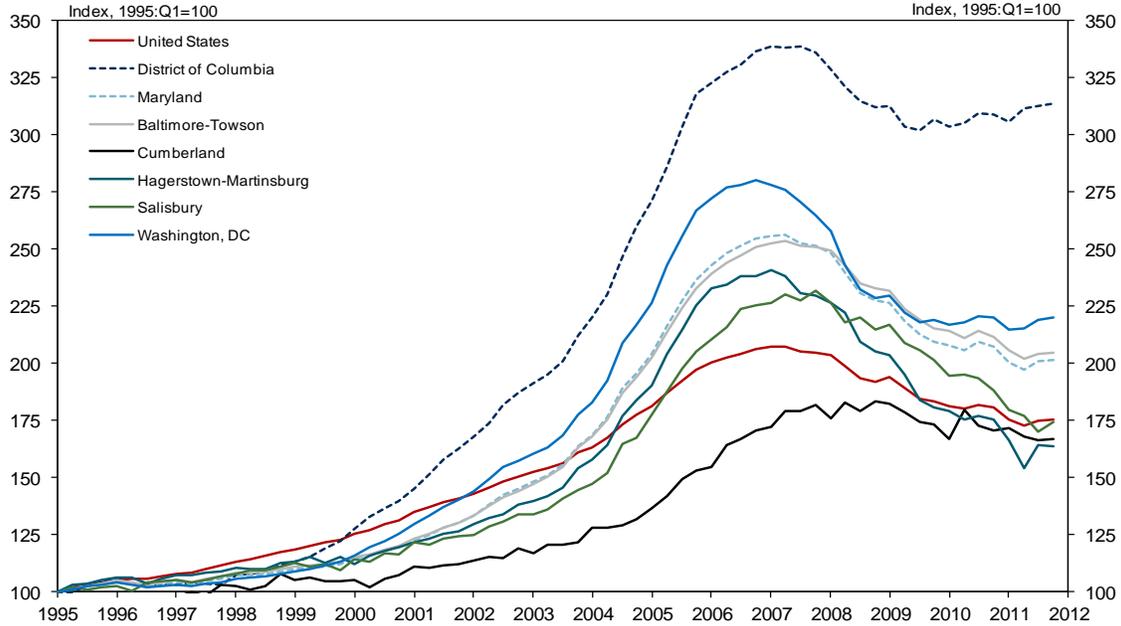
For recent data on the Maryland and D.C. economy, please visit the Richmond Fed's *Snapshot* publication at

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

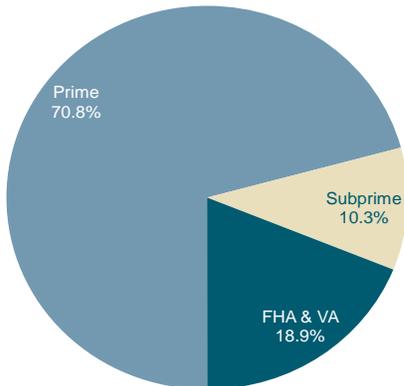
Figure 1
FHFA House Price Index: Maryland & DC



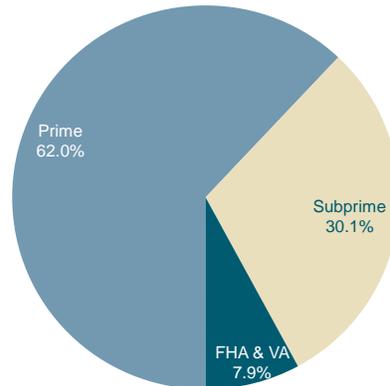
Notes: Washington, DC refers to the Washington-Arlington-Alexandria metropolitan division (MD)
Source: Federal Housing Finance Agency (2011:Q4)/Haver Analytics

Figure 2
Mortgage Distribution: Maryland

2a: Mortgages Outstanding



3b: Foreclosure Inventory

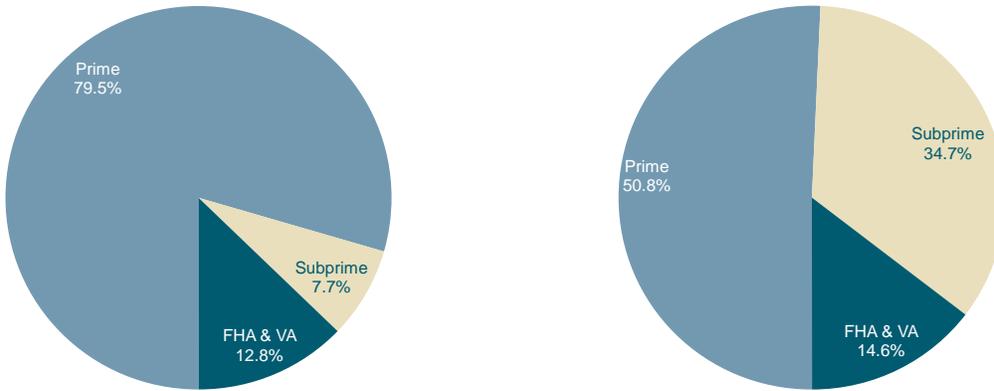


Source: Mortgage Bankers Association (2011:Q4)/Haver Analytics. Percentages may not sum to 100 due to rounding.

Figure 3
Mortgage Distribution: District of Columbia

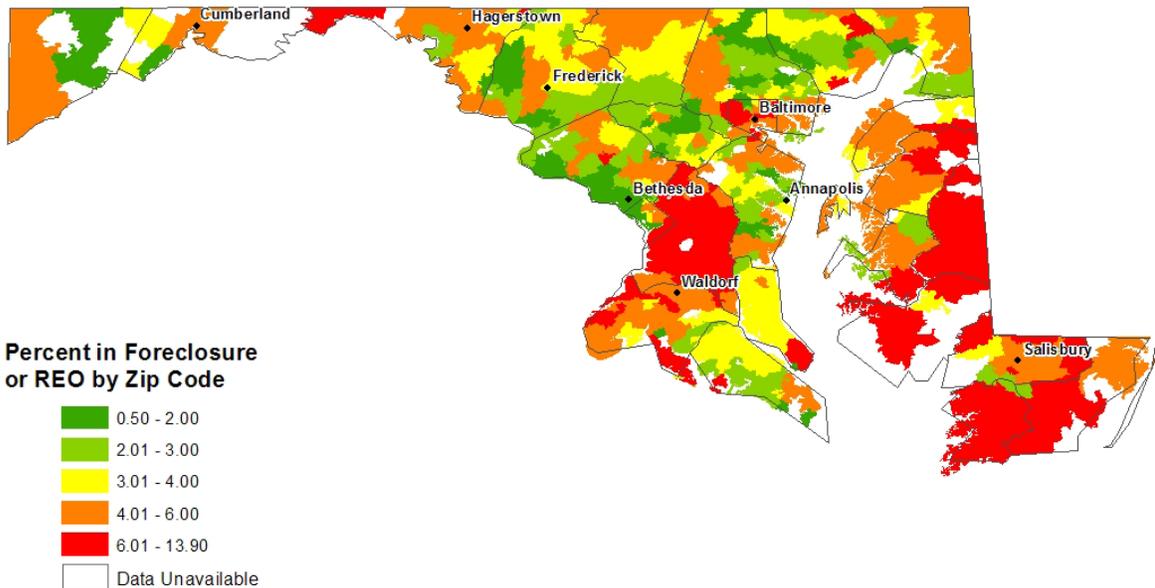
3a: Mortgages Outstanding

2b: Foreclosure Inventory



Source: Mortgage Bankers Association (2011:Q4)/Haver Analytics. Percentages may not sum to 100 due to rounding.

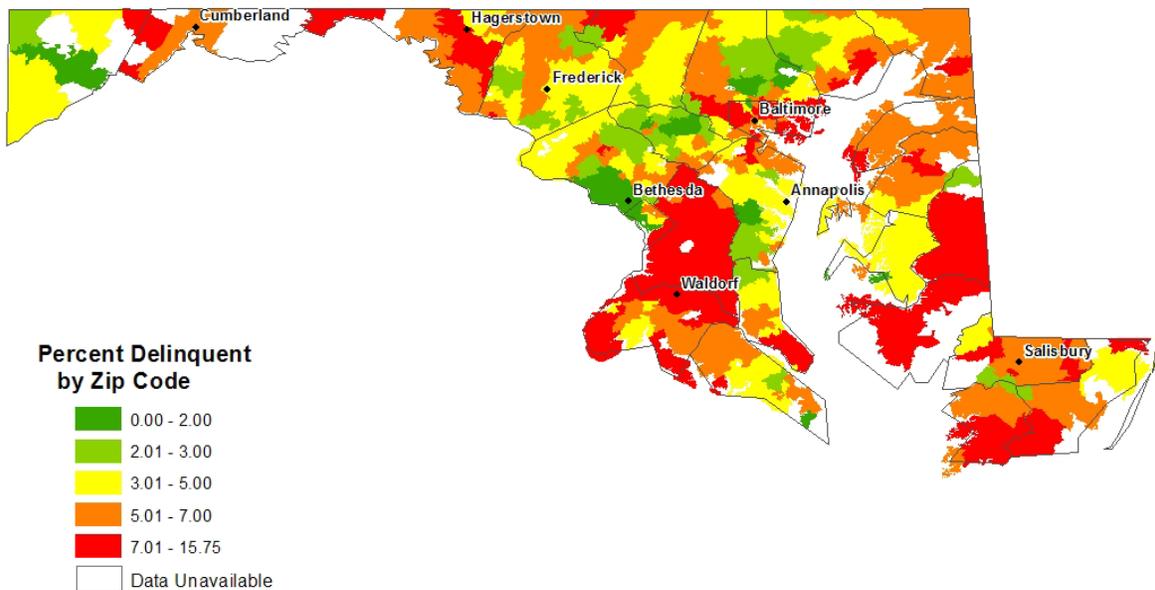
Figure 4
Percentage of Owner-Occupied Loans in Foreclosure or REO¹:
Maryland and DC



Notes: 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 2011) and Mortgage Bankers Association (2011:Q4)/Haver Analytics.

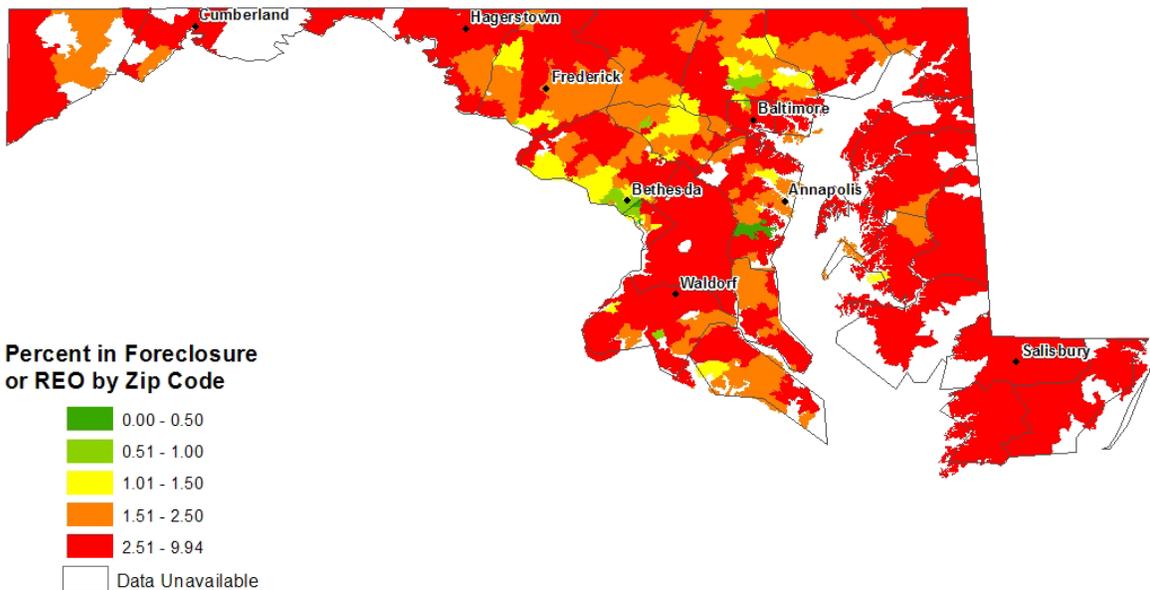
¹ Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

Figure 5
Percentage of Owner-Occupied Loans with 90+ Day Delinquency:
Maryland and DC



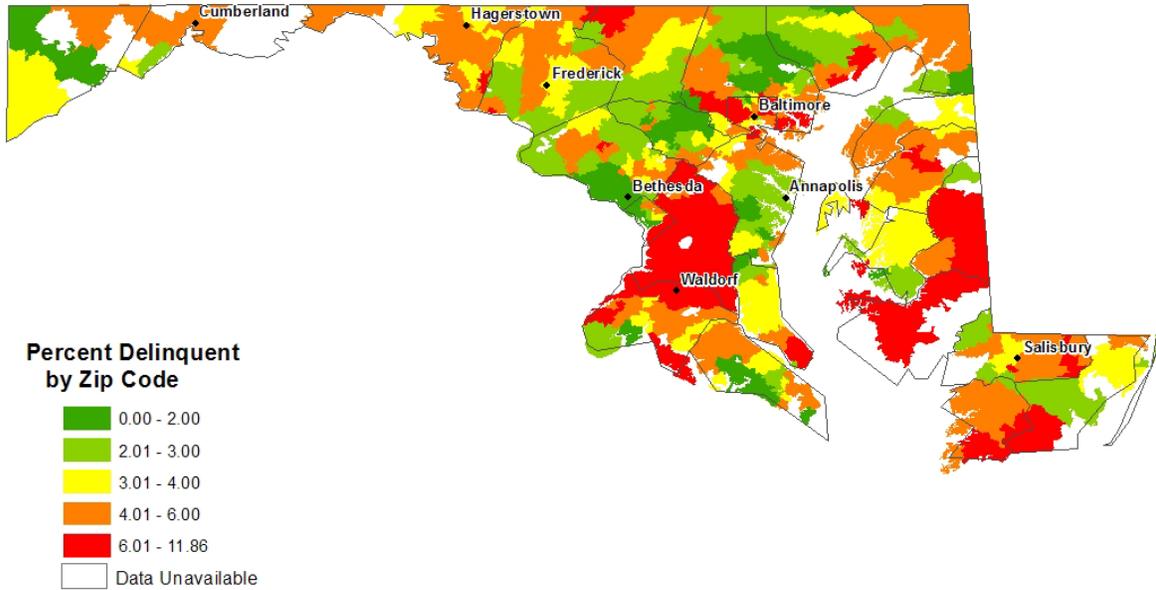
Notes: Uncategorized zip codes have fewer than 100 loans or no data available.
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011) and Mortgage Bankers Association (2011:Q4)/Haver Analytics.

Figure 6
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 (December 2011)

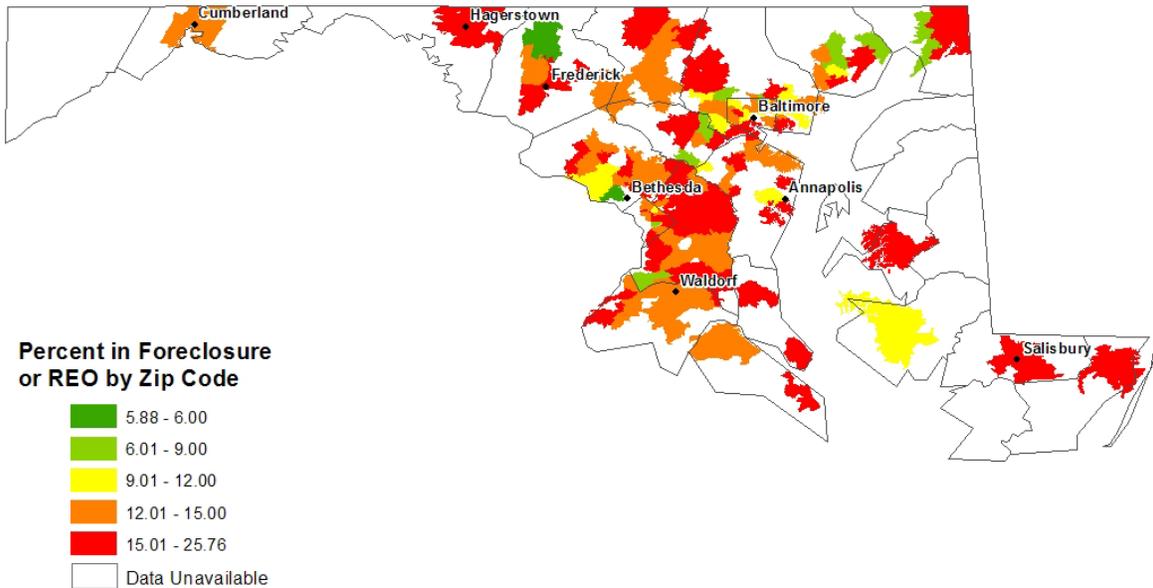
Figure 7
Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency:
Maryland and DC



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 2011)

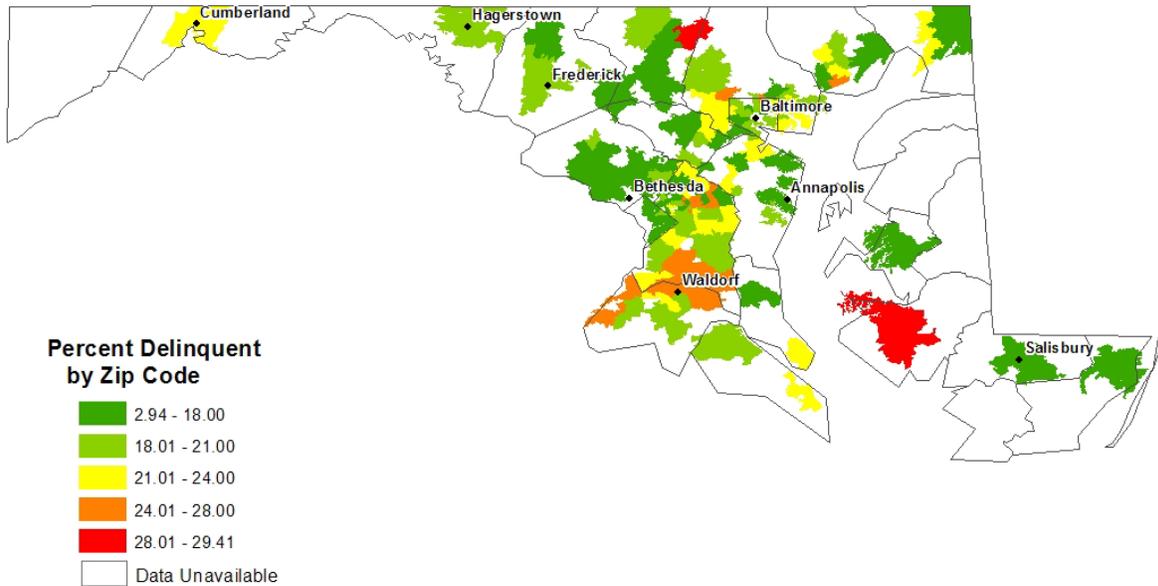
Figure 8
Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO¹:
Maryland and DC



Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.

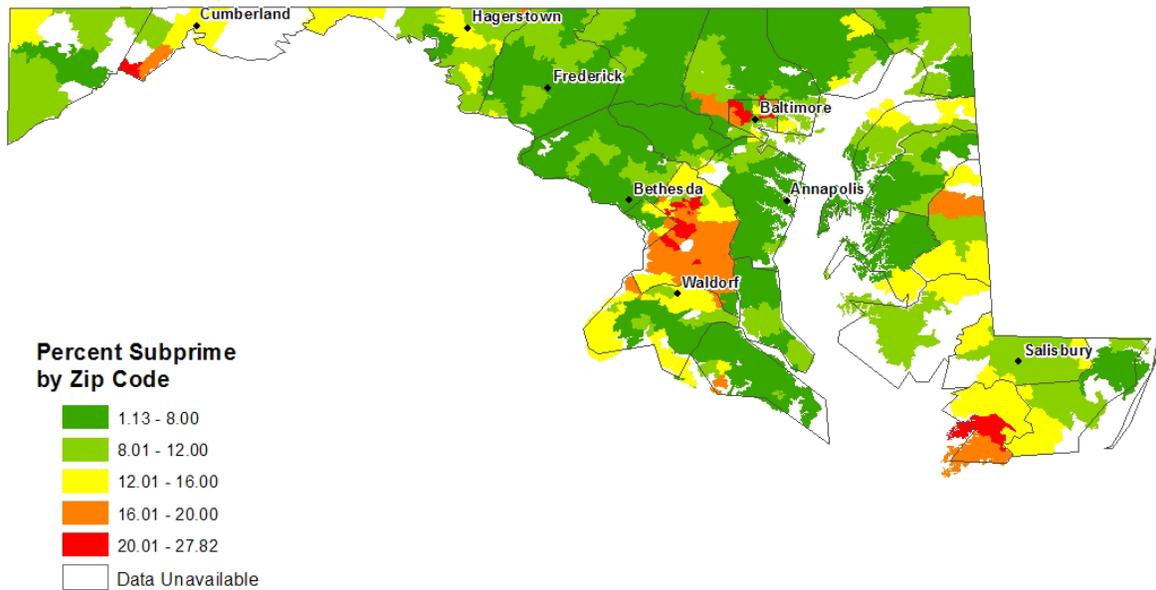
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011)

Figure 9
Percentage of Owner-Occupied Subprime Loans with 90+ Day Delinquency:
Maryland and DC



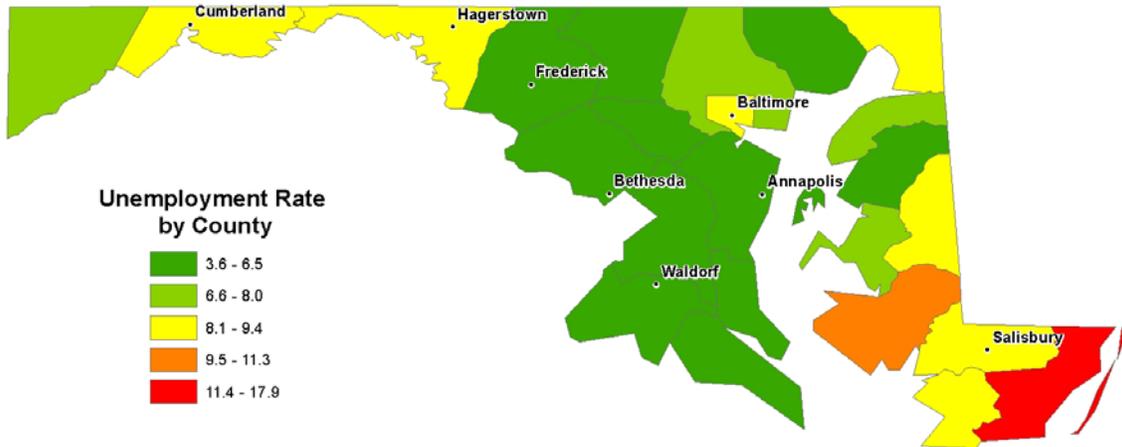
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011)

Figure 10
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 2011) and Mortgage Bankers Association (2011:Q4)/Haver Analytics.

Figure 11
Unemployment Rate: Maryland and DC



Notes: Unemployment Rate in December 2011
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
Total	3.99	15	4.38
Prime Total	2.86	15	3.28
Prime Fixed-Rate	2.13	20	2.52
Prime Adjustable-Rate	7.55	10	8.72
Subprime Total	13.45	14	14.45
Subprime Fixed-Rate	10.51	14	10.65
Subprime Adjustable-Rate	19.15	21	22.17

Source: Mortgage Bankers Association (2011: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
Total	3.17	27	4.38
Prime Total	2.47	21	3.28
Prime Fixed-Rate	1.77	28	2.52
Prime Adjustable-Rate	5.19	30	8.72
Subprime Total	12.37	21	14.45
Subprime Fixed-Rate	9.02	24	10.65
Subprime Adjustable-Rate	17.32	24	22.17

Source: Mortgage Bankers Association (2011:Q4)/Haver Analytics

Table 3
Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	3.01	24	3.17	27
Maryland	4.64	3	3.99	15
North Carolina	3.09	22	3.11	28
South Carolina	2.76	31	4.57	11
Virginia	2.35	38	1.84	44
West Virginia	2.42	35	2.05	39
Fifth District	3.15	--	3.10	--
United States	3.35	--	4.38	--

Source: Mortgage Bankers Association (2011:Q4)/Haver Analytics

Table 4
Prime Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	1.98	14	2.47	21
Maryland	3.02	4	2.86	15
North Carolina	1.56	23	2.30	25
South Carolina	1.45	29	3.61	8
Virginia	1.22	35	1.33	43
West Virginia	1.15	38	1.44	39
Fifth District	1.77	--	2.30	--
United States	2.04	--	3.28	--

Source: Mortgage Bankers Association (2011:Q4)/Haver Analytics

Table 5
Subprime Share of All Loans: Fifth District

Geographic Area	Percent Subprime	National Rank
District of Columbia	7.70	35
Maryland	10.30	16
North Carolina	8.23	31
South Carolina	9.91	19
Virginia	7.31	42
West Virginia	10.01	18
Fifth District	8.69	--
United States	9.74	--

Source: Mortgage Bankers Association (2011:Q4)/Haver Analytics

Table 6
Subprime Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	12.08	9	12.37	21
Maryland	13.26	3	13.45	14
North Carolina	10.11	18	10.22	30
South Carolina	8.48	31	13.45	14
Virginia	9.72	25	7.66	41
West Virginia	8.68	29	6.81	45
Fifth District	10.58	--	10.88	--
United States	9.90	--	14.45	--

Source: Mortgage Bankers Association (2011:Q4)/Haver Analytics

Table 7
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	1,132,251	93,486	1,038,765	691,720	536,037	90.63	9.37	11.56	6.17
Cambridge	16,554	3,032	13,522	9,263	5,855	87.74	12.26	9.88	4.52
Cumberland									
Entire MSA	46,350	5,623	40,727	29,072	16,316				
Maryland Portion	33,311	4,134	29,177	20,182	11,571	86.91	13.09	4.63	0.88
Washington, DC MSA									
Entire MSA	2,213,752	139,022	2,074,730	1,333,662	1,126,877				
District of Columbia	296,719	30,012	266,707	112,055	90,116	92.26	7.74	19.01	10.83
Maryland Portion	882,966	54,951	828,015	562,960	472,211	88.43	11.57	16.62	10.75
Easton	19,577	3,420	16,157	11,650	7,821	94.41	5.59	11.46	7.03
Hagerstown									
Entire MSA	115,329	12,484	102,845	72,262	51,017				
Maryland Portion	60,814	5,127	55,687	36,448	25,463	89.72	10.28	10.22	5.66
Lexington Park	41,282	3,678	37,604	26,966	21,419	92.87	7.13	8.41	6.18
Ocean Pines	55,749	33,520	22,229	16,737	10,834	92.86	7.14	13.29	6.92
Salisbury	52,322	6,314	46,008	28,946	20,064	88.21	11.79	7.12	2.96
Maryland	2,378,814	2,156,411	222,403	1,455,775	1,146,636	89.70	10.30	9.76	4.80
Fifth District	13,387,600	1,598,257	11,789,343	7,930,734	5,632,033	91.31	8.69	11.50	5.69
United States	131,704,730	14,988,438	116,716,292	75,986,074	51,208,208*	90.26	9.74	11.89	5.30

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

Source: Housing units are reported in the 2010 Census. Mortgage estimates are Federal Reserve Bank of Richmond calculations using data from Lender Processing Services (LPS) Applied Analytics (December 2011) and Mortgage Bankers Association (2011:Q4)/Haver Analytics. Definitions of the metropolitan areas are provided later in the document.

*The figure for owner-occupied units with a mortgage at the national level is calculated by summing the totals for the states.

Table 8
Owner-Occupied Loan Statistics: Maryland

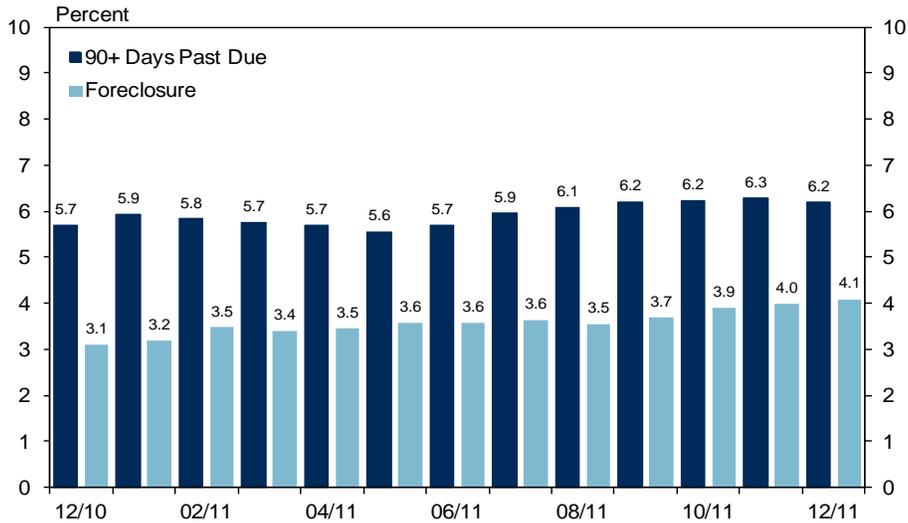
Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	4.98	2.66	1.01	5.70	3.63	0.38
Bethesda-Rockville	4.02	2.32	0.88	4.05	3.10	0.26
Cambridge	7.31	3.65	1.68	8.61	5.88	0.94
Cumberland*	5.21	3.57	1.15	7.06	3.57	0.33
Easton	3.17	2.56	1.02	3.83	3.69	0.40
Hagerstown*	5.75	3.18	1.20	6.28	4.51	0.35
Lexington Park	4.43	2.37	0.74	4.91	3.20	0.22
Ocean Pines	4.15	3.07	1.46	4.52	4.27	0.37
Salisbury	5.71	3.51	1.61	6.04	5.28	0.68
Washington, DC*	6.56	3.52	1.48	6.80	4.50	0.55
Maryland	5.69	3.09	1.24	6.20	4.09	0.46
Fifth District	4.23	2.81	0.89	4.20	3.65	0.56
United States	4.67	4.46	1.12	4.31	4.97	0.93

*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.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011) and Mortgage Bankers Association (2011:Q4)

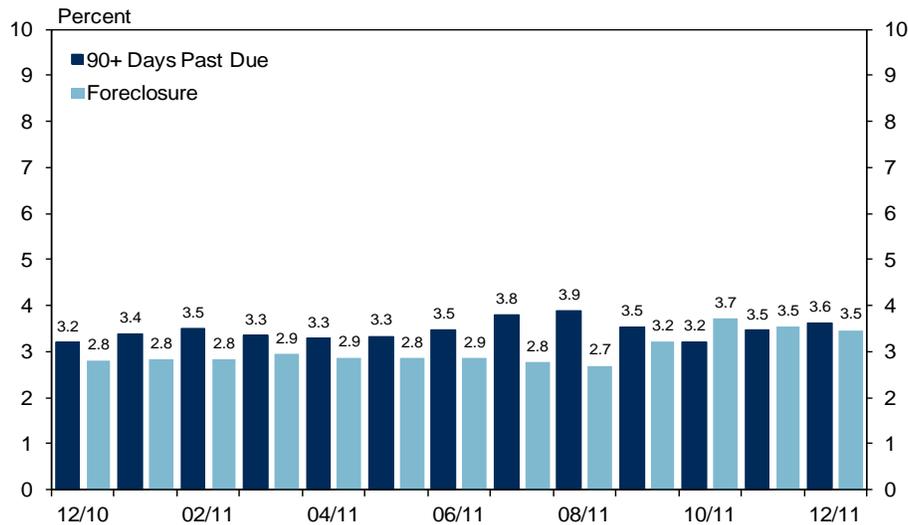
Figure 12
Owner-Occupied Loan Statistics: Maryland



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 2011) and Mortgage Bankers Association (2011:Q4).

Figure 13
Owner-Occupied Loan Statistics: District of Columbia



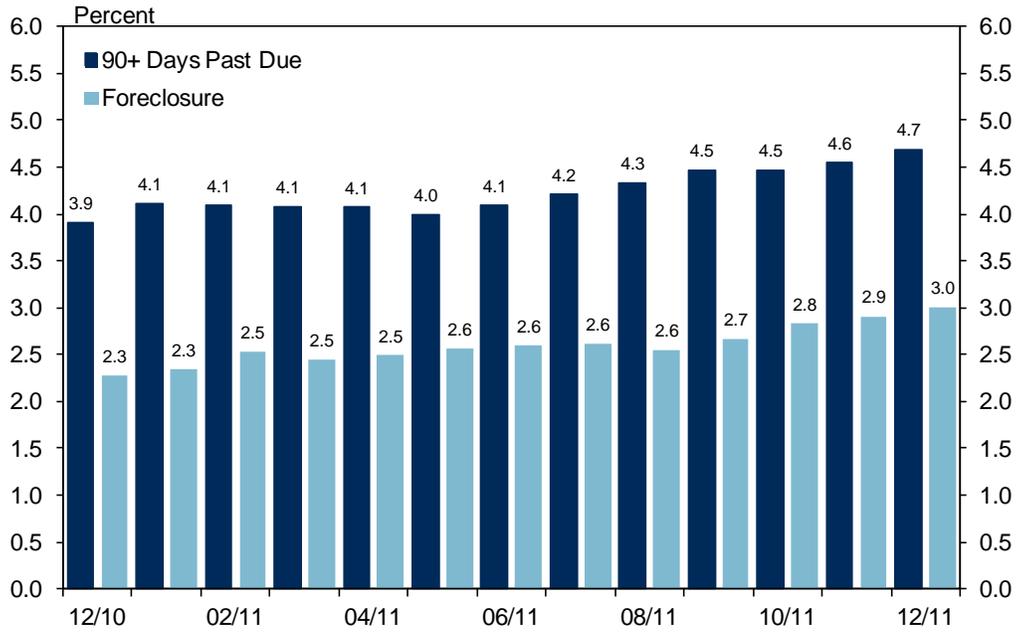
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011)

Table 9
Owner-Occupied Prime Loan Statistics: Maryland

Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	3.38	1.98	0.76	4.31	2.70	0.30
Bethesda-Rockville	2.89	1.73	0.71	3.19	2.28	0.22
Cambridge	5.51	3.31	1.69	6.99	5.10	0.83
Cumberland*	2.96	2.57	1.02	3.96	2.74	0.13
Easton	2.43	1.84	0.82	3.30	2.70	0.36
Hagerstown*	3.68	2.40	0.96	4.62	3.38	0.30
Lexington Park	3.02	1.74	0.53	3.66	2.45	0.17
Ocean Pines	3.01	2.39	1.20	3.46	3.19	0.36
Salisbury	3.90	2.60	1.04	4.73	4.08	0.36
Washington, DC*	4.58	2.58	1.07	5.16	3.27	0.42
Maryland	3.91	2.28	0.92	4.69	3.01	0.35
Fifth District	2.89	2.11	0.71	3.27	2.67	0.43
United States	3.02	3.29	0.97	3.37	3.56	0.69

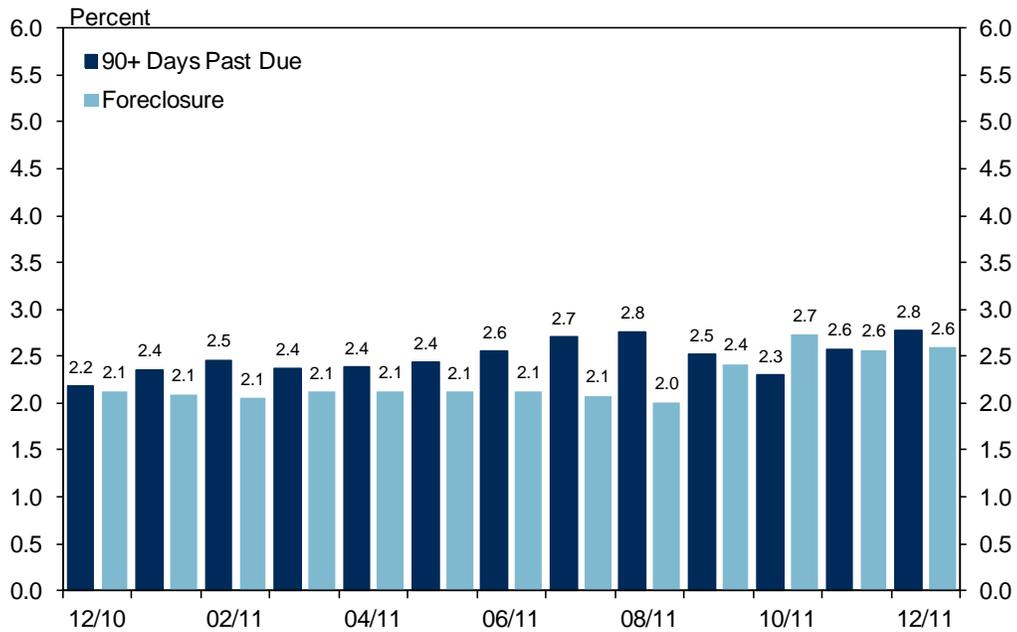
*Only the Maryland portion of these MSAs is included here.
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011)

Figure 14
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 2011)

Figure 15
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 2011)

Table 10
Owner-Occupied Subprime Loan Statistics: Maryland

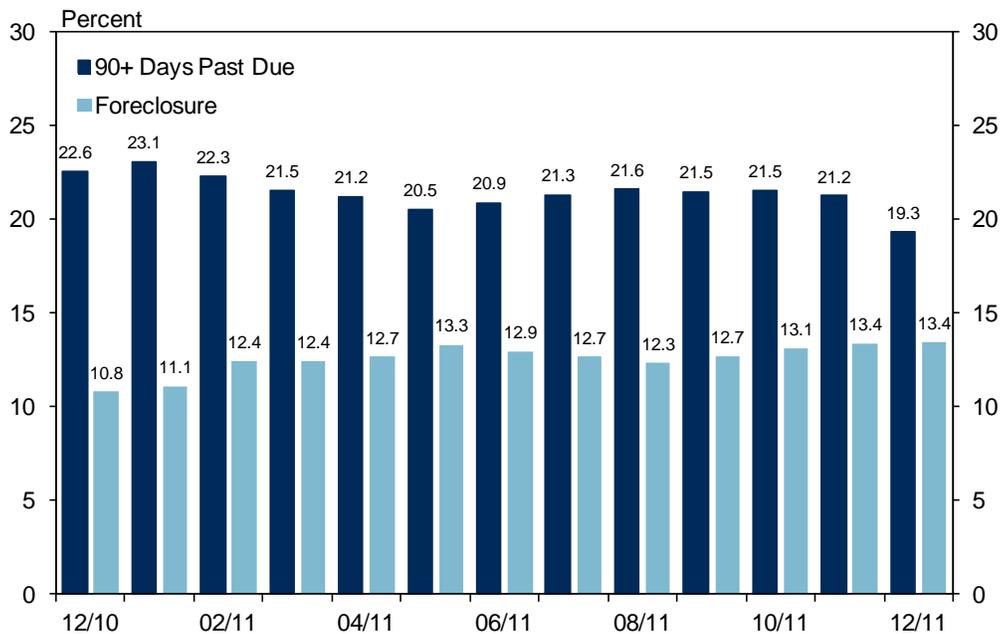
Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	21.87	9.89	3.58	19.18	12.59	1.19
Bethesda-Rockville	20.24	10.84	3.36	15.09	13.71	0.75
Cambridge	21.43	6.35	1.59	20.18	11.40	1.75
Cumberland*	21.54	10.77	2.05	27.68	9.04	1.69
Easton	17.48	16.50	4.85	12.90	20.43	1.08
Hagerstown*	25.00	10.45	3.42	20.76	14.37	0.80
Lexington Park	24.01	11.08	3.69	21.12	13.04	0.93
Ocean Pines	20.62	12.89	5.15	18.24	18.24	0.59
Salisbury	20.00	10.65	6.09	15.82	14.29	3.06
Washington, DC*	23.19	11.43	4.90	19.35	13.97	1.57
Maryland	22.57	10.79	4.27	19.31	13.44	1.39
Fifth District	18.98	10.52	2.87	14.03	13.99	1.92
United States	19.71	15.08	2.52	12.99	18.02	3.12

*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 2011)

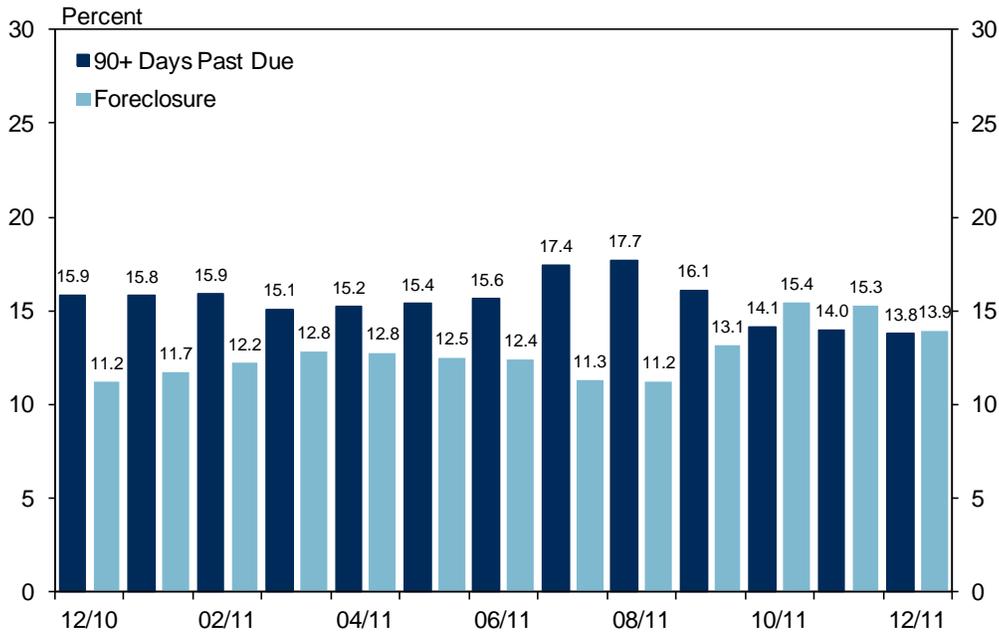
Figure 16
Owner-Occupied Subprime Loan Statistics: Maryland



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 2011)

Figure 17
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 2011)

Table 11
Owner-Occupied Interest Only Loan Statistics: Maryland

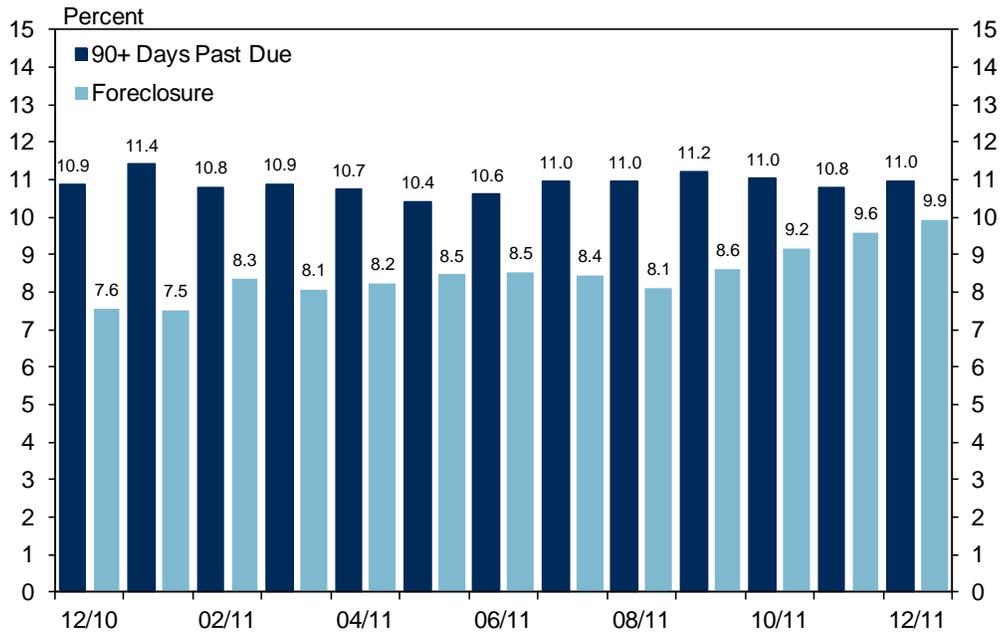
Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	8.74	6.35	3.08	9.63	8.84	1.15
Bethesda-Rockville	9.72	6.63	3.15	8.85	8.82	0.95
Cambridge	14.75	9.84	6.56	12.24	18.37	4.08
Cumberland*	15.00	7.50	2.50	14.29	3.57	0.00
Easton	5.43	2.57	2.57	5.43	7.61	0.72
Hagerstown*	12.40	8.76	3.19	13.41	13.41	0.73
Lexington Park	10.05	7.10	2.62	10.39	10.25	0.87
Ocean Pines	9.29	7.99	5.58	8.92	12.29	0.96
Salisbury	11.11	10.13	4.58	12.43	10.65	0.59
Washington, DC*	12.18	8.22	4.13	10.37	11.20	3.73
Maryland	10.85	7.55	3.72	10.97	9.91	1.37
Fifth District	7.42	6.17	2.66	6.84	7.61	1.44
United States	9.54	10.85	3.34	8.36	11.17	2.51

*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.

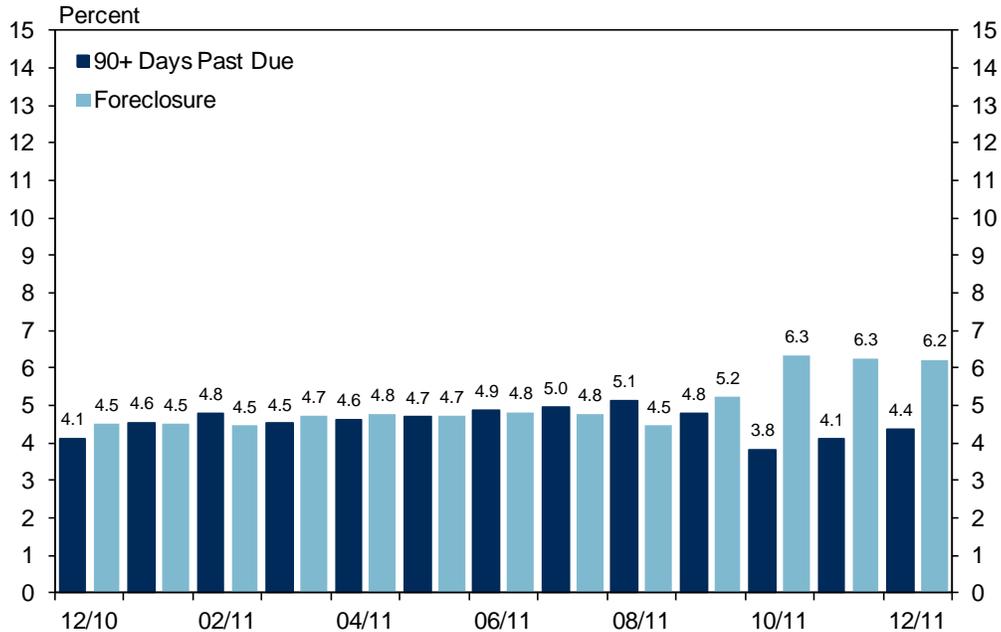
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011)

Figure 18
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 2011)

Figure 19
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 2011)

Table 12
Unemployment Rates: Maryland & DC

Geographic Area	Unemployment Rate	Percentage Point Change from December 2010
Baltimore-Towson	6.8	-0.6
Cambridge	10.2	-0.6
Cumberland	8.0	-0.7
Easton	7.3	-0.4
Hagerstown-Martinsburg	8.3	-1.5
Lexington Park	5.2	-0.5
Ocean Pines	15.6	-0.5
Salisbury	8.6	-0.5
Washington, DC	5.5	-0.2
Maryland	6.3	-1.0
District of Columbia	9.8	0.2
Fifth District	8.0	-0.6

Note: Data are not seasonally adjusted.
Source: Bureau of Labor Statistics (December 2011)

Table 13
Owner-Occupied Loan Statistics
Washington, DC MSA

Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	4.86	2.87	0.94	5.45	4.10	0.36
Charles County	7.77	3.55	1.55	9.04	4.57	0.69
Frederick County	4.29	2.46	0.97	4.88	3.18	0.30
Montgomery County	3.94	2.28	0.85	3.81	3.08	0.25
Prince George's County	10.18	5.31	2.40	10.20	6.39	0.93
District of Columbia	3.19	2.79	0.76	3.60	3.46	0.25

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 2011) and Mortgage Bankers Association (2011:Q4)/Haver Analytics.

Table 14
Owner-Occupied Loan Statistics
Baltimore-Towson MSA

Geographic Area	December 2010			December 2011		
	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	4.07	2.32	0.89	4.46	3.19	0.35
Baltimore City	5.45	2.77	0.92	6.29	3.61	0.37
Baltimore County	7.28	4.07	1.76	8.39	5.25	0.61
Carroll County	3.84	2.05	0.80	4.44	3.06	0.35
Harford County	4.48	2.10	0.86	5.12	3.11	0.23
Howard County	3.39	1.79	0.57	3.72	2.53	0.28
Queen Anne's County	4.12	2.85	0.97	4.95	4.67	0.15

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 2011) and Mortgage Bankers Association (2011:Q4)/Haver Analytics.

Table 15
Owner-Occupied Prime Loan Statistics
Washington, DC MSA

Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	3.55	2.07	0.72	4.29	3.10	0.33
Charles County	5.30	2.61	1.18	6.77	3.36	0.54
Frederick County	3.24	1.74	0.78	3.90	2.37	0.24
Montgomery County	2.79	1.73	0.69	2.98	2.25	0.22
Prince George's County	7.29	4.01	1.69	7.90	4.75	0.70
District of Columbia	2.18	2.11	0.56	2.75	2.58	0.21

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 receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2011)

Table 16
Owner-Occupied Prime Loan Statistics
Baltimore-Towson MSA

Geographic Area	December 2010			December 2011		
	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	2.83	1.72	0.69	3.44	2.37	0.31
Baltimore City	3.63	2.01	0.68	4.70	2.64	0.27
Baltimore County	4.97	3.10	1.38	6.42	4.09	0.51
Carroll County	2.72	1.42	0.63	3.37	2.19	0.24
Harford County	3.10	1.66	0.66	3.98	2.41	0.17
Howard County	2.33	1.39	0.42	2.86	1.92	0.22
Queen Anne's County	3.26	2.29	0.80	4.33	3.53	0.11

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 2011)

Table 17
Owner-Occupied Subprime Loan Statistics
Washington, DC MSA

Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	20.97	12.71	3.60	18.47	15.27	0.74
Charles County	26.11	10.44	4.26	24.36	12.72	1.66
Frederick County	20.02	13.25	3.83	18.25	14.24	1.15
Montgomery County	20.30	10.19	3.23	14.26	13.57	0.64
Prince George's County	24.57	11.81	5.92	21.07	14.21	2.07
District of Columbia	15.85	11.19	3.32	13.75	13.93	0.80

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 2011)

Table 18
Owner-Occupied Subprime Loan Statistics
Baltimore-Towson MSA

Geographic Area	December 2010			December 2011		
	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	21.46	10.64	3.67	17.47	13.70	0.93
Baltimore City	23.45	10.20	3.30	20.72	12.52	1.35
Baltimore County	20.29	9.53	3.92	19.13	11.55	1.11
Carroll County	21.72	12.04	3.47	19.91	15.63	1.93
Harford County	23.63	8.11	3.55	20.00	12.17	0.96
Howard County	22.30	8.92	3.11	17.02	11.97	1.29
Queen Anne's County	17.37	11.38	3.59	13.61	20.41	0.68

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 2011)

Table 19
Owner-Occupied Interest Only Loan Statistics
Washington, DC MSA

Geographic Area	December 2010			December 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	8.53	6.81	2.71	9.80	9.90	0.96
Charles County	12.85	6.92	3.69	14.31	9.19	1.77
Frederick County	10.81	6.68	3.60	10.87	8.57	0.88
Montgomery County	9.49	6.62	3.05	8.42	8.88	0.97
Prince George's County	15.92	10.94	5.75	15.52	12.81	2.30
District of Columbia	4.12	4.46	1.81	4.35	6.19	0.71

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 2011)

Table 20
Owner-Occupied Interest Only Loan Statistics
Baltimore-Towson MSA

Geographic Area	December 2010			December 2011		
	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	7.54	5.48	2.94	8.04	8.01	1.09
Baltimore City	10.82	7.21	2.74	11.39	9.96	1.04
Baltimore County	8.09	6.86	4.99	9.55	9.51	1.37
Carroll County	9.59	6.55	2.64	11.11	8.28	1.62
Harford County	10.96	7.18	3.51	12.89	10.19	1.05
Howard County	7.54	5.97	2.35	8.53	7.74	1.34
Queen Anne's County	7.67	6.69	1.96	8.92	10.14	0.00

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 2011)

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.