



# Mortgage Performance Summary



QUARTERLY UPDATE

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

**1st Quarter, 2012**

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THE FEDERAL RESERVE BANK OF RICHMOND

RICHMOND ■ BALTIMORE ■ CHARLOTTE

**An Update on Housing Market and Mortgage Performance in Maryland and the District of  
Columbia  
1<sup>st</sup> Quarter, 2012  
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 first quarter of 2012.
- Maryland's total foreclosure rate rose 0.5 percentage point to 3.3 percent from March 2011 to March 2012. Over the same period, the total 90+ day delinquency rate rose from 4.5 percent to 5.1 percent. (Table 8)
- In D.C., the total foreclosure rate increased from 2.4 percent to 2.7 percent over the year ending in March 2012, while the 90+ day delinquency rate also rose 0.3 percentage point to 3.0 percent. (Table 13)
- The prime foreclosure rate in Maryland rose from 2.4 percent in March 2011 to 2.9 percent in March 2012. Over the same period, the prime 90+ day delinquency rate jumped from 3.8 percent to 4.5 percent. (Table 9)
- In D.C., the prime foreclosure rate increased from 2.0 percent to 2.3 percent over the year ending in March 2012 while the 90+ day delinquency rate rose 0.4 percentage point to 2.6 percent. (Table 15)
- Maryland's subprime foreclosure rate declined from 11.5 percent to 11.0 percent between March 2011 and March 2012. The subprime 90+ day delinquency rate also declined 0.5 percentage point, falling to 18.4 percent. (Table 10)
- The subprime foreclosure rate in D.C. rose a full percentage point to 11.8 percent over the year ending in March 2012. Over the same period, the 90+ day delinquency rate fell from 12.9 percent to 11.6 percent. (Table 17)
- Maryland and D.C. are ranked 15<sup>th</sup> and 35<sup>th</sup> 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 22.7 percent in Maryland and 7.0 percent in D.C. since the second quarter of 2007. In the first quarter of 2012, house prices in Maryland declined 1.7 percent, but home values appreciated by 0.3 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 6.7 percent in March— a high value for the state, but still notably below the national 8.4 percent mark. Joblessness in D.C. was 9.9 percent in March. (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/](http://www.richmondfed.org/community_development/foreclosure_resource_center/)

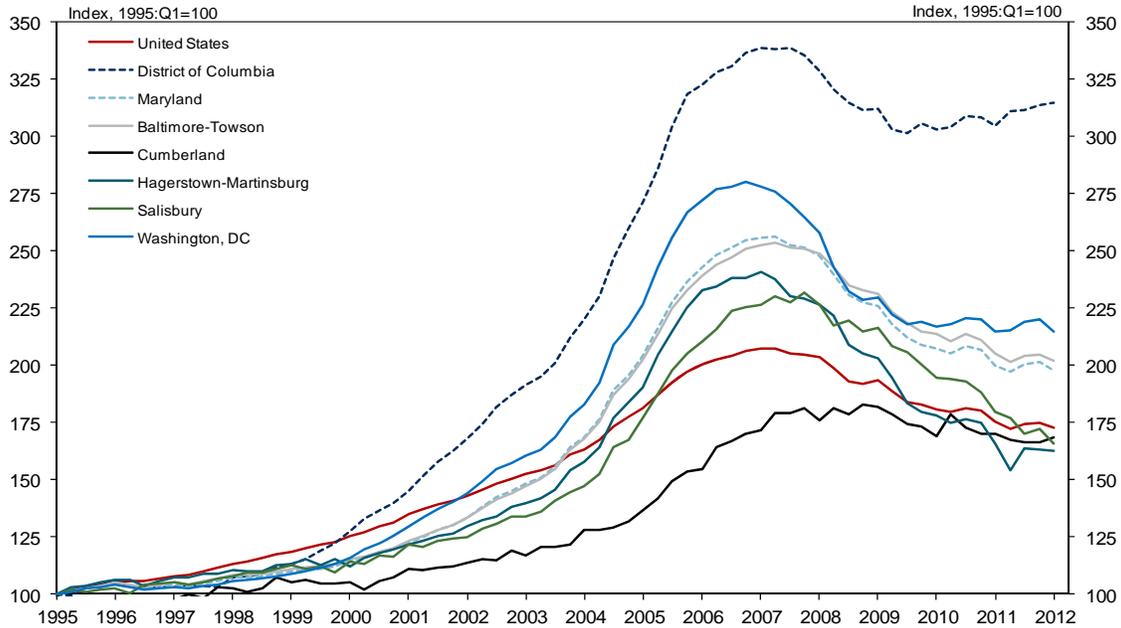
For recent data on the Maryland and D.C. economy, please visit the Richmond Fed's *Snapshot* publication at

[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

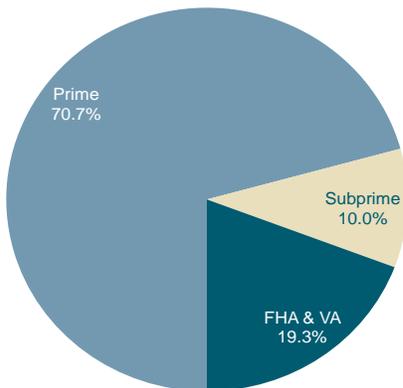
**Figure 1**  
**FHFA House Price Index: Maryland & DC**



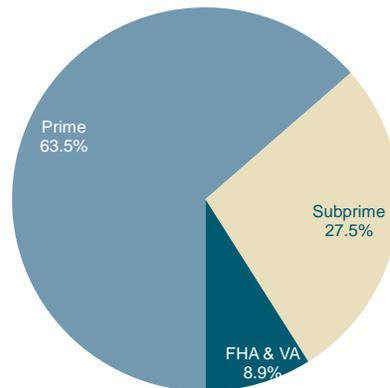
Notes: Washington, DC refers to the Washington-Arlington-Alexandria metropolitan division (MD)  
Source: Federal Housing Finance Agency (2012:Q1)/Haver Analytics

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

**2a: Mortgages Outstanding**



**3b: Foreclosure Inventory**

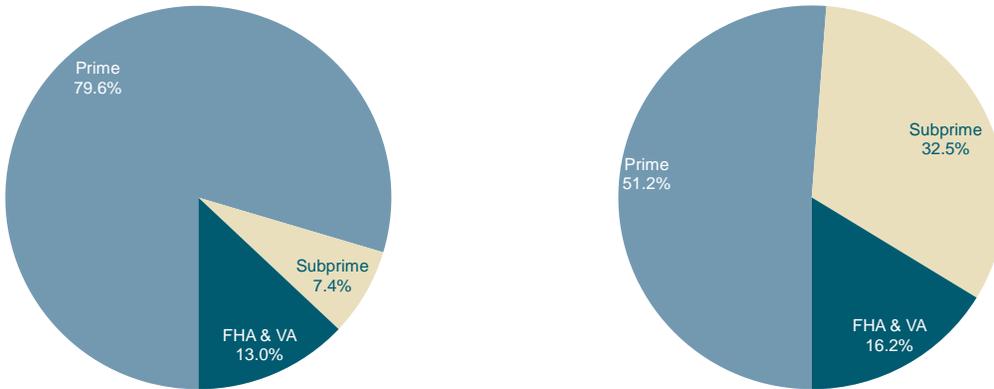


Source: Mortgage Bankers Association (2012:Q1)/Haver Analytics. Percentages may not sum to 100 due to rounding.

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

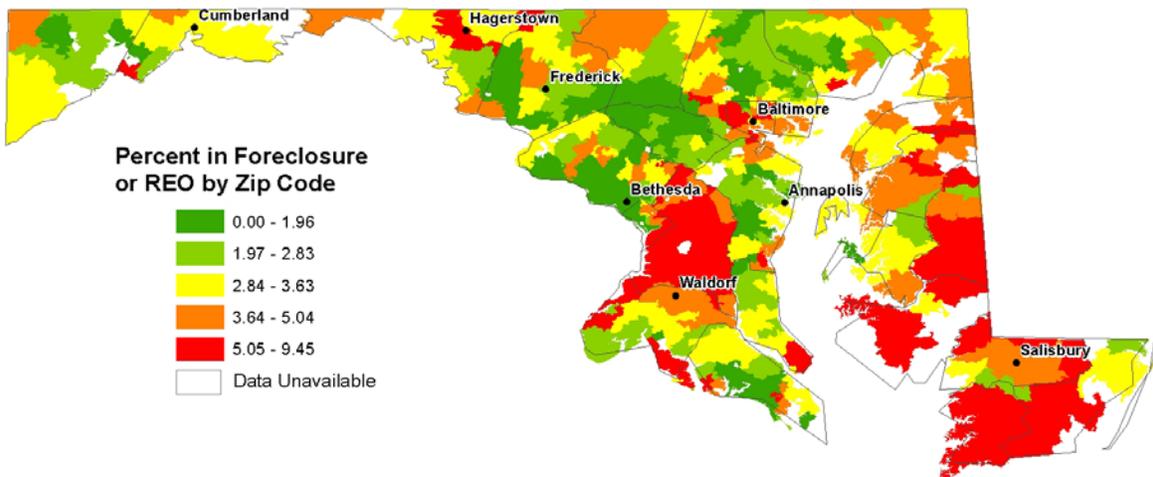
3a: Mortgages Outstanding

2b: Foreclosure Inventory



Source: Mortgage Bankers Association (2012:Q1)/Haver Analytics. Percentages may not sum to 100 due to rounding.

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

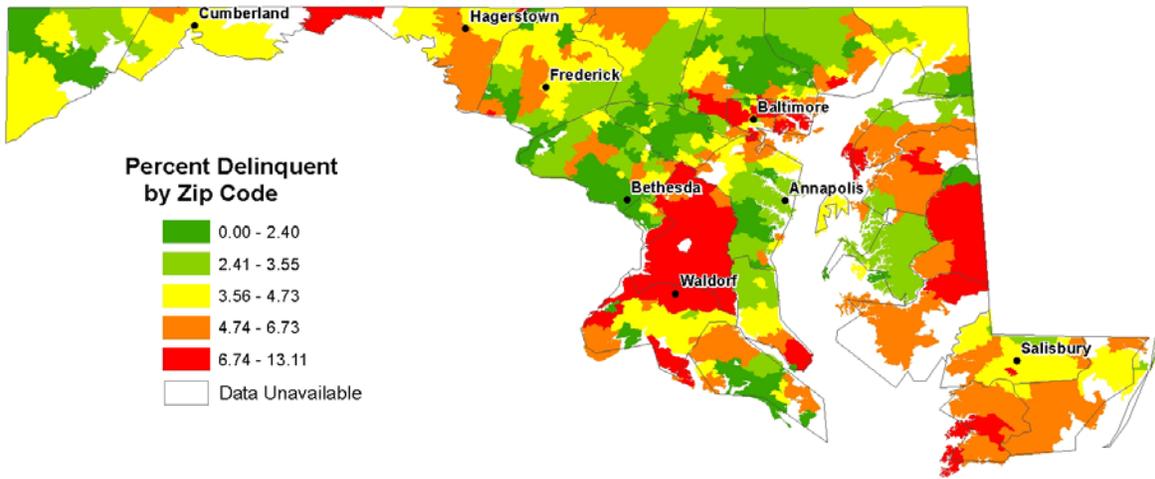


Notes: Uncategorized zip codes have fewer than 100 loans or no data available.

Source: Federal Reserve Bank of Richmond/Lender Processing Services (LPS) Applied Analytics (March 2012)

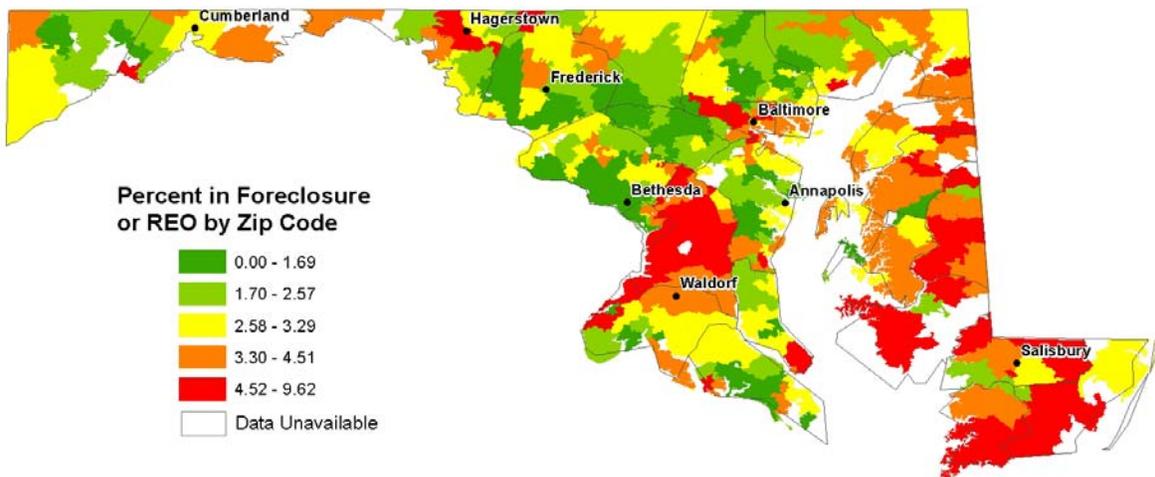
<sup>1</sup> Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

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



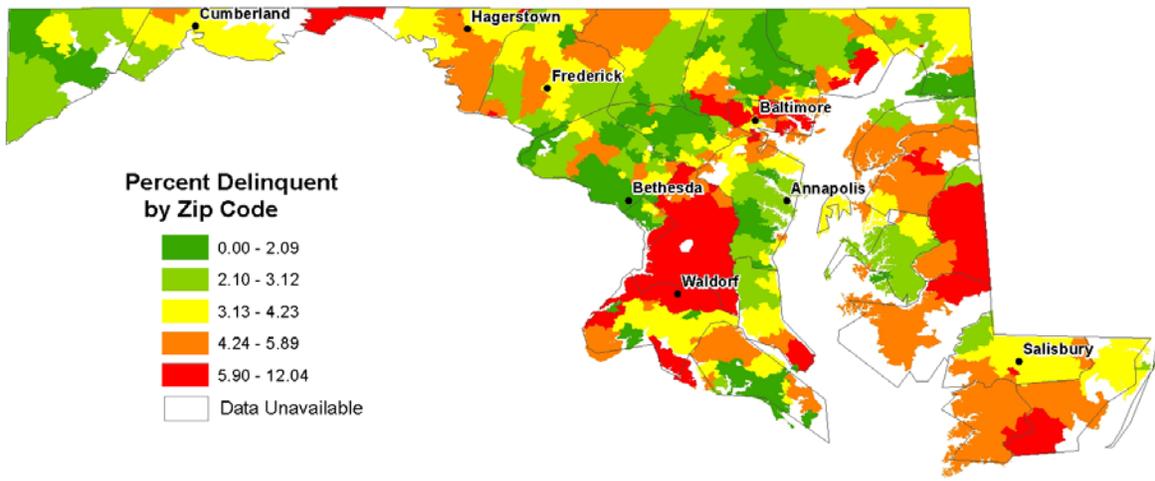
Notes: Uncategorized zip codes have fewer than 100 loans or no data available.  
 Source: Federal Reserve Bank of Richmond/Lender Processing Services (LPS) Applied Analytics (March 2012)

**Figure 6**  
**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/Lender Processing Services (LPS) Applied Analytics (March 2012)

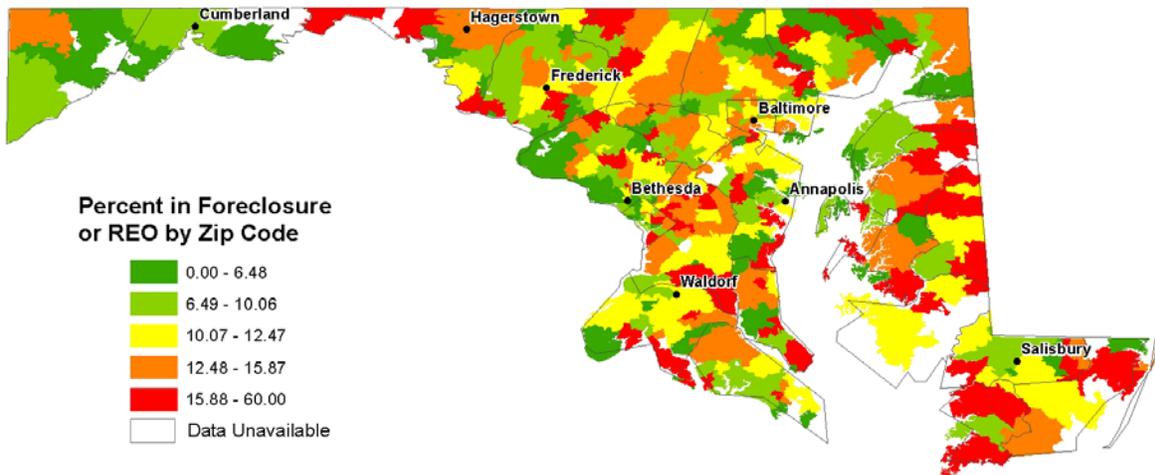
**Figure 7**  
**Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency:**  
**Maryland and DC**



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/Lender Processing Services (LPS) Applied Analytics (March 2012)

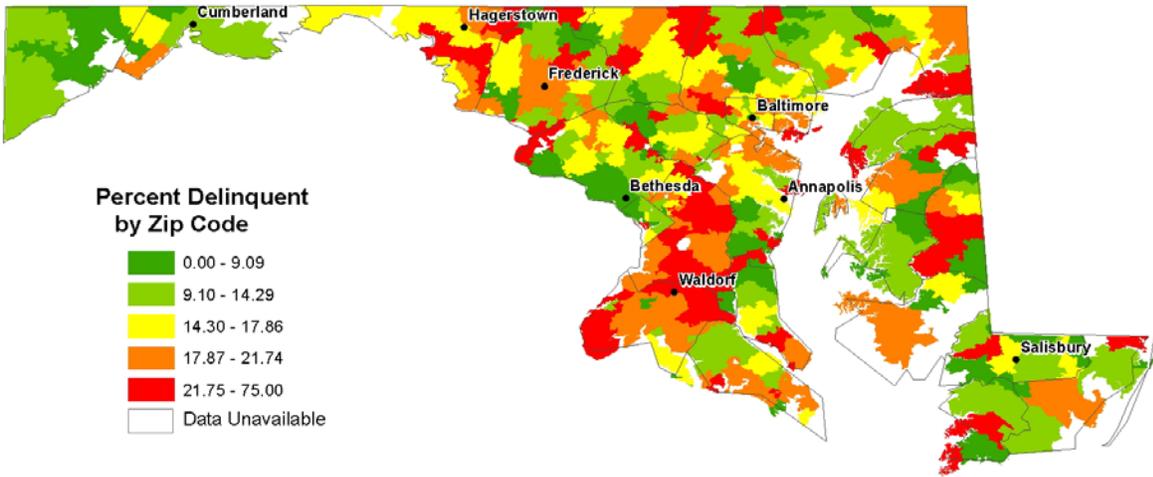
**Figure 8**  
**Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO<sup>1</sup>:**  
**Maryland and DC**



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/Lender Processing Services (LPS) Applied Analytics (March 2012)

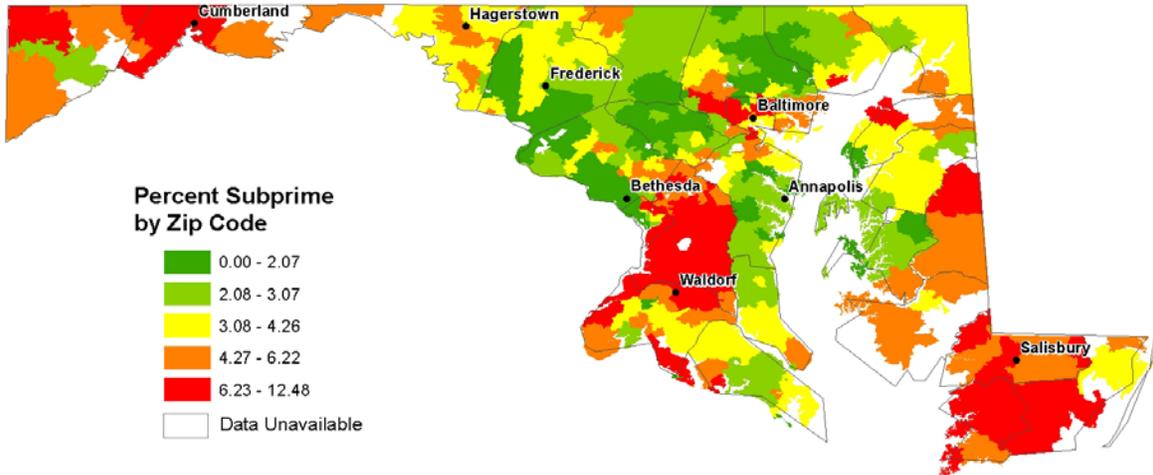
**Figure 9**  
**Percentage of Owner-Occupied Subprime Loans with 90+ Day Delinquency:**  
**Maryland and DC**



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

Source: Federal Reserve Bank of Richmond/Lender Processing Services (LPS) Applied Analytics (March 2012)

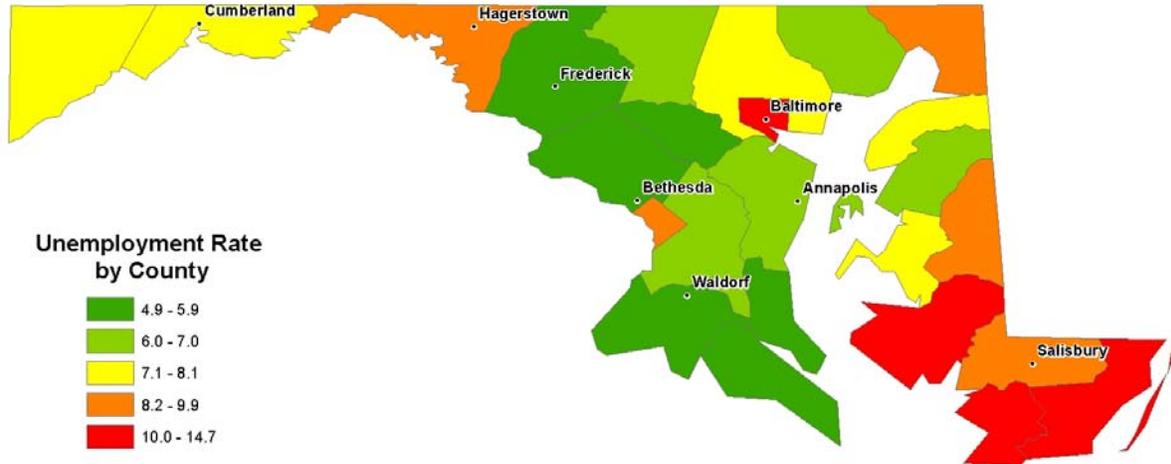
**Figure 10**  
**Percentage of Owner-Occupied Mortgages with Subprime Loans:**  
**Maryland and DC**



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/Lender Processing Services (LPS) Applied Analytics (March 2012)

**Figure 11**  
**Unemployment Rate: Maryland and DC**



Notes: Unemployment Rate in March 2012  
 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	3.90	16	4.39
Prime Total	2.82	17	3.34
Prime Fixed-Rate	2.15	21	2.59
Prime Adjustable-Rate	7.10	15	8.76
Subprime Total	12.68	14	14.05
Subprime Fixed-Rate	10.42	13	10.48
Subprime Adjustable-Rate	17.18	23	21.55

Source: Mortgage Bankers Association (2012:Q1)/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	3.16	27	4.39
Prime Total	2.52	22	3.34
Prime Fixed-Rate	1.84	29	2.59
Prime Adjustable-Rate	5.11	30	8.76
Subprime Total	11.68	23	14.05
Subprime Fixed-Rate	8.60	25	10.48
Subprime Adjustable-Rate	16.46	26	21.55

Source: Mortgage Bankers Association (2012:Q1)/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	2.98	19	3.16	27
Maryland	4.74	2	3.90	16
North Carolina	2.76	23	3.16	27
South Carolina	2.41	31	4.61	11
Virginia	2.23	34	1.80	45
West Virginia	2.15	36	2.07	41
Fifth District	2.99	--	3.09	--
United States	3.05	--	4.39	--

Source: Mortgage Bankers Association (2012:Q1)/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	1.95	10	2.52	22
Maryland	3.16	3	2.82	17
North Carolina	1.37	22	2.33	26
South Carolina	1.24	31	3.68	8
Virginia	1.14	35	1.31	43
West Virginia	1.00	40	1.51	39
Fifth District	1.69	--	2.31	--
United States	1.83	--	3.34	--

Source: Mortgage Bankers Association (2012:Q1)/Haver Analytics

**Table 5**  
**Subprime Share of All Loans: Fifth District**

Geographic Area	Percent Subprime	National Rank
District of Columbia	7.44	35
Maryland	10.00	15
North Carolina	7.92	30
South Carolina	9.54	19
Virginia	7.08	41
West Virginia	9.71	18
Fifth District	8.40	--
United States	9.38	--

Source: Mortgage Bankers Association (2012:Q1)/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	12.21	4	11.68	23
Maryland	13.29	3	12.68	14
North Carolina	8.87	25	10.18	29
South Carolina	7.52	36	13.15	12
Virginia	9.29	20	7.17	41
West Virginia	8.08	30	6.38	47
Fifth District	9.97	--	10.47	--
United States	9.13	--	14.05	--

Source: Mortgage Bankers Association (2012:Q1)/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	96.10	3.90	11.80	5.12
Cambridge	16,554	3,032	13,522	9,263	5,855	94.62	5.38	9.33	3.60
Cumberland	46,350	5,623	40,727	29,072	16,316	91.77	8.23	4.92	0.79
Washington, DC MSA									
Entire MSA	2,213,752	139,022	2,074,730	1,333,662	1,126,877	96.34	3.66	17.97	9.56
District of Columbia	296,719	30,012	266,707	112,055	90,116	95.95	4.05	18.66	8.86
Maryland Portion	882,966	54,951	828,015	562,960	472,211	95.26	4.74	16.24	8.89
Easton	19,577	3,420	16,157	11,650	7,821	97.51	2.49	12.43	6.19
Hagerstown	115,329	12,484	102,845	72,262	51,017	95.70	4.30	9.63	4.03
Lexington Park	41,282	3,678	37,604	26,966	21,419	96.48	3.52	9.42	4.81
Ocean Pines	55,749	33,520	22,229	16,737	10,834	95.62	4.38	13.39	5.30
Salisbury	52,322	6,314	46,008	28,946	20,064	94.00	6.00	7.94	2.33
Maryland	2,378,814	2,156,411	222,403	1,455,775	1,146,636	95.67	4.33	13.54	6.66
Fifth District	13,387,600	1,598,257	11,789,343	7,930,734	5,632,033	95.95	4.05	11.70	4.58
United States	131,704,730	14,988,438	116,716,292	75,986,074	51,208,208*	96.26	3.74	11.67	4.47

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 (March 2012).

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.

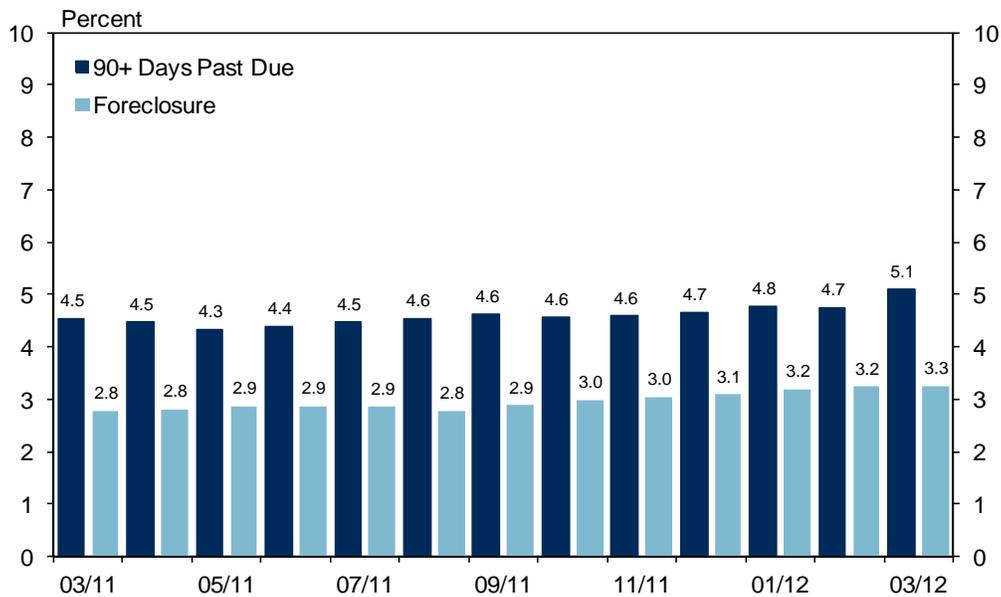
**Table 8  
Owner-Occupied Loan Statistics: Maryland**

Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	3.95	2.42	0.67	4.65	2.99	0.30
Cambridge	6.30	3.39	1.20	6.53	5.52	0.70
Cumberland	3.20	2.40	0.52	3.48	2.79	0.34
Easton	2.66	2.36	0.69	2.92	2.98	0.47
Hagerstown	4.05	3.15	1.17	4.16	3.35	0.94
Lexington Park	3.55	2.11	0.46	3.80	2.50	0.19
Ocean Pines	3.48	2.89	0.88	3.82	3.55	0.26
Salisbury	4.43	3.17	0.90	4.68	4.27	0.41
Washington, DC*	5.25	3.17	0.97	5.71	3.45	0.41
Maryland	4.54	2.78	0.81	5.10	3.25	0.36
Fifth District	3.17	2.46	0.62	3.20	2.84	0.48
United States	3.44	3.74	0.95	3.25	3.93	0.75

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

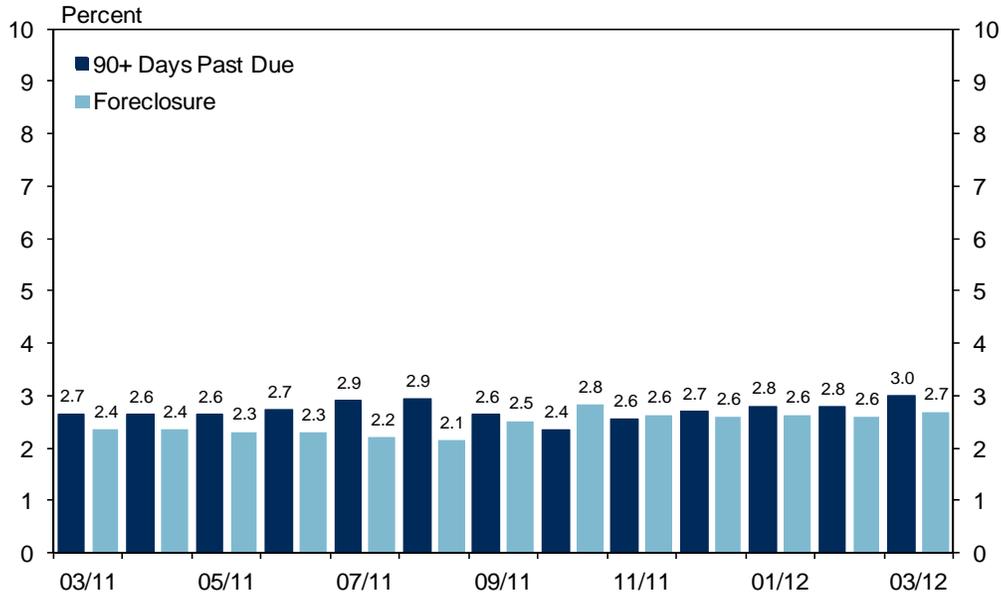
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/Lender Processing Services (LPS) Applied Analytics (March 2012)

**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.

**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/Lender Processing Services (LPS) Applied Analytics (March 2012)

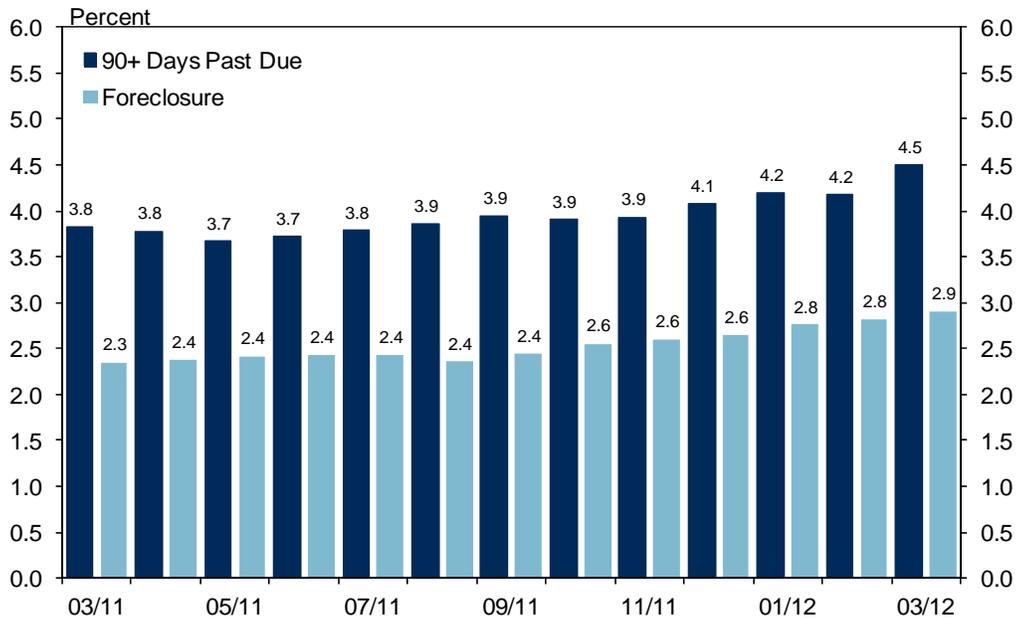
**Table 9**  
**Owner-Occupied Prime Loan Statistics: Maryland**

Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	3.30	2.06	0.59	4.11	2.69	0.28
Cambridge	5.63	3.13	1.20	5.94	5.24	0.59
Cumberland	2.39	1.91	0.53	2.72	2.47	0.29
Easton	2.37	2.08	0.62	2.71	2.73	0.44
Hagerstown	3.36	2.59	1.09	3.65	2.90	0.85
Lexington Park	3.02	1.81	0.37	3.31	2.22	0.17
Ocean Pines	3.06	2.51	0.81	3.51	3.11	0.21
Salisbury	3.75	2.70	0.75	4.10	3.94	0.35
Washington, DC*	4.44	2.65	0.83	5.03	3.06	0.37
Maryland	3.82	2.35	0.70	4.50	2.90	0.32
Fifth District	2.66	2.15	0.57	2.86	2.51	0.44
United States	2.86	3.24	0.90	2.92	3.45	0.67

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

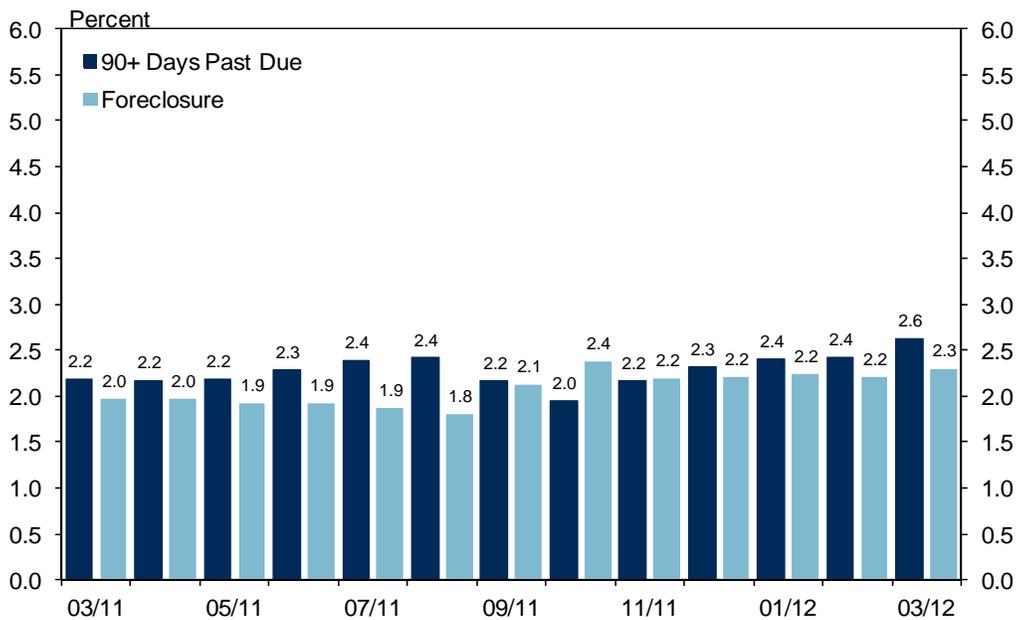
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/Lender Processing Services (LPS) Applied Analytics (March 2012)

**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/Lender Processing Services (LPS) Applied Analytics (March 2012)

**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/Lender Processing Services (LPS) Applied Analytics (March 2012)

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

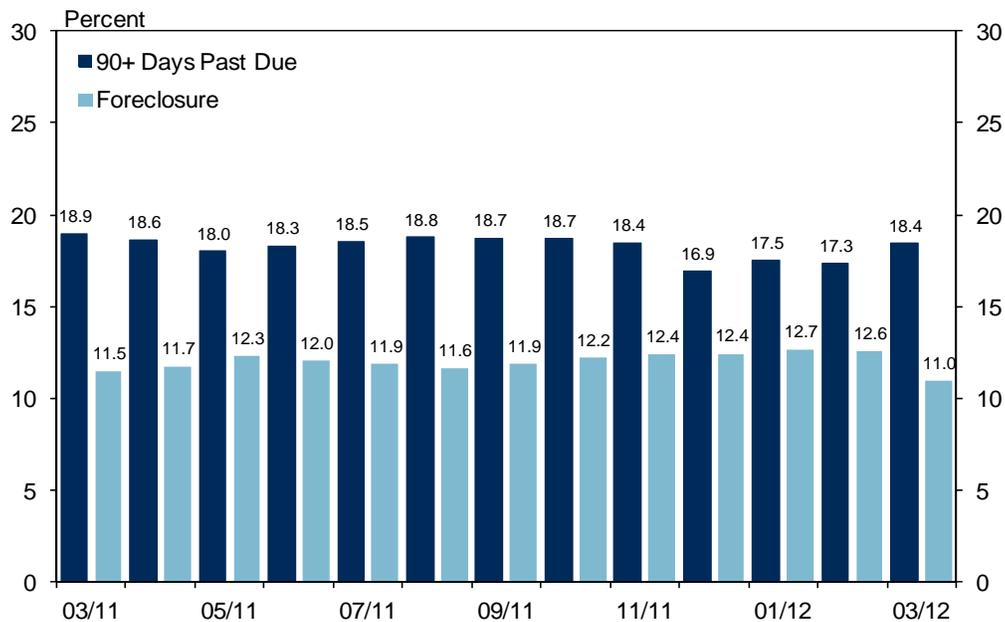
Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	18.37	10.50	2.36	17.87	10.47	0.99
Cambridge	17.26	7.74	1.19	16.88	10.39	2.60
Cumberland	11.57	7.40	0.38	11.91	6.37	0.82
Easton	13.29	12.59	3.50	11.02	12.60	1.57
Hagerstown	17.34	13.79	2.69	15.56	13.35	2.89
Lexington Park	16.55	9.22	2.56	17.21	10.06	0.77
Ocean Pines	11.99	10.71	2.30	10.50	13.12	1.17
Salisbury	14.05	9.86	2.97	13.85	9.44	1.37
Washington, DC*	19.97	12.60	3.57	19.33	11.41	1.30
Maryland	18.92	11.50	2.93	18.40	10.96	1.14
Fifth District	14.16	9.15	1.80	11.26	10.53	1.61
United States	16.69	15.11	2.26	11.68	16.18	3.04

\*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/Lender Processing Services (LPS) Applied Analytics (March 2012)

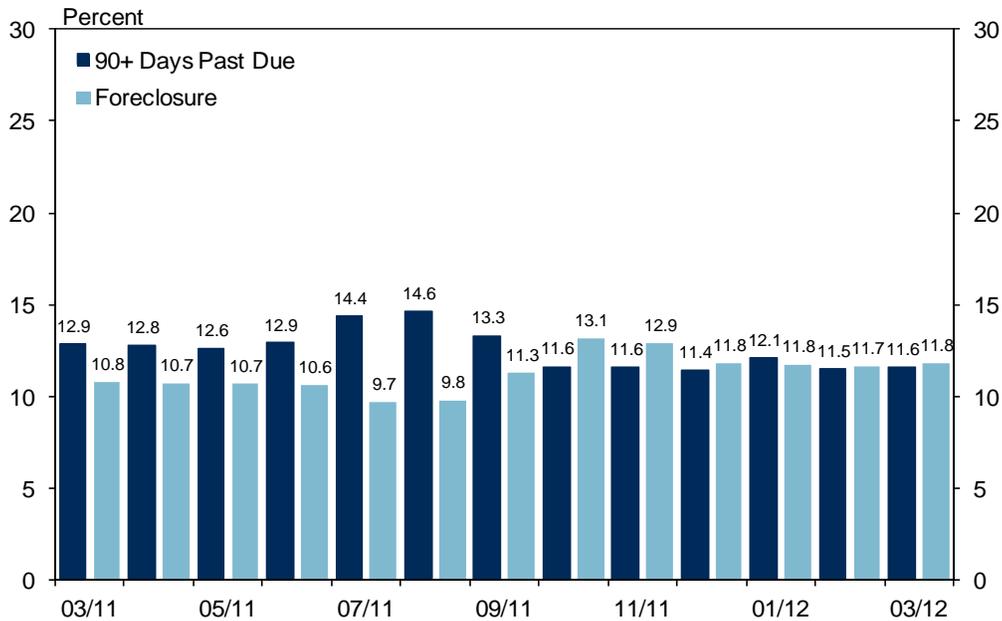
**Figure 16**  
**Owner-Occupied Subprime Loan Statistics: Maryland**



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/Lender Processing Services (LPS) Applied Analytics (March 2012)

**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/Lender Processing Services (LPS) Applied Analytics (March 2012)

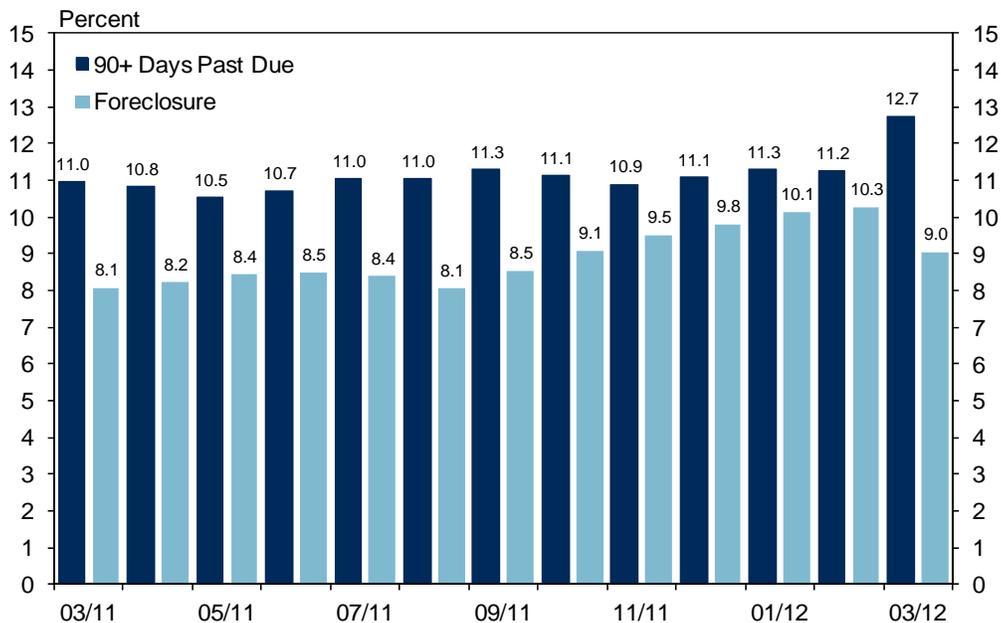
**Table 11**  
**Owner-Occupied Interest Only Loan Statistics: Maryland**

Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	8.81	7.09	2.45	10.94	8.59	0.98
Cambridge	15.50	8.53	5.43	16.50	17.48	2.91
Cumberland	8.62	5.17	1.72	10.64	2.13	0.00
Easton	5.32	4.52	1.33	7.59	6.96	2.22
Hagerstown	11.20	9.34	3.53	12.68	9.60	2.17
Lexington Park	11.04	6.89	2.40	13.86	8.35	0.85
Ocean Pines	9.81	10.00	4.04	11.08	11.81	0.00
Salisbury	11.69	10.71	4.22	15.29	10.59	2.35
Washington, DC*	12.20	8.65	3.36	13.59	9.19	1.30
Maryland	10.96	8.08	3.00	12.72	9.04	1.17
Fifth District	7.60	6.49	2.22	7.34	7.49	1.46
United States	9.70	10.80	3.10	7.92	11.40	2.41

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

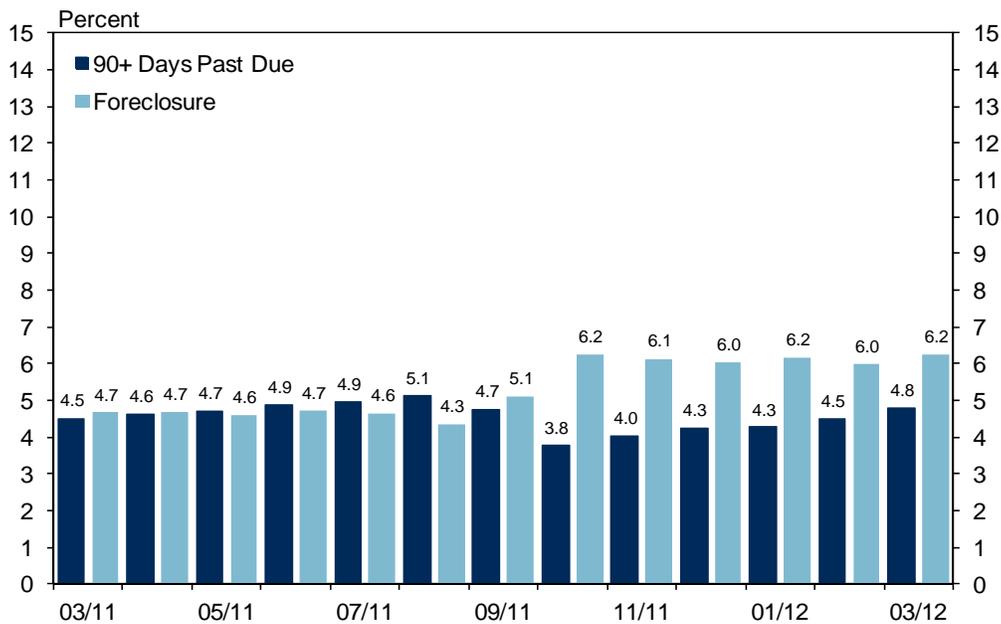
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/Lender Processing Services (LPS) Applied Analytics (March 2012)

**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/Lender Processing Services (LPS) Applied Analytics (March 2012)

**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/Lender Processing Services (LPS) Applied Analytics (March 2012)

**Table 12**  
**Unemployment Rates: Maryland & DC**

Geographic Area	Unemployment Rate	Percentage Point Change from March 2011
Baltimore-Towson	7.1	-0.4
Cambridge	10.8	-0.3
Cumberland	7.8	-0.7
Easton	8.1	-0.1
Hagerstown-Martinsburg	8.4	-1.2
Lexington Park	5.8	-0.1
Ocean Pines	14.7	-1.1
Salisbury	9.3	0.0
Washington, DC	5.5	-0.3
Maryland	6.7	-0.4
District of Columbia	9.9	-0.2
Fifth District	7.7	-0.7

Note: Data are not seasonally adjusted.  
Source: Bureau of Labor Statistics (March 2012)

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

Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	4.15	2.58	0.63	4.41	3.25	0.35
Charles County	6.42	3.11	1.02	7.38	3.68	0.47
Frederick County	3.60	2.15	0.60	4.12	2.40	0.22
Montgomery County	3.05	2.12	0.56	3.11	2.19	0.20
Prince George's County	8.35	4.85	1.64	9.10	5.26	0.73
District of Columbia	2.66	2.36	0.49	2.99	2.69	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/Lender Processing Services (LPS) Applied Analytics (March 2012).

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

Geographic Area	March 2011			March 2012		
	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	3.31	2.03	0.60	3.71	2.49	0.28
Baltimore City	5.78	3.78	1.22	7.09	4.64	0.53
Baltimore County	4.24	2.44	0.58	5.10	3.05	0.30
Carroll County	3.16	1.90	0.56	3.50	2.53	0.23
Harford County	3.56	2.07	0.54	4.10	2.69	0.18
Howard County	2.74	1.72	0.37	3.02	1.94	0.18
Queen Anne's County	3.60	2.83	0.65	4.64	3.51	0.27

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/Lender Processing Services (LPS) Applied Analytics (March 2012).

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

Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	3.62	2.22	0.55	3.99	2.96	0.29
Charles County	5.31	2.58	0.90	6.49	3.29	0.41
Frederick County	3.20	1.83	0.53	3.76	2.17	0.20
Montgomery County	2.64	1.81	0.49	2.79	1.94	0.19
Prince George's County	7.12	4.08	1.40	8.07	4.70	0.65
District of Columbia	2.19	1.97	0.43	2.63	2.30	0.19

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/Lender Processing Services (LPS) Applied Analytics (March 2012)

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

Geographic Area	March 2011			March 2012		
	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	2.85	1.74	0.54	3.29	2.24	0.25
Baltimore City	4.74	3.28	1.11	6.31	4.22	0.49
Baltimore County	3.52	2.04	0.50	4.51	2.73	0.27
Carroll County	2.70	1.63	0.49	3.08	2.28	0.20
Harford County	3.03	1.79	0.47	3.66	2.45	0.16
Howard County	2.35	1.47	0.33	2.71	1.72	0.18
Queen Anne's County	3.23	2.57	0.61	4.32	3.25	0.24

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/Lender Processing Services (LPS) Applied Analytics (March 2012)

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

Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	17.46	11.70	2.64	16.08	11.28	2.03
Charles County	23.41	11.19	2.99	22.07	10.03	1.49
Frederick County	16.68	12.61	2.77	17.39	10.71	0.75
Montgomery County	15.82	11.64	2.57	14.14	10.37	0.51
Prince George's County	21.89	13.28	4.24	21.64	12.15	1.64
District of Columbia	12.87	10.80	1.85	11.58	11.82	0.65

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/Lender Processing Services (LPS) Applied Analytics (March 2012)

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

Geographic Area	March 2011			March 2012		
	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	16.83	10.60	2.20	17.25	10.36	1.17
Baltimore City	18.61	10.02	2.55	17.92	10.32	1.03
Baltimore County	19.42	10.79	2.32	18.85	10.39	1.06
Carroll County	18.96	11.26	2.96	19.30	11.74	1.51
Harford County	18.42	10.12	2.45	17.69	9.95	0.70
Howard County	17.20	11.01	1.85	15.15	11.00	0.27
Queen Anne's County	15.21	10.60	1.84	15.96	12.77	1.06

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/Lender Processing Services (LPS) Applied Analytics (March 2012)

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

Geographic Area	March 2011			March 2012		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	8.85	7.00	1.85	12.00	9.32	1.18
Charles County	13.91	7.20	2.97	16.11	8.41	1.43
Frederick County	10.42	6.97	2.43	13.21	7.08	0.85
Montgomery County	9.43	7.14	2.45	9.78	7.72	0.86
Prince George's County	15.90	11.28	4.89	17.78	11.54	1.91
District of Columbia	4.50	4.66	1.36	4.79	6.25	0.63

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/Lender Processing Services (LPS) Applied Analytics (March 2012)

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

Geographic Area	March 2011			March 2012		
	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	7.90	5.84	2.37	9.03	7.84	0.98
Baltimore City	8.12	8.19	3.76	11.08	9.60	1.17
Baltimore County	10.70	8.19	2.00	13.10	9.54	0.94
Carroll County	9.22	7.33	2.39	10.66	8.91	1.13
Harford County	10.72	7.49	3.00	14.83	9.25	0.73
Howard County	7.83	6.83	2.11	10.03	7.24	1.07
Queen Anne's County	6.98	7.31	1.50	10.02	10.02	0.39

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 receive an N/A.  
Source: Federal Reserve Bank of Richmond/Lender Processing Services (LPS) Applied Analytics (March 2012)

## 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. periodically enhances the LPS mortgage data by adding servicers. Additional servicers can change past performance numbers. Therefore, rates in this edition of the Mortgage Performance Summaries may differ from those in previous editions.