

Mortgage Performance Summary



THE FEDERAL RESERVE BANK OF RICHMOND

RICHMOND ■ BALTIMORE ■ CHARLOTTE

An Update on Housing Market and Mortgage Performance in North Carolina 3rd Quarter, 2010 Summary of Findings

This report analyzes the size, composition, and performance of prime and subprime home mortgages in North Carolina. 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

- Data on delinquency in North Carolina indicate improvement in recent months, although foreclosure rates continue to climb on a year-over-year basis.
- The prime foreclosure rate in North Carolina rose from 1.2 percent in September 2009 to 1.7 percent in September 2010. Over the same period, the prime 90+ day delinquency rate fell from 3.4 percent to 3.1 percent. (Table 6)
- The subprime foreclosure rate in North Carolina rose from 7.4 percent to 9.2 percent over the year ending in September 2010, while the 90+ day delinquency rate dropped slightly from 22.3 percent to 21.5 percent. (Table 7)
- Subprime mortgages continue to make up 25.8 percent of the foreclosure inventory in North Carolina, though they make up only 8.1 percent of all mortgages. North Carolina is ranked 30th in the nation in its share of subprime loans. (Figure 2 and Table 3)

Metro Area Highlights

- The coastal area of Kill Devil Hills continues to experience the highest prime and subprime default in the state. The prime foreclosure rate in the area was 2.3 percent in September 2010 while the subprime rate continued to climb to 17.8 percent. Kill Devil Hills also has the highest share of adjustable rate and interest only mortgages of all MSAs in North Carolina. (Tables 5, 6, and 7)
- The prime default rate in the Charlotte MSA rose sharply compared to other metro areas in the state, as it increased from 1.4 percent to 2.1 percent between September 2009 and September 2010. The Charlotte subprime foreclosure rate increased from 8.5 percent to 10.4 percent over the same period. (Tables 6 and 7)

State Economic Conditions and Looking Forward

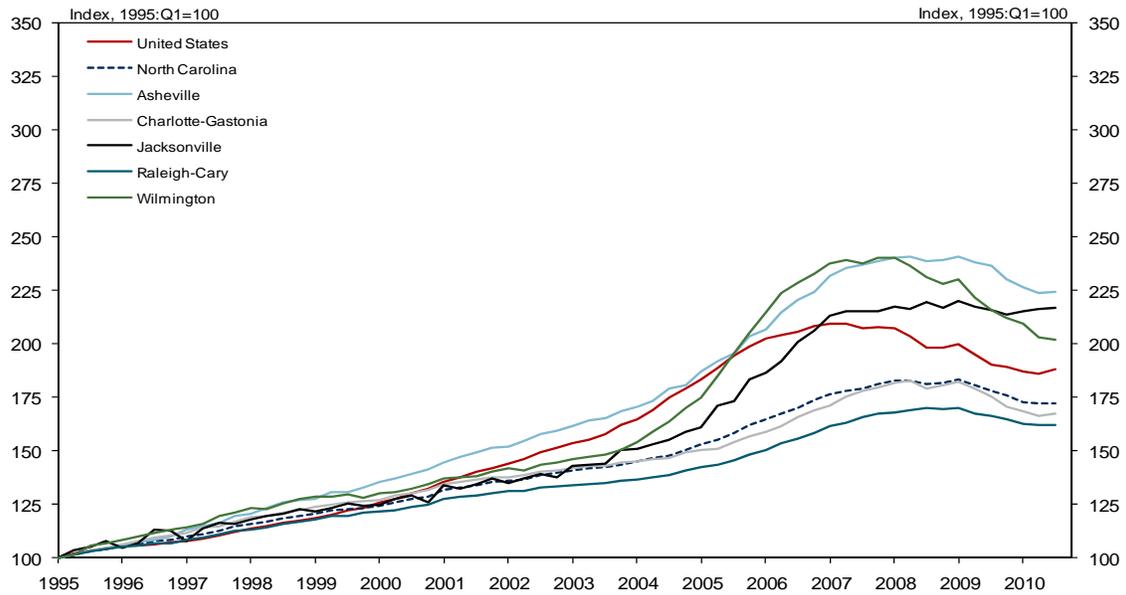
- Declining house prices play a significant role in rising default rates. On a positive note, house prices in North Carolina rose 0.2 percent in the third quarter, although prices continue to fall on a year-over-year basis and the state posted 6.0 percent depreciation since the first quarter of 2009.
- An income shock to a household—such as unexpected unemployment—can affect the household's ability to repay a mortgage. The North Carolina unemployment rate reached a record 11.8 percent in February 2010, though joblessness edged down to 9.3 percent by September. (Table 9)

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 North Carolina 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

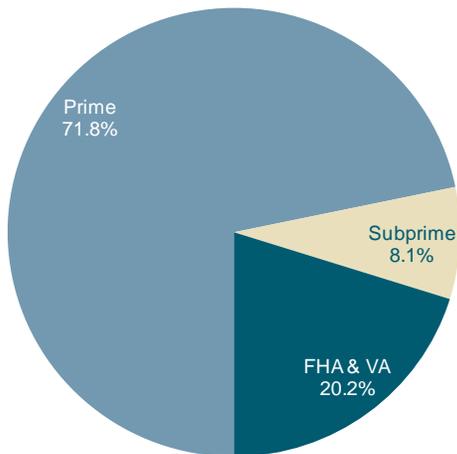
Figure 1
FHFA House Price Index: North Carolina



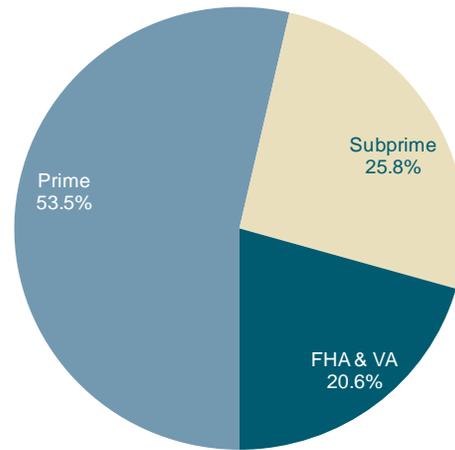
Source: Federal Housing Finance Agency (2010:Q3)/Haver Analytics

Figure 2
Mortgage Distribution: North Carolina

2a: Mortgages Outstanding

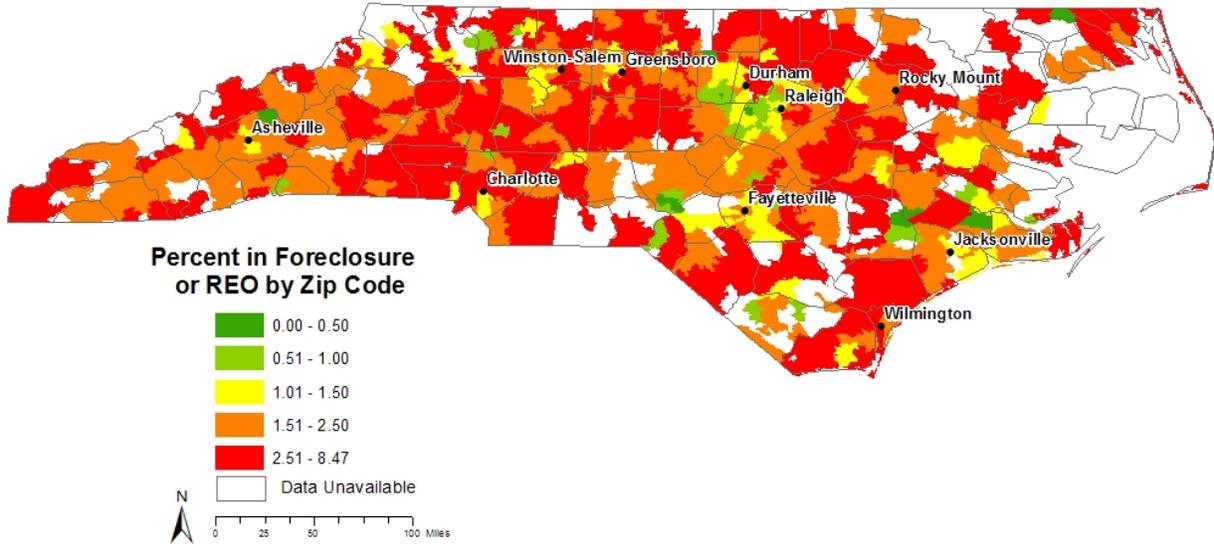


2b: Foreclosure Inventory



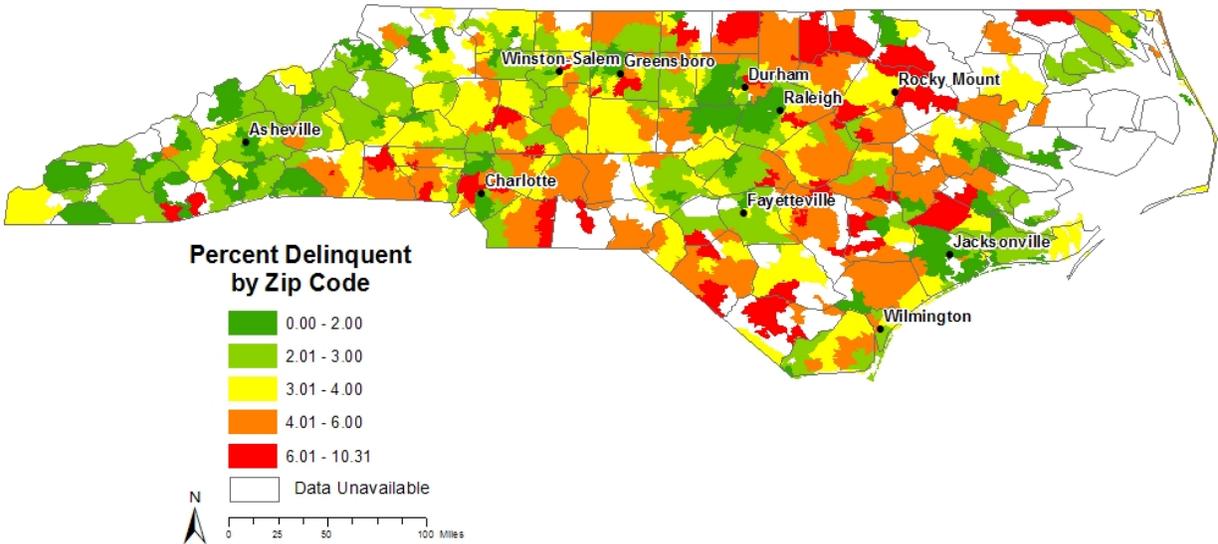
Source: Mortgage Bankers Association (2010:Q3)/Haver Analytics. Percentages may not sum to 100 due to rounding.

Figure 3
Percentage of Owner-Occupied Prime Loans in Foreclosure or REO¹:
North Carolina



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

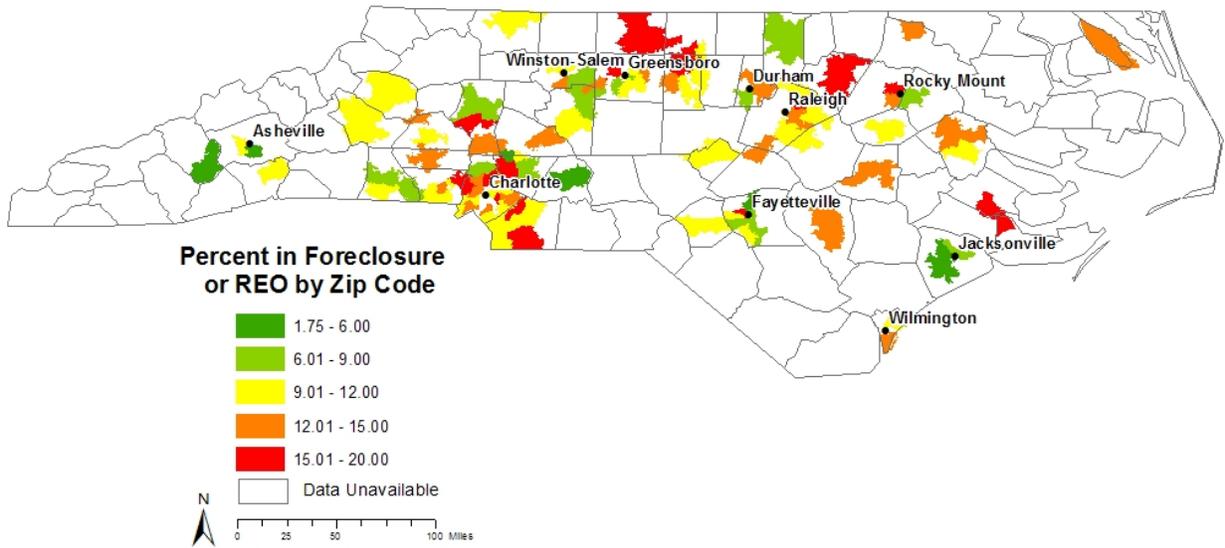
Figure 4
Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency:
North Carolina



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

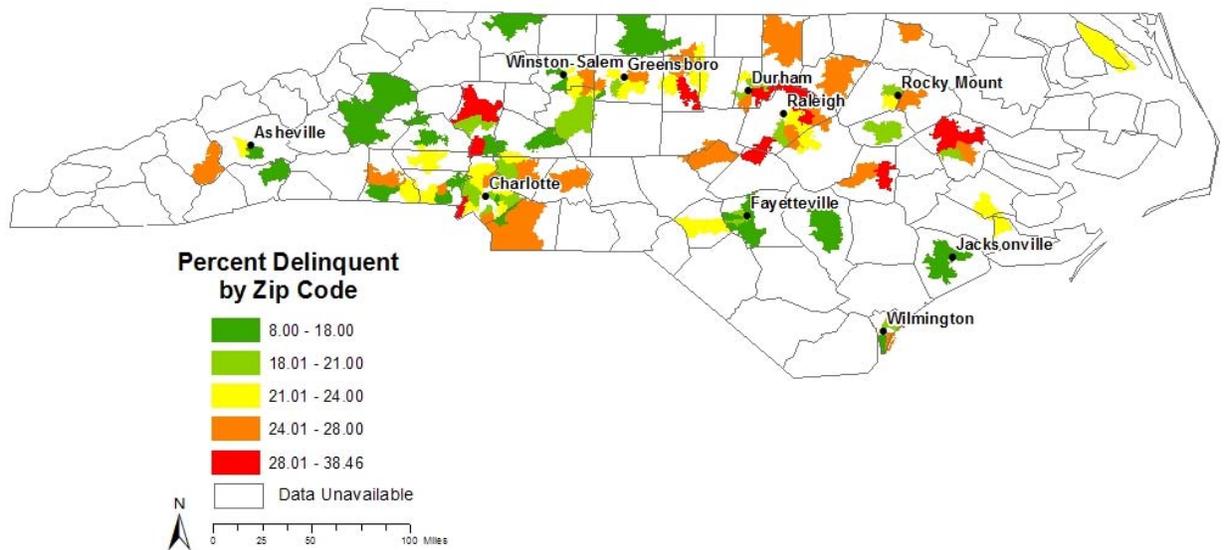
¹ Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

Figure 5
Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO:
North Carolina



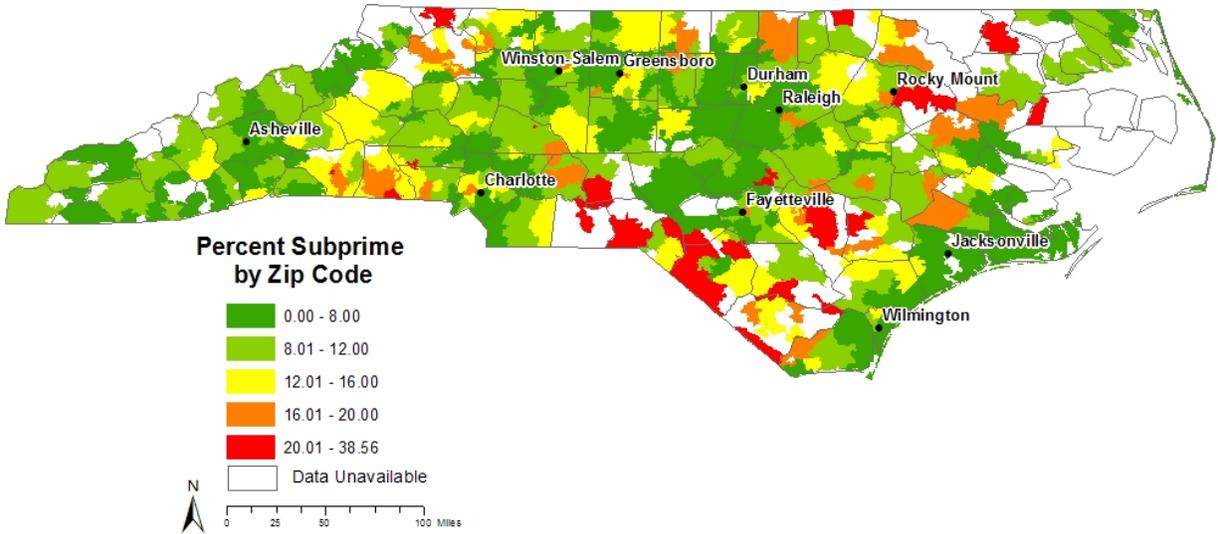
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (September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

Figure 6
Percentage of Owner-Occupied Subprime Loans in with 90+ Day Delinquency:
North Carolina



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

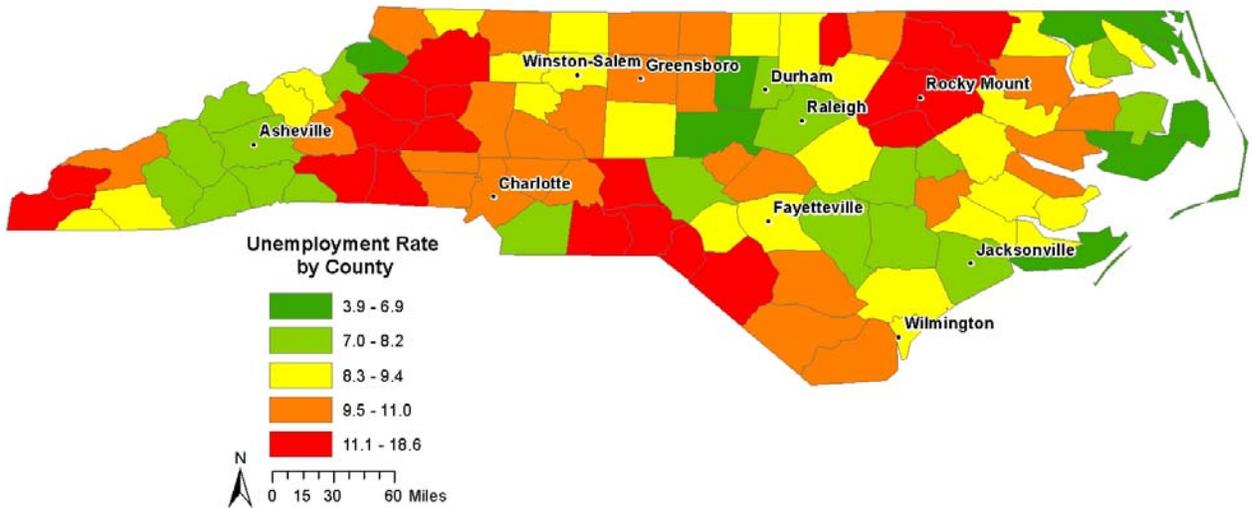
Figure 7
Percentage of Owner-Occupied Mortgages with Subprime Loans:
North Carolina



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

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

Figure 8
Unemployment Rate: North Carolina



Notes: Unemployment Rate in September 2010
 Source: Bureau of Labor Statistics

Table 1
Foreclosure Rates by Mortgage Type: North Carolina

Loan Type	North Carolina		United States
	Percent in Foreclosure	National Rank	Percent in Foreclosure
Prime Fixed-Rate	1.49	33	2.45
Prime Adjustable-Rate	3.78	43	10.05
Subprime Fixed-Rate	5.75	39	8.88
Subprime Adjustable-Rate	10.66	46	21.78

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

Table 2
Prime Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	2.24	21	2.12	30
Maryland	3.48	5	2.32	24
North Carolina	2.14	22	1.70	37
South Carolina	2.34	17	2.87	14
Virginia	1.96	29	1.41	44
West Virginia	1.77	37	1.55	38
United States	2.97	--	3.46	--

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

Table 3
Subprime Share of All Loans: Fifth District

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

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

Table 4
Subprime Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	13.52	23	12.12	20
Maryland	17.18	3	12.16	18
North Carolina	12.84	26	7.30	43
South Carolina	12.43	31	10.46	30
Virginia	13.21	25	7.56	42
West Virginia	11.82	36	6.51	48
United States	13.92	--	13.73	--

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

Table 5
General Housing Statistics: North Carolina

Geographic Area	Housing Units					Percent of Owner-Occupied Mortgages With:			
	Total	Vacant	Occupied	Owner-Occupied		Prime Loan	Subprime Loan	Adjustable Rate	Interest Only
				Total	Mortgage				
Asheville	204,317	32,001	172,316	123,612	75,379	92.51	7.49	8.14	3.88
Burlington	65,907	7,823	58,084	40,259	25,767	90.41	9.59	6.92	1.74
Charlotte-Gastonia									
Entire MSA	743,428	67,893	675,535	451,990	348,422				
NC Portion	-	-	-	-	-	92.33	7.67	11.87	4.87
Durham	218,399	20,781	197,618	123,417	90,164	92.63	7.37	12.20	3.67
Fayetteville	151,455	19,346	132,109	74,607	55,653	91.51	8.49	7.97	0.54
Goldsboro	51,562	6,088	45,474	27,084	16,948	91.04	8.96	8.88	0.61
Greensboro	320,057	38,244	281,813	184,390	129,653	91.62	8.38	8.59	2.14
Greenville	83,403	9,507	73,896	39,640	26,423	89.97	10.03	6.87	1.44
Hickory-Lenoir	159,893	24,284	135,609	100,265	62,235	89.70	10.30	5.80	1.42
Jacksonville	68,021	8,156	59,865	32,776	23,121	96.24	3.76	8.24	1.14
Kill Devil Hills	-	-	-	-	-	93.60	6.40	14.15	9.17
Raleigh-Cary	450,676	41,510	409,166	280,347	224,059	94.18	5.82	10.79	3.56
Rocky Mount	67,270	6,805	60,465	37,419	22,775	83.60	16.04	8.62	1.18
Wilmington	204,608	50,670	153,938	105,234	70,772	93.98	6.02	9.48	5.22
Winston-Salem	212,986	25,251	187,735	131,913	91,077	91.76	8.24	8.15	1.80
North Carolina	4,258,573	612,478	3,646,095	2,449,917	1,661,351	91.94	8.06	9.50	3.15
Fifth District	13,193,677	1,752,942	11,440,735	7,787,066	5,370,756	91.71	8.29	11.96	6.68

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

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

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

Table 6
Owner-Occupied Prime Loan Statistics: North Carolina

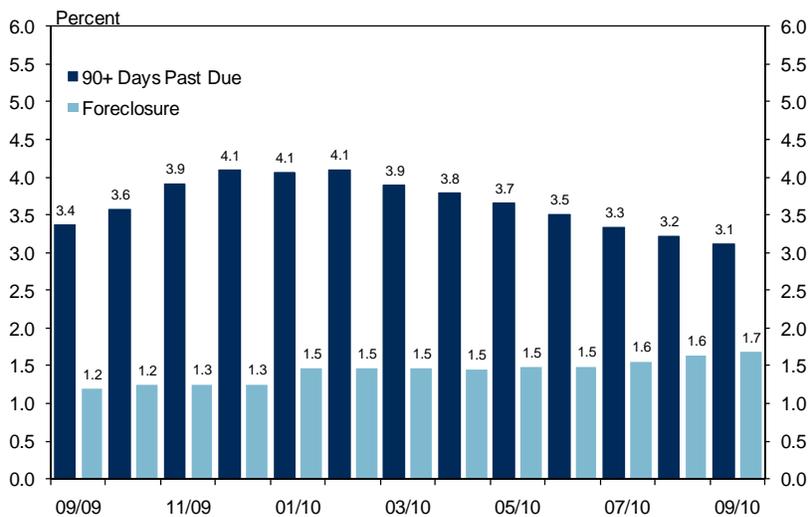
Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Asheville	2.36	0.99	0.24	2.20	1.51	0.55
Burlington	3.63	1.27	0.39	3.18	1.57	0.72
Charlotte-Gastonia*	3.76	1.40	0.41	3.69	2.12	0.67
Durham	3.03	0.88	0.31	3.00	1.28	0.47
Fayetteville	2.63	0.95	0.36	2.43	1.09	0.41
Goldsboro	3.70	1.09	0.57	3.00	1.44	0.77
Greensboro	3.76	1.16	0.45	3.24	1.69	0.67
Greenville	3.22	1.29	0.34	3.04	1.35	0.49
Hickory-Lenoir	3.42	1.39	0.48	2.74	1.90	0.73
Jacksonville	1.97	0.96	0.27	1.95	1.14	0.36
Kill Devil Hills	3.12	2.36	0.92	2.88	2.26	1.31
Raleigh-Cary	2.50	0.86	0.29	2.44	1.21	0.43
Rocky Mount	4.50	1.42	0.69	4.87	1.76	0.99
Wilmington	3.12	1.12	0.34	3.07	2.06	0.76
Winston-Salem	3.58	1.15	0.43	3.07	1.60	0.69
North Carolina	3.36	1.19	0.41	3.11	1.68	0.62
Fifth District	3.21	1.50	0.51	3.13	1.77	0.68

*Only the North Carolina portion of this MSA 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 (September 2010)

Figure 9
Owner-Occupied Prime Loan Statistics: North Carolina



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

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

Table 7
Owner-Occupied Subprime Loan Statistics: North Carolina

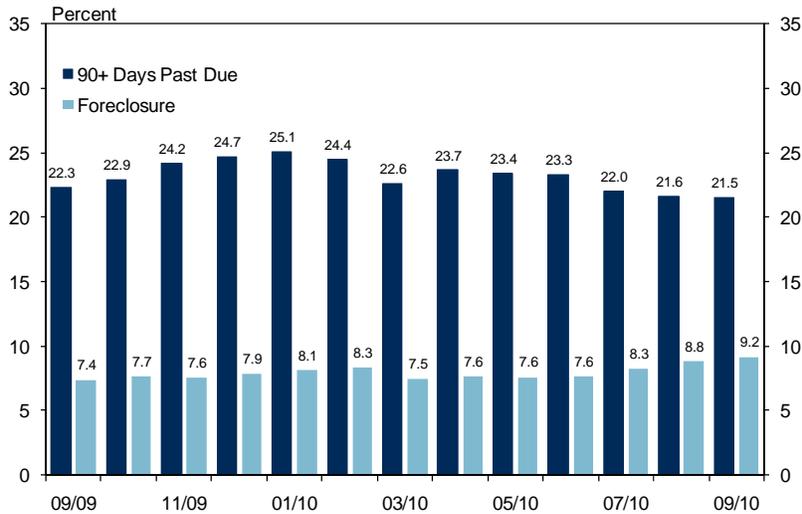
Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Asheville	19.57	5.50	1.92	20.47	7.75	1.46
Burlington	26.54	9.83	1.97	26.06	8.50	4.53
Charlotte-Gastonia*	22.71	8.49	1.98	21.86	10.42	2.15
Durham	26.04	6.73	2.08	24.25	8.35	3.25
Fayetteville	16.44	6.48	2.90	18.04	7.59	2.20
Goldsboro	20.81	8.60	1.36	23.56	10.47	2.09
Greensboro	21.90	7.22	1.54	20.63	8.76	2.50
Greenville	23.95	10.37	1.73	29.16	9.81	2.45
Hickory-Lenoir	22.55	6.44	1.07	18.25	9.05	1.72
Jacksonville	15.84	6.33	0.90	15.87	7.94	0.53
Kill Devil Hills	32.95	11.36	3.41	27.40	17.81	2.74
Raleigh-Cary	23.80	8.19	1.52	24.00	9.03	2.70
Rocky Mount	23.38	6.75	3.12	24.13	8.43	3.49
Wilmington	23.81	6.93	1.88	22.49	9.54	2.39
Winston-Salem	22.76	6.69	1.74	20.17	8.73	1.14
North Carolina	22.34	7.39	1.87	21.53	9.17	2.22
Fifth District	21.80	9.39	3.08	22.15	9.21	3.06

*Only the North Carolina portion of this MSA is included here.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A.

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

Figure 10
Owner-Occupied Subprime Loan Statistics: North Carolina



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

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

Table 8
Owner-Occupied Interest Only Loan Statistics: North Carolina

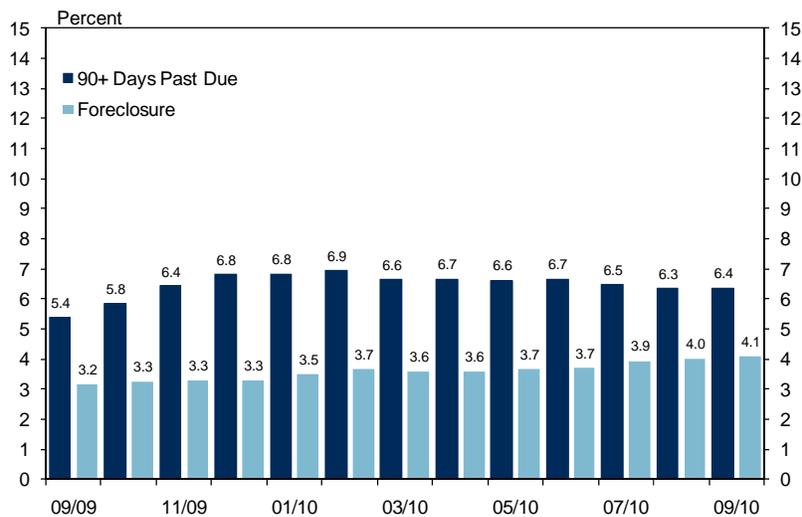
Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Asheville	4.26	3.27	0.76	5.52	3.83	1.51
Burlington	7.00	4.12	0.82	6.00	5.50	2.50
Charlotte-Gastonia*	5.52	3.03	1.21	6.39	4.01	1.50
Durham	4.67	1.87	0.56	5.94	2.93	1.39
Fayetteville	5.45	2.73	0.91	7.73	1.66	1.10
Goldsboro	4.44	0.00	2.22	4.88	2.44	2.44
Greensboro	4.72	2.61	1.30	5.13	3.24	2.04
Greenville	8.96	6.47	0.50	14.02	5.49	2.44
Hickory-Lenoir	5.26	5.26	0.31	6.18	4.73	1.09
Jacksonville	2.71	4.07	1.81	9.04	3.72	1.06
Kill Devil Hills	9.49	6.15	2.31	8.66	6.87	5.67
Raleigh-Cary	4.49	2.76	0.76	5.38	3.41	1.18
Rocky Mount	12.94	5.88	1.18	14.67	10.67	1.33
Wilmington	5.84	3.18	1.20	7.48	5.02	2.14
Winston-Salem	5.53	3.07	1.60	7.83	3.46	1.36
North Carolina	5.36	3.15	1.11	6.36	4.08	1.66
Fifth District	6.84	4.91	1.81	7.56	4.91	2.24

*Only the North Carolina portion of this MSA 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 (September 2010)

Figure 11
Owner-Occupied Interest Only Loan Statistics: North Carolina



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

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

Table 9
Unemployment Rates: North Carolina

Geographic Area	Unemployment Rate	Percentage Point Change from September 2009
Asheville	7.5	-1.1
Burlington	9.9	-2.1
Charlotte-Gastonia	10.4	-1.5
Durham	6.7	-1.2
Fayetteville	8.5	-0.6
Goldsboro	7.9	-0.9
Greensboro	9.8	-1.3
Greenville	9.1	-1.0
Hickory-Lenoir	11.7	-2.4
Jacksonville	7.4	-0.9
Kill Devil Hills	6.4	0.2
Raleigh-Cary	7.7	-1.1
Rocky Mount	11.8	-1.7
Wilmington	8.9	-1.0
Winston-Salem	8.7	-1.2
North Carolina	9.3	-1.1
5th District	8.3	-0.6

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

Table 10
Owner-Occupied Prime Loan Statistics
Charlotte-Gastonia-Concord, NC MSA

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anson County	8.65	1.61	0.60	7.52	2.64	1.22
Cabarrus County	3.95	1.30	0.33	3.59	2.20	0.63
Gaston County	4.49	1.68	0.61	4.12	2.20	0.82
Mecklenburg County	3.74	1.35	0.42	3.67	2.08	0.66
Union County	3.91	1.48	0.43	3.49	2.21	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 estimates using data from Lender Processing Services (LPS) Applied Analytics (September 2010)

Table 11
Owner-Occupied Prime Loan Statistics
Raleigh-Cary, NC MSA

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Franklin County	3.95	1.82	0.56	3.81	1.96	1.08
Johnston County	3.81	1.32	0.62	3.37	1.67	0.84
Wake County	2.31	0.77	0.24	2.28	1.13	0.36

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.

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

Table 12
Owner-Occupied Subprime Loan Statistics
Charlotte-Gastonia-Concord, NC MSA

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anson County	22.22	1.59	0.00	11.67	5.00	5.00
Cabarrus County	23.63	8.44	1.27	23.14	8.48	1.54
Gaston County	21.54	6.99	2.77	19.51	10.10	1.57
Mecklenburg County	23.04	8.43	2.04	21.91	10.66	2.48
Union County	24.95	8.90	1.55	24.89	11.88	1.12

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A.

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

Table 13
Owner-Occupied Subprime Loan Statistics
Raleigh-Cary, NC MSA

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Franklin County	23.45	10.34	0.69	22.83	9.45	2.36
Johnston County	24.38	8.13	2.50	25.28	7.06	3.35
Wake County	23.81	8.02	1.41	23.85	9.34	2.68

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 (September 2010)

Table 14
Owner-Occupied Interest Only Loan Statistics
Charlotte-Gastonia-Concord, NC MSA

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anson County	N/A	N/A	N/A	N./A.	N./A.	N./A.
Cabarrus County	7.05	4.26	0.66	7.87	4.31	1.87
Gaston County	10.25	3.25	2.25	8.53	6.47	1.47
Mecklenburg County	4.84	2.74	1.12	5.56	3.60	1.54
Union County	6.87	3.81	1.56	9.09	5.23	1.13

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A.

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

Table 15
Owner-Occupied Interest Only Loan Statistics
Raleigh-Cary, NC MSA

Geographic Area	September 2009			September 2010		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Franklin County**	4.17	7.29	0.00	7.59	2.53	2.53
Johnston County	7.11	3.11	2.22	8.74	3.28	2.19
Wake County	4.34	2.65	0.69	5.12	3.40	1.09

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A.

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

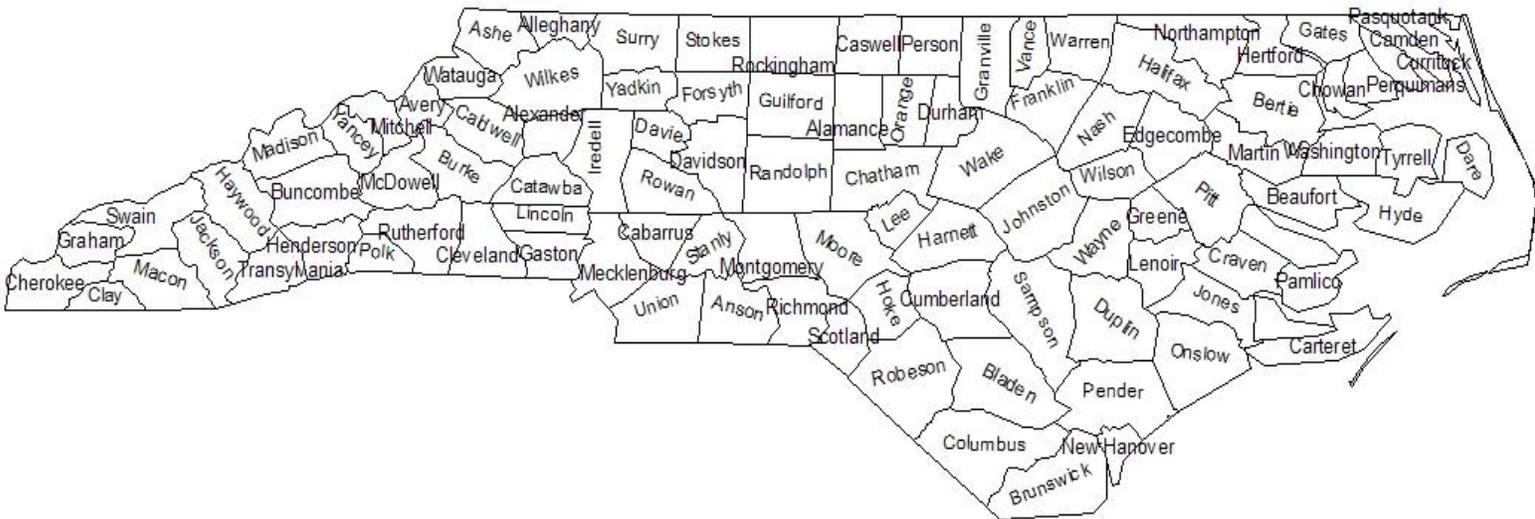
MSA Definitions

1. **Asheville, NC MSA** – Buncombe County, NC; Haywood County, NC; Henderson County, NC; Madison County, NC
2. **Burlington, NC MSA** – Alamance County, NC
3. **Charlotte-Gastonia-Concord, NC MSA** – Anson County, NC; Cabarrus County, NC; Gaston County, NC; Mecklenburg County, NC; Union County, NC; York County, SC
4. **Durham-Chapel Hill, NC MSA** – Chatham County, NC; Durham County, NC; Orange County, NC; Person County, NC
5. **Fayetteville, NC MSA** – Cumberland County, NC; Hoke County, NC
6. **Goldsboro, NC MSA** – Wayne County, NC
7. **Greensboro-High Point, NC MSA** – Guilford County, NC; Randolph County, NC; Rockingham County, NC
8. **Greenville, NC MSA** – Greene County, NC; Pitt County, NC
9. **Hickory-Lenoir-Morganton, NC MSA** – Alexander County, NC; Burke County, NC; Caldwell County, NC; Catawba County, NC
10. **Jacksonville, NC MSA** – Onslow County, NC
11. **Kill Devil Hills*, NC MSA** – Dare County, NC
12. **Raleigh-Cary, NC MSA** – Franklin County, NC; Johnston County, NC; Wake County, NC
13. **Rocky Mount, NC MSA** – Edgecombe County, NC; Nash County, NC
14. **Wilmington, NC MSA** – Brunswick County, NC; New Hanover County, NC; Pender County, NC
15. **Winston-Salem, NC MSA** – Davie County, NC; Forsyth County, NC; Stokes County, NC; Yadkin County, NC

*Indicates a micropolitan statistical area

Source: Office of Management and Budget, 2008

North Carolina 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 North Carolina. It has no impact on the subprime performance numbers.

The LPS data in this document is subject to revision.