

Mortgage Performance Summary



THE FEDERAL RESERVE BANK OF RICHMOND

RICHMOND ■ BALTIMORE ■ CHARLOTTE

An Update on Housing Market and Mortgage Performance in Virginia
4th Quarter, 2009
Summary of Findings

This report analyzes the size, composition, and performance of prime and subprime home mortgages in Virginia. It also provides information on trends in the state's housing market and charts with metropolitan and county level data.

Highlights:

- The rise in mortgage foreclosure in Virginia began to flatten somewhat in recent months, although the foreclosure rate continues to climb on a year-over-year basis. Furthermore, the increase in the seriously delinquency rate has not abated.
- From December 2008 to December 2009, the share of Virginia prime mortgages with payments more than 90 days past due increased from 1.6 percent to 3.3 percent. Over the same period, the state's prime foreclosure rate rose from 0.8 percent to 1.3 percent. (Table 6)
- The share of subprime mortgages with payments more than 90 days past due in Virginia reached 24.7 percent in December 2009 from 16.1 percent in December 2008. The subprime foreclosure rate in Virginia increased to 8.0 percent in December 2009 from 5.4 percent one year earlier. (Table 7)
- Virginia ranks 41st in the nation in its share of subprime mortgages. Subprime mortgages account for 7.5 percent of all mortgages in the state, compared to 10.2 percent in the nation. (Table 3)
- Research indicates that declining house prices are the most important factor in mortgage delinquencies and foreclosures. Since the second quarter of 2007, Virginia house prices have fallen 9.9 percent. This decline has coincided with the largest delinquency rates in the state's history.
- Northern Virginia had some of the steepest house appreciation in the state (and nation) and subsequently experienced some of the most dramatic house price declines. The region also has one of the highest subprime and prime foreclosure rates in the state (9.5 percent and 1.6 percent, respectively).
- Prince William County and Manassas continue to have the highest foreclosure and delinquency rates within northern Virginia, and in the state.

Further Analysis and Looking Forward

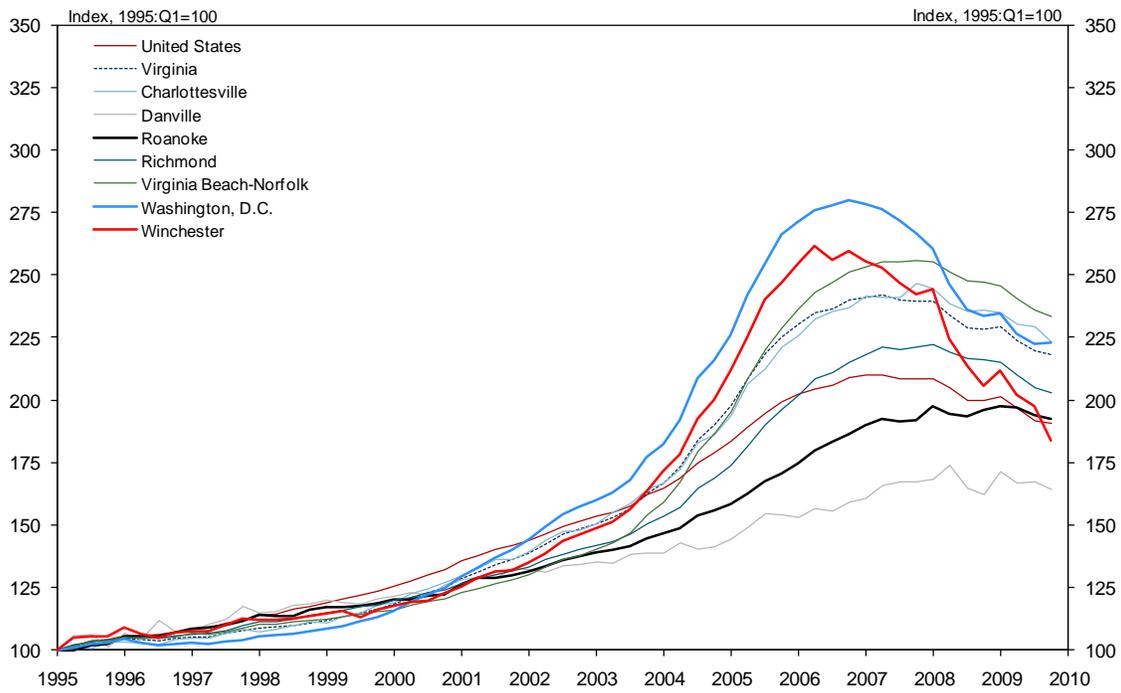
- The notable rise in Virginia's unemployment rate suggests that the state will continue to experience rising foreclosure and delinquency rates for some time. The state unemployment rate climbed to 6.7 percent in December 2009 from 5.0 percent in December 2008. (Table 9)
- Alt-A mortgages – or “near-prime” mortgages made to borrowers with good credit scores but who exhibit other risk factors – continue to be of concern. Many of those loans have interest only or negative amortization features, and those borrowers can be more vulnerable to income or house price shocks.
- Interest only loans are most prevalent in northern Virginia, where they account for 17.0 percent of all mortgages, compared to 10.3 percent in the state as a whole.

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

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.

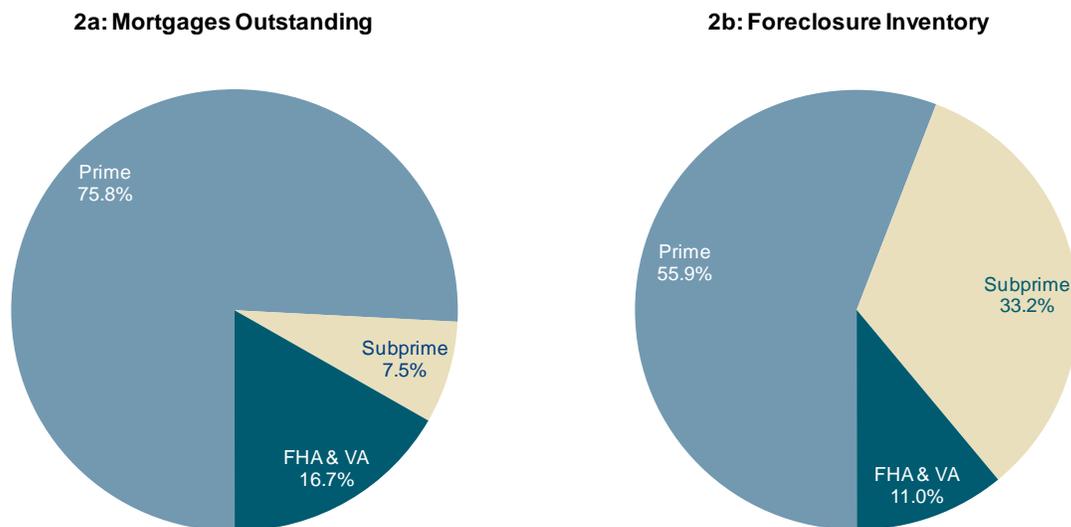
Graphs and Charts

Figure 1
FHFA House Price Index: Virginia



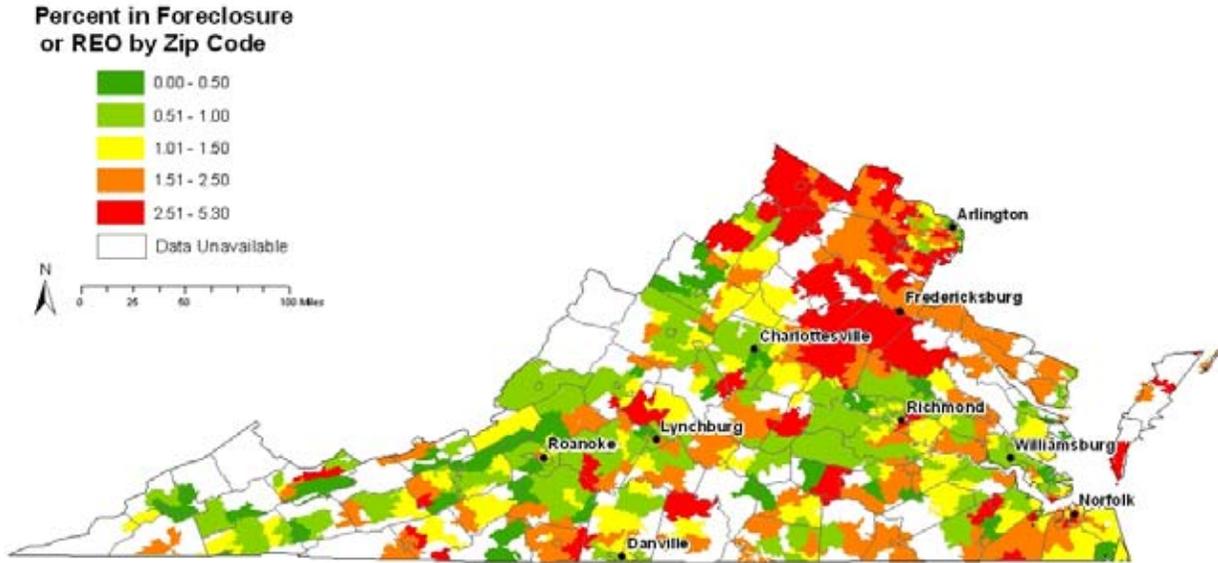
Source: Federal Housing Finance Agency (2009:Q4)/Haver Analytics

Figure 2
Mortgage Distribution: Virginia



Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics. Percentages may not sum to 100 due to rounding.

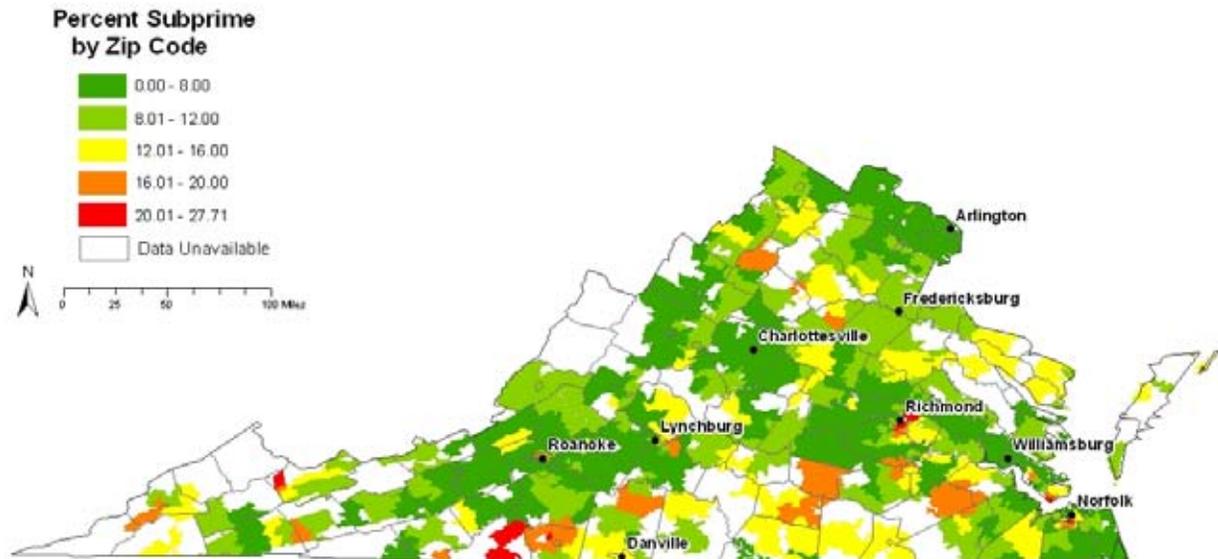
Figure 3
Percentage of Owner-Occupied Prime Loans in Foreclosure or REO¹: Virginia



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 2009) and Mortgage Bankers Association (2009:Q4)/Haver Analytics

Figure 4
Percentage of Owner-Occupied Mortgages with Subprime Loans: Virginia

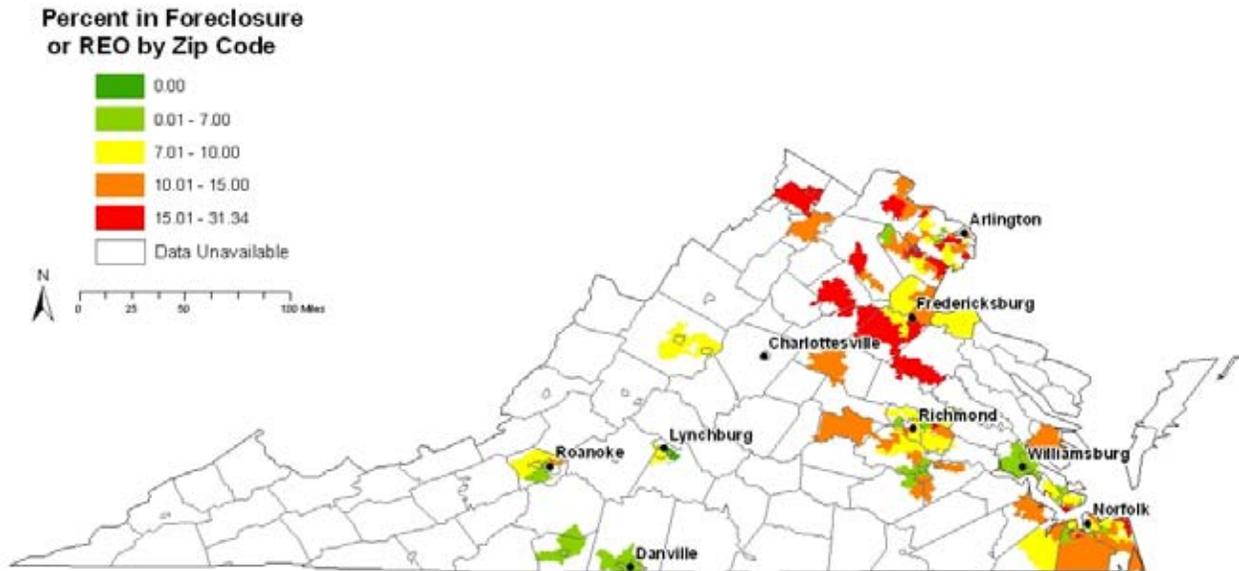


Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or have no data available.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009) and Mortgage Bankers Association (2009:Q4)/Haver Analytics

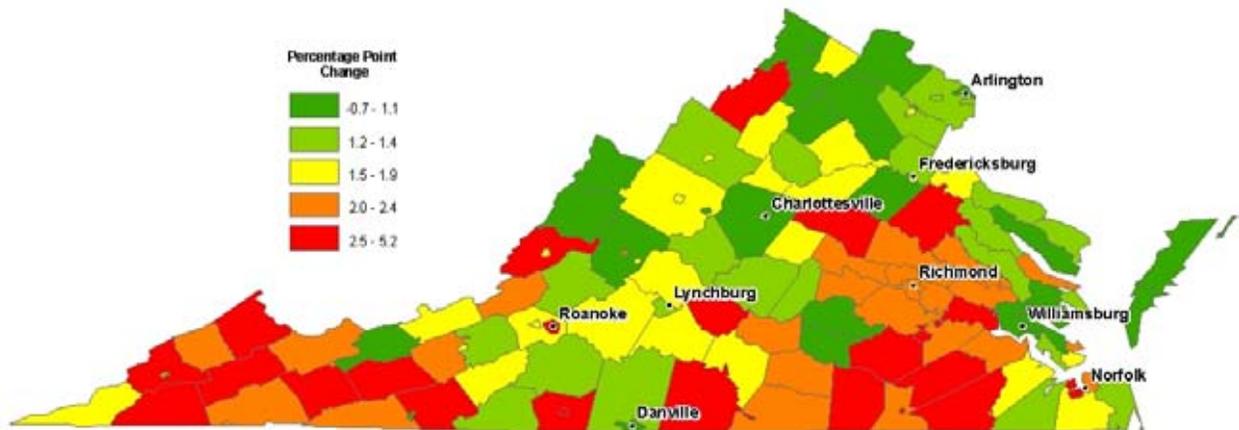
¹ Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

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



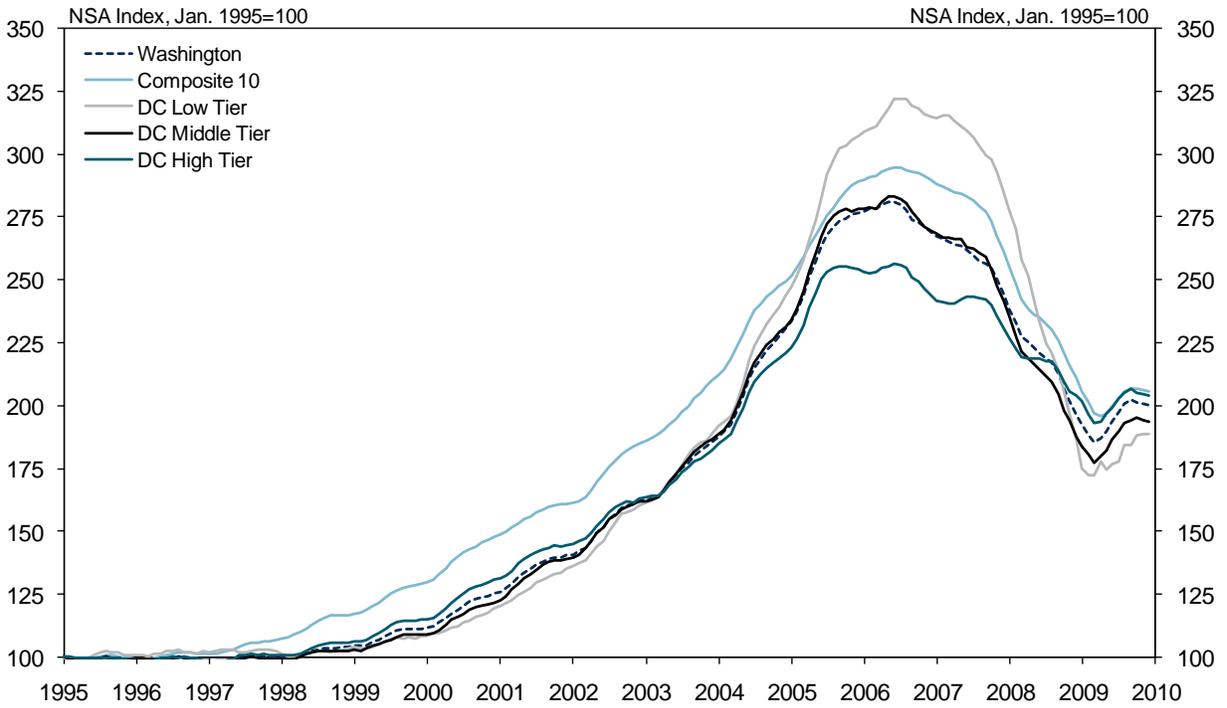
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009) and Mortgage Bankers Association (2009:Q4)/Haver Analytics

Figure 6
Change in the Unemployment Rate: Virginia



Notes: Twelve-month change is between December 2008 and December 2009.
 Source: Bureau of Labor Statistics

Figure 7
S&P/Case-Shiller Home Price Index
Washington-Arlington-Alexandria MSA



Source: S&P/Case-Shiller (December 2009) & Haver Analytics

Table 1
Foreclosure Rates by Mortgage Type: Virginia

Loan Type	Virginia		United States
	Percent in Foreclosure	National Rank	Percent in Foreclosure
Prime Fixed-Rate	0.89	46	2.08
Prime Adjustable-Rate	5.01	38	10.29
Subprime Fixed-Rate	5.48	43	9.02
Subprime Adjustable-Rate	15.17	35	24.93

Source: Mortgage Bankers Association (2009:Q4)/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	2.70	25	1.93	29
Maryland	3.78	9	2.54	14
North Carolina	2.78	20	1.41	45
South Carolina	2.97	15	2.53	16
Virginia	2.58	30	1.57	38
West Virginia	2.53	31	1.57	38
United States	3.70	--	3.31	--

Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics

Table 3
Subprime Share of All Loans: Fifth District

Geographic Area	Percent Subprime	National Rank
District of Columbia	7.79	37
Maryland	9.89	19
North Carolina	8.43	32
South Carolina	9.72	23
Virginia	7.48	41
West Virginia	10.50	14
United States	10.22	--

Source: Mortgage Bankers Association (2009:Q4)/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	13.76	24	14.59	16
Maryland	17.61	6	15.36	15
North Carolina	13.13	29	8.09	42
South Carolina	13.02	30	11.32	28
Virginia	14.29	22	9.44	38
West Virginia	12.88	31	6.84	49
United States	14.98	--	15.58	--

Source: Mortgage Bankers Association (2009:Q4)/Haver Analytics

Table 5
General Housing Statistics: Virginia

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				
Blacksburg	69,099	6,808	62,291	38,873	23,505	95.08	4.92	5.11	1.47
Charlottesville	87,111	10,719	76,392	50,077	35,170	95.94	4.06	11.39	6.48
Danville	52,475	6,901	45,574	31,841	16,668	86.55	13.45	4.93	0.67
Harrisonburg	48,035	4,307	43,728	28,221	17,674	94.50	5.50	5.23	2.43
Kingsport-Bristol									
Entire MSA	144,808	15,103	129,705	96,447	50,233	-	-	-	-
Virginia Portion	-	-	-	-	-	90.94	9.06	4.73	1.31
Lynchburg	109,816	12,046	97,770	70,857	45,692	92.59	7.41	5.97	2.53
Richmond	519,359	52,357	467,002	328,546	244,538	90.96	9.04	9.74	5.00
Roanoke	139,338	11,513	127,825	89,024	57,169	92.79	7.21	5.84	1.97
Virginia Beach-Norfolk	684,941	63,173	621,768	395,700	302,567	90.67	9.33	10.68	6.33
District of Columbia									
Entire MSA	2,152,321	171,318	1,981,003	1,327,553	1,107,747	-	-	-	-
Virginia Portion	-	-	-	-	-	94.33	5.67	23.78	17.01
Winchester	53,429	7,017	46,412	32,062	21,091	91.00	9.00	14.05	9.80
Virginia	3,306,473	345,390	2,961,083	2,034,269	1,481,789	92.51	7.49	15.63	10.25
Fifth District	13,068,131	1,717,299	11,350,832	7,801,889	5,427,813	91.27	8.73	12.89	7.53

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

Source: Housing units are 2008 estimates from the Census Bureau. Mortgage estimates are Federal Reserve Bank of Richmond calculations using data from Lender Processing Services (LPS) Applied Analytics (December 2009) and Mortgage Bankers Association (2009:Q4)/Haver Analytics. Definitions of the metropolitan areas are provided later in the document.

**Table 6
Owner-Occupied Prime Loan Statistics: Virginia**

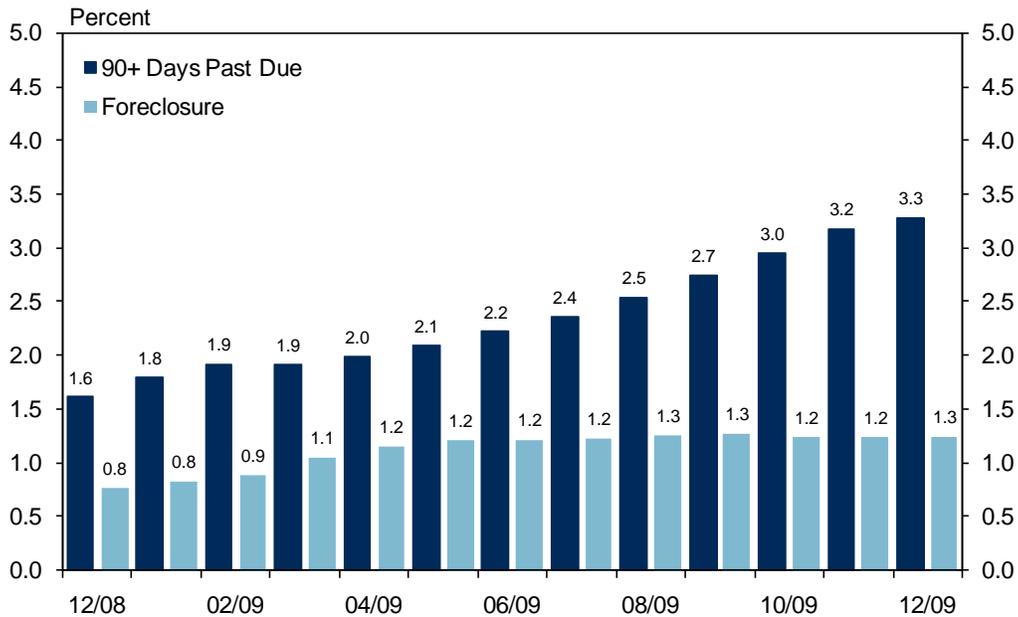
Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Blacksburg	0.94	0.33	1.82	0.48	0.31
Charlottesville	0.79	0.31	1.93	0.72	0.19
Danville	2.40	0.55	4.03	0.63	0.52
Harrisonburg	0.80	0.27	2.28	0.56	0.24
Bristol*	1.38	0.52	2.26	0.51	0.25
Lynchburg	1.66	0.37	2.90	0.81	0.28
Richmond	1.74	0.50	3.53	0.92	0.34
Roanoke	1.40	0.32	2.65	0.61	0.20
Virginia Beach-Norfolk	1.59	0.56	3.19	1.04	0.39
Northern Virginia**	1.63	1.09	3.34	1.61	0.57
Winchester	2.21	1.21	4.60	2.02	0.88
Virginia	1.61	0.77	3.27	1.25	0.46
Fifth District	1.97	0.89	3.93	1.52	0.52

*Only the Virginia portion of these MSAs is included here. ** Definition provided later in the document.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009) and Mortgage Bankers Association (2009:Q4)/Haver Analytics

**Figure 8
Owner-Occupied Prime Loan Statistics: Virginia**



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 2009)

Table 7
Owner-Occupied Subprime Loan Statistics: Virginia

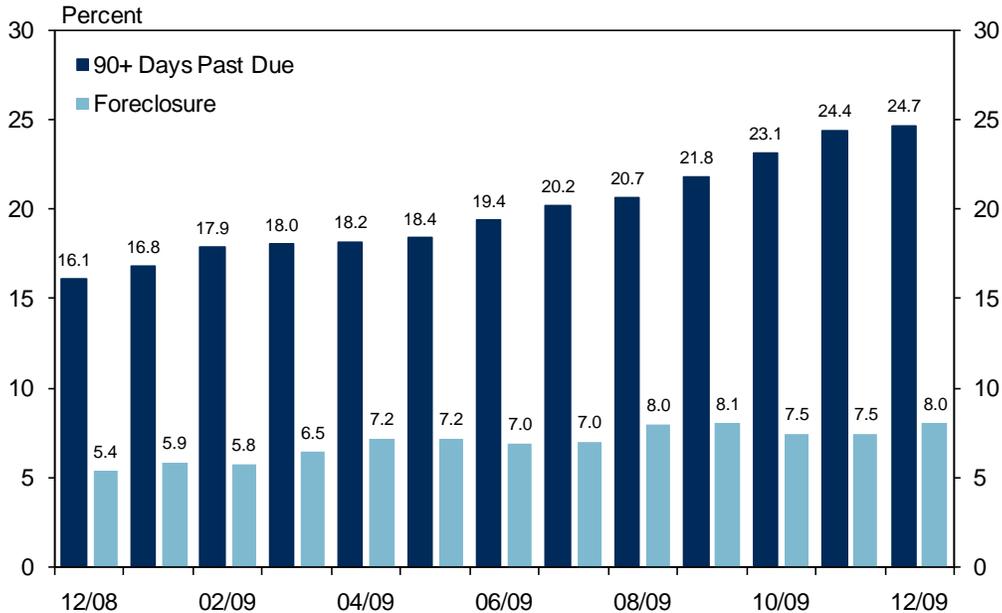
Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Blacksburg	11.64	2.65	19.75	7.01	0.64
Charlottesville	14.25	4.84	24.91	7.12	2.49
Danville	11.34	3.44	16.67	3.88	0.78
Harrisonburg	17.54	2.92	24.11	7.09	2.13
Bristol*	12.08	2.68	19.05	8.73	0.79
Lynchburg	14.48	4.76	21.41	5.96	2.87
Richmond	17.52	4.25	27.45	6.99	1.97
Roanoke	16.27	3.39	21.52	5.21	1.74
Virginia Beach-Norfolk	15.33	4.57	24.31	7.44	2.49
Northern Virginia**	16.20	7.18	24.70	9.52	3.74
Winchester	16.56	7.96	27.56	11.65	6.25
Virginia	16.10	5.37	24.66	8.04	2.75
Fifth District	16.40	6.32	24.42	9.58	3.19

*Only the Virginia portion of these MSAs is included here. ** Definition provided later in the document.

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. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009) and Mortgage Bankers Association (2009:Q4)/Haver Analytics

Figure 9
Owner-Occupied Subprime Loan Statistics: Virginia



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 2009)

Table 8
Owner-Occupied Interest Only Loan Statistics: Virginia

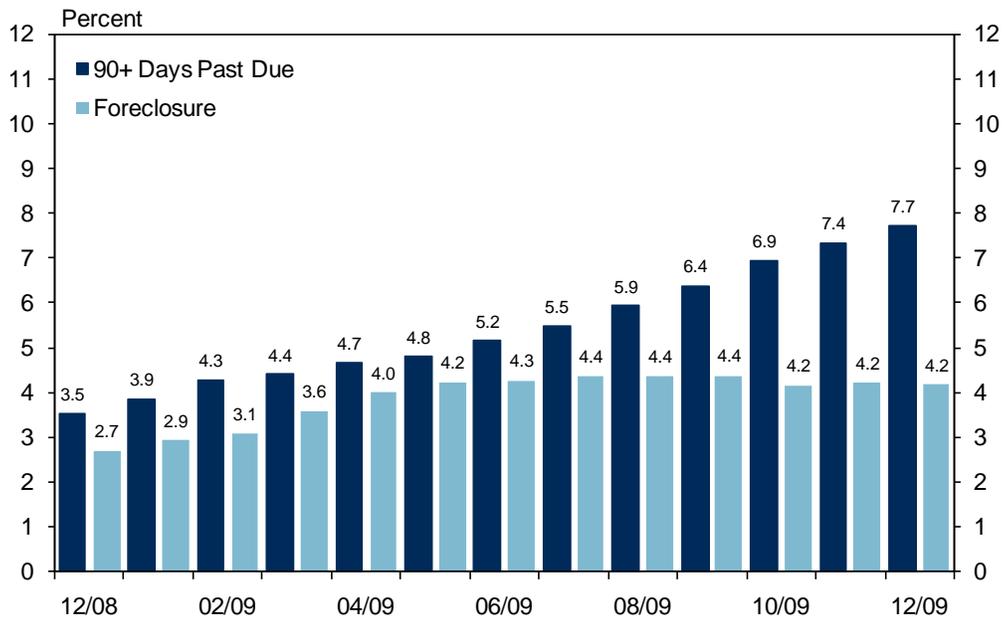
Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Charlottesville	1.76	0.81	3.77	2.21	0.82
Harrisonburg	3.14	0.90	10.71	2.38	1.19
Lynchburg	2.83	1.51	9.47	2.91	1.21
Richmond	3.43	1.54	7.64	3.59	1.18
Roanoke	2.70	0.99	3.30	2.39	0.92
Virginia Beach-Norfolk	3.39	1.54	7.01	3.46	1.22
Northern Virginia**	3.54	3.06	7.79	4.39	1.62
Winchester	5.58	4.85	11.89	6.59	2.80
Virginia	3.53	2.69	7.71	4.18	1.56
Fifth District	3.78	2.88	8.50	4.74	1.81

** Definition provided later in the document.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Figure 10
Owner-Occupied Interest Only Loan Statistics: Virginia



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 2009)

Table 9
Unemployment Rates: Virginia

Geographic Area	Unemployment Rate	Percentage Point
		Change from Dec. 2008
Blacksburg	7.5	1.4
Charlottesville	5.4	1.3
Danville	11.8	0.7
Harrisonburg	5.7	1.3
Kingsport-Bristol	9.5	3.0
Lynchburg	7.2	1.9
Richmond	7.8	2.2
Roanoke	7.3	2.2
Virginia Beach-Norfolk	6.9	1.5
Washington, D.C.	6.2	1.5
Winchester	7.7	1.4
Virginia	6.7	1.7
Fifth District	9.1	2.4

Note: Data are not seasonally adjusted.
Source: Bureau of Labor Statistics (December 2009)

Table 10
Owner-Occupied Prime Loan Statistics
Richmond MSA

Geographic Area	December 2008		December 2009		Percent in REO
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	
Caroline County	3.25	1.22	6.86	2.49	0.92
Chesterfield County	1.52	0.42	3.29	0.87	0.29
Hanover County	0.94	0.27	2.20	0.53	0.20
Henrico County	1.25	0.36	2.68	0.72	0.24
Louisa County	2.05	0.74	4.18	1.82	0.62
Powhatan County	1.28	0.32	2.84	0.43	0.25
Colonial Heights City	1.99	0.37	3.67	0.46	0.38
Petersburg City	3.77	0.84	6.41	1.38	0.56
Richmond City	3.27	1.07	6.09	1.50	0.57

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 11
Owner-Occupied Prime Loan Statistics
Virginia Beach-Norfolk MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Gloucester County	1.45	0.42	2.78	1.01	0.20
Isle of Wight County	1.17	0.51	2.60	0.54	0.16
James City County	0.84	0.19	1.80	0.52	0.26
Mathews County	2.16	0.15	2.56	0.48	0.00
York County	0.39	0.12	1.13	0.30	0.09
Chesapeake City	1.59	0.51	3.45	1.07	0.38
Hampton City	1.97	0.42	3.55	0.88	0.29
Newport News City	1.70	0.55	3.03	1.09	0.41
Virginia Beach City	1.32	0.53	2.74	0.99	0.34

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 12
Owner-Occupied Prime Loan Statistics
Washington, D.C. MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Arlington County	0.44	0.38	1.08	0.59	0.18
Fairfax County	1.23	0.89	2.64	1.36	0.42
Loudoun County	1.70	1.03	3.42	1.73	0.69
Prince William County	2.83	2.03	5.53	2.46	0.96
Alexandria City	0.61	0.50	1.62	0.82	0.26
Fairfax City	1.33	1.00	2.68	1.63	0.36
Falls Church City	0.45	0.36	0.58	0.82	0.34
Fredericksburg City	1.89	1.59	4.24	2.18	0.61
Manassas City	3.38	2.40	5.94	2.94	1.45

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 13
Owner-Occupied Subprime Loan Statistics
Richmond MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Caroline County	16.51	22.63	30.63	13.75	5.00
Chesterfield County	9.17	15.76	28.21	8.16	1.19
Hanover County	6.57	19.71	26.16	6.33	1.69
Henrico County	7.90	20.58	27.86	6.88	2.11
Louisa County	11.81	16.31	23.77	10.66	2.46
Powhatan County	8.35	13.19	20.00	8.00	6.67
Colonial Heights City	11.37	13.64	31.46	2.25	1.12
Petersburg City	17.25	15.07	23.55	5.79	1.93
Richmond City	17.89	17.59	28.14	5.48	2.07

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. REO numbers for 2008 are not included due to changes in coverage.
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 14
Owner-Occupied Subprime Loan Statistics
Virginia Beach-Norfolk MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Gloucester County	10.37	19.69	15.89	9.35	5.61
Isle of Wight County	8.45	16.26	22.22	7.41	3.70
James City County	6.73	10.48	16.06	3.11	2.07
Mathews County	9.10	N/A	N/A	N/A	N/A
York County	6.77	4.64	10.00	2.50	2.50
Chesapeake City	9.74	17.51	28.03	8.48	1.53
Hampton City	16.22	13.84	20.80	5.65	3.86
Newport News City	15.23	12.49	20.64	6.03	3.75
Virginia Beach City	8.61	16.56	26.60	8.82	1.79

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. REO numbers for 2008 are not included due to changes in coverage.
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 15
Owner-Occupied Subprime Loan Statistics
Washington, D.C. MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Arlington County	3.01	10.51	13.37	6.93	0.99
Fairfax County	5.26	13.90	20.07	8.54	3.75
Loudoun County	6.02	15.38	21.41	9.91	4.67
Prince William County	10.88	16.89	29.13	10.32	4.57
Alexandria City	4.33	10.73	16.59	7.80	1.95
Fairfax City	3.77	6.74	24.29	7.14	2.86
Falls Church City	4.18	N/A	N/A	N/A	N/A
Fredericksburg City	8.37	24.53	N/A	N/A	N/A
Manassas City	12.79	23.23	23.84	15.70	6.98

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. REO numbers for 2008 are not included due to changes in coverage.
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 16
Owner-Occupied Interest Only Loan Statistics
Richmond MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Caroline County	7.54	4.26	14.68	9.13	3.17
Chesterfield County	2.97	1.24	7.49	3.13	0.82
Hanover County	2.86	1.18	8.26	2.54	0.85
Henrico County	3.32	1.40	6.74	2.96	1.07
Louisa County	2.67	2.14	7.53	6.85	1.37
Powhatan County	1.37	0.68	5.50	1.83	1.83
Colonial Heights City**	2.44	1.22	9.09	1.52	3.03
Petersburg City**	7.07	1.01	14.63	1.22	2.44
Richmond City	4.15	1.90	7.24	5.54	1.14

** County has fewer than 100 interest only loans
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 17
Owner-Occupied Interest Only Loan Statistics
Virginia Beach-Norfolk MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Gloucester County	3.55	1.42	7.41	6.48	0.00
Isle of Wight County	4.75	1.69	8.15	3.00	1.29
James City County	1.90	0.63	2.97	2.31	0.82
Mathews County**	N/A	N/A	N/A	N/A	N/A
York County	0.85	0.28	4.33	1.57	0.00
Chesapeake City	3.93	1.51	8.62	4.39	1.07
Hampton City	5.22	2.09	8.00	3.00	1.00
Newport News City	3.34	1.43	8.97	2.86	1.15
Virginia Beach City	2.98	1.25	6.35	2.92	1.01

** County has fewer than 100 interest only loans

Notes: FHA and VA loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

Table 18
Owner-Occupied Interest Only Loan Statistics
Washington, D.C. MSA

Geographic Area	December 2008		December 2009		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Arlington County	1.07	0.79	2.21	1.85	0.41
Fairfax County	2.86	2.71	6.96	4.03	1.20
Loudoun County	3.02	2.34	6.93	3.88	1.55
Prince William County	5.75	5.27	11.94	6.22	2.71
Alexandria City	1.17	1.20	3.32	2.16	0.82
Fairfax City	2.48	2.32	7.53	3.91	1.08
Falls Church City	1.49	1.79	1.96	2.35	1.57
Fredericksburg City	4.81	3.48	8.00	7.08	1.85
Manassas City	6.97	8.42	14.58	9.72	4.03

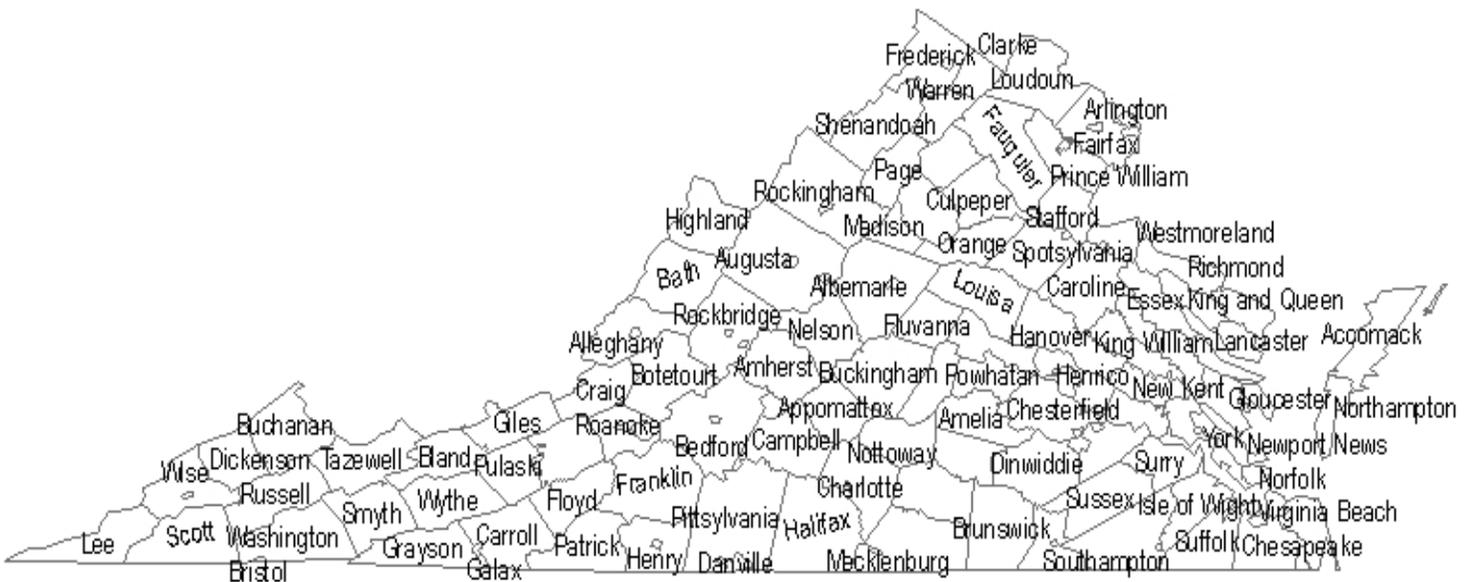
Notes: FHA and VA loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A. REO numbers for 2008 are not included due to changes in coverage.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (December 2009)

MSA Definitions

1. **Blacksburg MSA** – Giles County, Montgomery County, Pulaski County, Radford city
2. **Charlottesville MSA** – Albemarle County, Fluvanna County, Greene County, Nelson County, Charlottesville city
3. **Danville MSA** - Pittsylvania County, Danville city
4. **Harrisonburg MSA** - Rockingham County, Harrisonburg city
5. **Kingsport-Bristol MSA** - Hawkins County, TN; Sullivan County, TN; Scott County, VA; Washington County, VA; Bristol city, VA (Virginia Portion includes only VA counties).
6. **Lynchburg MSA** - Amherst County, Appomattox County, Bedford County, Campbell County, Bedford city, Lynchburg city
7. **Richmond MSA** - Amelia County, Caroline County, Charles City County, Chesterfield County, Cumberland County, Dinwiddie County, Goochland County, Hanover County, Henrico County, King and Queen County, King William County, Louisa County, New Kent County, Powhatan County, Prince George County, Sussex County, Colonial Heights city, Hopewell city, Petersburg city, Richmond city
8. **Roanoke MSA** - Botetourt County, Craig County, Franklin County, Roanoke County, Roanoke city, Salem city
9. **Virginia Beach-Norfolk MSA** - Currituck County, NC; Gloucester County, VA; Isle of Wight County, VA; James City County, VA; Mathews County, VA; Surry County, VA; York County, VA; Chesapeake city, VA; Hampton city, VA; Newport News city, VA; Norfolk city, VA; Poquoson city, VA; Portsmouth city, VA; Suffolk city, VA; Virginia Beach city, VA; Williamsburg city, VA
10. **Washington, D.C. MSA** - District of Columbia, DC; Calvert County, MD; Charles 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 (Northern Virginia includes all Virginia counties listed here)
11. **Winchester MSA** - Frederick County, VA; Winchester city, VA; Hampshire County, WV

Virginia 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 Virginia. It has no impact on the prime or subprime performance numbers.