



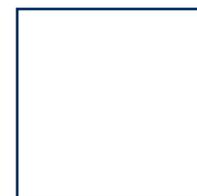
Mortgage Market Conditions in Maryland



R. Andrew Bauer, Ph.D.
Regional Economist
Affiliate Assistant Professor Loyola College



Loyola College University Forum
March 31, 2009



THE FEDERAL RESERVE BANK OF RICHMOND
RICHMOND ■ BALTIMORE ■ CHARLOTTE



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The views expressed here are those of the author, and do not necessarily represent those of the Federal Reserve Bank of Richmond or the Federal Reserve System.

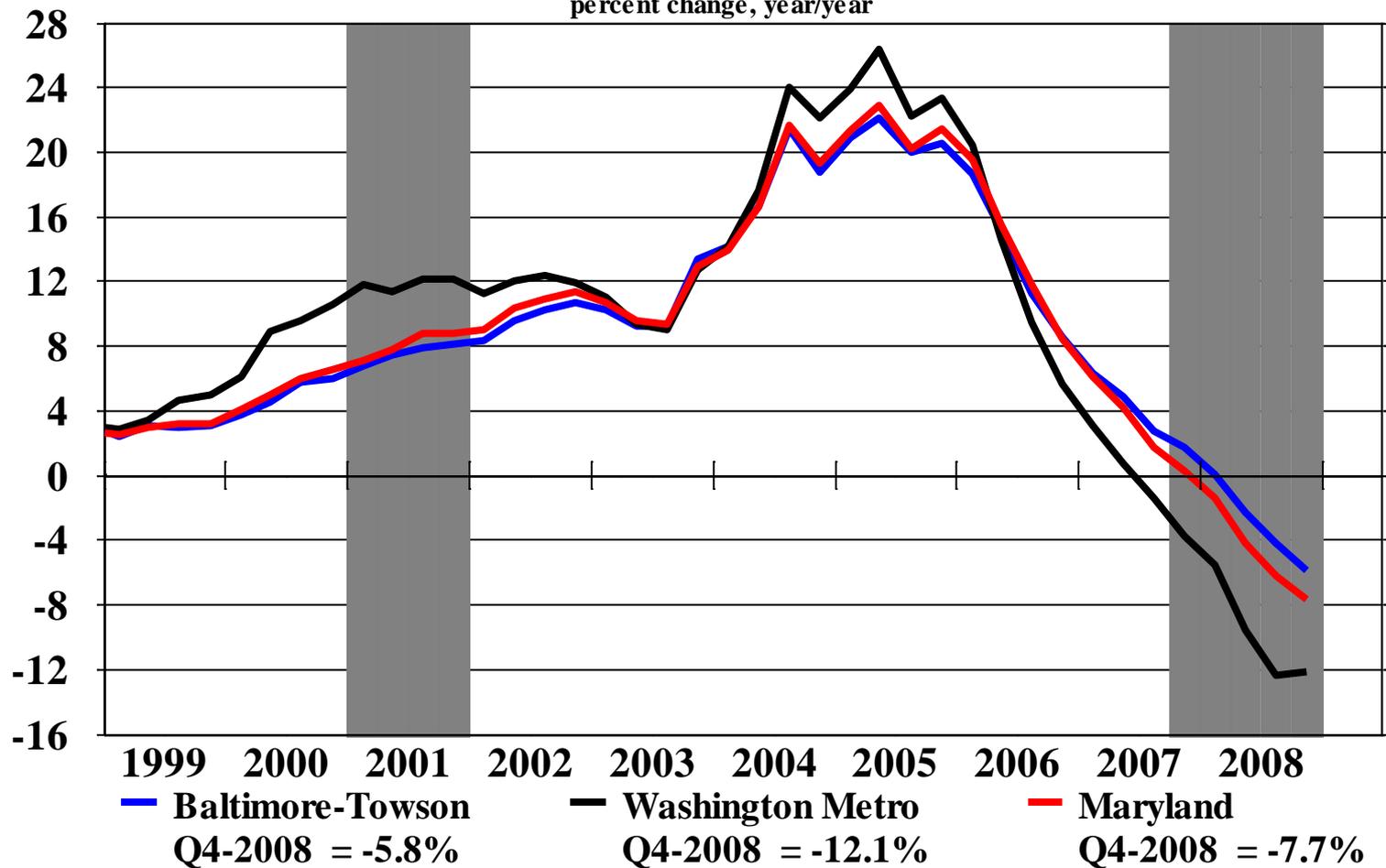




Home prices continue to decline

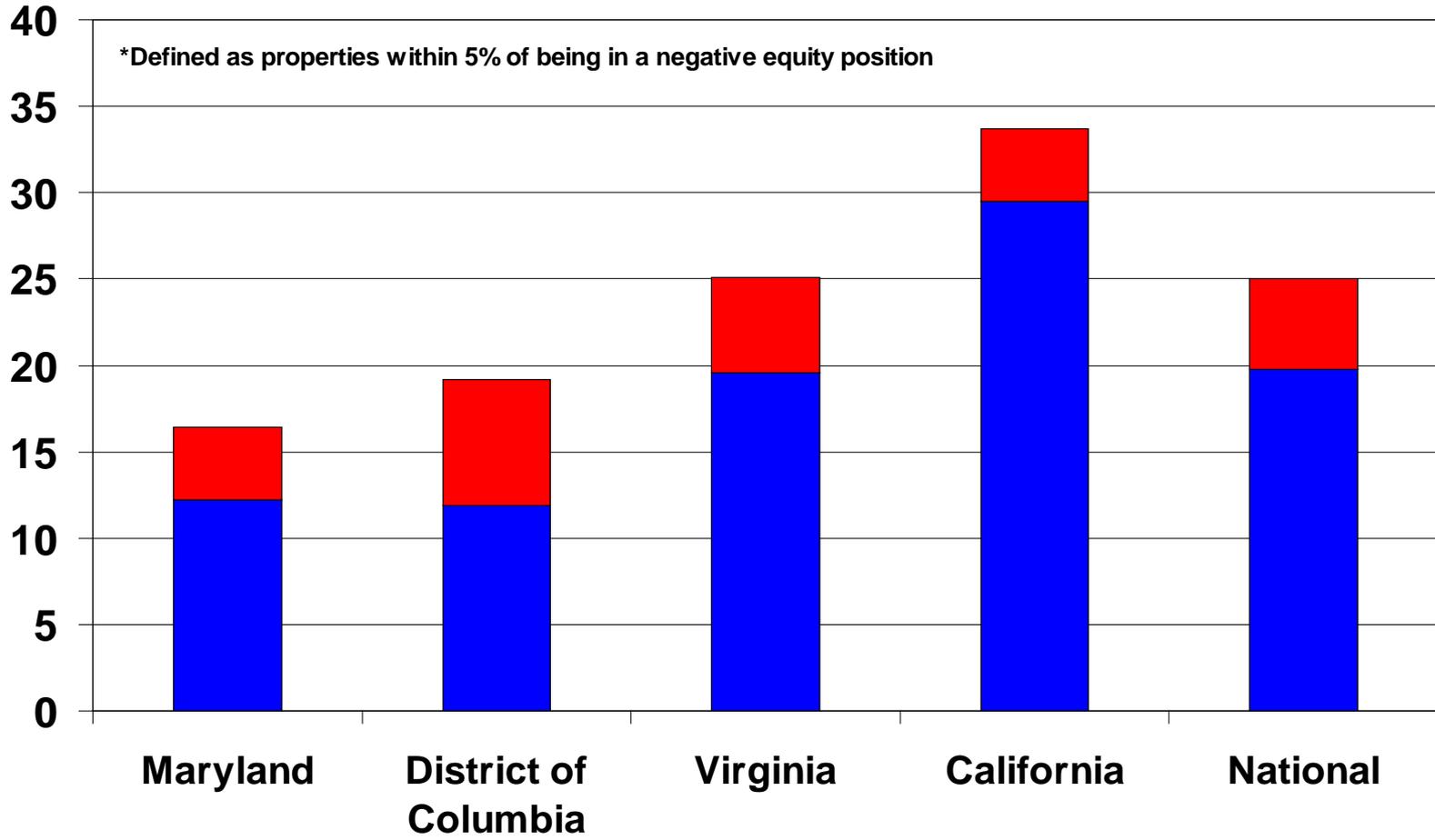
FHFA House Price Index

percent change, year/year



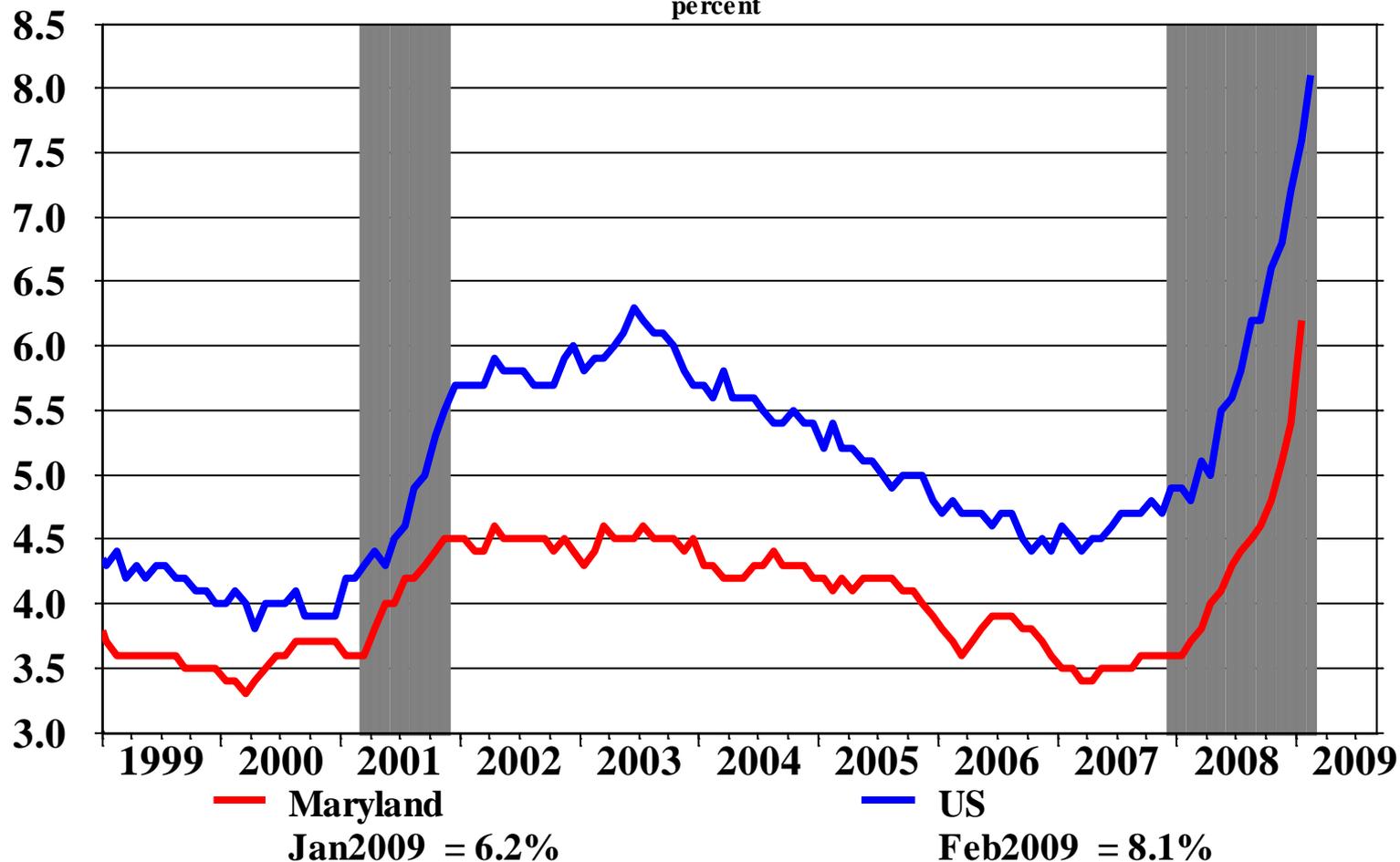
At-risk homeowners

Negative Equity by State



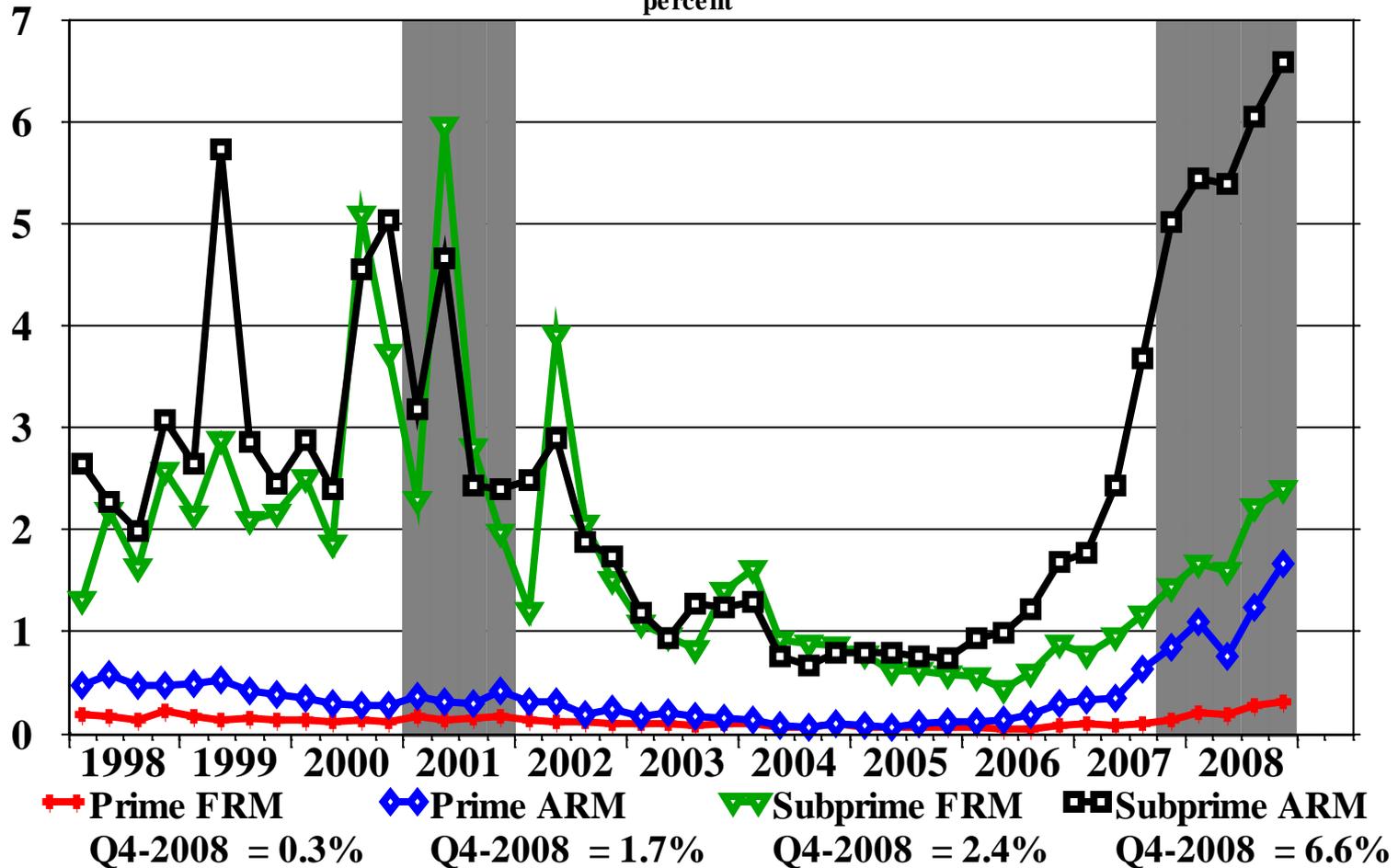
MD economy has weakened considerably

Unemployment Rate percent



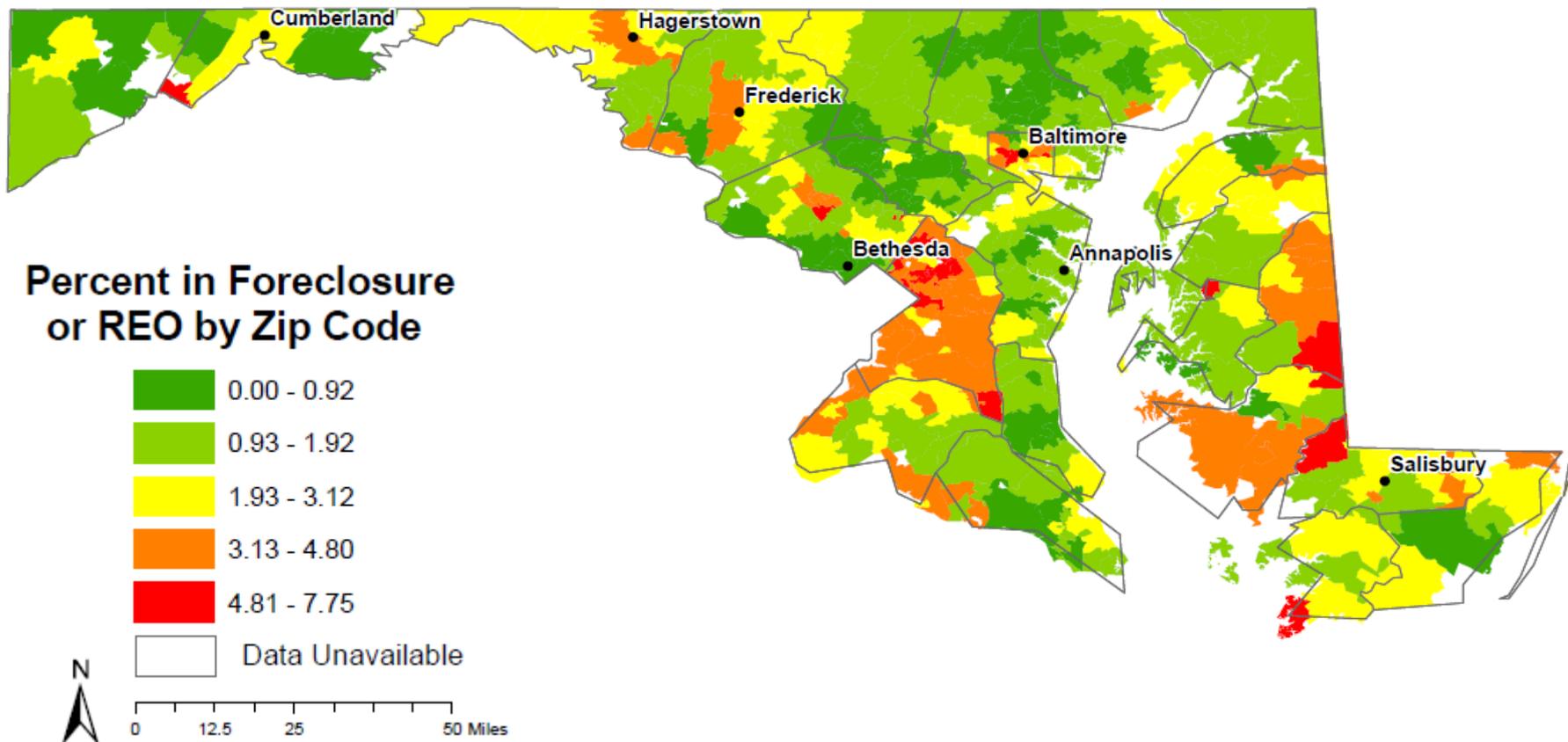
Maryland Foreclosures

Maryland Mortgage Foreclosures by Mortgage Type



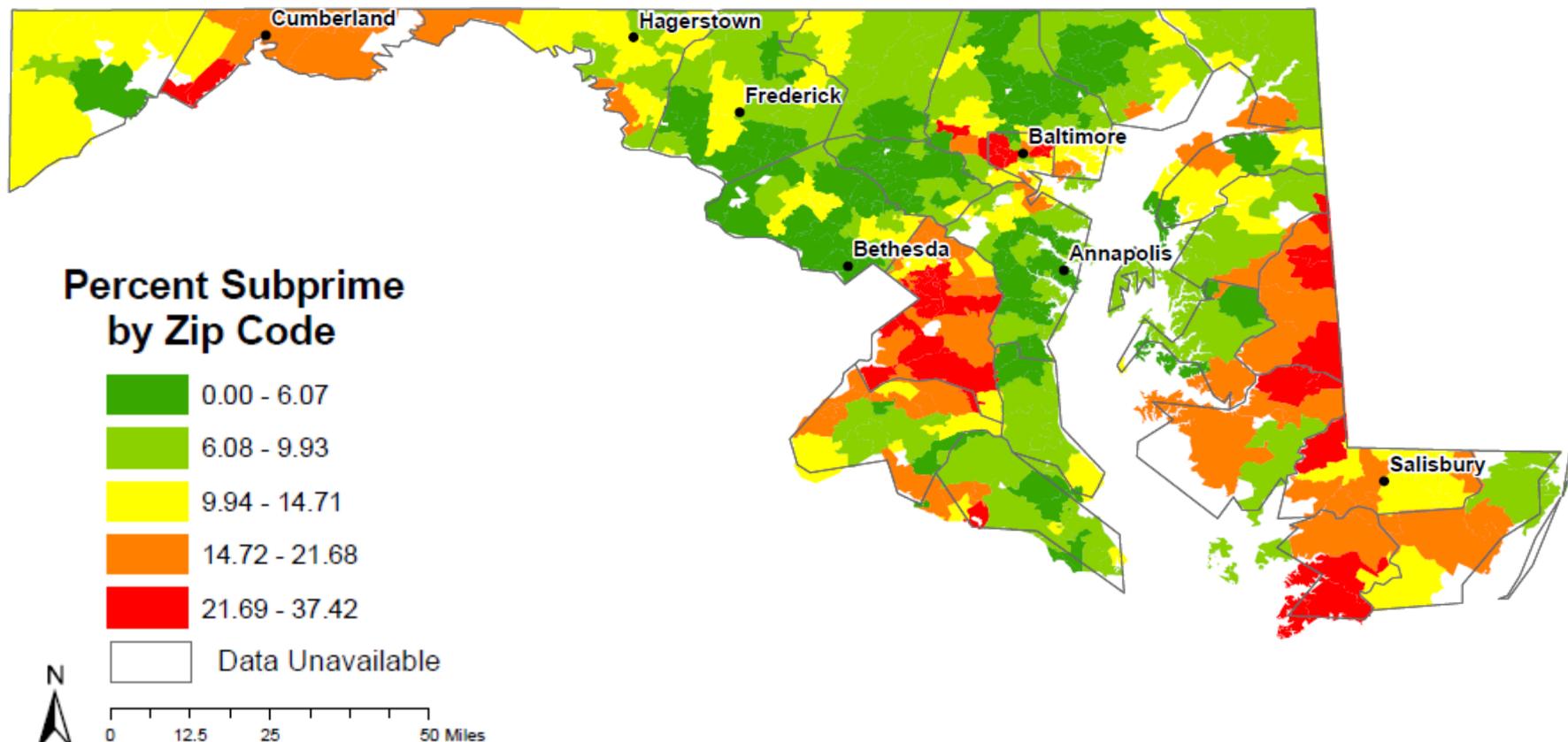


Maryland: Percentage of Owner-Occupied Loans in Foreclosure or REO

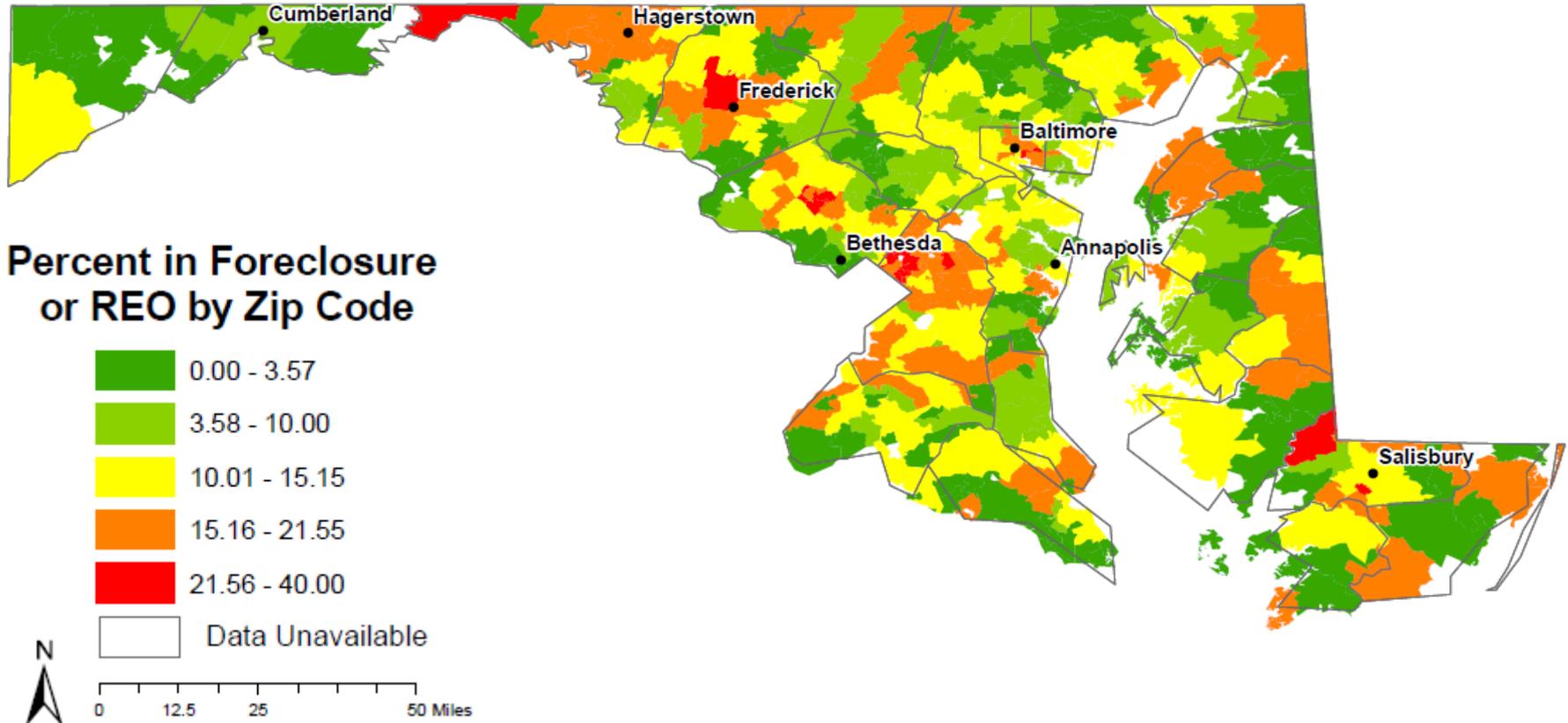




Maryland: Percentage of Owner-Occupied Loans that are Subprime

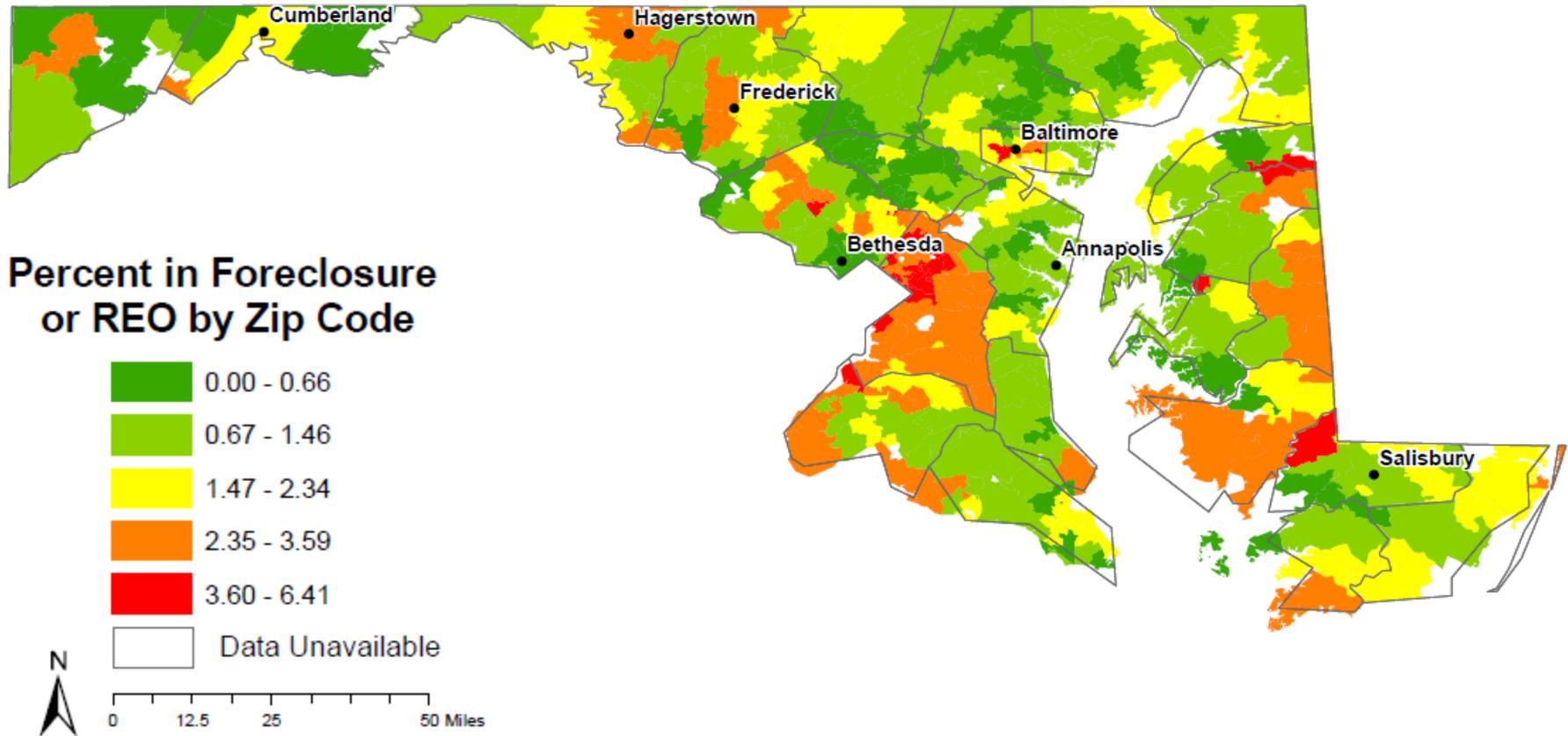


Maryland: Percentage of Subprime Owner-Occupied Loans in Foreclosure or REO



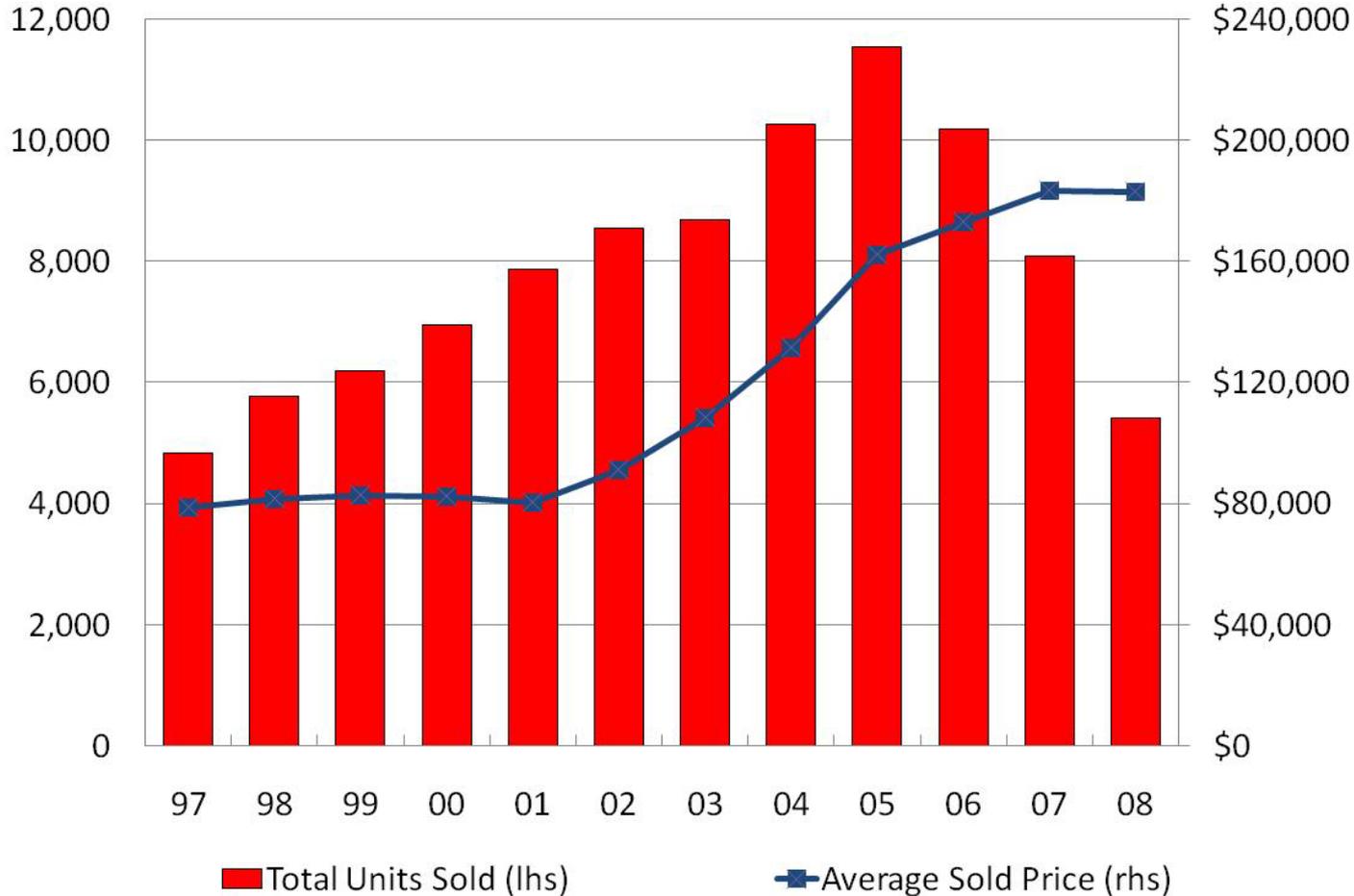


Maryland: Percentage of Prime Owner-Occupied Loans in Foreclosure or REO

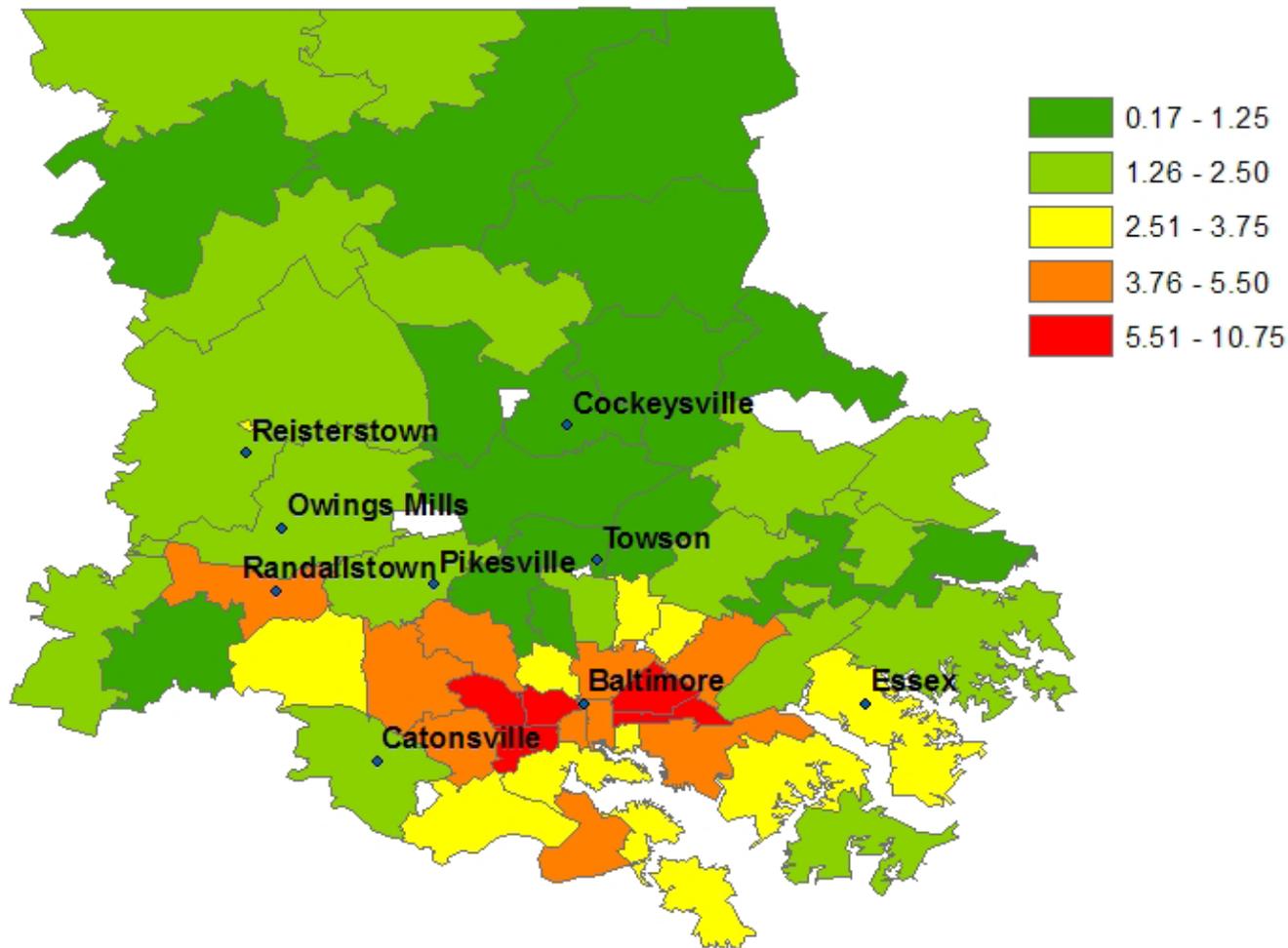


Falling home sales in Baltimore area

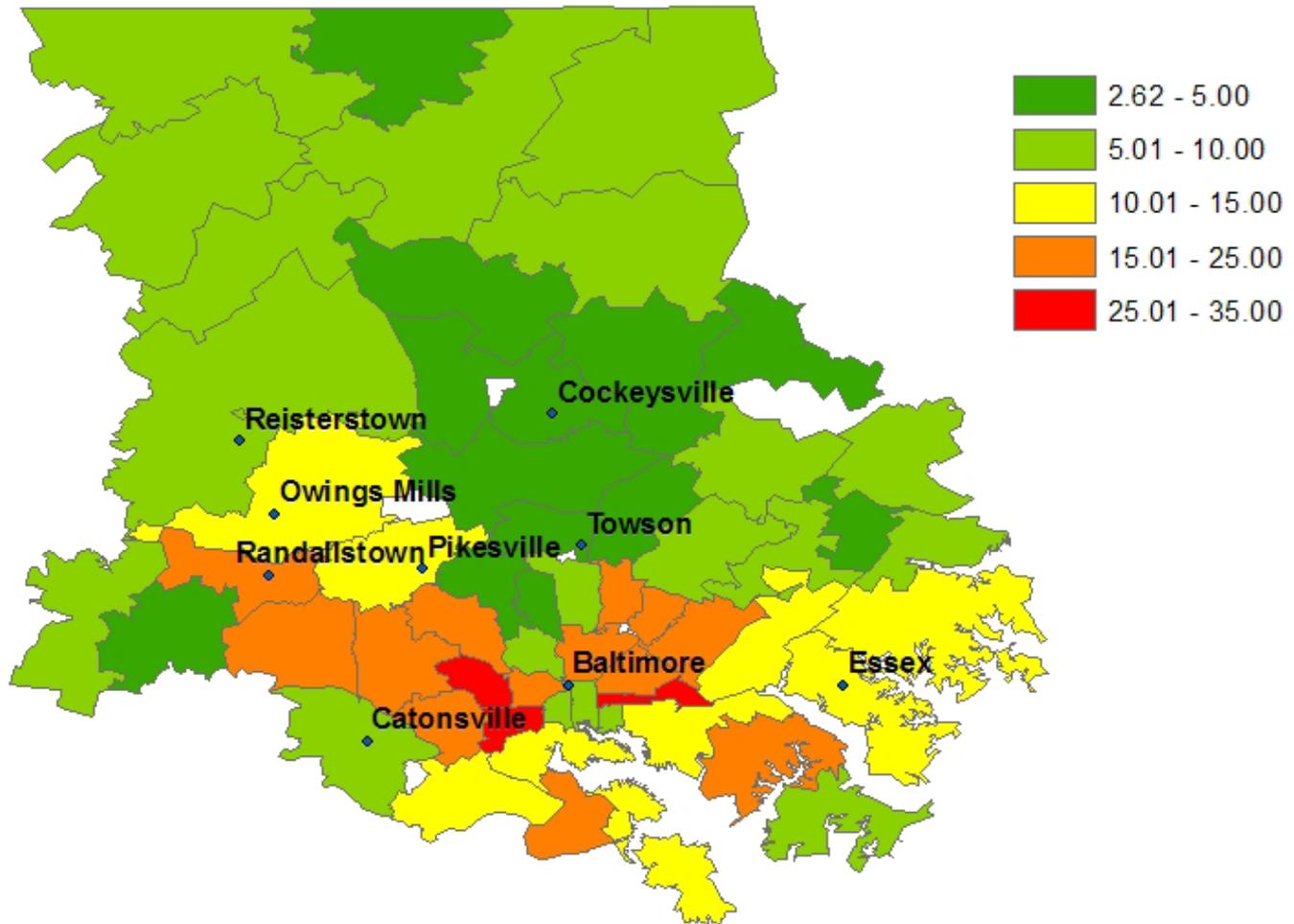
Baltimore City Home Sales & Average Home Prices



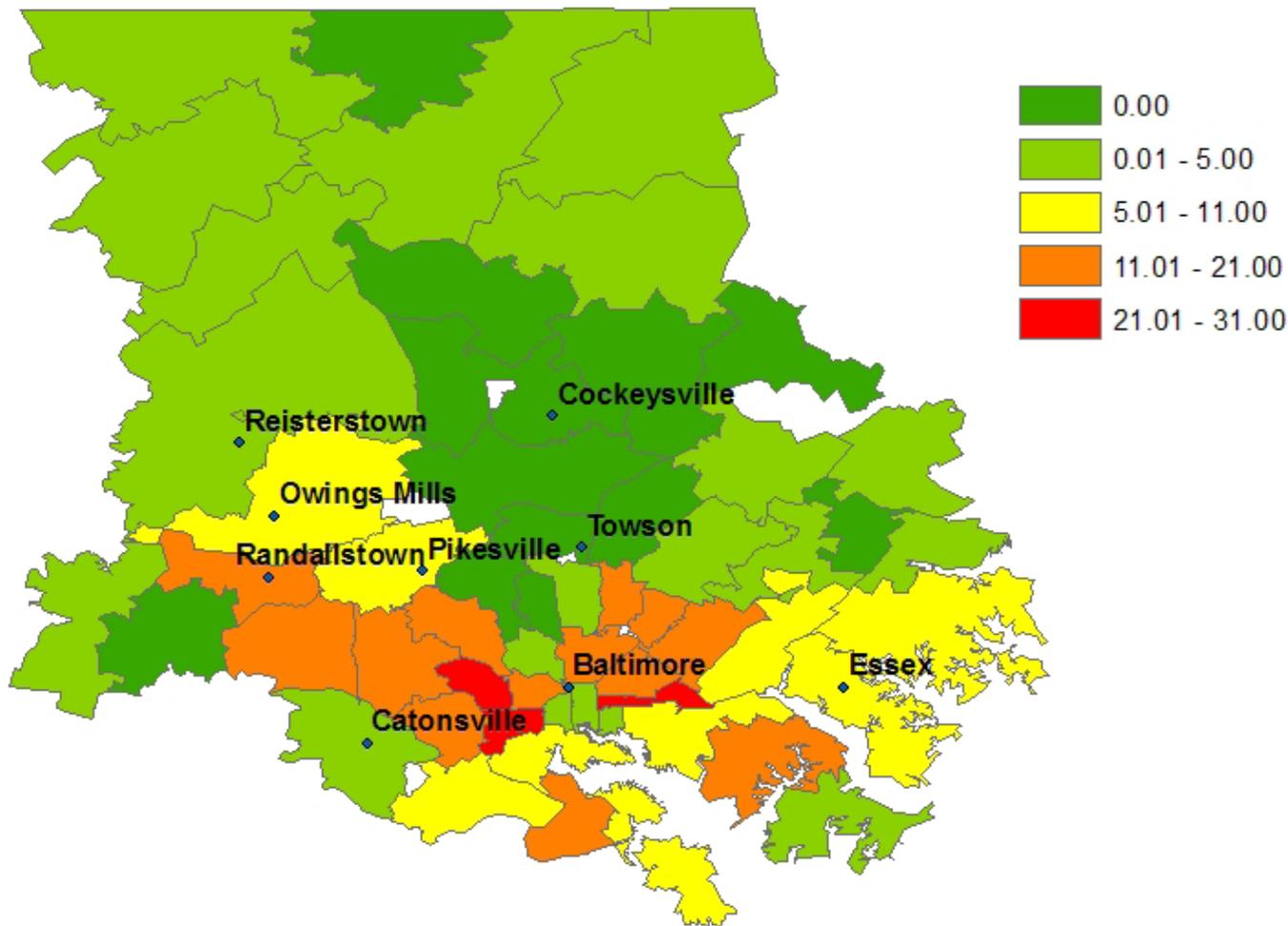
Baltimore Region: Percentage of Owner-Occupied Loans in Foreclosure or REO



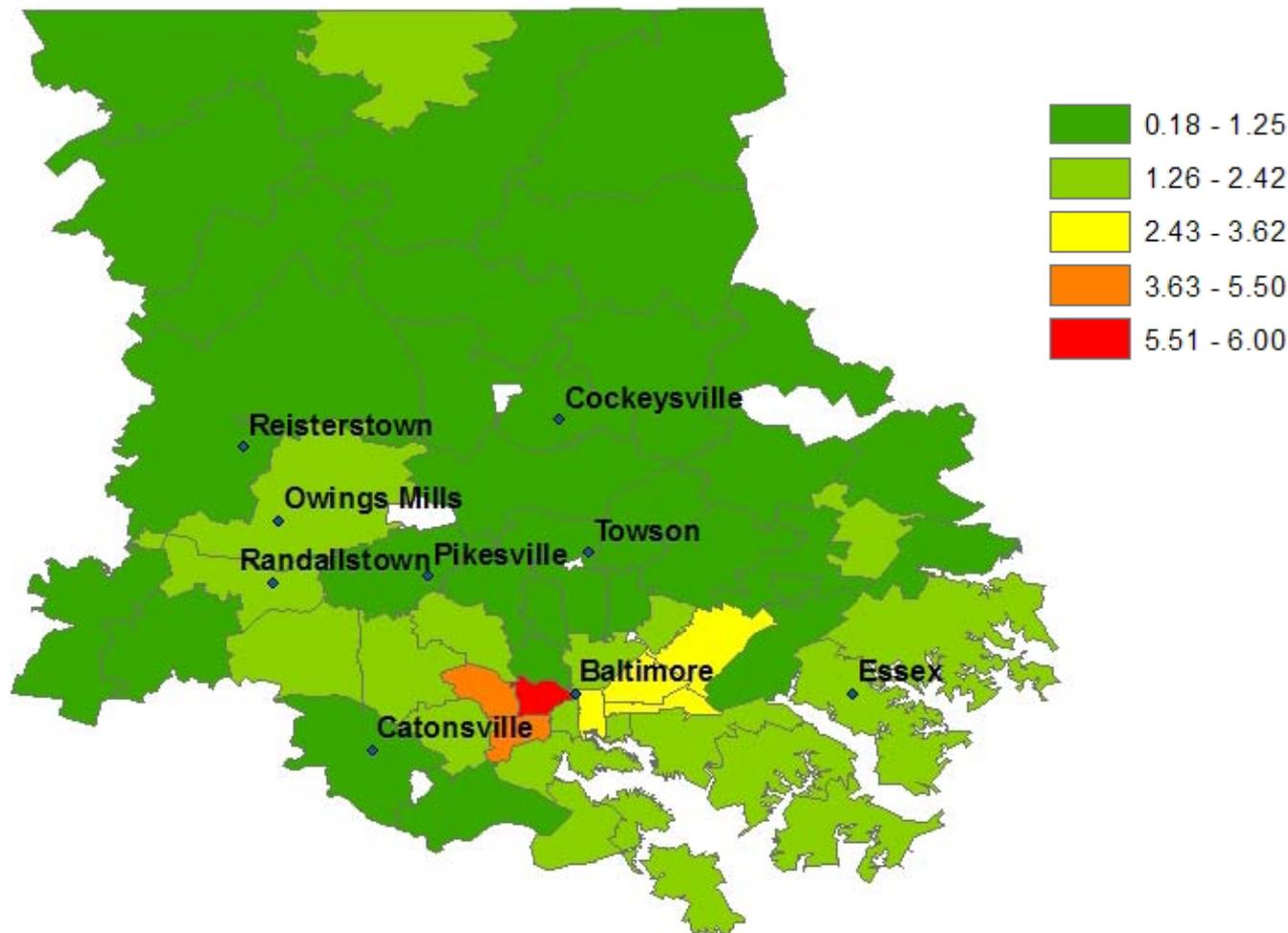
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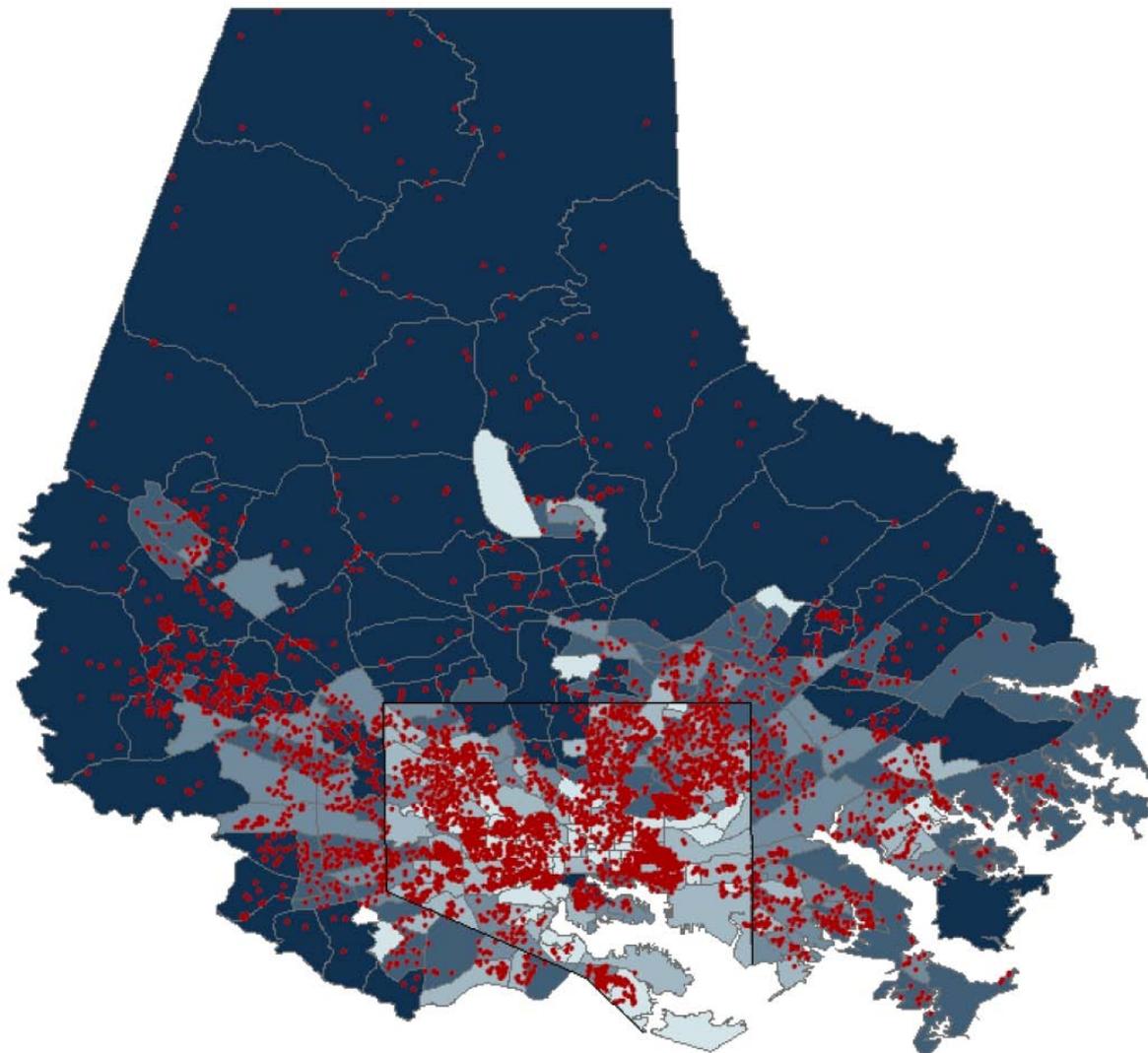
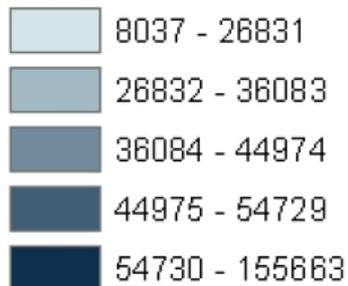
Baltimore Region: Percentage of Prime Owner-Occupied Loans in Foreclosure or REO





Baltimore: Foreclosures and Income

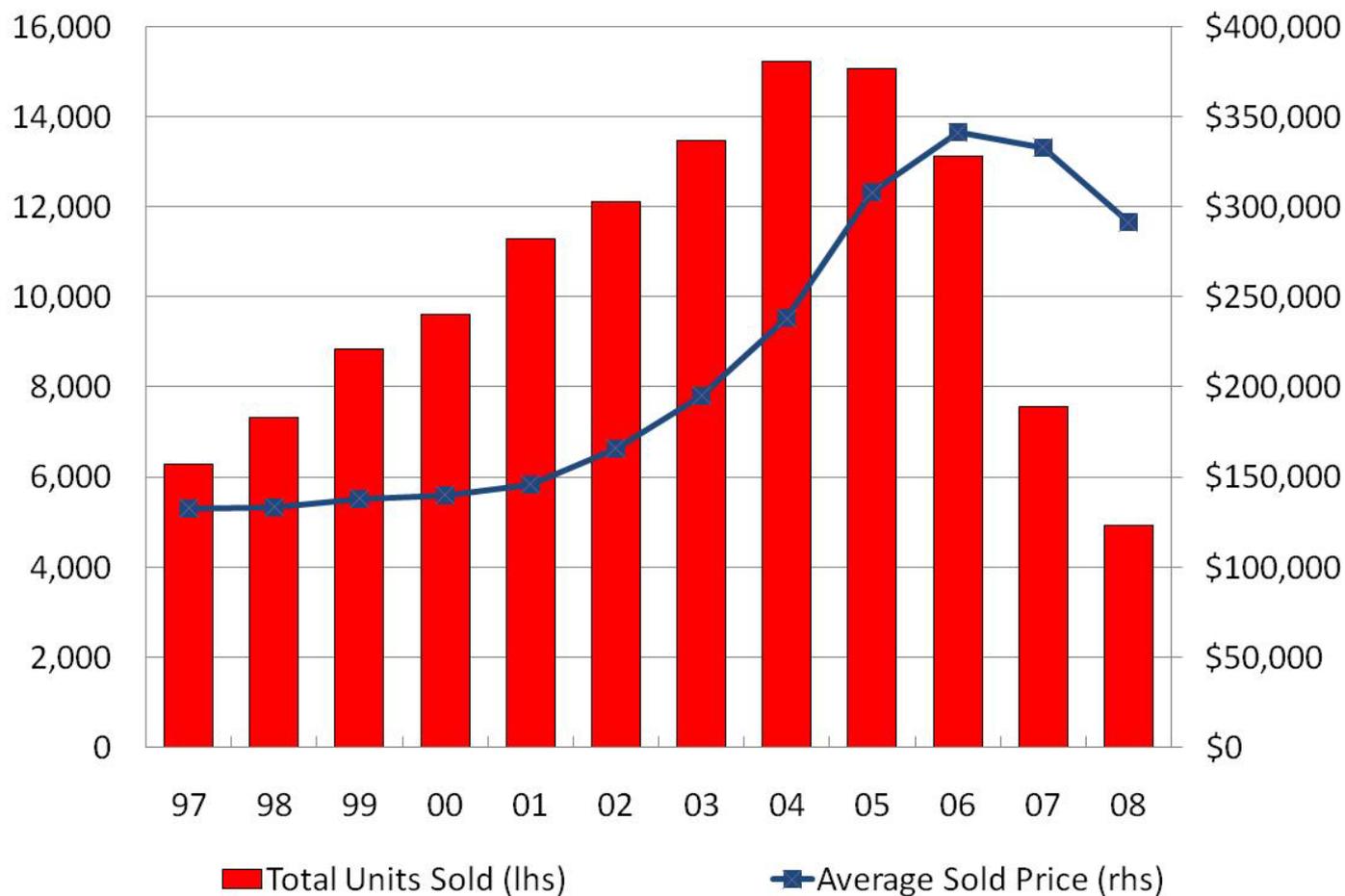
2008 Median Family Income by Census Tract





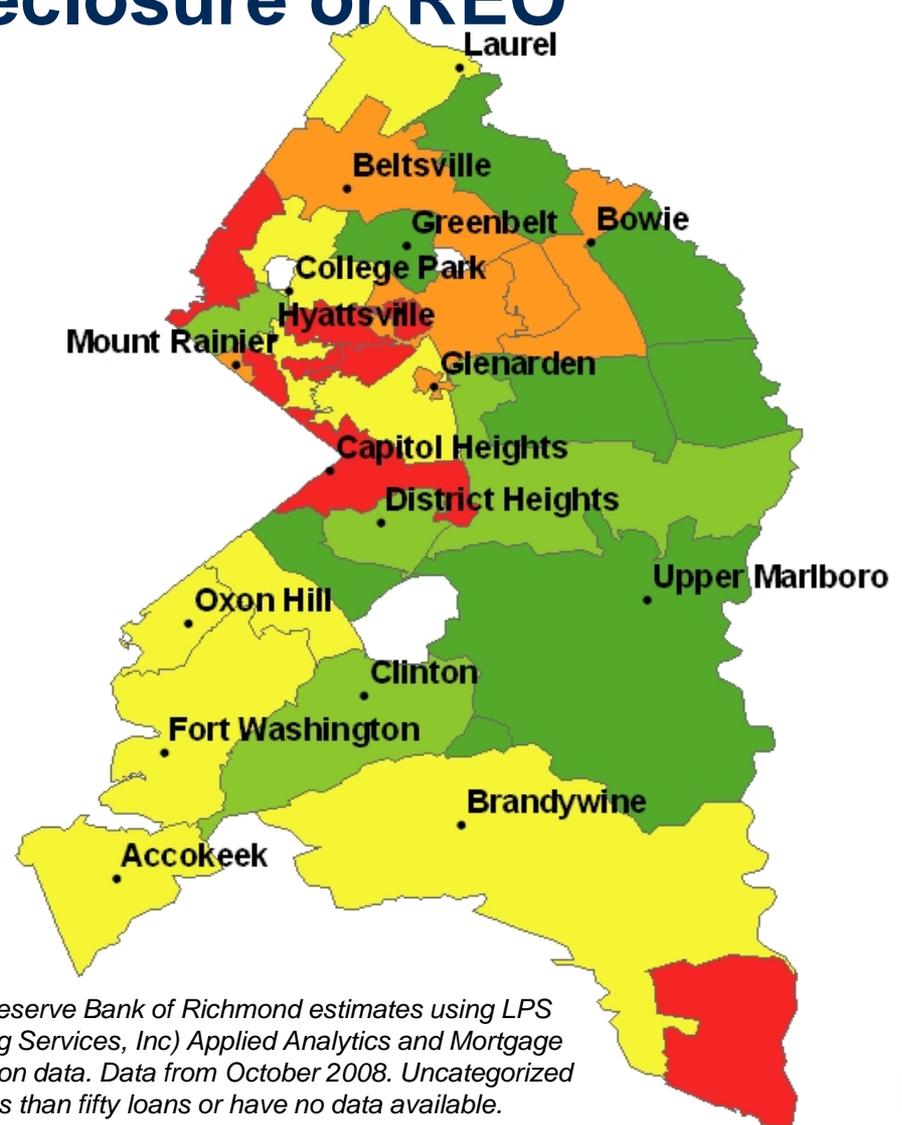
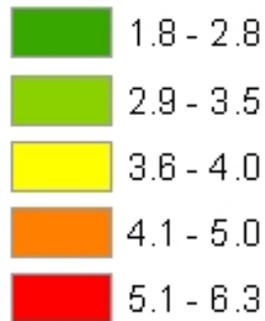
Falling home sales & prices in Prince George's

Prince George's County Home Sales & Average Home Prices



Prince George's County: Percentage of Owner-Occupied Loans in Foreclosure or REO

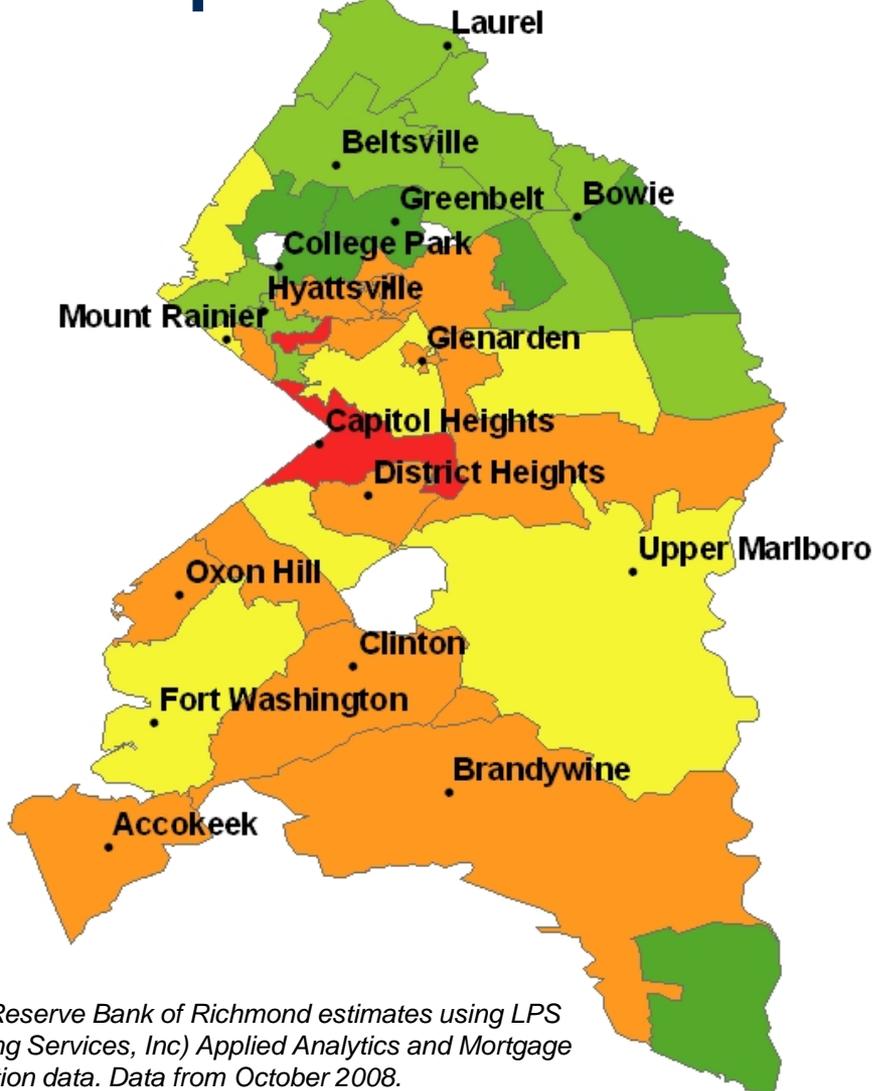
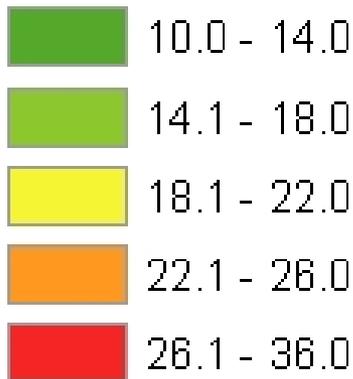
Percent in Foreclosure or REO by Zip Code



Source: Federal Reserve Bank of Richmond estimates using LPS (Lender Processing Services, Inc) Applied Analytics and Mortgage Banker's Association data. Data from October 2008. Uncategorized zip codes have less than fifty loans or have no data available.

Prince George's County: Percentage of Owner-Occupied Loans that are Subprime

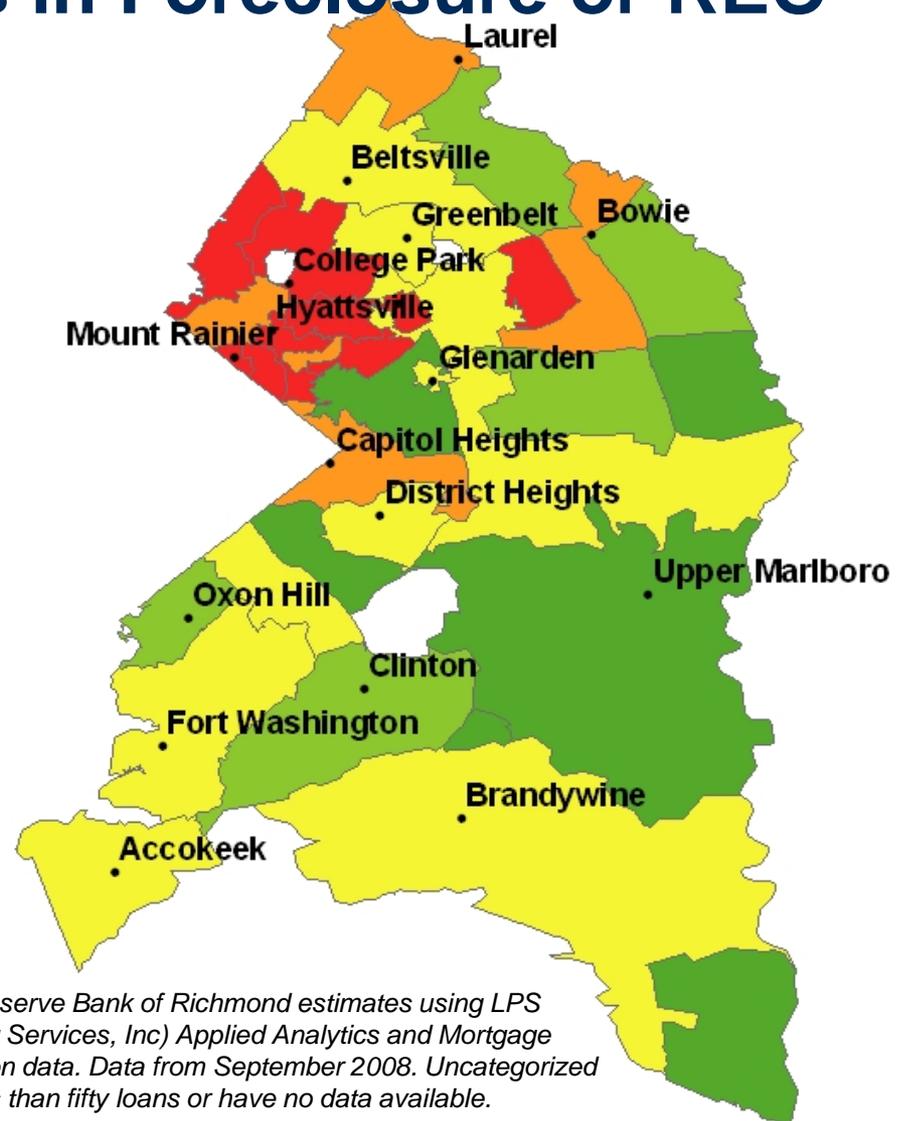
Percent by Zip Code





Prince George's County: Percentage of Subprime Owner-Occupied Loans in Foreclosure or REO

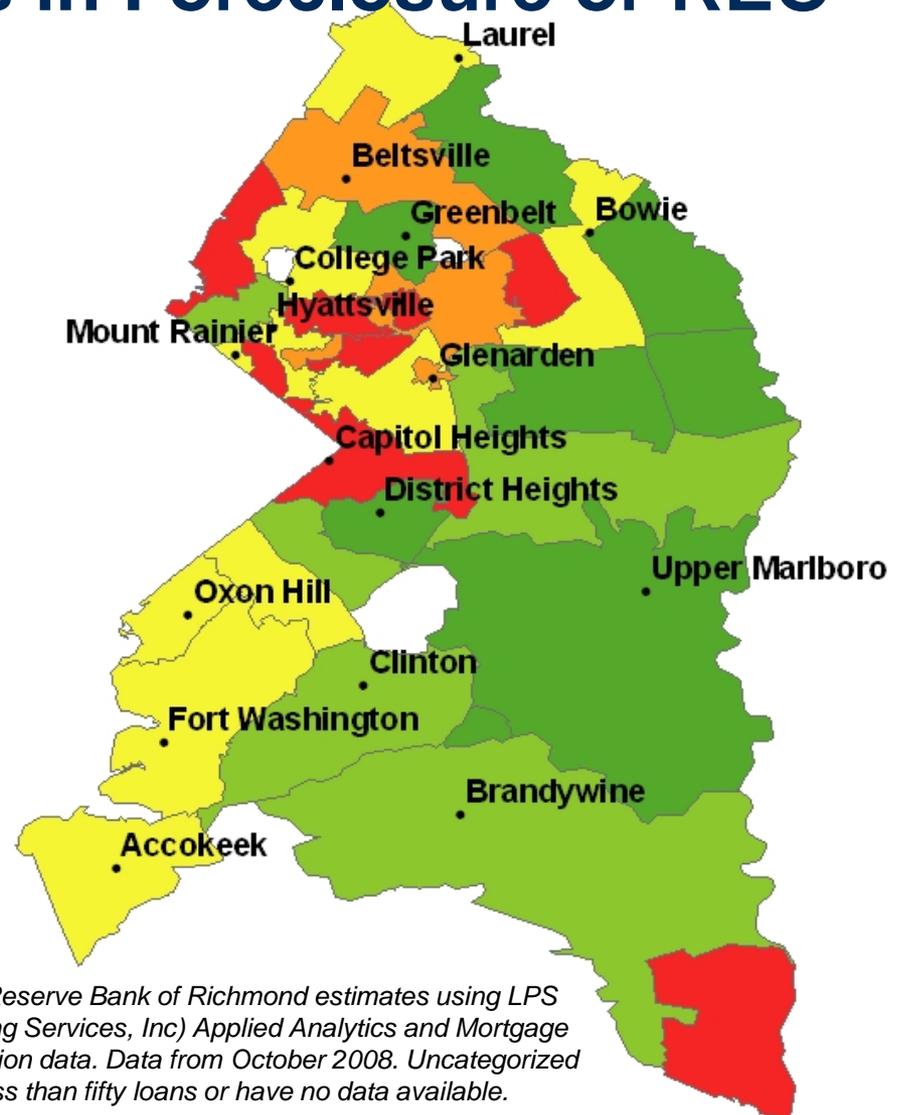
Percent in Foreclosure or REO by Zip Code



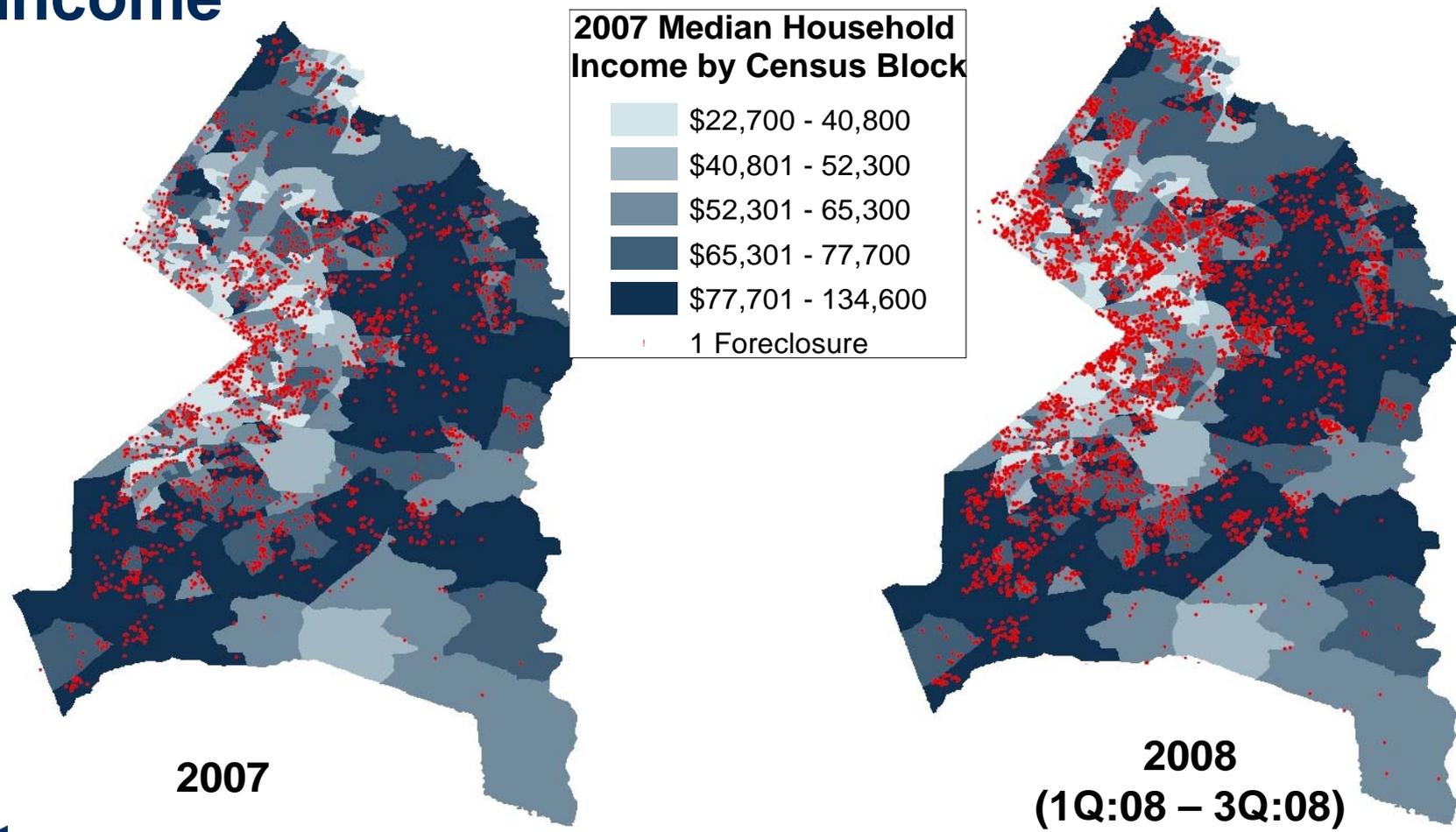


Prince George's County: Percentage of Prime Owner-Occupied Loans in Foreclosure or REO

Percent in Foreclosure or REO by Zip Code



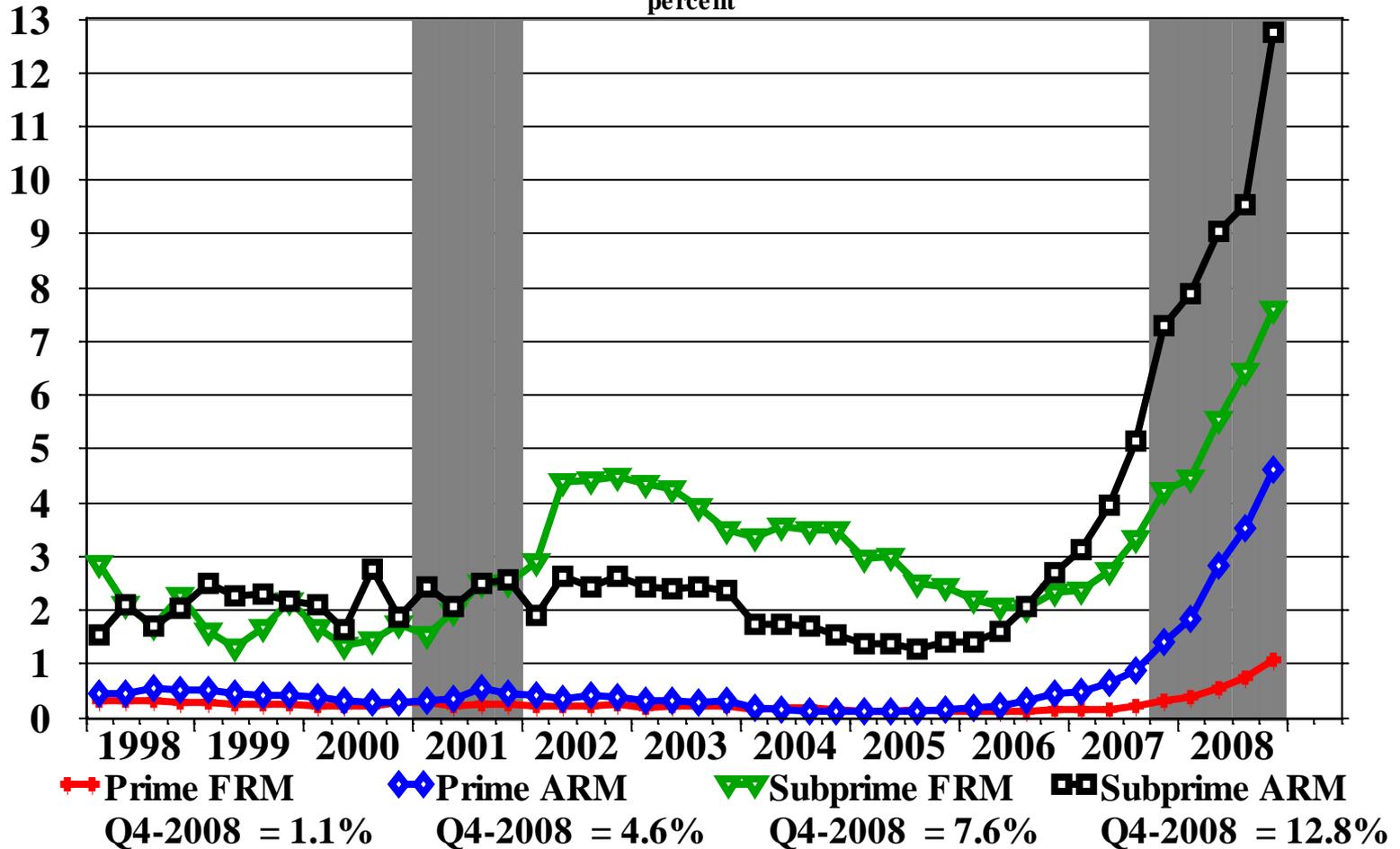
Prince George's County: Foreclosures and Income



Maryland Delinquencies

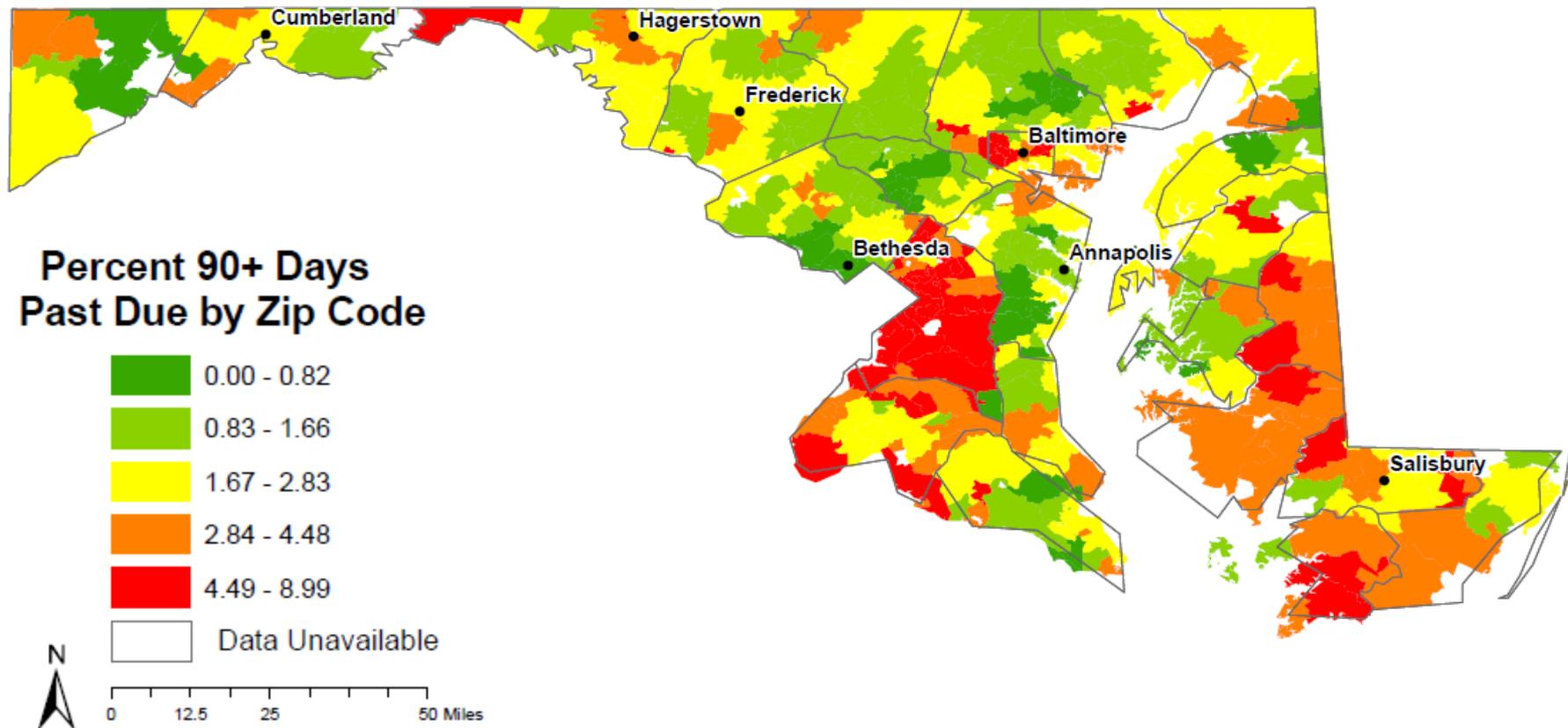
Maryland Mortgage 90+ Day Delinquencies by Mortgage Type

percent

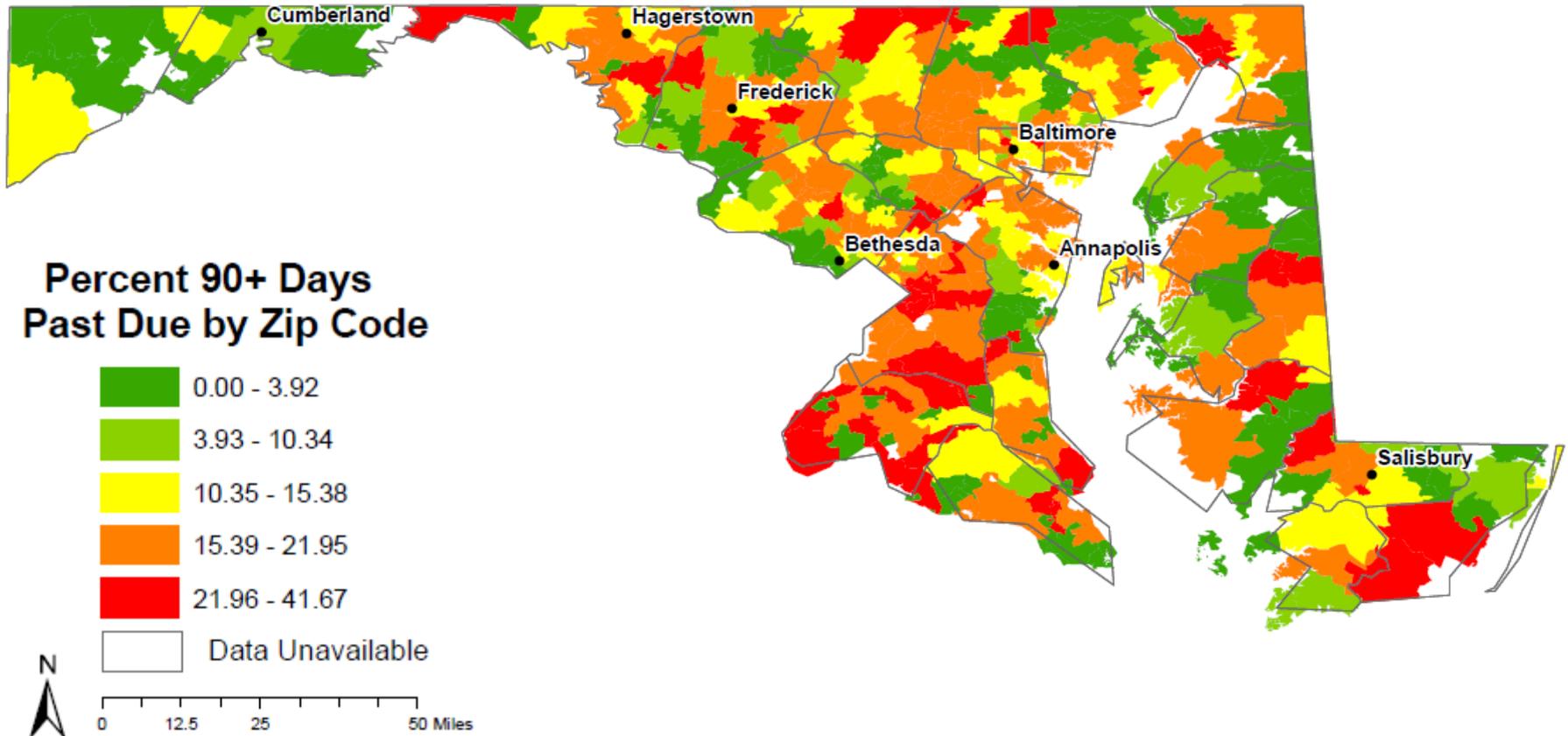




Maryland: Percentage of Owner-Occupied Loans 90+ Days Past Due

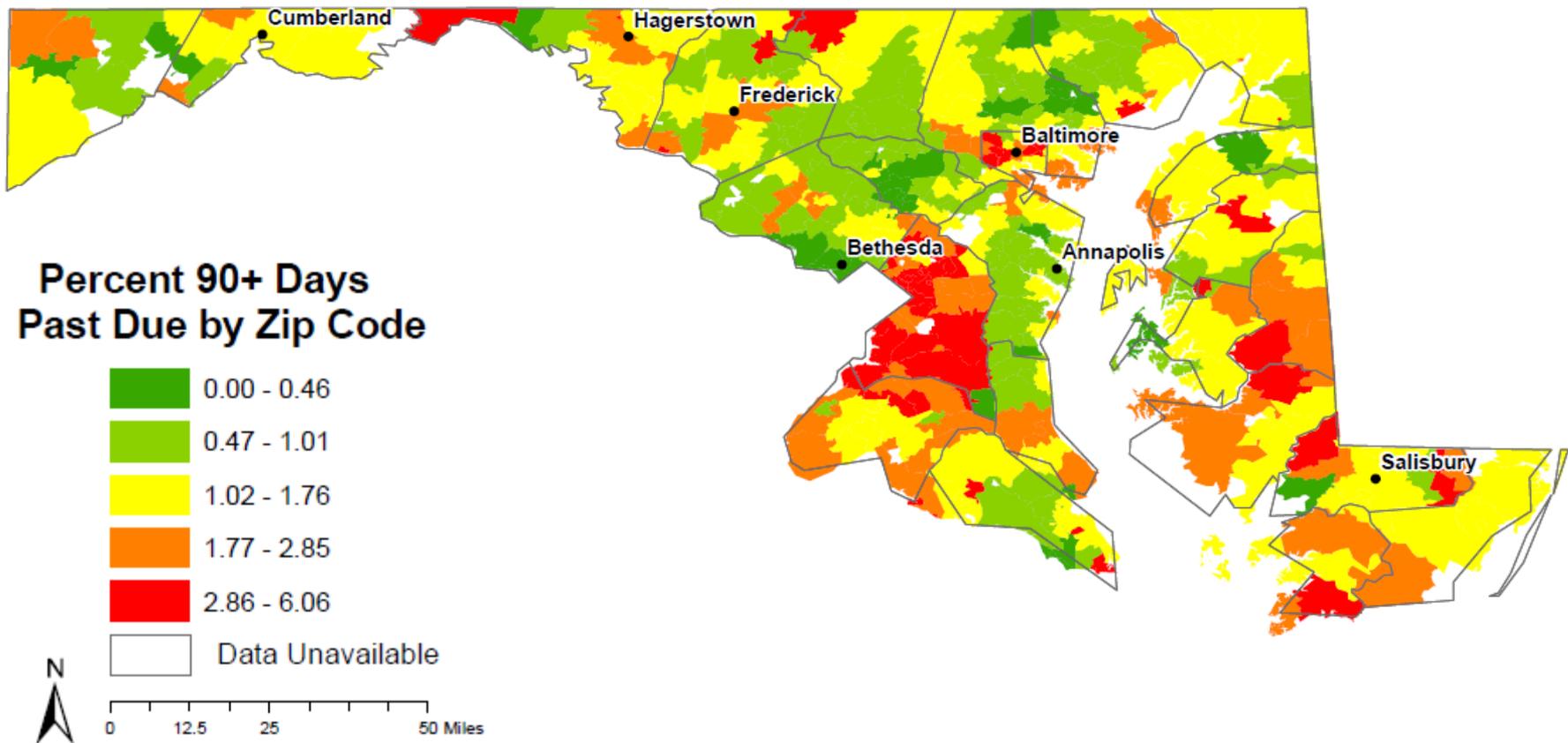


Maryland: Percentage of Subprime Owner-Occupied Loans 90+ Days Past Due





Maryland: Percentage of Prime Owner-Occupied Loans 90+ Days Past Due





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