



# Mortgage Performance Summary

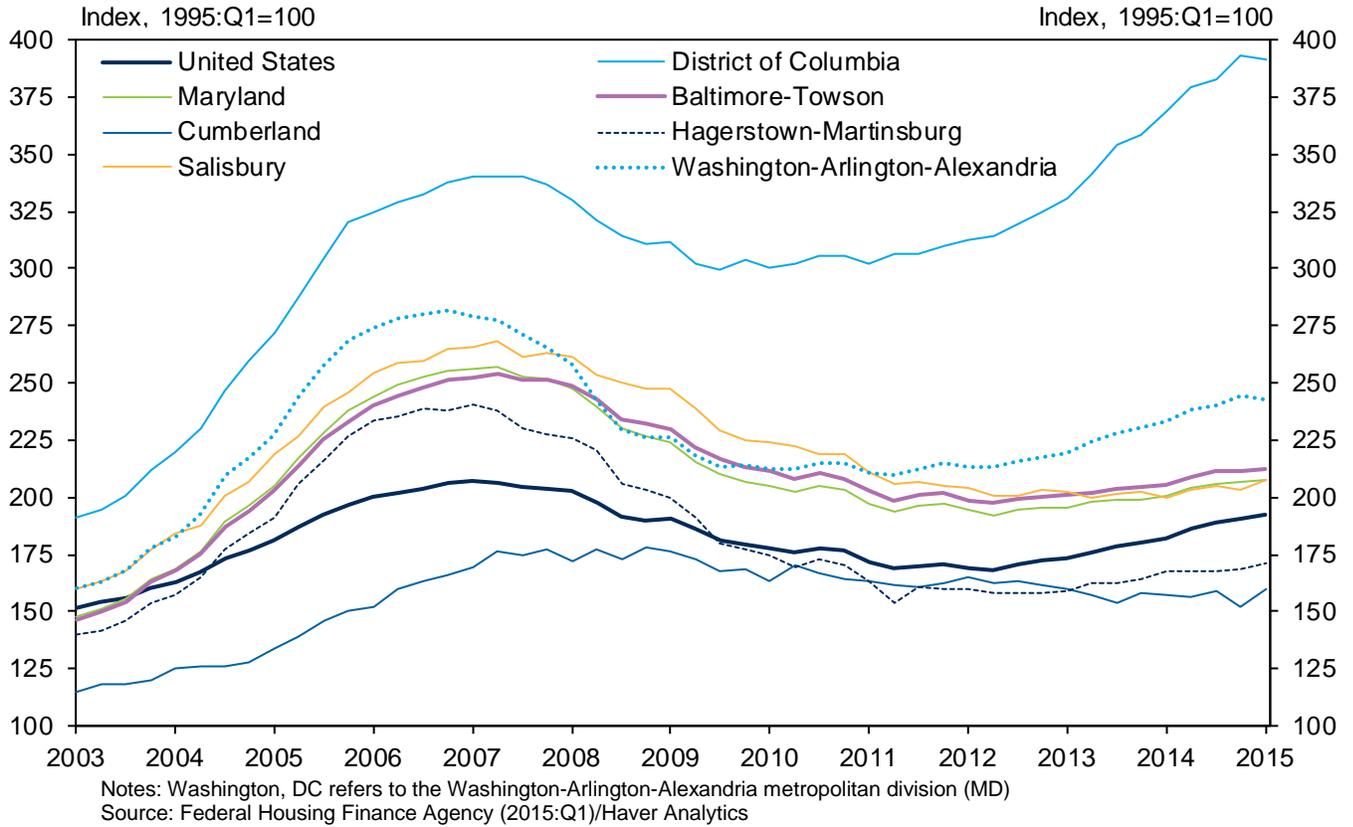
QUARTERLY UPDATE

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

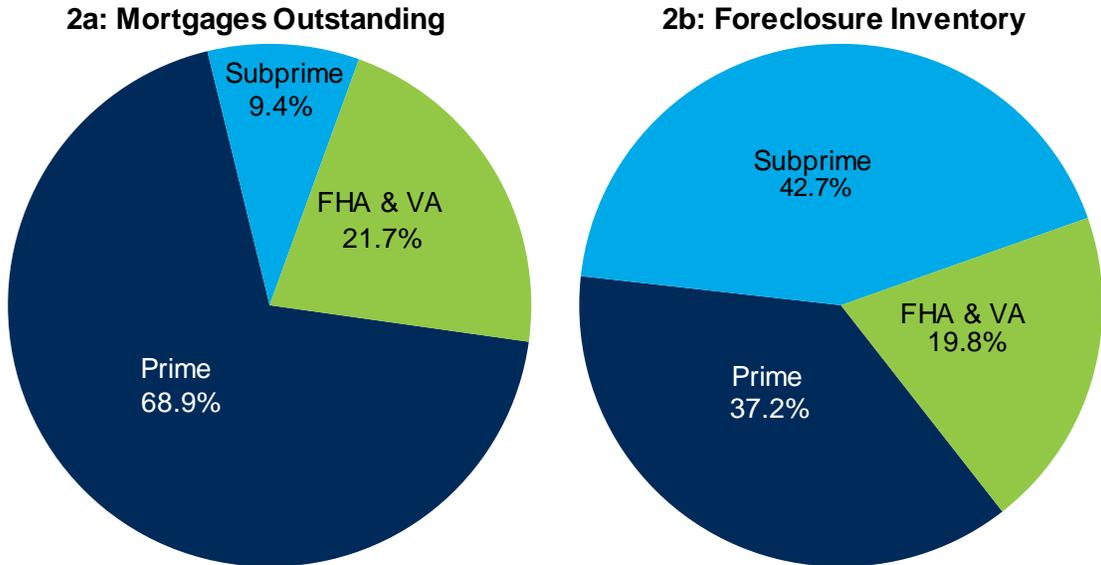
**1<sup>st</sup> Quarter, 2015**

Jamie Feik  
Lisa Hearl  
Joseph Mengedoth

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



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

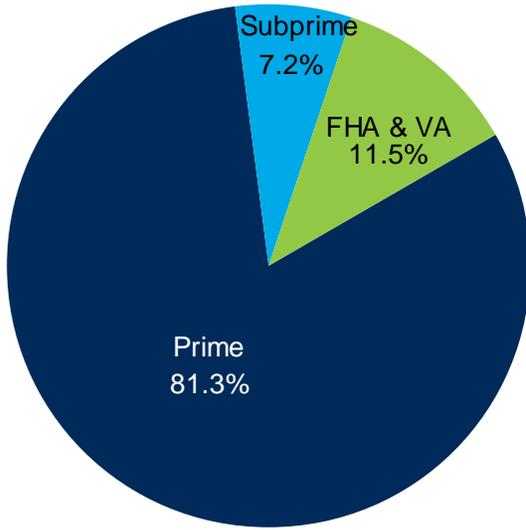


Source: Mortgage Bankers Association (2015:Q1)/Haver Analytics. Percentages may not sum to 100 due to rounding.

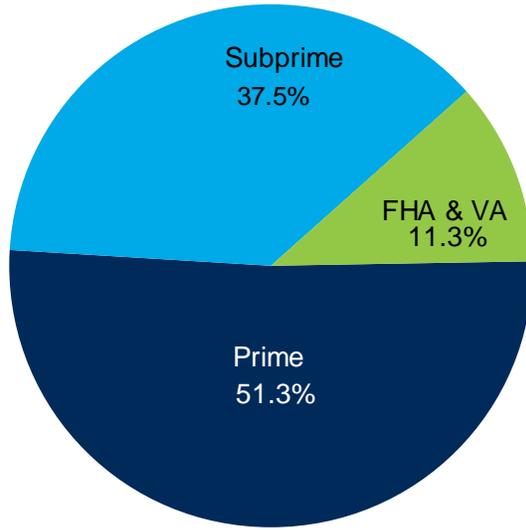
**Figure 3**

**Mortgage Distribution: District of Columbia**

**3a: Mortgages Outstanding**



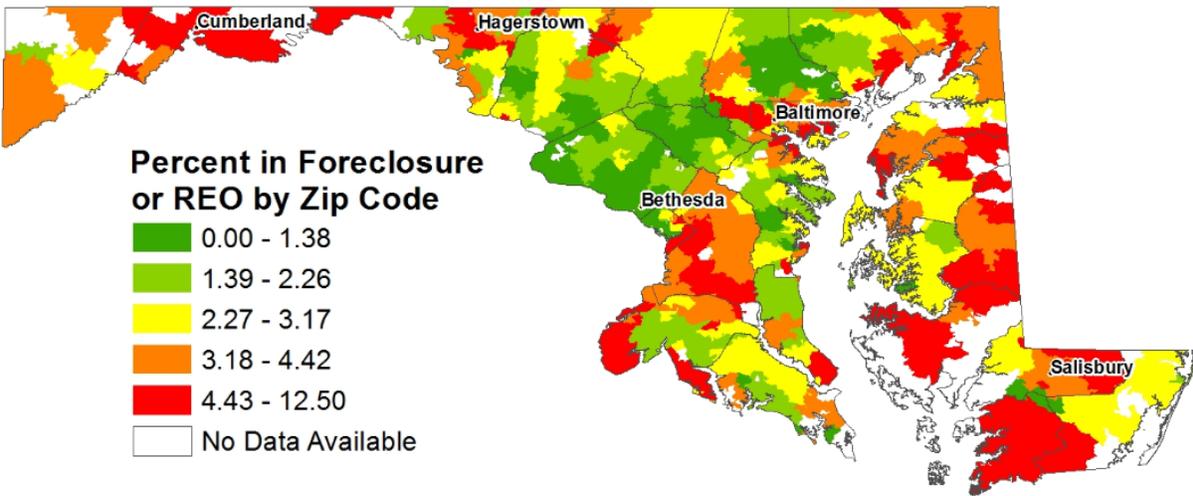
**3b: Foreclosure Inventory**



Source: Mortgage Bankers Association (2015: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**

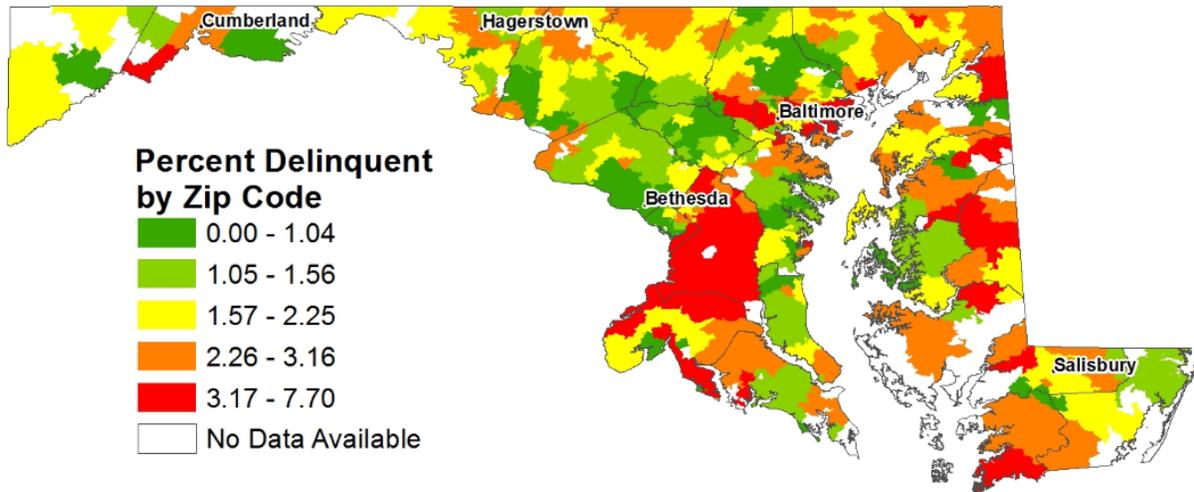


Notes: Uncategorized zip codes have fewer than 100 total loans or no data available.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

**Figure 5**

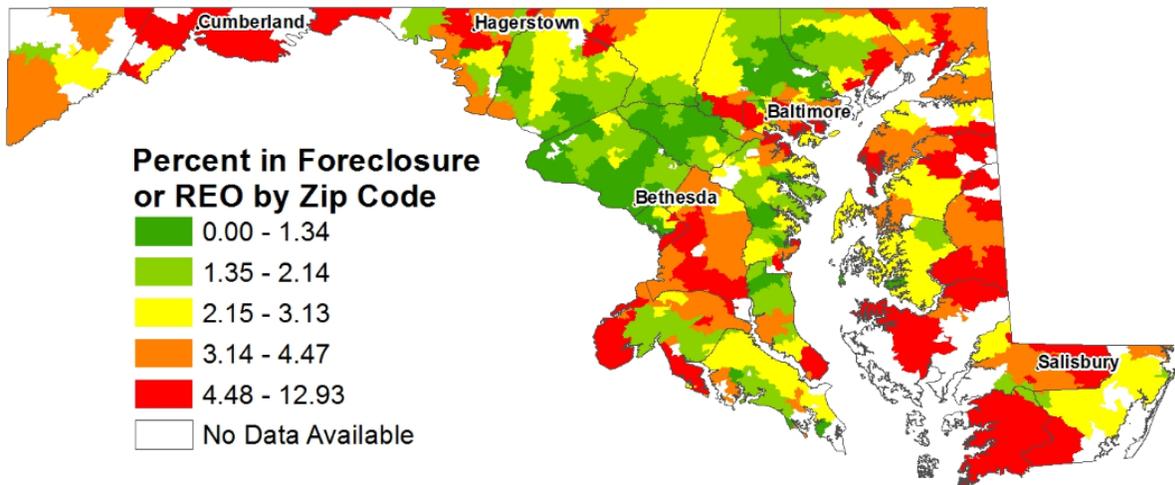
<sup>1</sup> Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

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



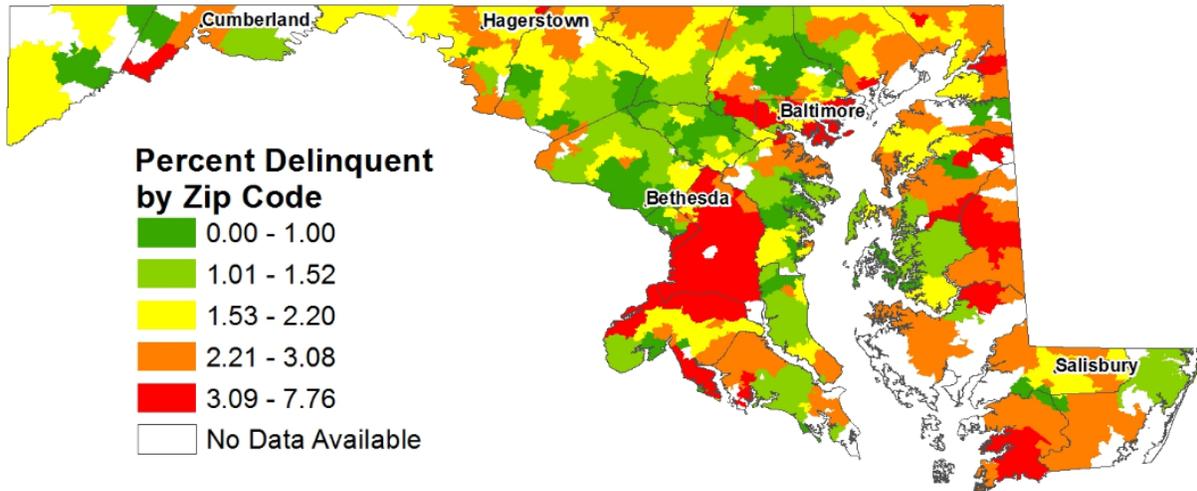
Notes: Uncategorized zip codes have fewer than 100 total loans or no data available.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

**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 total loans or no data available.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

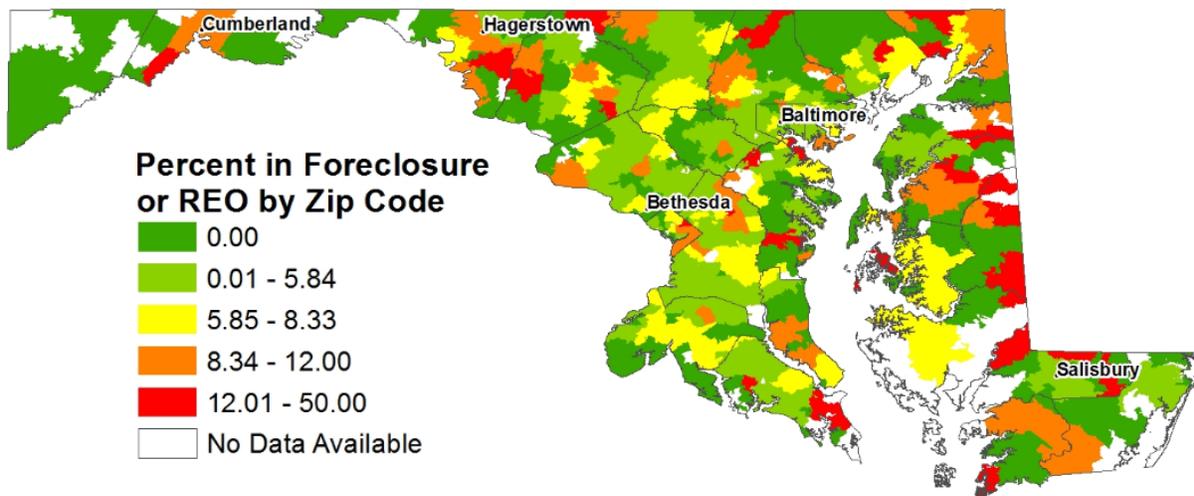
**Figure 7**  
**Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency:**  
**Maryland and DC**



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

Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

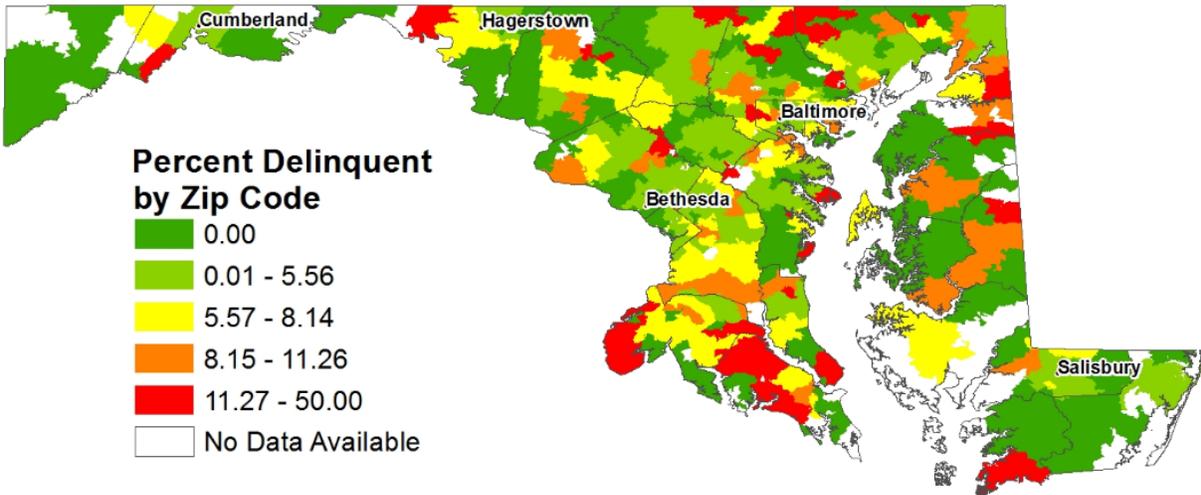
**Figure 8**  
**Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO<sup>1</sup>:**  
**Maryland and DC**



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

Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

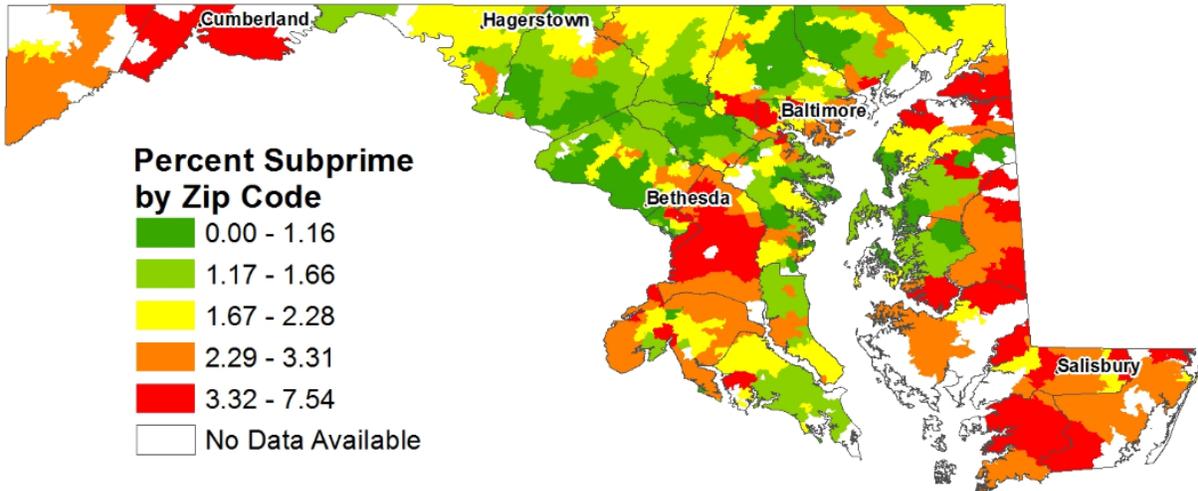
**Figure 9**  
**Percentage of Owner-Occupied Subprime Loans with 90+ Day Delinquency:**  
**Maryland and DC**



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

Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

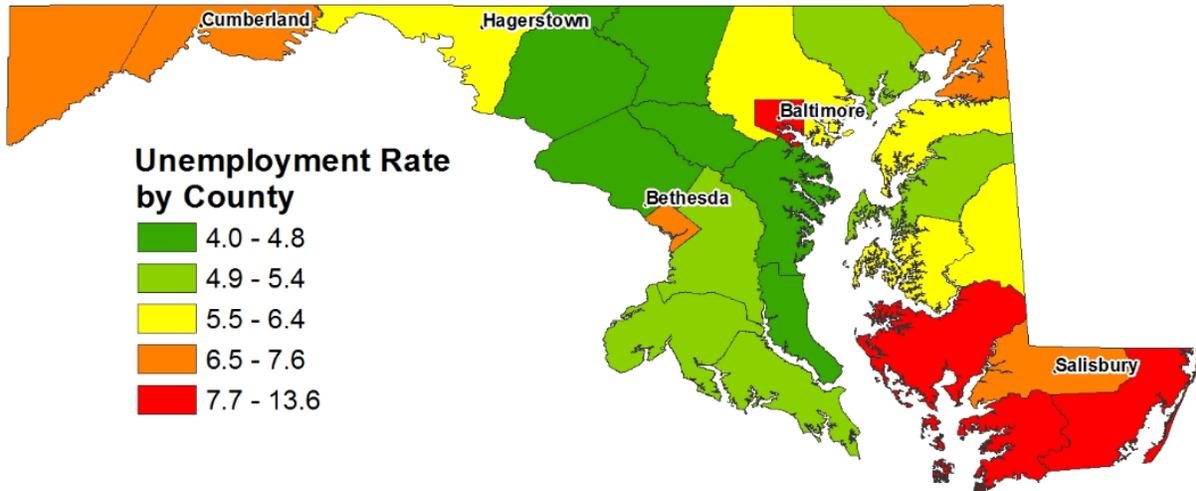
**Figure 10**  
**Percentage of Owner-Occupied Mortgages with Subprime Loans:**  
**Maryland and DC**



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

Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

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



Notes: Unemployment Rate in March 2015  
Source: Bureau of Labor Statistics/Haver Analytics

**Table 1**  
**Foreclosure Rates by Mortgage Type: Maryland**

Loan Type	Maryland		United States
	Percent in Foreclosure	National Rank	Percent in Foreclosure
Total	2.98	11	2.22
Prime Total	1.61	12	1.32
Prime Fixed-Rate	1.38	13	1.14
Prime Adjustable-Rate	3.49	10	2.68
Subprime Total	13.57	8	8.96
Subprime Fixed-Rate	11.39	10	7.61
Subprime Adjustable-Rate	18.62	9	12.59

Source: Mortgage Bankers Association (2015: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	3.42	5	2.22
Prime Total	2.16	4	1.32
Prime Fixed-Rate	1.66	5	1.14
Prime Adjustable-Rate	4.45	6	2.68
Subprime Total	17.87	4	8.96
Subprime Fixed-Rate	15.71	4	7.61
Subprime Adjustable-Rate	20.82	5	12.59

Source: Mortgage Bankers Association (2015: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	1.59	34	3.42	5
Maryland	2.66	7	2.98	11
North Carolina	2.17	20	1.33	33
South Carolina	2.04	22	2.16	21
Virginia	1.72	29	0.90	43
West Virginia	1.87	25	1.19	35
Fifth District	2.11	-	1.72	-
United States	2.02	-	2.22	-

Source: Mortgage Bankers Association (2015: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	0.95	28	2.16	4
Maryland	1.59	6	1.61	12
North Carolina	1.10	23	0.72	30
South Carolina	1.20	18	1.22	19
Virginia	0.86	36	0.46	43
West Virginia	1.20	18	0.71	32
Fifth District	1.15	-	0.94	-
United States	1.14	-	1.32	-

Source: Mortgage Bankers Association (2015:Q1)/Haver Analytics

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

Geographic Area	Percent Subprime	National Rank
District of Columbia	7.17	38
Maryland	9.38	12
North Carolina	7.06	39
South Carolina	8.60	23
Virginia	6.55	45
West Virginia	7.18	37
Fifth District	7.64	-
United States	8.81	-

Source: Mortgage Bankers Association (2015:Q1)/Haver Analytics

**Table 6**  
**Subprime Mortgage Delinquency Rates: Fifth District**

Geographic Area	Percent 90 + Days Past Due	National Rank	Percent in Forclosure	National Rank
District of Columbia	7.14	25	17.87	4
Maryland	7.82	16	13.57	8
North Carolina	8.57	12	5.30	30
South Carolina	6.88	28	8.76	19
Virginia	7.75	19	4.43	36
West Virginia	7.59	20	4.92	32
Fifth District	7.84	-	8.07	-
United States	7.20	-	8.96	-

Source: Mortgage Bankers Association (2015: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	97.94	2.06	9.59	2.65
Cambridge	16,554	3,032	13,522	9,263	5,855	96.95	3.05	6.89	1.32
Cumberland	46,350	5,623	40,727	29,072	16,316	95.27	4.73	3.85	0.22
Washington, DC MSA									
Entire MSA	2,213,752	139,022	2,074,730	1,333,662	1,126,877	98.04	1.96	13.50	4.88
District of Columbia	296,719	30,012	266,707	112,055	90,116	97.48	2.52	14.59	4.77
Maryland Portion	882,966	54,951	828,015	562,960	472,211	97.60	2.40	12.39	4.58
Easton	19,577	3,420	16,157	11,650	7,821	98.34	1.66	10.98	4.36
Hagerstown	115,329	12,484	102,845	72,262	51,017	97.88	2.12	6.78	1.77
Lexington Park	41,282	3,678	37,604	26,966	21,419	98.20	1.80	6.62	2.09
Ocean Pines	55,749	33,520	22,229	16,737	10,834	97.28	2.72	10.38	2.93
Salisbury	52,322	6,314	46,008	28,946	20,064	96.56	3.44	5.87	1.19
Maryland	2,378,814	2,156,411	222,403	1,455,775	1,146,636	97.75	2.25	10.60	3.42
Fifth District	13,387,600	1,598,257	11,789,343	7,930,734	5,632,033	97.71	2.29	9.07	2.32
United States	131,704,730	14,988,438	116,716,292	75,986,074	51,208,208*	98.08	1.92	9.01	2.33

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 McDash Analytics (March 2015).

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**

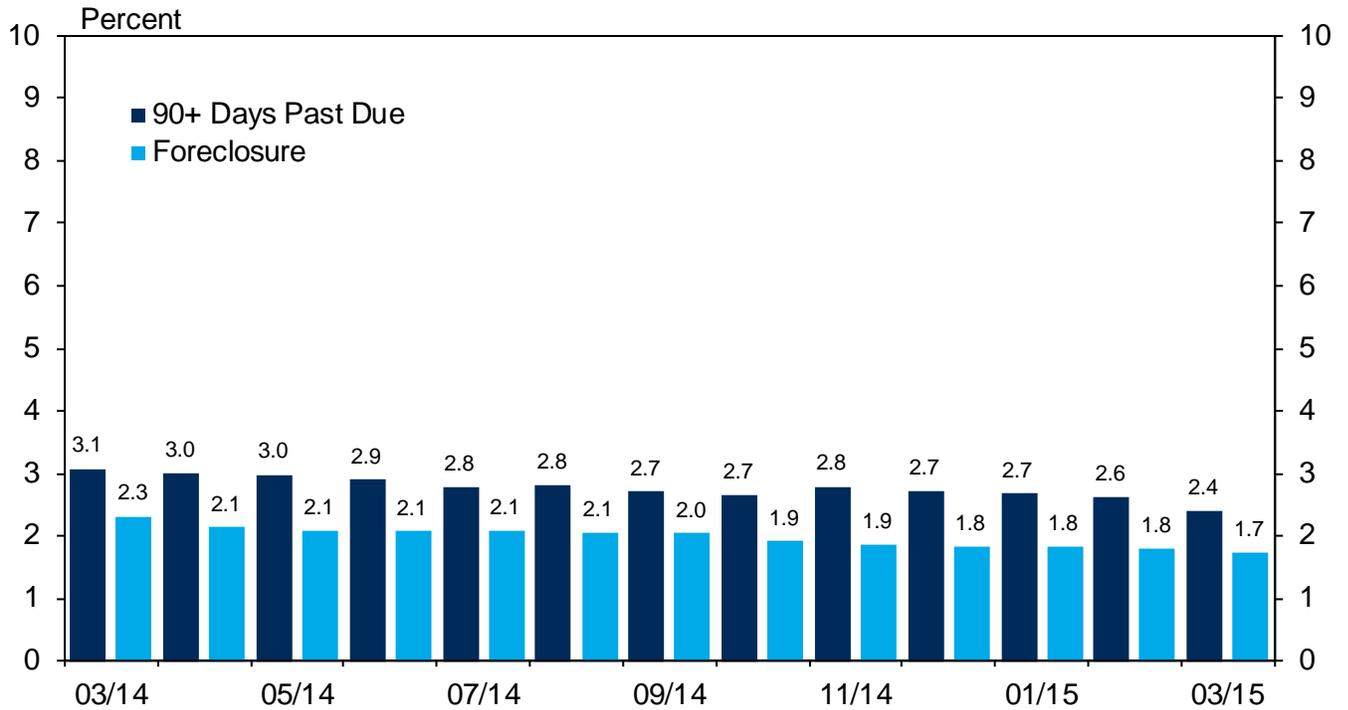
Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	2.97	2.30	1.13	2.35	1.74	1.30
Cambridge	4.35	3.16	2.85	2.91	2.56	2.78
Cumberland	2.85	2.73	1.66	2.52	2.10	2.30
Easton	2.15	2.11	1.11	1.20	1.73	1.18
Hagerstown	2.75	1.83	1.40	2.11	1.51	1.35
Lexington Park	2.54	1.85	1.18	2.16	1.42	1.37
Ocean Pines	1.84	2.24	1.43	1.32	1.47	1.29
Salisbury	2.63	3.13	1.85	2.36	2.20	2.21
Washington, DC*	3.27	2.26	0.88	2.53	1.68	0.98
Maryland	3.08	2.31	1.07	2.41	1.73	1.21
Fifth District	2.44	1.35	0.70	2.01	1.10	0.70
United States	2.34	1.89	0.66	1.92	1.45	0.71

\*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 total loans receive an N/A.

Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

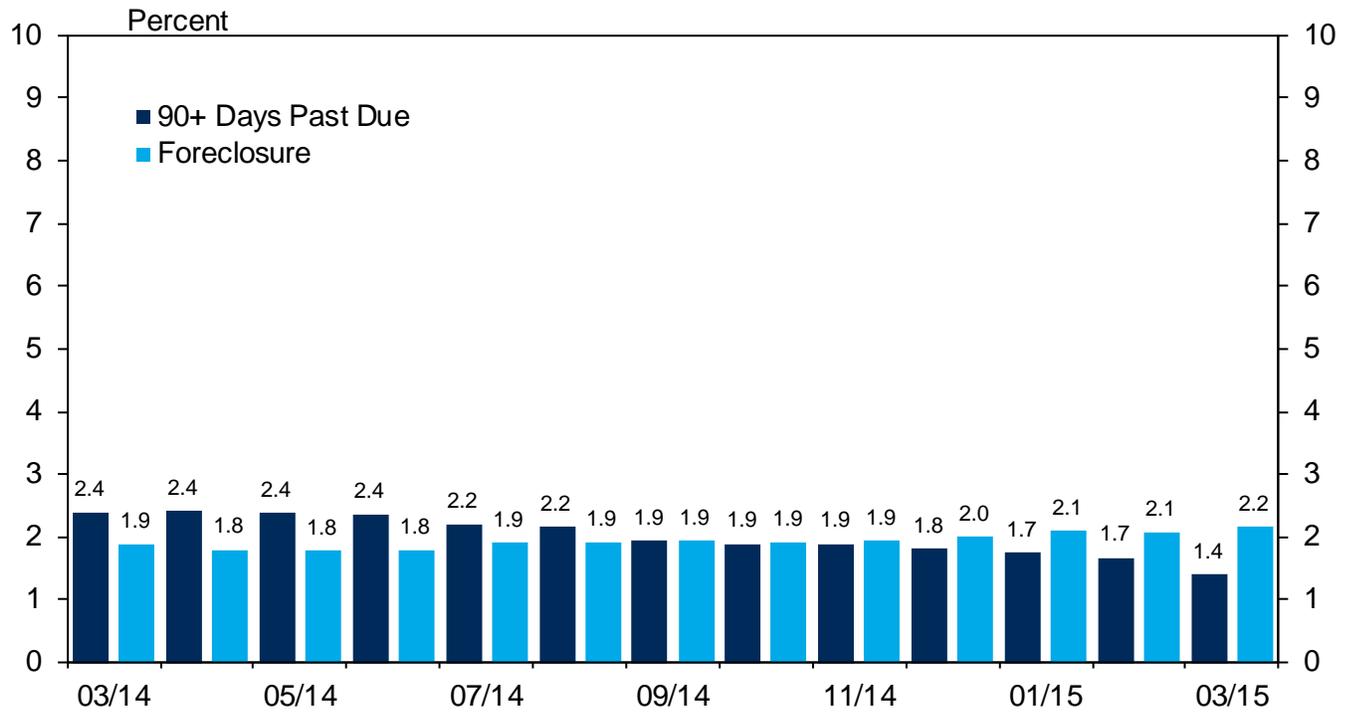
**Figure 12**  
**Owner-Occupied Loan Statistics: Maryland**



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

Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

**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/McDash Analytics (March 2015)

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

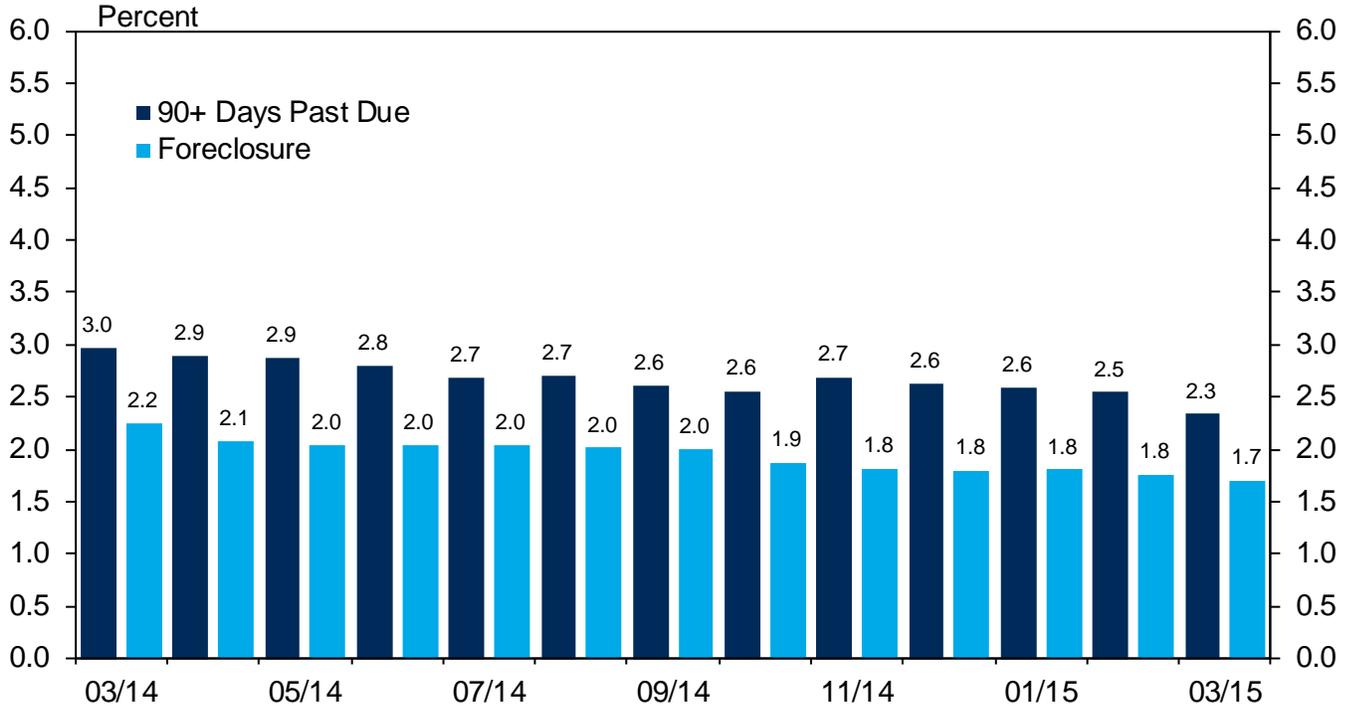
Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	2.86	2.24	1.08	2.27	1.72	1.28
Cambridge	4.28	3.22	2.90	2.87	2.55	2.87
Cumberland	2.69	2.65	1.68	2.46	1.98	2.32
Easton	2.10	2.05	0.97	1.20	1.62	1.15
Hagerstown	2.63	1.77	1.37	2.05	1.47	1.33
Lexington Park	2.46	1.77	1.11	2.06	1.39	1.34
Ocean Pines	1.83	2.13	1.36	1.32	1.46	1.29
Salisbury	2.53	3.13	1.82	2.31	2.14	2.21
Washington, DC*	3.15	2.20	0.84	2.46	1.65	0.96
Maryland	2.97	2.25	1.03	2.33	1.70	1.19
Fifth District	2.34	1.30	0.67	1.94	1.07	0.69
United States	2.26	1.82	0.64	1.87	1.41	0.70

\*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 total loans receive an N/A.

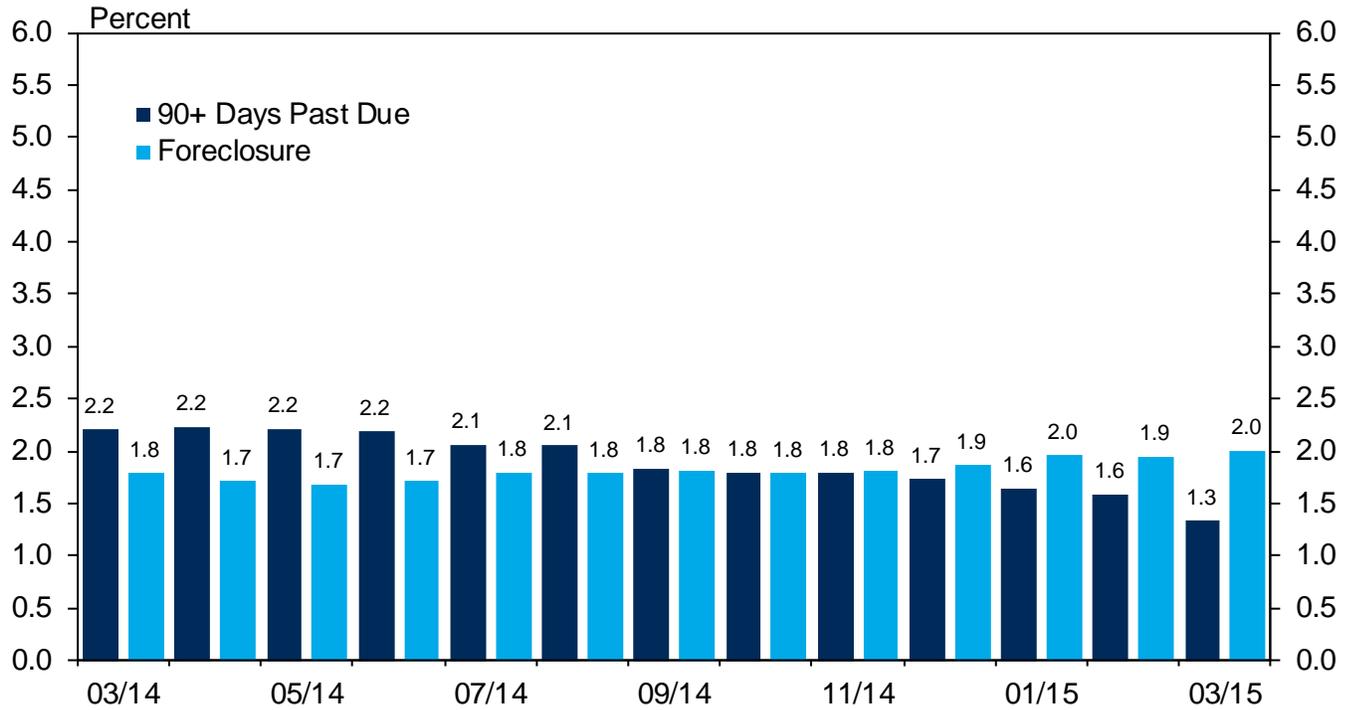
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

**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/McDash Analytics (March 2015)

**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/McDash Analytics (March 2015)

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

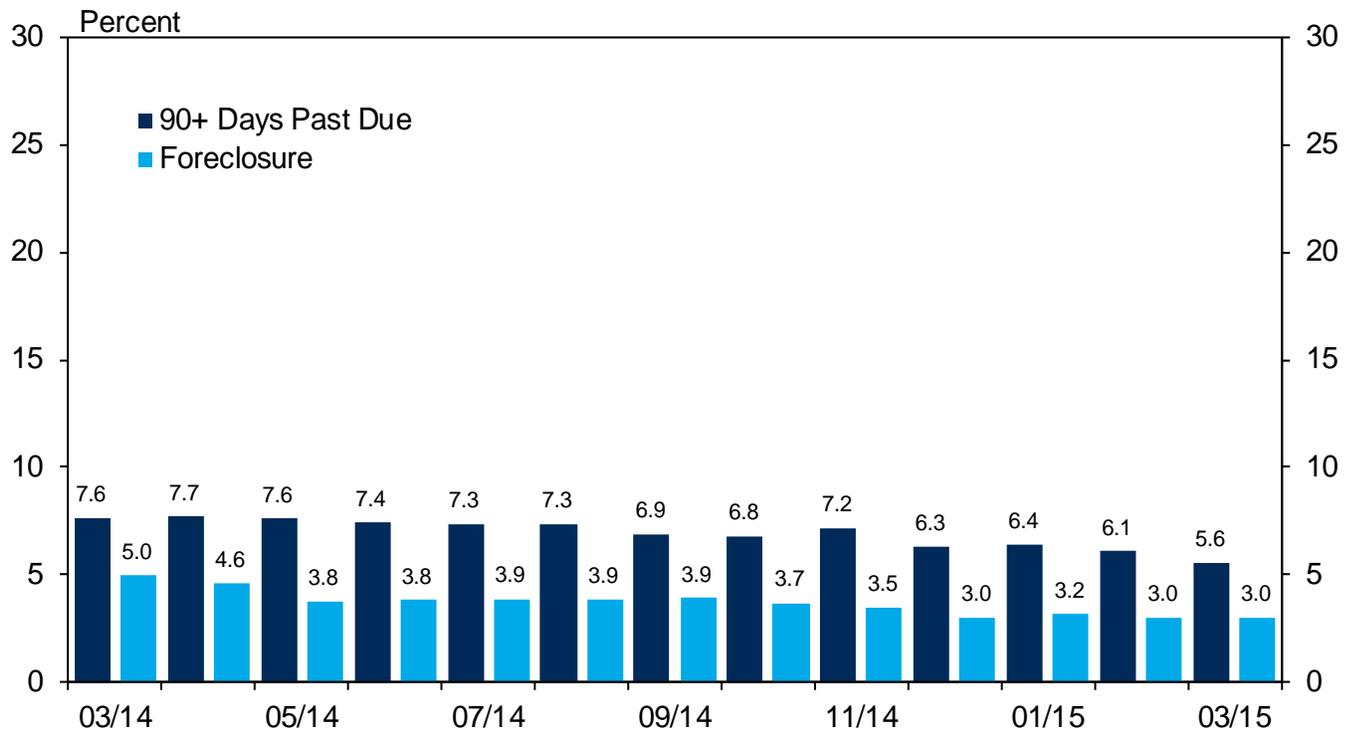
Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	7.93	5.30	3.12	5.97	2.75	2.03
Cambridge	6.41	1.28	1.28	4.35	2.90	0.00
Cumberland	5.75	4.21	1.15	3.70	4.63	1.85
Easton	5.00	5.00	8.75	1.45	8.70	2.90
Hagerstown	7.56	4.30	2.41	4.83	3.22	2.41
Lexington Park	6.57	5.84	4.74	7.36	3.46	3.03
Ocean Pines	2.14	5.88	3.74	1.24	1.86	1.24
Salisbury	5.22	3.30	2.47	3.85	3.85	2.24
Washington, DC*	7.80	4.64	2.39	5.48	3.05	1.77
Maryland	7.62	4.96	2.83	5.56	3.02	1.99
Fifth District	6.30	3.19	1.63	4.71	2.30	1.05
United States	6.68	5.44	1.72	4.49	3.27	1.32

\*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 total loans receive an N/A.

Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

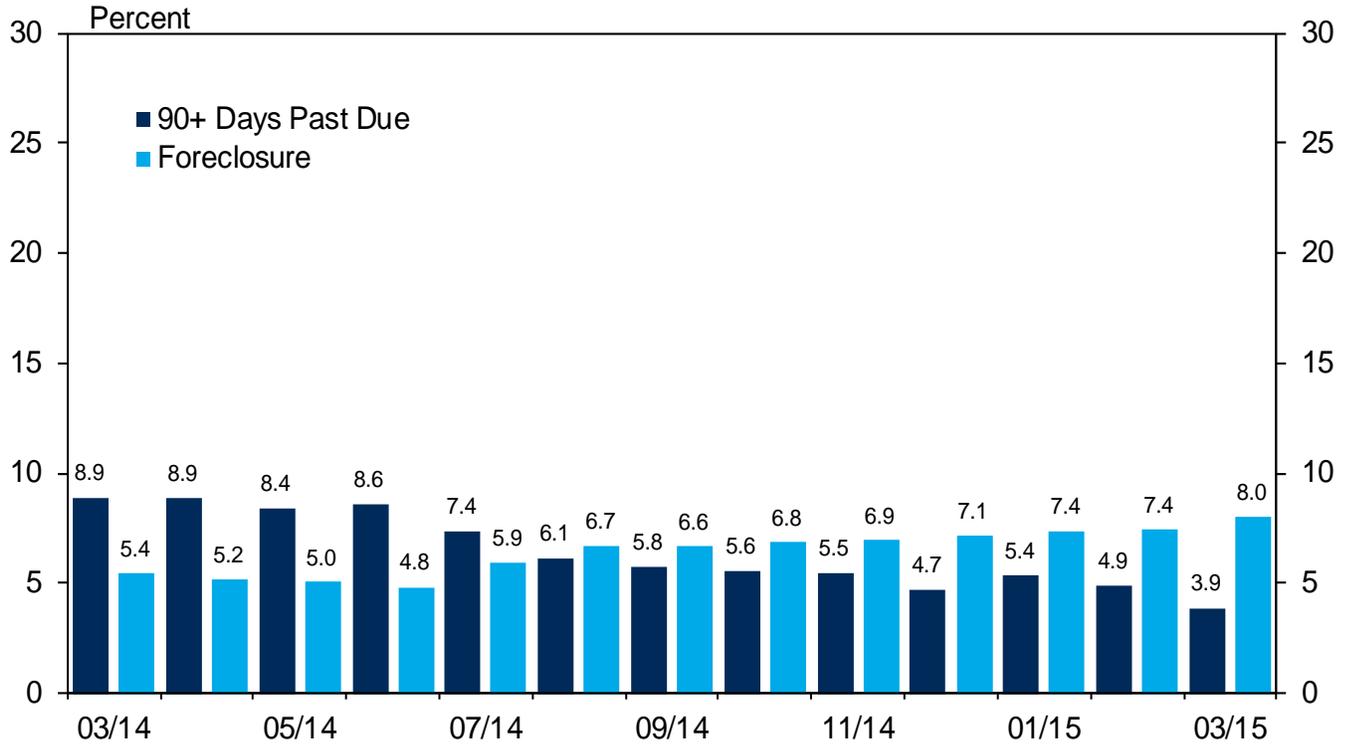
**Figure 16**  
**Owner-Occupied Subprime Loan Statistics: Maryland**



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/McDash Analytics (March 2015)

**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/McDash Analytics (March 2015)

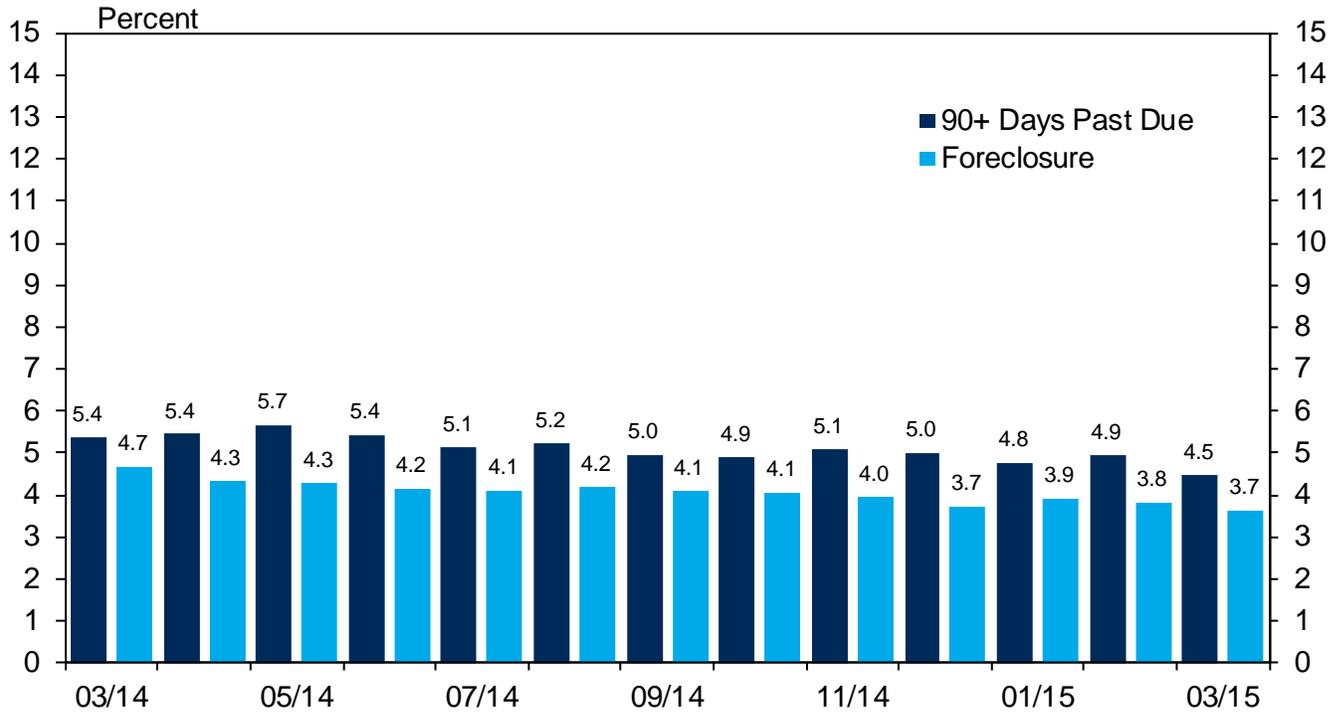
**Table 11**  
**Owner-Occupied Interest Only Loan Statistics: Maryland**

Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Baltimore-Towson	4.75	4.94	3.32	4.24	3.80	3.59
Cambridge	0.00	7.32	4.88	6.67	3.33	6.67
Cumberland	0.00	0.00	0.00	0.00	0.00	0.00
Easton	1.89	3.30	3.30	1.10	3.31	1.10
Hagerstown	5.45	4.22	4.57	2.42	3.14	4.11
Lexington Park	6.51	4.43	4.17	4.46	2.97	2.97
Ocean Pines	4.60	7.11	7.11	4.62	4.05	4.05
Salisbury	5.52	7.59	5.52	6.48	4.63	10.19
Washington, DC*	5.73	4.42	2.70	4.64	3.49	2.57
Maryland	5.38	4.67	3.05	4.47	3.65	3.03
Fifth District	3.66	2.84	1.73	3.11	2.28	1.61
United States	3.82	4.25	1.30	3.06	3.23	1.27

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

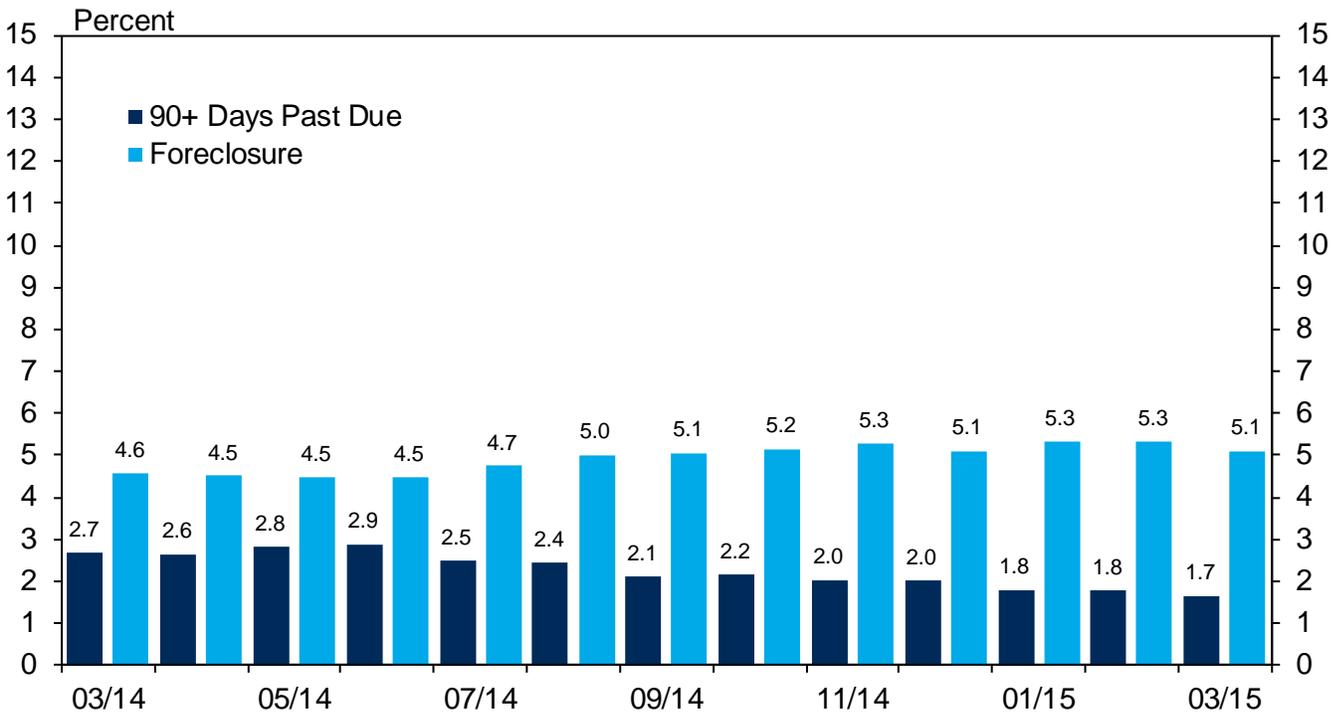
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

**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/McDash Analytics (March 2015)

**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/McDash Analytics (March 2015)

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

Geographic Area	Unemployment Rate	Percentage Point
		Change from March 2014
Baltimore-Towson	5.7	-0.7
Cambridge	8.5	-0.6
Cumberland	7.3	-0.6
Easton	5.9	-0.4
Hagerstown-Martinsburg	6.2	-0.4
California-Lexington Park	5.1	-0.4
Salisbury	7.3	-1.2
Washington, DC	4.7	-0.5
Maryland	5.4	-0.7
District of Columbia	7.3	-0.6
Fifth District	5.6	-0.6

Note: Data are not seasonally adjusted.  
Source: Bureau of Labor Statistics/Haver Analytics (March 2015)

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

Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	2.81	2.11	1.08	1.89	1.66	1.27
Charles County	4.88	2.95	1.29	4.11	2.39	1.29
Frederick County	1.96	1.73	0.75	1.52	1.28	0.81
Montgomery County	1.45	1.27	0.43	1.16	0.89	0.45
Prince George's County	5.55	3.48	1.33	4.24	2.61	1.57
District of Columbia	2.39	1.88	0.08	1.40	2.16	0.08

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015).

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

Geographic Area	March 2014			March 2015		
	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	2.19	1.81	0.80	1.70	1.41	0.95
Baltimore City	5.03	3.88	2.18	3.95	2.84	2.47
Baltimore County	3.31	2.43	1.15	2.66	1.93	1.34
Carroll County	2.02	1.89	0.96	1.72	1.20	1.10
Harford County	2.68	2.00	0.88	2.14	1.55	1.13
Howard County	1.59	1.22	0.47	1.26	0.90	0.48
Queen Anne's County	2.85	2.65	1.55	2.01	1.69	1.71

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015).

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

Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	2.68	2.06	1.03	1.81	1.62	1.27
Charles County	4.70	2.90	1.25	4.02	2.37	1.28
Frederick County	1.91	1.67	0.72	1.47	1.23	0.81
Montgomery County	1.40	1.23	0.42	1.12	0.87	0.44
Prince George's County	5.41	3.42	1.26	4.17	2.58	1.54
District of Columbia	2.21	1.79	0.08	1.34	2.01	0.08

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

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

Geographic Area	March 2014			March 2015		
	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	2.12	1.76	0.77	1.65	1.39	0.93
Baltimore City	4.88	3.79	2.12	3.84	2.85	2.47
Baltimore County	3.20	2.37	1.11	2.57	1.91	1.32
Carroll County	1.93	1.83	0.92	1.69	1.18	1.09
Harford County	2.57	1.94	0.87	2.08	1.52	1.12
Howard County	1.52	1.18	0.43	1.22	0.88	0.47
Queen Anne's County	2.69	2.57	1.47	1.95	1.66	1.66

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

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

Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	9.51	4.58	3.52	6.44	3.86	1.29
Charles County	10.63	4.62	2.47	7.18	3.13	1.66
Frederick County	5.53	5.92	2.67	4.99	4.34	0.65
Montgomery County	5.17	3.77	1.10	3.83	2.03	1.04
Prince George's County	8.73	4.89	2.85	6.02	3.33	2.30
District of Columbia	8.91	5.42	0.17	3.88	8.02	0.07

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

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

Geographic Area	March 2014			March 2015		
	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	5.97	4.94	2.94	4.92	2.51	1.91
Baltimore City	8.86	6.08	3.77	6.78	2.58	2.35
Baltimore County	8.16	4.97	2.69	6.95	2.67	2.09
Carroll County	7.91	5.38	3.16	3.46	3.11	1.73
Harford County	8.54	5.40	1.57	5.25	3.70	1.36
Howard County	6.13	3.72	3.53	3.98	2.78	1.39
Queen Anne's County	11.82	7.27	6.36	5.68	3.41	4.55

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

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

Geographic Area	March 2014			March 2015		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calvert County	6.05	4.45	3.38	3.74	4.74	2.74
Charles County	7.45	5.24	4.35	6.30	5.59	2.85
Frederick County	5.31	4.79	3.11	4.27	3.75	2.56
Montgomery County	3.50	3.44	1.74	3.10	2.41	1.70
Prince George's County	8.37	5.45	3.44	6.61	4.40	3.71
District of Columbia	2.69	4.57	0.20	1.67	5.11	0.17

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

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

Geographic Area	March 2014			March 2015		
	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	3.88	4.38	2.81	3.07	3.74	3.19
Baltimore City	5.52	4.90	4.58	4.00	4.34	4.23
Baltimore County	5.43	5.43	3.65	5.35	4.10	4.10
Carroll County	6.04	5.28	4.72	5.28	5.01	3.96
Harford County	6.09	6.36	3.44	7.82	4.18	4.36
Howard County	4.14	4.14	2.30	3.15	3.00	2.38
Queen Anne's County	4.07	8.14	4.07	5.83	1.79	6.28

Notes: FHA and VA as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 total loans receive an N/A.  
Source: Federal Reserve Bank of Richmond/McDash Analytics (March 2015)

## 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) McDash Analytics Mortgage Data*

McDash Analytics periodically enhances the 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.