Mortgage Performance Summary

QUARTERLY UPDATE

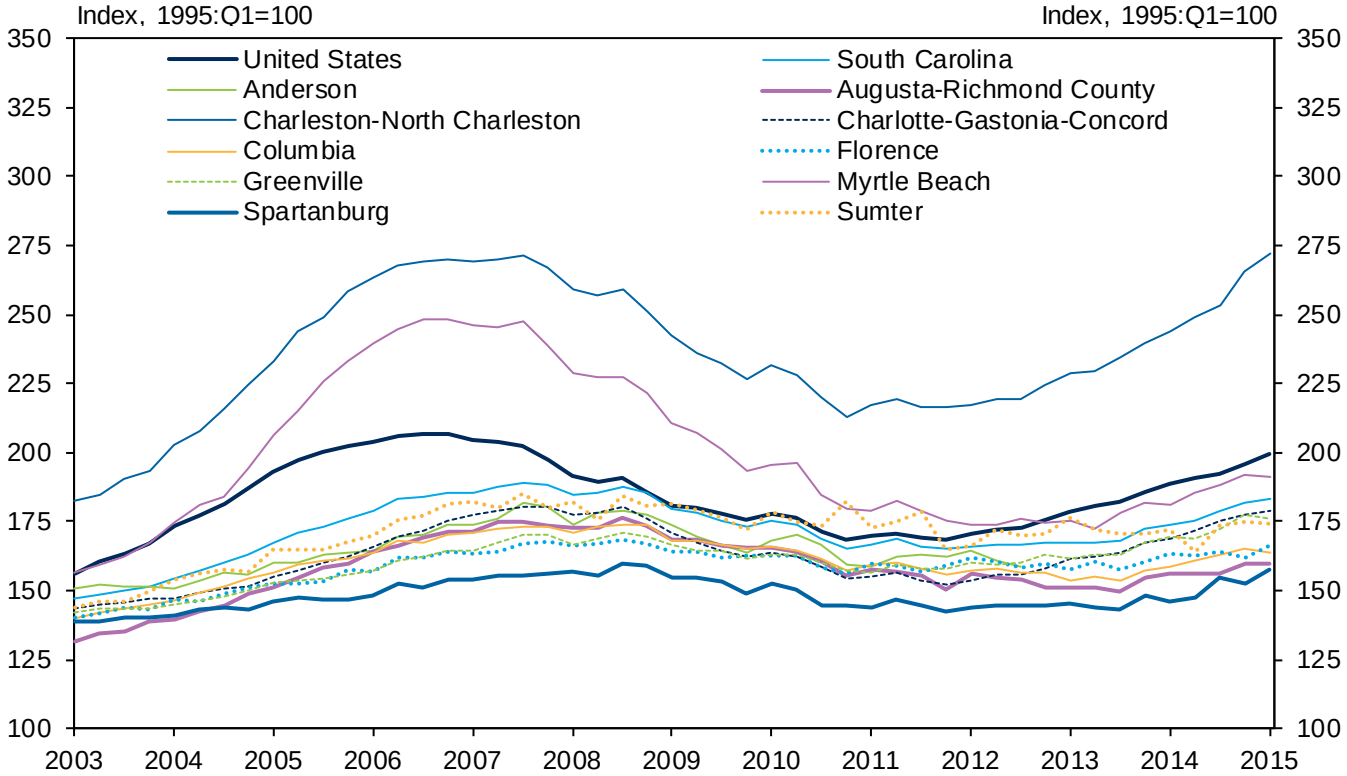
Housing Market and Mortgage Performance in South Carolina

3rd Quarter, 2015

Joseph Mengedoth
Michael Stanley

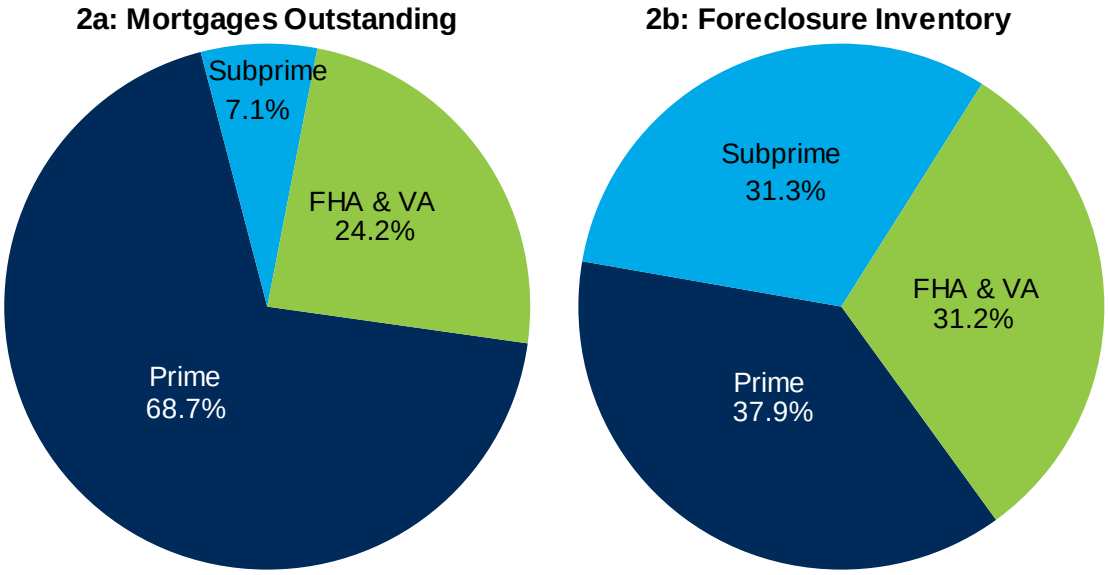
FEDERAL RESERVE BANK OF RICHMOND®
Richmond • Baltimore • Charlotte

Figure 1
FHFA House Price Index: South Carolina



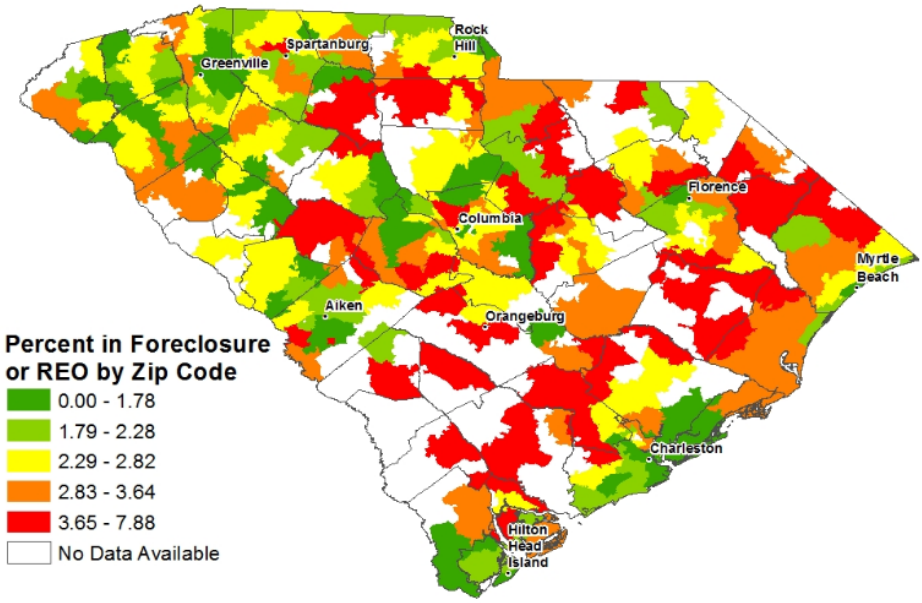
Source: Federal Housing Finance Agency (2015:Q3)/Haver Analytics

Figure 2
Mortgage Distribution: South Carolina



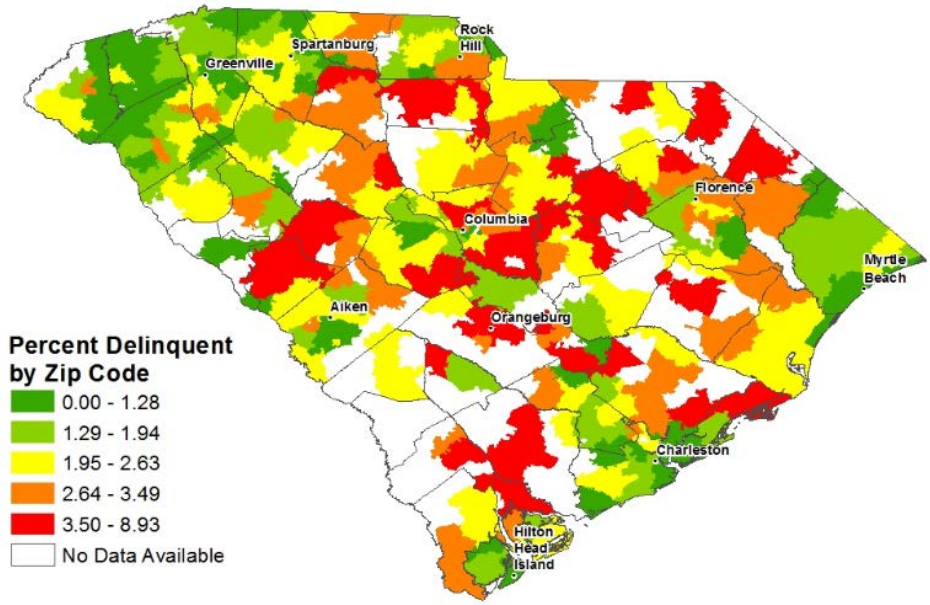
Source: Mortgage Bankers Association (2015:Q3)/Haver Analytics. Percentages may not sum to 100 due to rounding.

Figure 3
Percentage of Owner-Occupied Loans in Foreclosure or REO[1]: South Carolina



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 (September 2015)

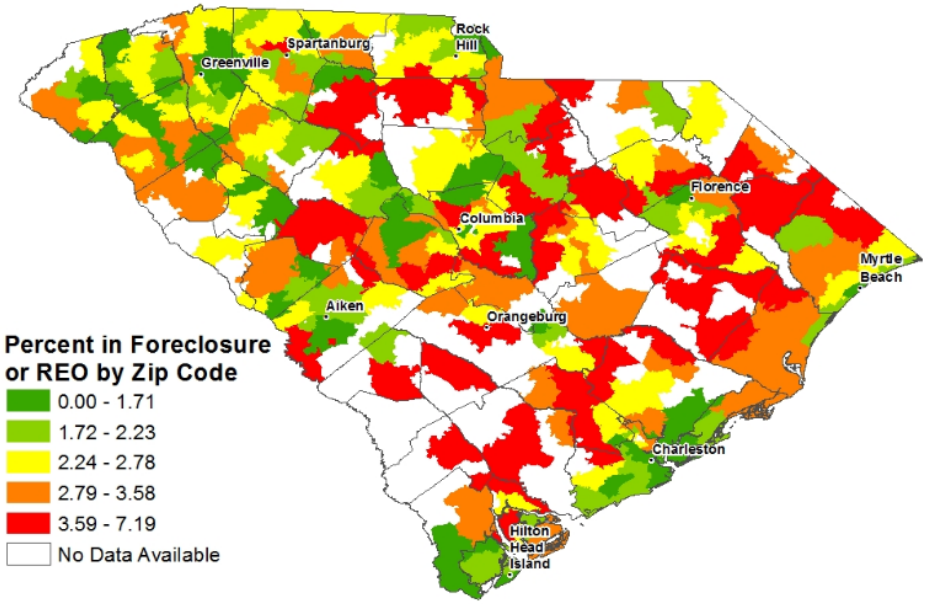
Figure 4
Percentage of Owner-Occupied Loans with 90+ Day Delinquency: South Carolina



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 (September 2015)

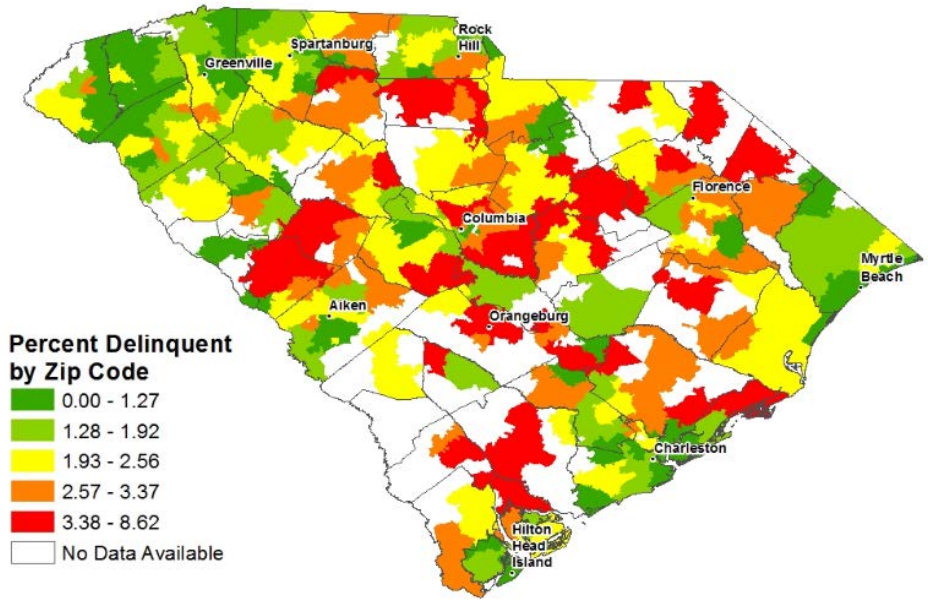
[1] Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

Figure 5
Percentage of Owner-Occupied Prime Loans in Foreclosure or REO[2]: South Carolina



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 (September 2015)

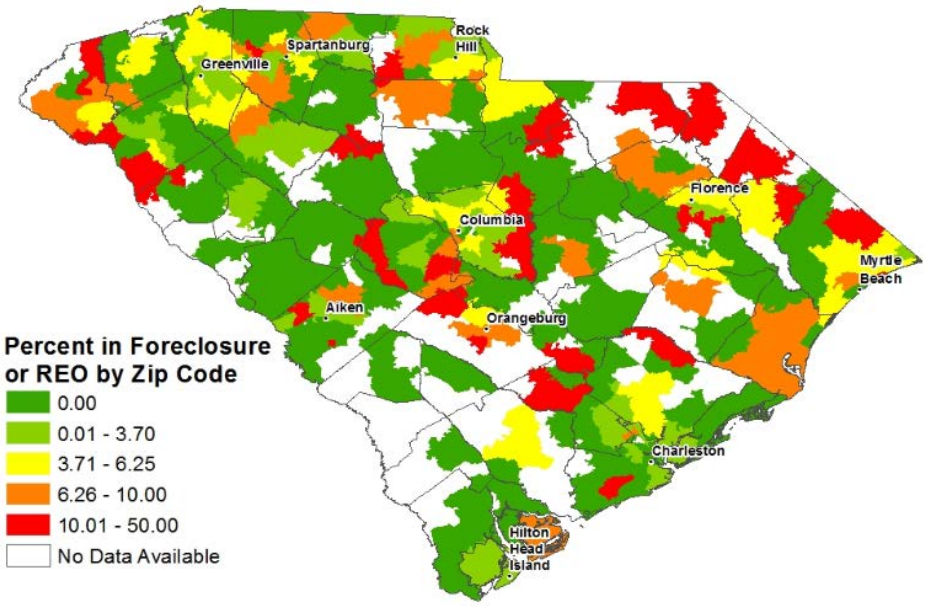
Figure 6
Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency: South Carolina



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 (September 2015)

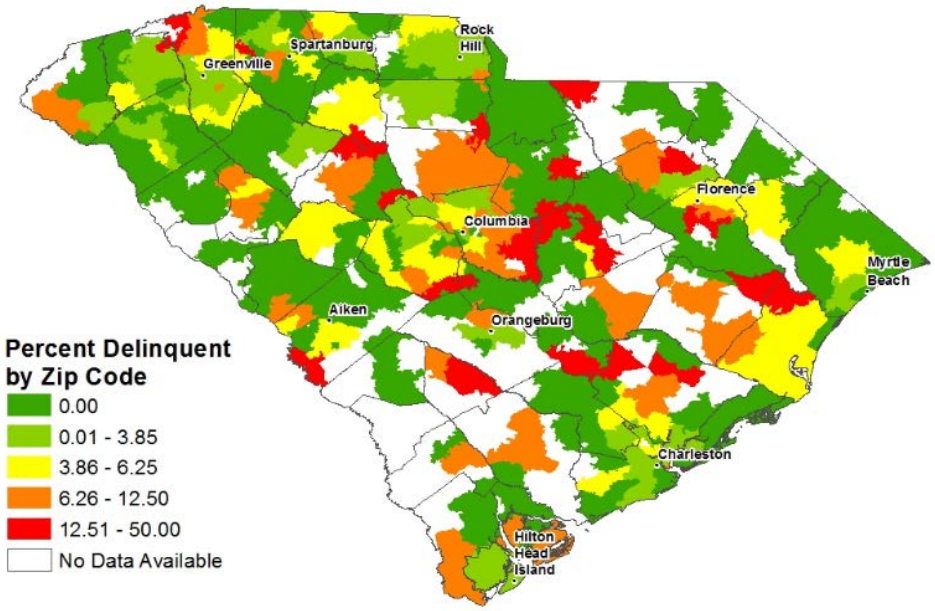
[2] Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

Figure 7
Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO: South Carolina



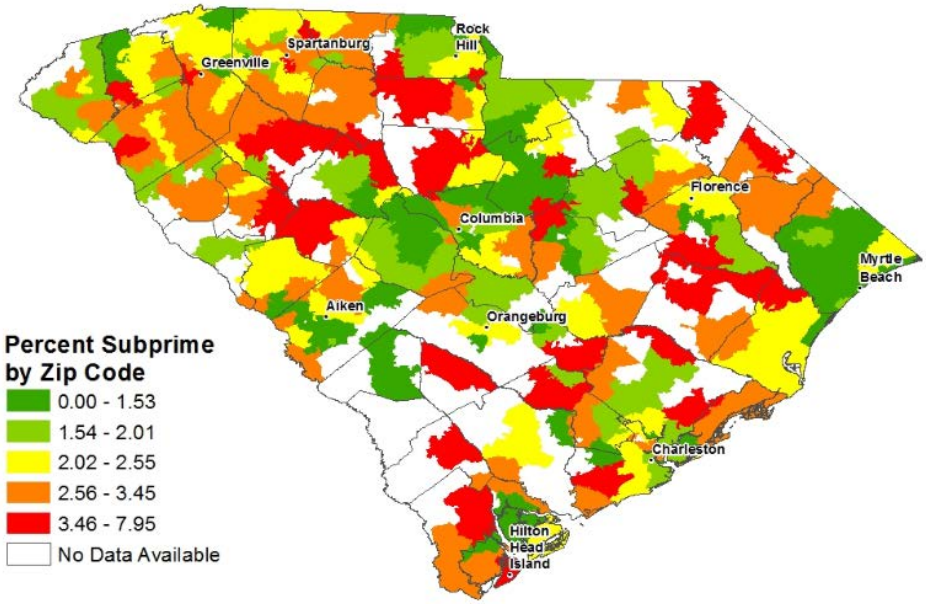
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 total loans or no data available.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Figure 8
Percentage of Owner-Occupied Subprime Loans with 90+ Day Delinquency: South Carolina



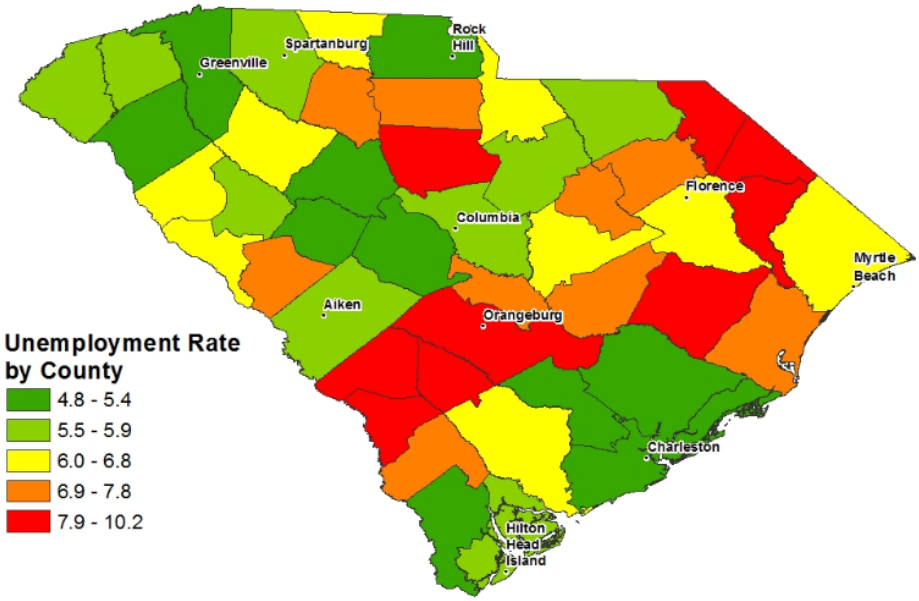
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 total loans or no data available.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Figure 9
Percentage of Owner-Occupied Mortgages with Subprime Loans: South Carolina



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 (September 2015)

Figure 10
Unemployment Rate: South Carolina



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

Table 1
Foreclosure Rates by Mortgage Type: South Carolina

	South Carolina		United States
Loan Type	Percent in Foreclosure	National Rank	Percent in Foreclosure
Total	1.85	22	1.88
Prime Total	1.02	19	1.10
Prime Fixed-Rate	0.92	20	0.95
Prime Adjustable-Rate	1.86	20	2.30
Subprime Total	8.12	19	8.13
Subprime Fixed-Rate	7.77	15	6.84
Subprime Adjustable-Rate	9.33	21	11.29

Source: Mortgage Bankers Association (2015:Q3)/Haver Analytics

Table 2
Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90 + Days Past Due	National Rank	Percent in Forclosure	National Rank
District of Columbia	1.24	35	3.03	5
Maryland	2.15	7	2.49	11
North Carolina	1.70	22	1.20	32
South Carolina	1.66	25	1.85	22
Virginia	1.41	29	0.80	41
West Virginia	1.68	24	1.15	34
Fifth District	1.70	-	1.49	-
United States	1.69	-	1.88	-

Source: Mortgage Bankers Association (2015:Q3)/Haver Analytics

Table 3
Prime Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90 + Days Past Due	National Rank	Percent in Forclosure	National Rank
District of Columbia	0.75	31	1.91	4
Maryland	1.25	8	1.34	13
North Carolina	0.84	28	0.59	33
South Carolina	0.96	22	1.02	19
Virginia	0.70	35	0.39	41
West Virginia	1.04	18	0.66	29
Fifth District	0.91	-	0.79	-
United States	0.97	-	1.10	-

Source: Mortgage Bankers Association (2015:Q3)/Haver Analytics

Table 4
Subprime Share of All Loans: Fifth District

Geographic Area	Percent Subprime	National Rank
District of Columbia	6.12	37
Maryland	7.71	13
North Carolina	6.01	38
South Carolina	7.14	23
Virginia	5.40	45
West Virginia	6.21	35
Fifth District	6.37	-
United States	7.33	-

Source: Mortgage Bankers Association (2015:Q3)/Haver Analytics

Table 5
Subprime Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90 + Days Past Due	National Rank	Percent in Forclosure	National Rank
District of Columbia	5.99	28	16.95	4
Maryland	7.87	9	11.58	11
North Carolina	7.18	17	5.23	28
South Carolina	5.98	29	8.12	19
Virginia	7.04	18	4.16	36
West Virginia	7.41	16	4.72	32
Fifth District	7.12	-	7.31	-
United States	6.42	-	8.13	-

Source**:** Mortgage Bankers Association (2015:Q3)/Haver Analytics

Table 6
General Housing Statistics: South Carolina

	Housing Units					Percent of Owner-Occupied Mortgages With:			
				Owner-Occupied					
Geographic Area	Total	Vacant	Occupied	Total	With a Mortgage	Prime Loan	Subprime Loan	Adjustable Rate	Interest Only
Anderson	84,774	10,945	73,829	53,015	33,690	97.38	2.62	3.86	0.55
Augusta-Richmond	236,949	24,704	212,245	142,816	97,612	97.58	2.42	4.66	0.44
Charleston	298,542	38,555	259,987	170,522	125,278	97.98	2.02	9.91	2.94
Charlotte-Gastonia	737,775	66,546	671,229	445,815	356,468	98.15	1.85	9.68	2.02
Columbia	331,470	36,589	294,881	200,980	144,966	98.49	1.51	5.26	0.66
Florence	88,963	9,779	79,184	54,526	33,016	97.69	2.31	4.26	0.29
Greenville-Maudlin	277,415	30,131	247,284	168,575	115,954	97.47	2.53	5.48	0.70
Hilton Head Island	103,322	29,860	73,462	51,739	34,273	96.92	3.08	15.91	5.34
Myrtle Beach	185,992	73,767	112,225	76,997	49,985	98.59	1.41	7.45	1.85
Spartanburg	122,628	13,382	109,246	76,260	51,132	97.70	2.30	4.64	0.73
Sumter	46,011	5,613	40,398	27,014	17,508	98.30	1.70	5.53	0.51
South Carolina	2,137,683	336,502	1,801,181	1,248,805	825,417	97.94	2.06	6.75	1.40
Fifth District	13,387,600	1,598,257	11,789,343	7,930,734	5,632,033	97.71	2.29	9.14	2.49
United States	131,704,730	14,988,438	116,716,292	75,986,074	51,208,208*	98.11	1.89	9.15	2.45

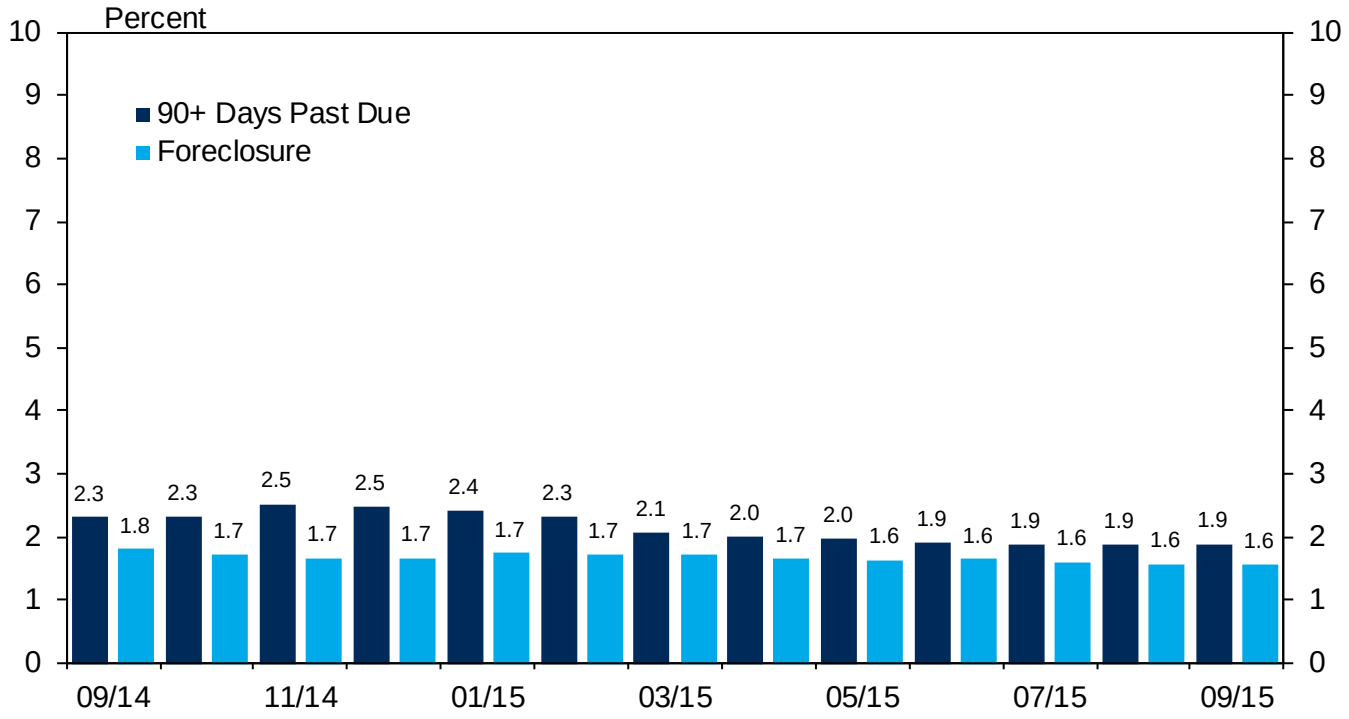
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.
Source: Housing units are reported in the 2010 Census. Mortgage estimates are Federal Reserve Bank of Richmond calculations using data from McDash Analytics (September 2015).
Definitions of the metropolitan 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 7
Owner-Occupied Loan Statistics: South Carolina

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anderson	1.84	1.52	0.90	1.58	1.38	0.76
Augusta-Richmond	2.89	0.99	0.78	2.49	0.89	0.81
Charleston	2.12	1.93	0.69	1.78	1.56	0.53
Charlotte-Gastonia	2.35	1.05	0.62	1.79	0.93	0.50
Columbia	2.91	1.96	0.78	2.48	1.78	0.73
Florence	2.58	1.92	0.67	2.38	1.57	0.79
Greenville-Maudlin	1.77	1.49	0.50	1.34	1.21	0.51
Hilton Head Island	1.89	1.92	0.76	1.43	1.39	0.51
Myrtle Beach	1.67	2.10	0.98	1.23	1.71	0.78
Spartanburg	2.19	1.90	0.82	1.83	1.78	0.66
Sumter	3.51	1.94	0.84	2.66	2.17	0.77
South Carolina	2.31	1.81	0.75	1.89	1.57	0.65
Fifth District	2.29	1.30	0.82	1.82	1.13	0.77
United States	2.23	1.76	0.78	1.75	1.47	0.76

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 (September 2015).

Figure 11
Owner-Occupied Loan Statistics: South Carolina



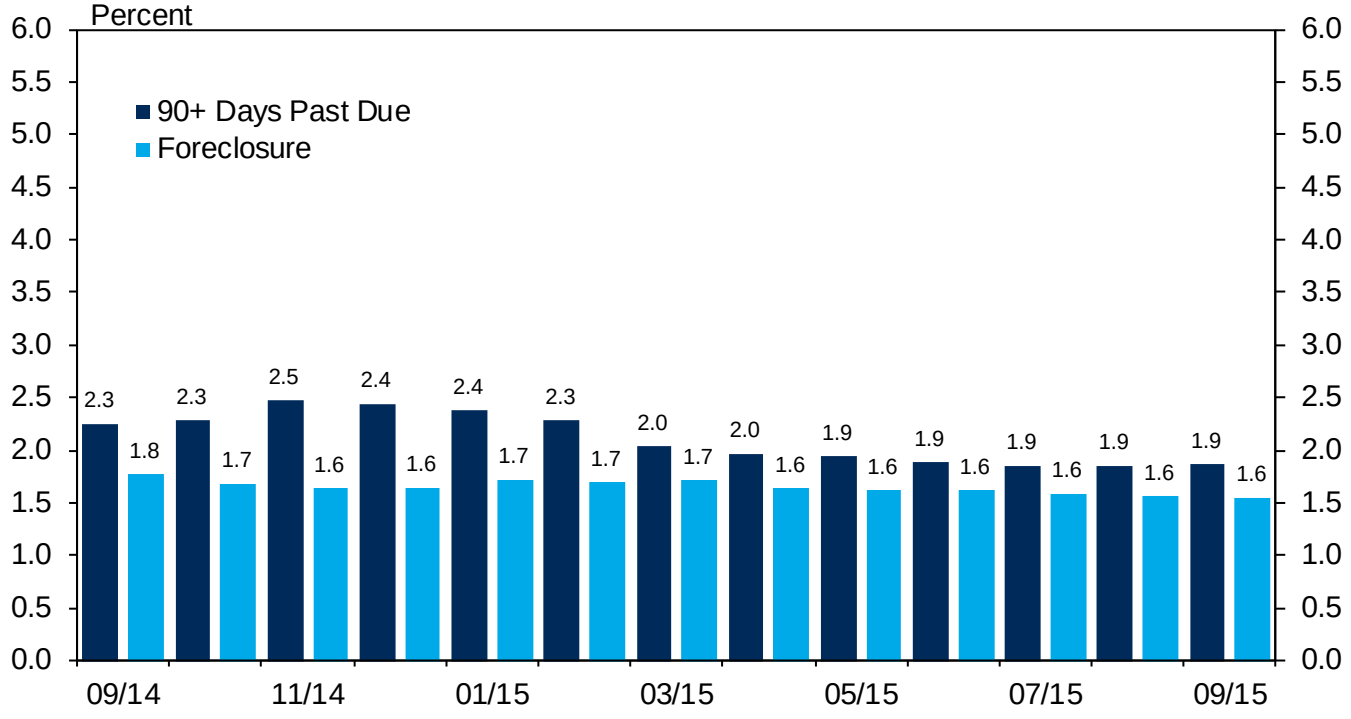
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Table 8
Owner-Occupied Prime Loan Statistics: South Carolina

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anderson	1.78	1.50	0.87	1.58	1.38	0.75
Augusta-Richmond	2.85	0.97	0.78	2.47	0.89	0.81
Charleston	2.06	1.90	0.68	1.75	1.54	0.52
Charlotte-Gastonia	2.30	1.02	0.62	1.77	0.91	0.50
Columbia	2.84	1.94	0.76	2.44	1.76	0.73
Florence	2.48	1.86	0.66	2.29	1.55	0.77
Greenville-Maudlin	1.72	1.45	0.49	1.30	1.19	0.51
Hilton Head Island	1.86	1.87	0.77	1.43	1.37	0.52
Myrtle Beach	1.65	2.06	0.97	1.23	1.68	0.78
Spartanburg	2.13	1.85	0.82	1.78	1.77	0.64
Sumter	3.44	1.90	0.84	2.62	2.17	0.73
South Carolina	2.25	1.77	0.74	1.86	1.55	0.65
Fifth District	2.22	1.27	0.81	1.77	1.11	0.77
United States	2.16	1.72	0.77	1.71	1.44	0.76

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 (September 2015)

Figure 12
Owner-Occupied Prime Loan Statistics: South Carolina



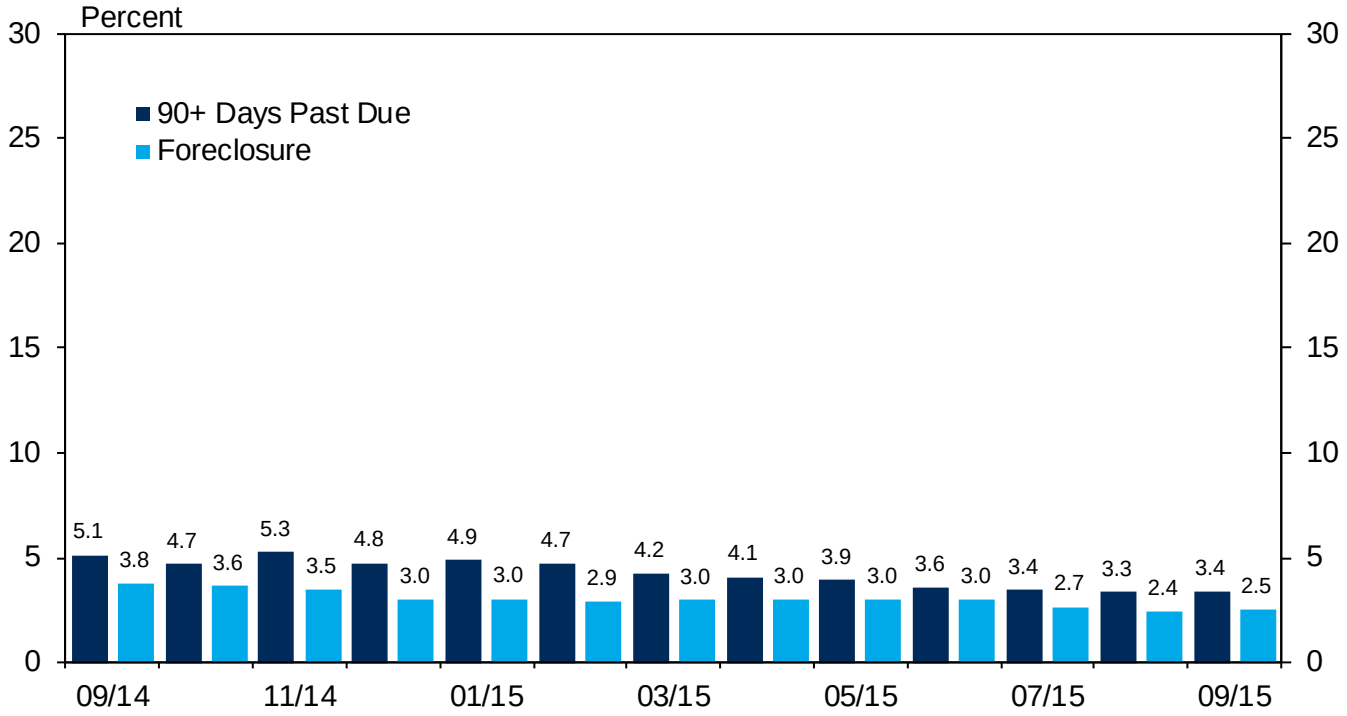
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.
Source: Federal Reserve Bank of Richmond /McDash Analytics (September 2015)

Table 9
Owner-Occupied Subprime Loan Statistics: South Carolina

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anderson	4.15	2.37	1.78	1.50	1.50	1.20
Augusta-Richmond	4.49	1.63	0.95	2.98	1.02	0.71
Charleston	5.23	3.73	1.27	3.24	2.34	0.75
Charlotte-Gastonia	5.26	2.93	1.05	3.09	1.62	0.57
Columbia	7.63	3.64	1.77	5.02	2.60	0.84
Florence	6.45	4.30	1.08	5.79	2.32	1.93
Greenville-Maudlin	3.98	3.17	0.81	2.90	2.14	0.62
Hilton Head Island	3.02	3.96	0.57	1.44	1.98	0.18
Myrtle Beach	2.92	5.11	1.70	1.71	3.99	0.85
Spartanburg	5.00	3.89	0.74	3.86	2.44	1.42
Sumter	7.08	4.42	0.88	5.15	2.06	3.09
South Carolina	5.14	3.75	1.41	3.41	2.52	0.94
Fifth District	5.73	2.72	1.30	3.97	1.91	0.91
United States	6.11	4.21	1.52	3.70	2.59	1.09

Notes: FHA and VA loans, and 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 (September 2015)

Figure 13
Owner-Occupied Subprime Loan Statistics: South Carolina



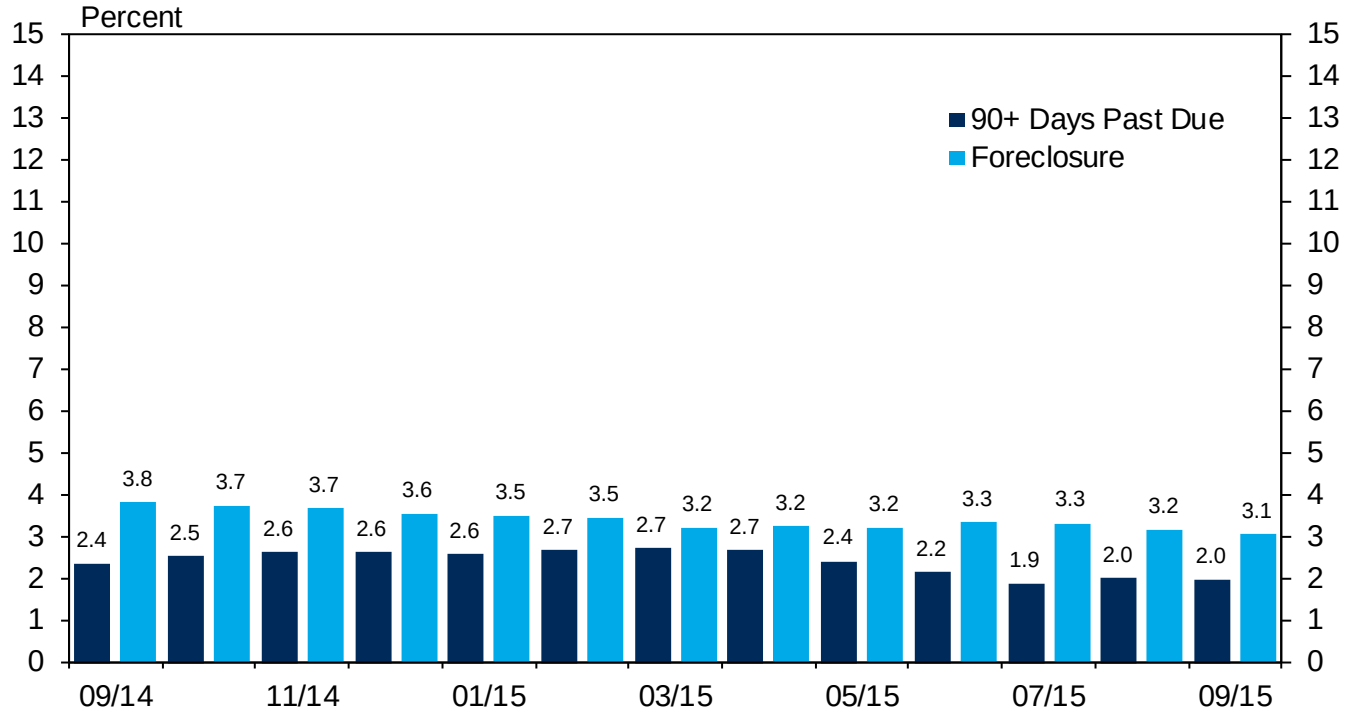
Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Table 10
Owner-Occupied Interest Only Loan Statistics: South Carolina

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Anderson	2.53	6.33	1.27	2.86	4.29	0.00
Augusta-Richmond	1.91	1.15	2.29	0.43	1.29	1.29
Charleston	2.07	3.29	1.22	1.76	2.59	0.93
Charlotte-Gastonia	2.57	1.88	1.11	1.79	1.54	0.71
Columbia	3.70	4.81	1.48	3.21	3.00	1.07
Florence	7.50	7.50	0.00	3.03	9.09	6.06
Greenville-Maudlin	1.69	3.81	1.27	1.76	3.77	0.75
Hilton Head Island	2.50	3.84	1.87	2.18	2.80	1.25
Myrtle Beach	1.94	5.43	2.13	1.30	4.77	0.87
Spartanburg	2.17	3.80	1.63	2.55	4.46	0.64
Sumter	0.00	6.67	0.00	3.45	0.00	0.00
South Carolina	2.38	3.83	1.57	1.98	3.06	1.05
Fifth District	3.45	2.97	2.16	2.92	2.45	1.71
United States	3.63	4.35	1.71	2.84	3.52	1.40

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 (September 2015)

Figure 14
Owner-Occupied Interest Only Loan Statistics: South 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/McDash Analytics (September 2015)

Table 11
Unemployment Rates: South Carolina

Geographic Area	Unemployment Rate	Percentage Point Change from September 2014
Augusta-Richmond	6.3	-1.0
Charleston	5.1	-0.8
Charlotte-Gastonia	5.2	-0.5
Columbia	5.4	-0.9
Florence	6.6	-1.3
Greenville-Mauldin	5.1	-1.0
Hilton Head Island	5.4	-0.6
Myrtle Beach	6.2	-0.7
Spartanburg	5.6	-1.2
Sumter	6.8	-1.0
South Carolina	5.8	-1.0
Fifth District	5.1	-0.6

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

Table 12
Owner-Occupied Loan Statistics
Greenville-Maudlin, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Greenville County	1.74	1.51	0.45	1.38	1.22	0.45
Laurens County	2.66	1.73	0.93	1.83	1.37	1.08
Pickens County	1.66	1.29	0.62	1.00	1.14	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 total loans receive an N/A.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Table 13
Owner-Occupied Loan Statistics
Columbia, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calhoun County	4.52	0.71	0.24	1.59	1.85	0.53
Fairfield County	3.46	2.31	0.62	2.74	1.99	0.19
Kershaw County	3.33	1.90	1.05	2.97	1.79	1.04
Lexington County	2.19	1.96	0.72	1.89	1.70	0.68
Richland County	3.33	1.98	0.78	2.85	1.82	0.73
Saluda County	4.44	1.61	1.61	3.81	2.54	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 total loans receive an N/A.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Table 14
Owner-Occupied Loan Statistics
Charleston, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Berkeley County	2.68	2.30	0.88	2.47	2.15	0.51
Charleston County	1.57	1.60	0.55	1.21	1.12	0.46
Dorchester County	2.64	2.19	0.78	2.24	1.87	0.67

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 (September 2015)

Table 15
Owner-Occupied Prime Loan Statistics
Greenville-Maudlin, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Greenville County	1.70	1.47	0.45	1.34	1.19	0.44
Laurens County	2.55	1.74	0.89	1.86	1.34	1.08
Pickens County	1.60	1.28	0.60	0.97	1.13	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 total loans receive an N/A.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Table 16
Owner-Occupied Prime Loan Statistics
Columbia, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calhoun County	4.41	0.74	0.25	1.62	1.89	0.54
Fairfield County	3.05	2.40	0.65	2.55	1.96	0.20
Kershaw County	3.27	1.83	1.05	2.91	1.77	1.02
Lexington County	2.15	1.94	0.71	1.86	1.69	0.68
Richland County	3.25	1.96	0.76	2.81	1.81	0.73
Saluda County	4.70	1.50	1.50	3.83	2.70	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 total loans receive an N/A.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Table 17
Owner-Occupied Prime Loan Statistics
Charleston, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Berkeley County	2.61	2.25	0.88	2.43	2.12	0.50
Charleston County	1.52	1.59	0.54	1.19	1.11	0.46
Dorchester County	2.59	2.15	0.77	2.22	1.84	0.66

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 (September 2015)

Table 18
Owner-Occupied Subprime Loan Statistics
Greenville-Maudlin, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Greenville County	3.78	3.68	0.60	3.22	2.23	0.71
Laurens County	4.92	1.64	1.64	0.99	1.98	0.99
Pickens County	4.37	1.75	1.31	2.17	1.74	0.00

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 (September 2015)

Table 19
Owner-Occupied Subprime Loan Statistics
Columbia, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calhoun County	8.33	0.00	0.00	0.00	0.00	0.00
Fairfield County	13.95	0.00	0.00	7.69	2.56	0.00
Kershaw County	8.14	6.98	1.16	7.23	3.61	2.41
Lexington County	5.26	3.16	1.58	4.07	2.54	0.51
Richland County	9.00	3.81	2.08	5.34	2.67	0.95
Saluda County	0.00	3.57	3.57	3.45	0.00	0.00

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 (September 2015)

Table 20
Owner-Occupied Subprime Loan Statistics
Charleston, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Berkeley County	6.54	4.90	1.31	4.50	3.22	1.29
Charleston County	4.46	2.64	1.32	2.50	1.47	0.29
Dorchester County	5.44	4.58	1.15	3.57	3.27	1.19

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

Table 21
Owner-Occupied Interest Only Loan Statistics
Greenville-Maudlin, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Greenville County	1.83	3.66	1.05	1.25	3.76	0.63
Laurens County	0.00	20.00	0.00	0.00	20.00	0.00
Pickens County	1.23	2.47	2.47	4.35	1.45	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 total loans receive an N/A.
Source: Federal Reserve Bank of Richmond/McDash Analytics (September 2015)

Table 22
Owner-Occupied Interest Only Loan Statistics
Columbia, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Calhoun County	0.00	0.00	0.00	0.00	0.00	0.00
Fairfield County	33.33	0.00	0.00	0.00	0.00	0.00
Kershaw County	0.00	2.86	0.00	3.70	0.00	3.70
Lexington County	1.04	5.70	2.07	1.86	3.11	1.86
Richland County	5.54	4.56	1.30	4.00	3.27	0.36
Saluda County	0.00	0.00	0.00	0.00	0.00	0.00

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 (September 2015)

Table 23
Owner-Occupied Interest Only Loan Statistics
Charleston, SC MSA

	September 2014			September 2015		
Geographic Area	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Berkeley County	4.02	3.74	1.44	2.56	3.66	1.10
Charleston County	1.51	3.02	1.03	1.03	2.13	0.88
Dorchester County	2.74	4.11	1.92	4.38	3.70	1.01

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 (September 2015)

MSA Definitions

1. **Anderson, SC MSA –** Anderson County, SC
2. **Augusta-Richmond, GA-SC MSA –** Burke County, GA; Columbia County, GA; McDuffie County, GA; Richmond County, GA; Aiken County, SC; Edgefield County, SC
3. **Charleston, SC MSA –** Berkeley County, SC; Charleston County, SC; Dorchester County, SC
4. **Charlotte-Gastonia, NC-SC MSA –** Charlotte, NC; Gastonia, NC; Concord, NC; Rock Hill, SC; Anson County, NC; Cabarrus County, NC; Gaston County, NC; Mecklenburg County, NC; Union County, NC; York County, SC
5. **Columbia, SC MSA-** Calhoun County, SC: Fairfield County, SC; Kershaw County, SC; Lexington County, SC; Richland County, SC; Saluda County, SC
6. **Florence, SC MSA –** Darlington County, SC; Florence County, SC
7. **Greenville-Maudlin, SC MSA –** Greenville County, SC; Laurens County, SC; Pickens County, SC
8. **Hilton Head Island micropolitan statistical area –** Beaufort County, SC; Jasper County, SC
9. **Myrtle Beach, SC MSA –** Horry County, SC
10. **Spartanburg, SC MSA –** Spartanburg County, SC
11. **Sumter, SC MSA –** Sumter County, SC

Source: Office of Management and Budget, 2008

South 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) McDash Analytics Mortgage Data

McDash Analytics recently made a large enhancement to their mortgage performance data with the addition of several, primarily non-bank, mortgage servicers covering an additional 3.5 million loans. Performance numbers for the added servicers date back to January 2010. Historical rates may have changed in this version of the Mortgage Performance Summaries from previous versions.