



Washington, D.C. Metropolitan Area Foreclosure Monitor – Winter 2011



The Washington, D.C. metropolitan area continued to experience historically high rates of foreclosure and mortgage delinquency through 2010. The housing market appears to have stabilized in many parts of the region over the past year.

Foreclosure Inventory

- The regional foreclosure rate remained high, at 2.5%, with 29,900 loans in foreclosure in December 2010. The rate was down only slightly (0.2 points) from one year ago.
- County foreclosure rates ranged from 0.7% in Arlington to 4.8% in Prince George's.
- The District of Columbia, Fauquier, and Stafford moved from below to above the regional average foreclosure rate between September and December 2010.

Mortgage Delinquency

- 7.6% of mortgages in the metro were 30+ days delinquent in December 2010, totaling 92,100 loans. The rate was down 1.7 points from one year before.
- County total delinquency rates ranged from 2.0% in Arlington to 16.5% in Prince George's.
- 3.9% of loans in the region were 90+ days delinquent, but 10 ZIP codes had rates above 10.0%.

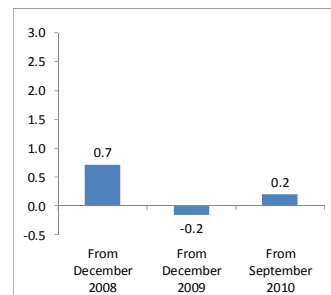
Real Estate Owned (REO) Properties

- 37.9% of ZIP codes in the region with more than 500 loans have comparatively high risk for new REO, with 8.9% of ZIP codes at the highest risk for new REO in December 2010.
- The number of ZIP codes in the high or highest risk for new REO categories decreased in the past year from 96 ZIP codes in December 2009 to 89 ZIP codes in December 2010.

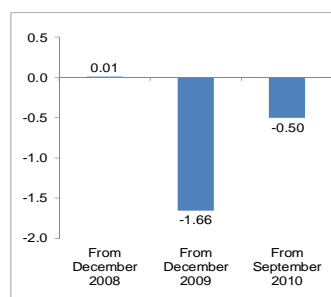
Sales Market

- About 5,200 homes were sold in December 2010, down about 5% from the regional volume last December.
- The median sales price rose 0.9% in one year to \$317,383 in December 2010. Though down since 2007, the median price was 37% higher than in December 2000.
- There was little change in the past year in the ratio of the inventory of active listings and pending sales to current sales in December 2010, with 6.2 months of inventory.

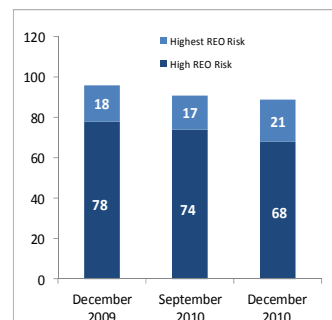
Pct. Point Change in
Foreclosure Rate (12/2010)



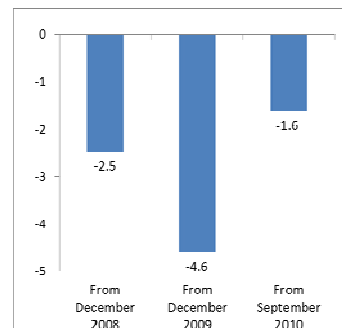
Pct. Point Change in Total
Delinquency Rate (12/2010)



Number of ZIP Codes
By REO Risk Level (12/2010)

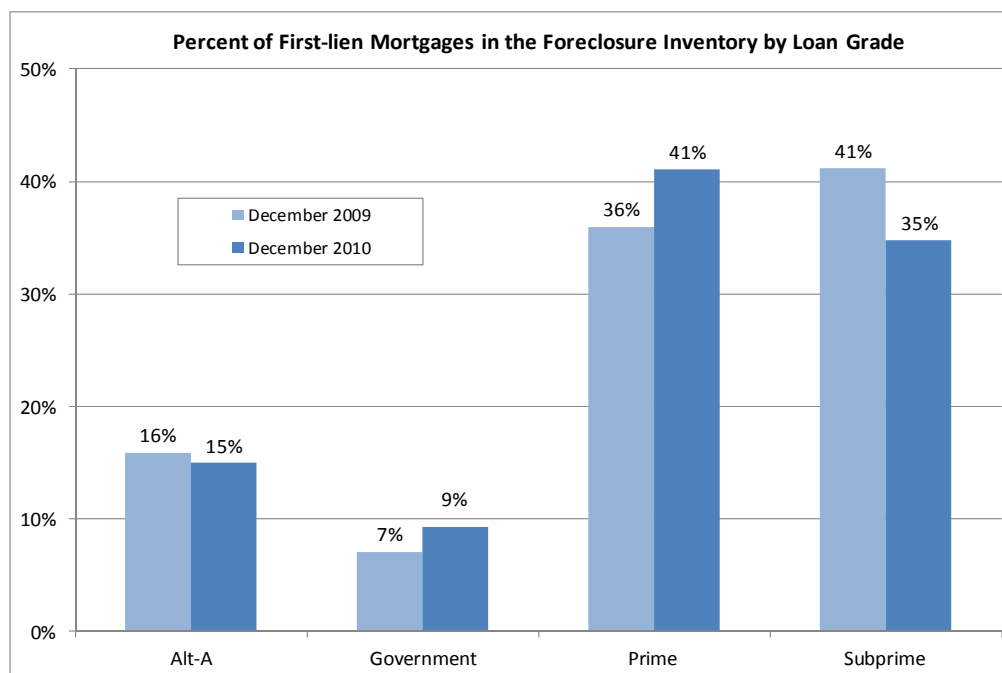


Percent Change
in Sales Volume (12/2010)

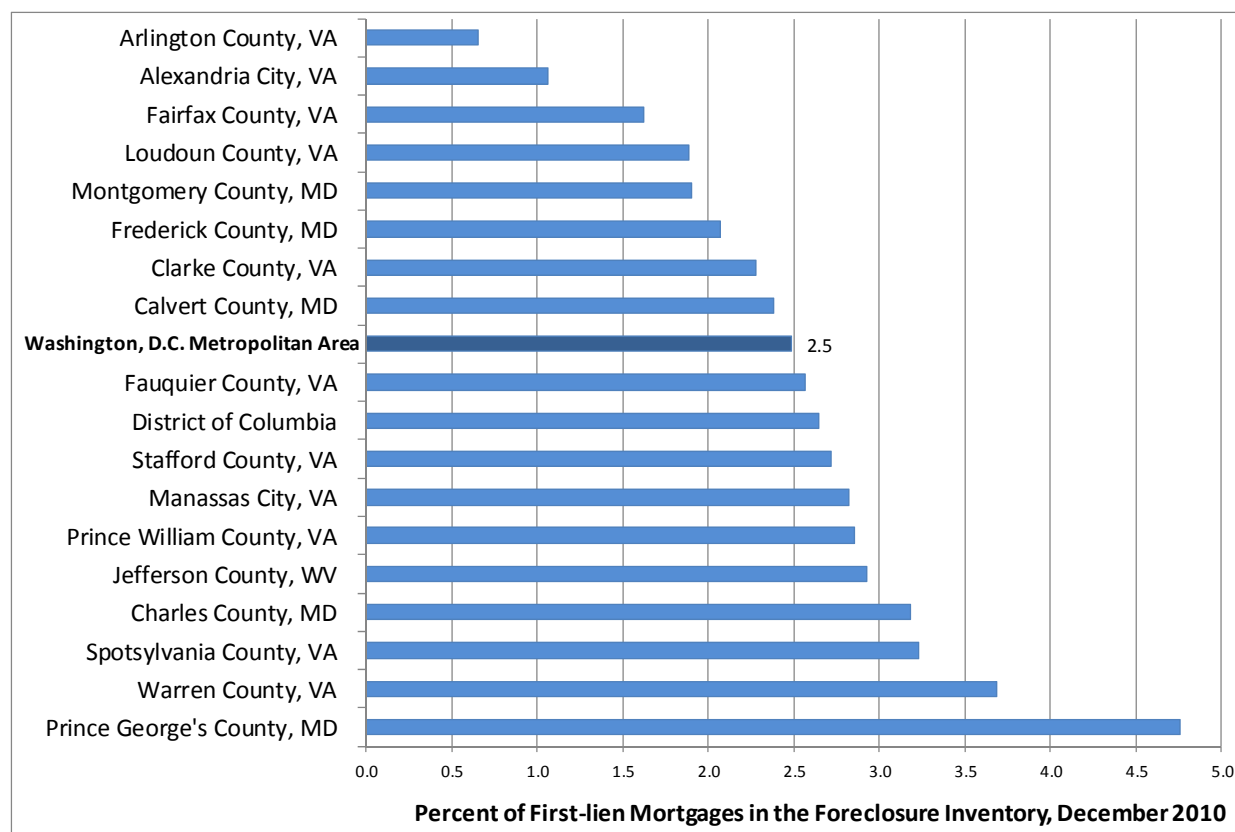


Foreclosure Inventory

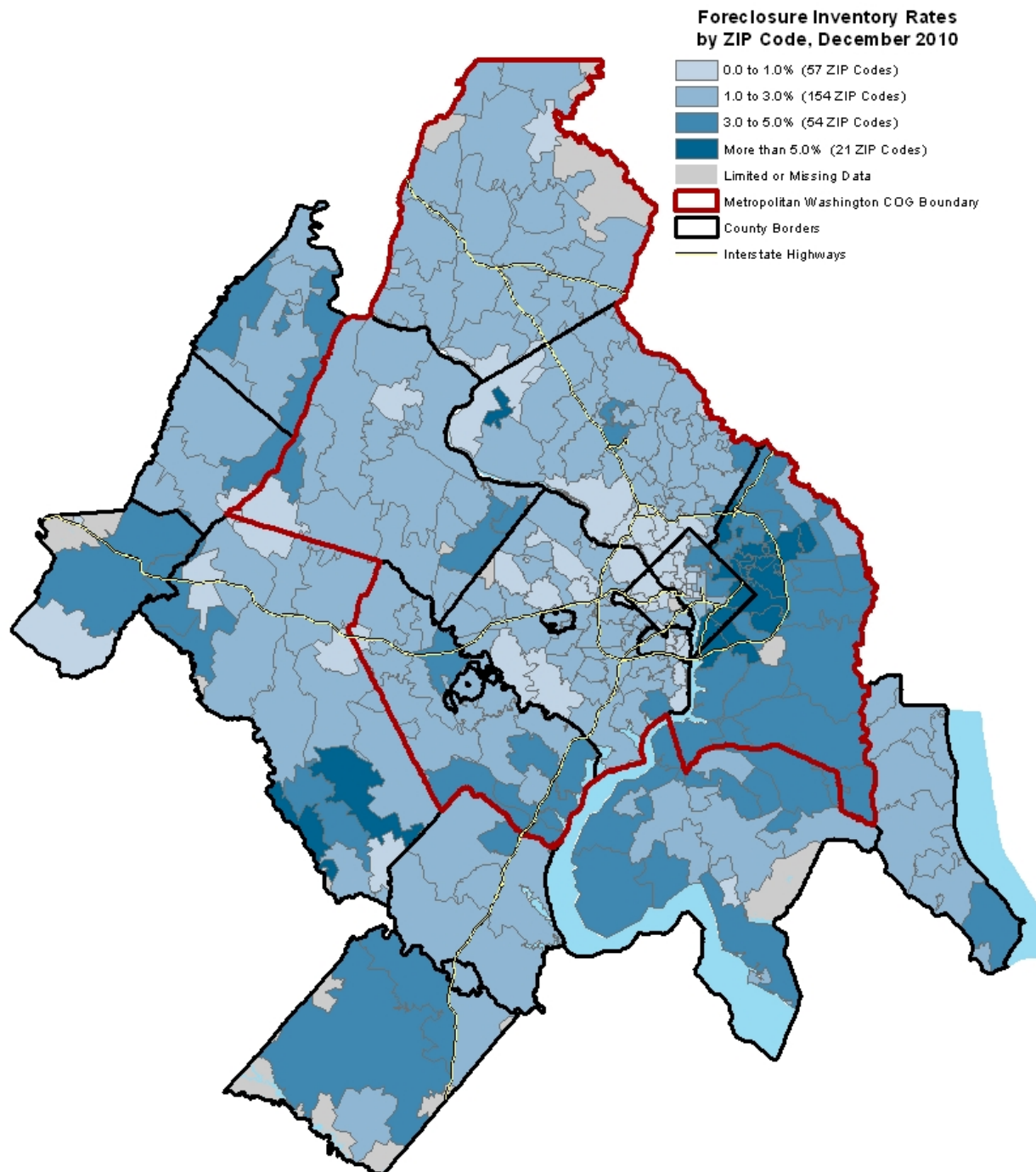
More Prime than Subprime Loans in Region's Foreclosure Inventory



Ten Jurisdictions Show Foreclosure Rates Greater than Regional Rate

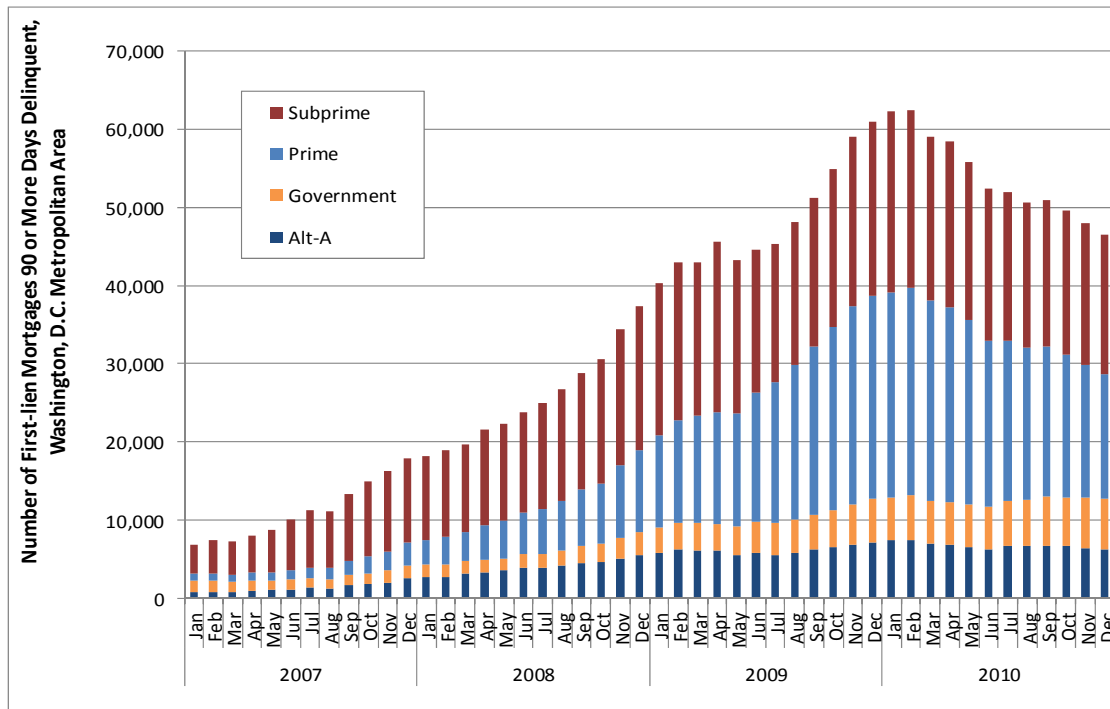


Eastern Region and Far Suburbs Hardest Hit by Foreclosures

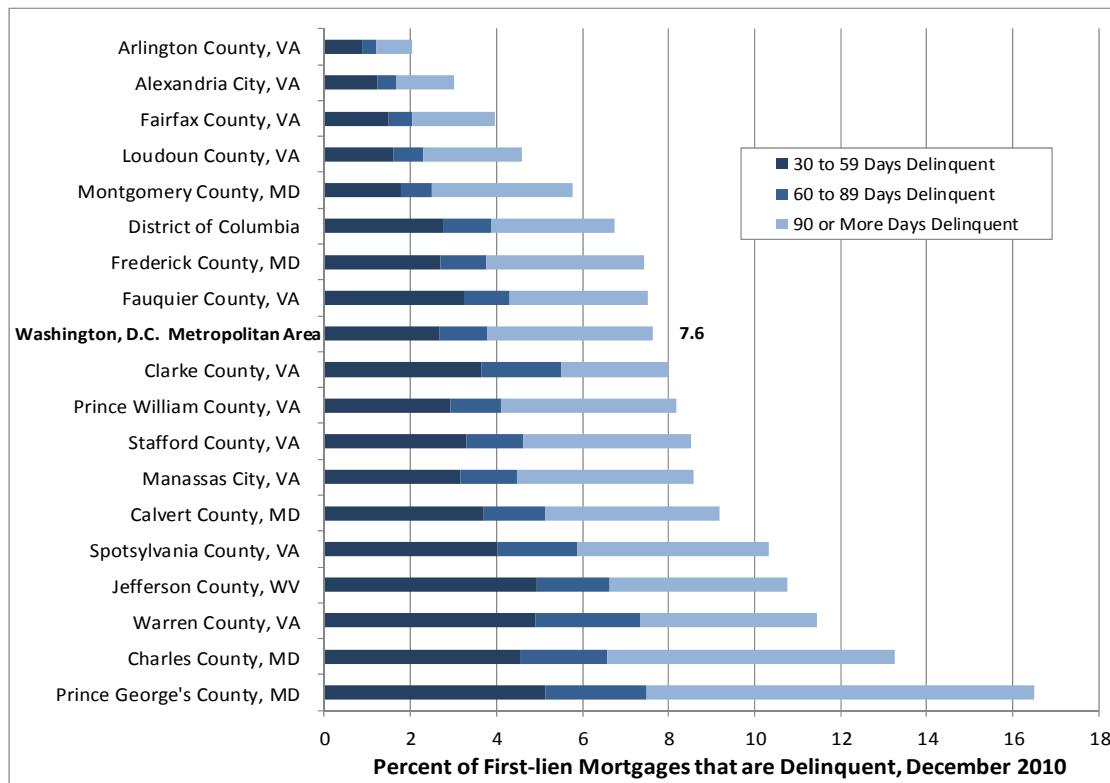


Mortgage Delinquency

Serious Delinquencies Decline in 4th Quarter 2010



10% or Higher Mortgage Delinquency in Five Metropolitan Area Counties



Seriously delinquent mortgages are those that are 90 days or more past due and not in the foreclosure inventory. The data presented for relative serious delinquency compare the rate in a ZIP code with the average rate in all ZIP codes. Only areas with more than 500 loans are included in the delinquency analysis. See the *Foreclosure Monitor Technical Appendix* for details about the indicator.

**TOP TEN ZIP CODES BY
SERIOUS DELINQUENCY RATE
December 2010**

ZIP Code	Area	Percent
20743	Capitol Heights	13.0
20722	Brentwood	11.8
20706	Lanham	10.9
20746	Suitland	10.7
20747	District Heights	10.6
20784	Landover Hills	10.5
20737	Riverdale	10.3
20616	Bryans Road	10.2
20783	Adelphi	10.1
20710	Bladensburg	10.0

EMERGING ZIP CODES WITH HIGH SERIOUS DELINQUENCY

County	ZIP Code	Area	Relative Serious Delinquency Rate	
			September 2010	December 2010
Calvert County, MD	20678	Prince Frederick	Moderate	High
Calvert County, MD	20685	Saint Leonard	Moderate	High
Frederick County, MD	21788	Thurmont	Moderate	High

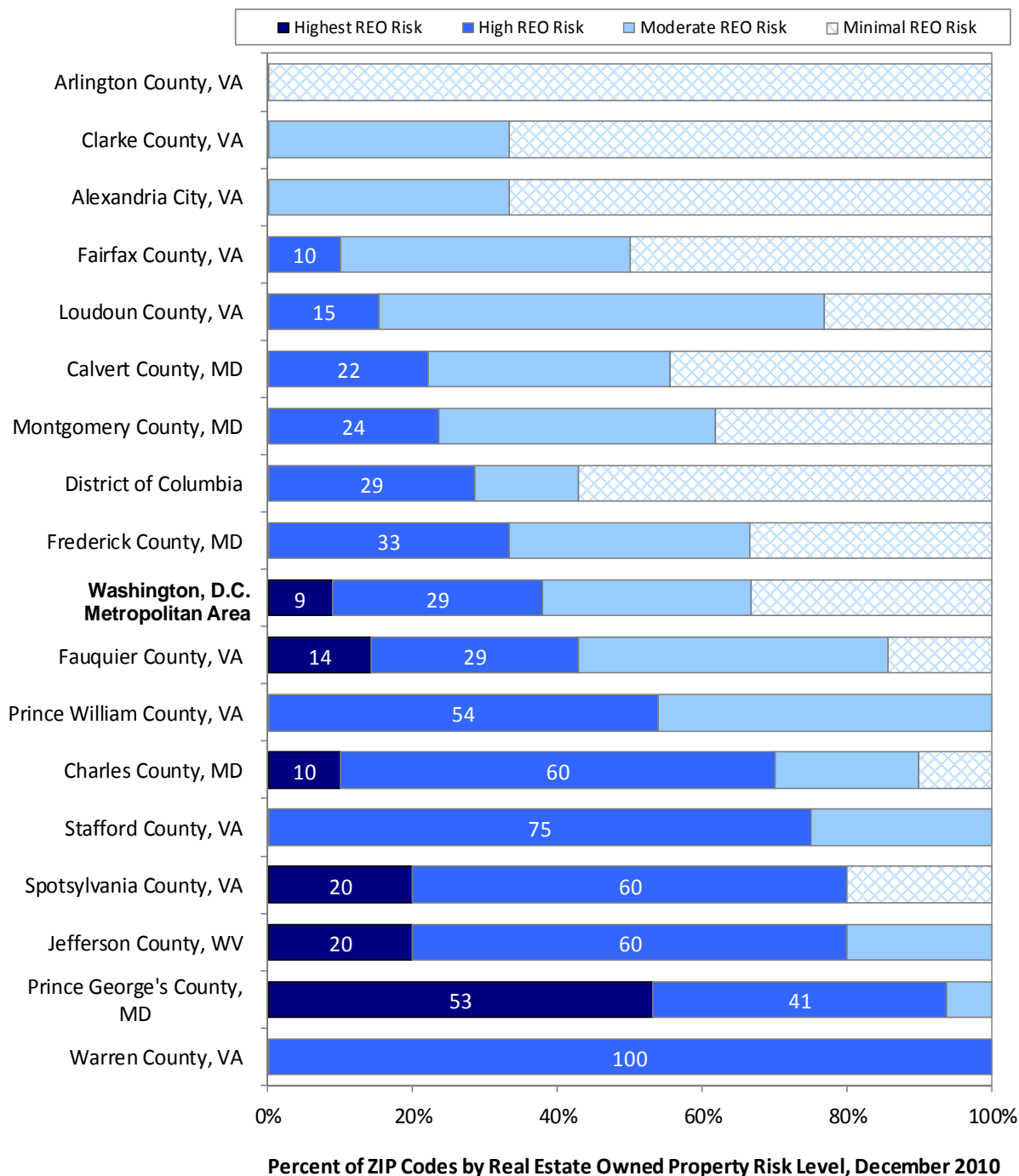
ZIP CODES WITH DIMINISHING SERIOUS DELINQUENCY

County	ZIP Code	Area	Relative Serious Delinquency Rate	
			September 2010	December 2010
Fairfax County, VA	22079	Lorton	High	Moderate
Fairfax County, VA	22150	Springfield	High	Moderate
Fauquier County, VA	22728	Midland	High	Moderate
Frederick County, MD	21727	Emmitsburg	High	Moderate
Prince William County, VA	22192	Woodbridge	High	Moderate
Stafford County, VA	22406	Fredericksburg	High	Moderate

Real Estate Owned Properties

Data presented for real estate owned (REO) properties compare the relative rate of REO in a ZIP code with the average REO Rate in all ZIP codes. Only areas with more than 500 loans are included in the REO analysis.

All but Three Counties Had ZIP Codes with High or Highest New REO Risk



ZIP codes with emerging risk for new REO are those that had relatively high levels of loans in REO during December, compared with ZIP Codes overall in the region, but moderate or lower risk of new REO in September. Those with diminishing risk for new REO moved from high or highest risk to a lower category.

This indicator measures the extent to which loans entered REO after completing foreclosure and are still being reported to LPS Applied Analytics by servicers within the given month. ZIP codes characterized with moderate or minimal risk for new REO in a particular month may still have large numbers of existing REO properties from previous months.

See the *Foreclosure Monitor Technical Appendix* for details about the indicator.

ZIP CODES WITH EMERGING RISK FOR NEW REO				
County	ZIP Code	Area	Relative REO Risk Level	
			September 2010	December 2010
Fairfax County, VA	20121	Centreville	Moderate	High
Fairfax County, VA	20170	Herndon	Moderate	High
Fauquier County, VA	20187	Warrenton	Moderate	High
Frederick County, MD	21727	Emmitsburg	Moderate	High
Frederick County, MD	21758	Knoxville	Moderate	High
Prince William County, VA	22025	Dumfries	Moderate	High

ZIP CODES WITH DIMINISHING RISK FOR NEW REO				
County	ZIP Code	Area	Relative REO Risk Level	
			September 2010	December 2010
Alexandria city, VA	22311	Alexandria	High	Moderate
Clarke County, VA	22611	Berryville	High	Minimal
Fairfax County, VA	22312	Alexandria	High	Moderate
Fauquier County, VA	22728	Midland	High	Moderate
Jefferson County, WV	25443	Shepherdstown	High	Moderate
Montgomery County, MD	20874	Germantown	High	Moderate
Montgomery County, MD	20902	Silver Spring	High	Moderate
Prince George's County, MD	20623	Cheltenham	High	Moderate

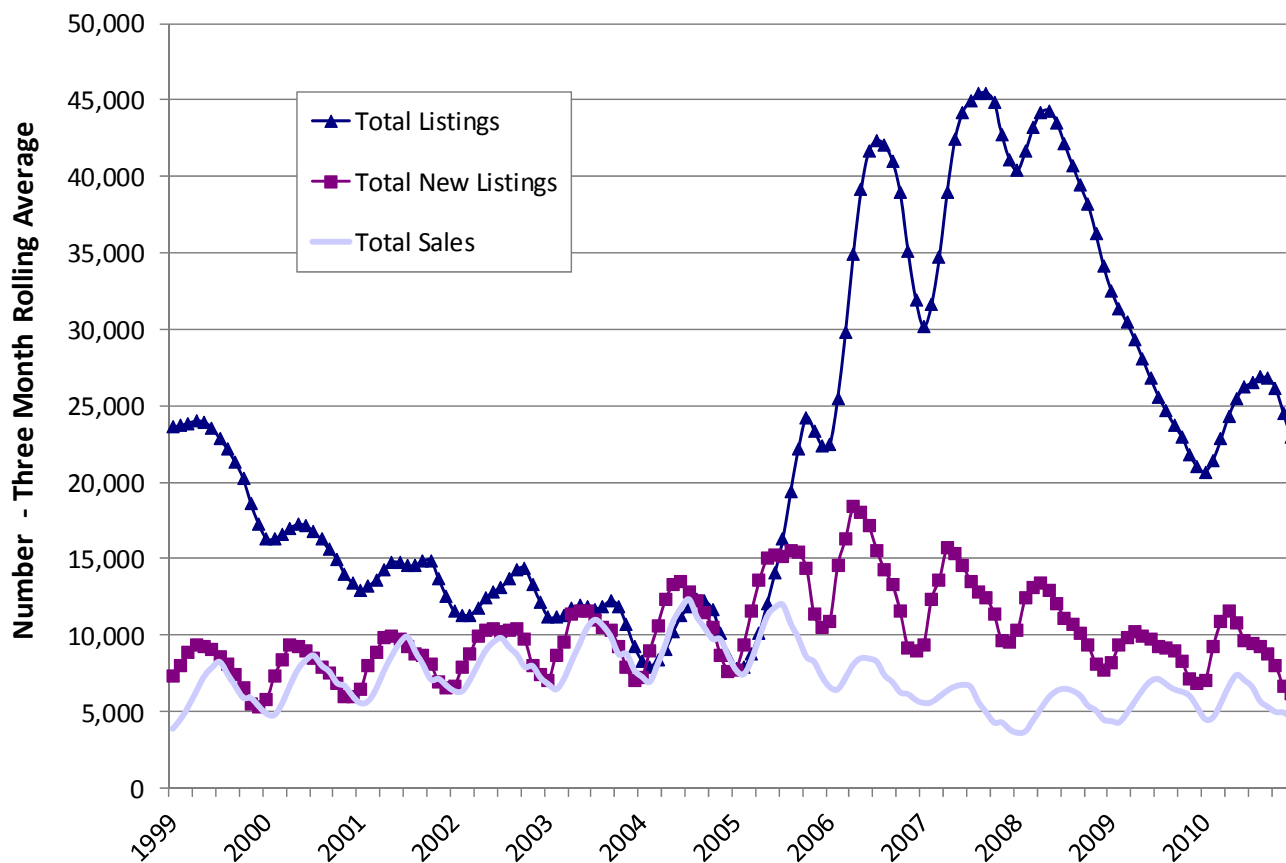
Sales Market

Housing Market Stabilizing After Sharp Decline

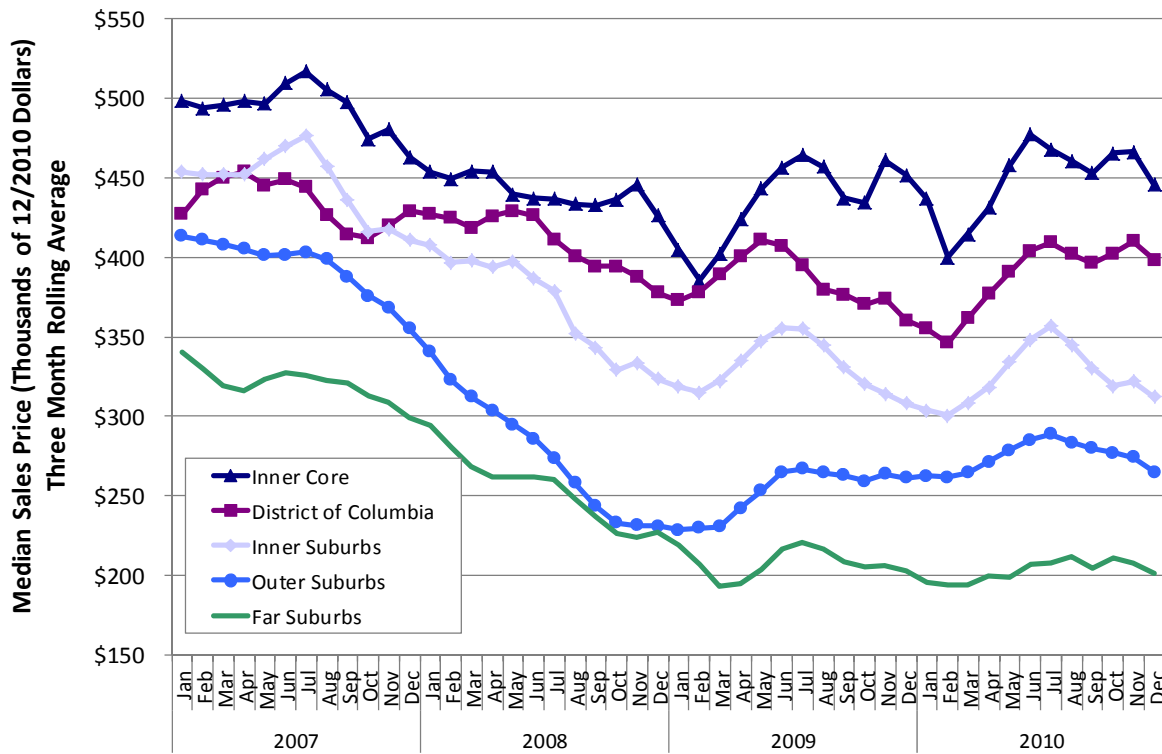
Washington, D.C. Metropolitan Area	December					Percent Change (%)		
	2000	2007	2008	2009	2010	2000-10	2007-10	2009-10
Number of Sales	6,582	4,209	5,353	5,472	5,220	-20.7	24.0	-4.6
Median Sales Price	\$232,448	\$407,165	\$302,981	\$314,677	\$317,383	36.5	-22.1	0.9
Average Days on Market	55	107	103	73	75	37.1	-29.7	3.3
Number of New Listings	4,780	7,085	6,707	5,611	5,188	8.5	-26.8	-7.5
Number of Listings	12,709	39,683	33,901	20,483	22,350	75.9	-43.7	9.1
Months of Inventory	3.1	10.4	7.7	6.1	6.2	NA	NA	NA

Note: Sales data included in the table above and following charts are for single-family homes and condominium units.

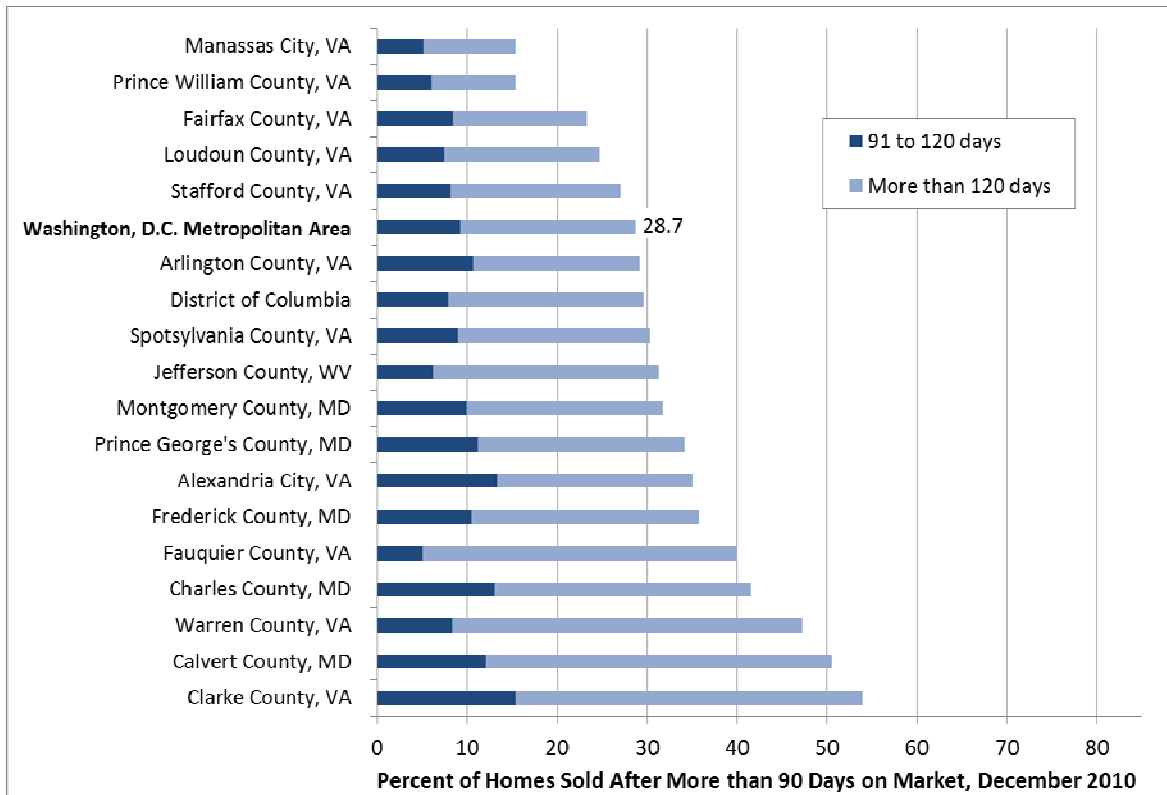
Total Listings Return to Pre-Boom Levels in 2010



Prices Flat in Outer and Far Suburbs Since Mid-2009; More Volatile in Inner Core and Inner Suburbs



Homes Sold More Quickly in Inner & Outer Virginia Suburbs



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About NeighborhoodInfoDC: NeighborhoodInfo DC is a partnership between the Urban Institute and the Washington, D.C. Local Initiatives Support Corporation to provide community-based organizations and citizens in the District of Columbia and the Washington region with local data and analysis they can use to improve the quality of life in their neighborhoods.



About the Metropolitan Washington Council of Governments (COG): COG is a regional organization comprised of 21 local governments surrounding our nation's capital, plus area members of the Maryland and Virginia legislatures, the U.S. Senate, and the U.S. House of Representatives. COG provides a focus for action and develops sound regional responses to such issues as the environment, affordable housing, economic development, health and family concerns, human services, population growth, public safety, and transportation.



About Fannie Mae: This publication was funded through a grant from Fannie Mae. Fannie Mae exists to expand affordable housing and bring global capital to local communities in order to serve the U.S. housing market. Fannie Mae has a federal charter and operates in America's secondary mortgage market to enhance the liquidity of the mortgage market by providing funds to mortgage bankers and other lenders so that they may lend to homebuyers.



About the Data: The Washington metropolitan region spans three states and the District of Columbia. For the analysis presented here, we have adopted the federal government's 2008 definition of the Washington, D.C. metropolitan area, which includes jurisdictions not included in the Council of Governments' footprint. The counties included in each subarea and more information about the source data and methodology are available in the *Foreclosure Monitor Technical Appendix*.

LPS Applied Analytics: The indicators on foreclosure, delinquency, and real-estate owned properties are drawn from point-of-time data provided by LPS Applied Analytics (formerly McDash Analytics, LLC), a commercial firm that collects data on more than 40 million active mortgages from the major loan servicers. The indicators represent first-lien mortgages on one- to four-unit properties (including condominiums) and cover both owner- and renter-occupied units. The data have been adjusted using several sources because LPS Applied Analytics data does not cover the entire mortgage market and less coverage of subprime mortgages.

RealEstate Business Intelligence, LLC. (RBI): The data on housing market activity, including the volume and prices of home sales, are drawn from RealEstate Business Intelligence, LLC. (RBI) a wholly-owned subsidiary of Metropolitan Regional Information Systems, Inc., a real estate network for licensed agents, brokers, and appraisers in the Mid-Atlantic region. "The Monthly Market Statistics - Detailed Report" is available through the RBI web site for all of the counties in the Washington, D.C. metropolitan area. All prices presented here have been adjusted for inflation and are in December 2010 dollars. The monthly reports include information on the number of home sales for single-family homes and condominiums by price range and number of bedrooms; they also report the average and median sale prices and home financing characteristics. More detailed information is available at: www.rbintel.com.

For More Information: Electronic versions of the *Foreclosure Monitor* and its *Technical Appendix* are available online at www.mwcog.org and www.NeighborhoodInfoDC.org. To learn more about foreclosure prevention activities in the region, visit the Capital Area Foreclosure Network (CAFN) at www.CAFN.org.

The views expressed are those of the authors and should not be attributed to the Urban Institute, Metropolitan Washington Council of Governments, Fannie Mae, their trustees, or their funders.