



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



Foreclosure rates remained steady in the Washington, D.C. metropolitan area through the first quarter of 2011, while shares of delinquent loans continued to fall slowly. The region's housing market seems to have bottomed-out, but continuing economic worries could result in a sluggish recovery.

Foreclosure Inventory

- The regional foreclosure rate remained high, at 2.6%, with 31,700 loans in foreclosure in March 2011. The rate was barely changed (up 0.2 points) from one year earlier.
- County foreclosure rates ranged from 0.8% in Arlington to 5.3% in Prince George's.
- Fauquier and Stafford Counties moved below the regional average foreclosure rate between December 2010 and March 2011. Calvert County moved above the regional average foreclosure rate in the same time period.

Mortgage Delinquency

- About 82,000 mortgages in the metro area, or 6.8% of loans, were 30+ days delinquent (but not in foreclosure) in March 2011. The total number of delinquent mortgages was down from 83,400 loans in March 2010.
- Over 43,700 mortgages, or 3.6% of loans, in the region were 90+ days delinquent; six ZIP codes had rates above 10.0%.
- County total delinquency rates ranged from 1.6% in Arlington to 15.0% in Prince George's. In all counties, serious delinquencies of 90+ days represented about half of all delinquent mortgages.

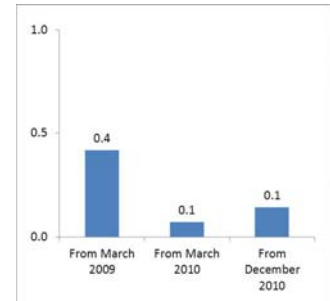
Real Estate Owned (REO) Properties

- 40% of ZIP codes with over 500 loans have comparatively high risk for new REO, with 9% of ZIP codes at the highest risk for new REO in March 2011.
- There are fewer ZIP codes in the high or highest risk for new REO in the past year, down from 96 ZIP Codes in March 2010 to 83 in March 2011.

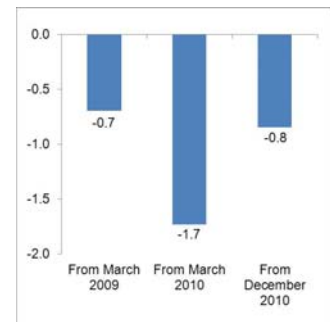
Sales Market

- About 5,200 homes were sold in March 2011, down about 10.6% from the regional volume last March.
- The median sales price decreased 3.1% to \$297,764 between March 2010 and 2011. The median price in March 2011 remained about 36% higher than in March 2000.
- After declining through the second half of 2010, prices throughout the region seem to have bottomed out, and may have even started to rebound in some places. But, if the economic situation worsens it could have a negative impact on housing demand and prices.
- Total monthly listings fluctuated between 22,000 and 27,000 over the past year, well down from a peak of over 45,000 listings in 2008.

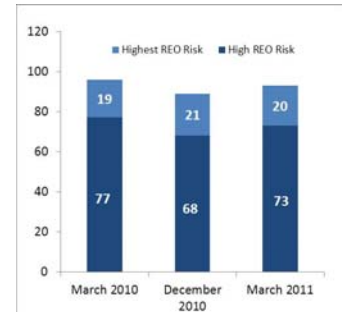
Pct. Point Change in Foreclosure Rate (03/2011)



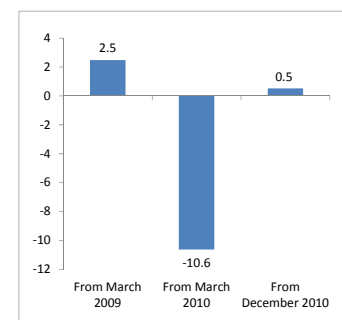
Pct. Point Change in Total Delinquency Rate (03/2011)



Number of ZIP Codes By REO Risk Level (03/2011)

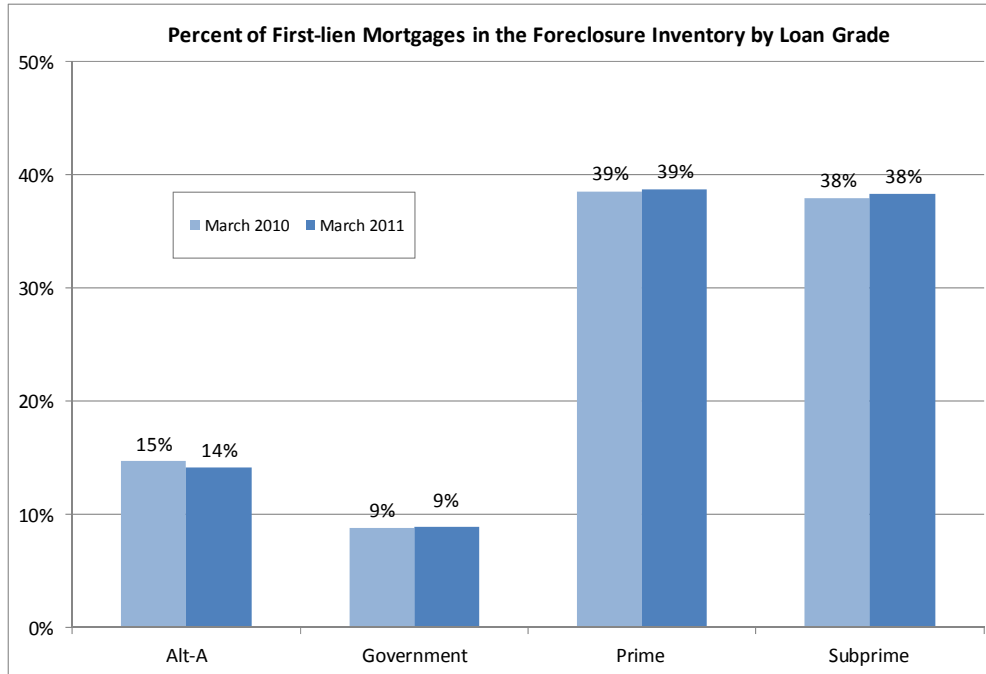


Percent Change in Sales Volume (03/2011)

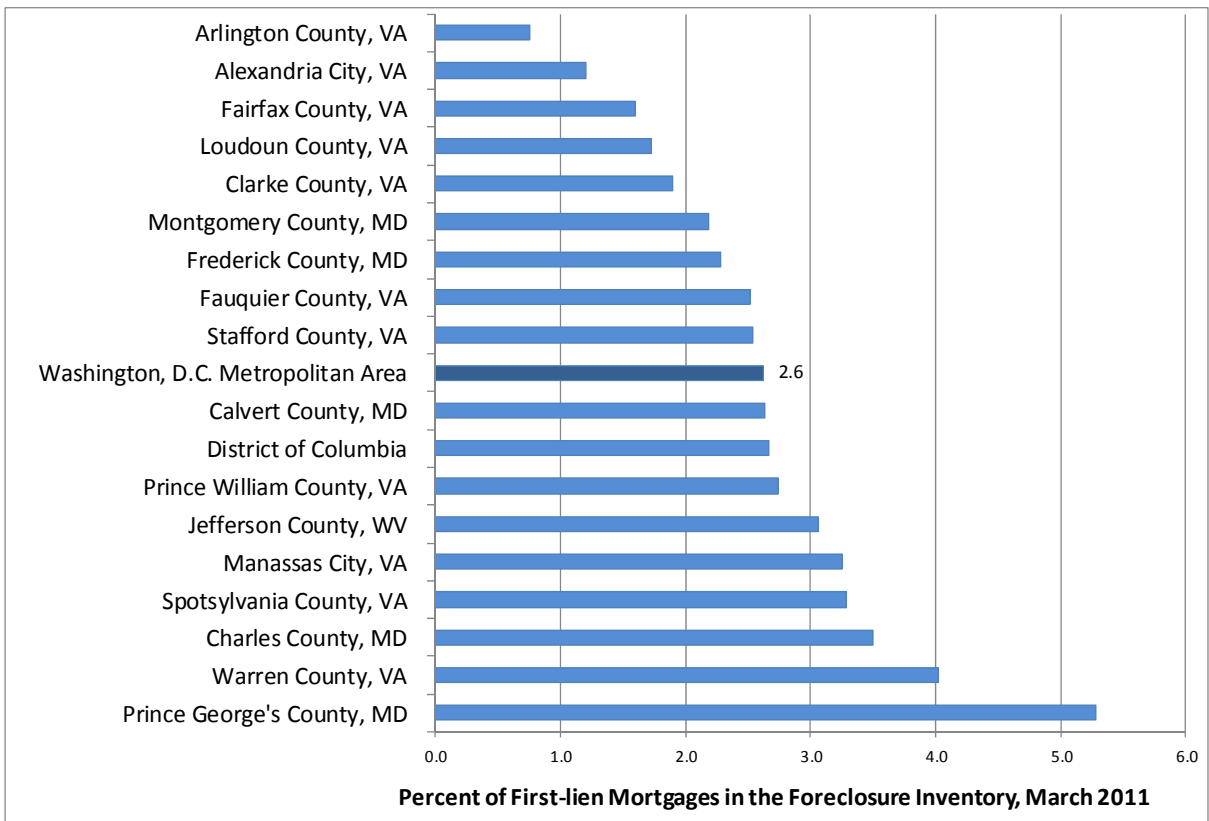


Foreclosure Inventory

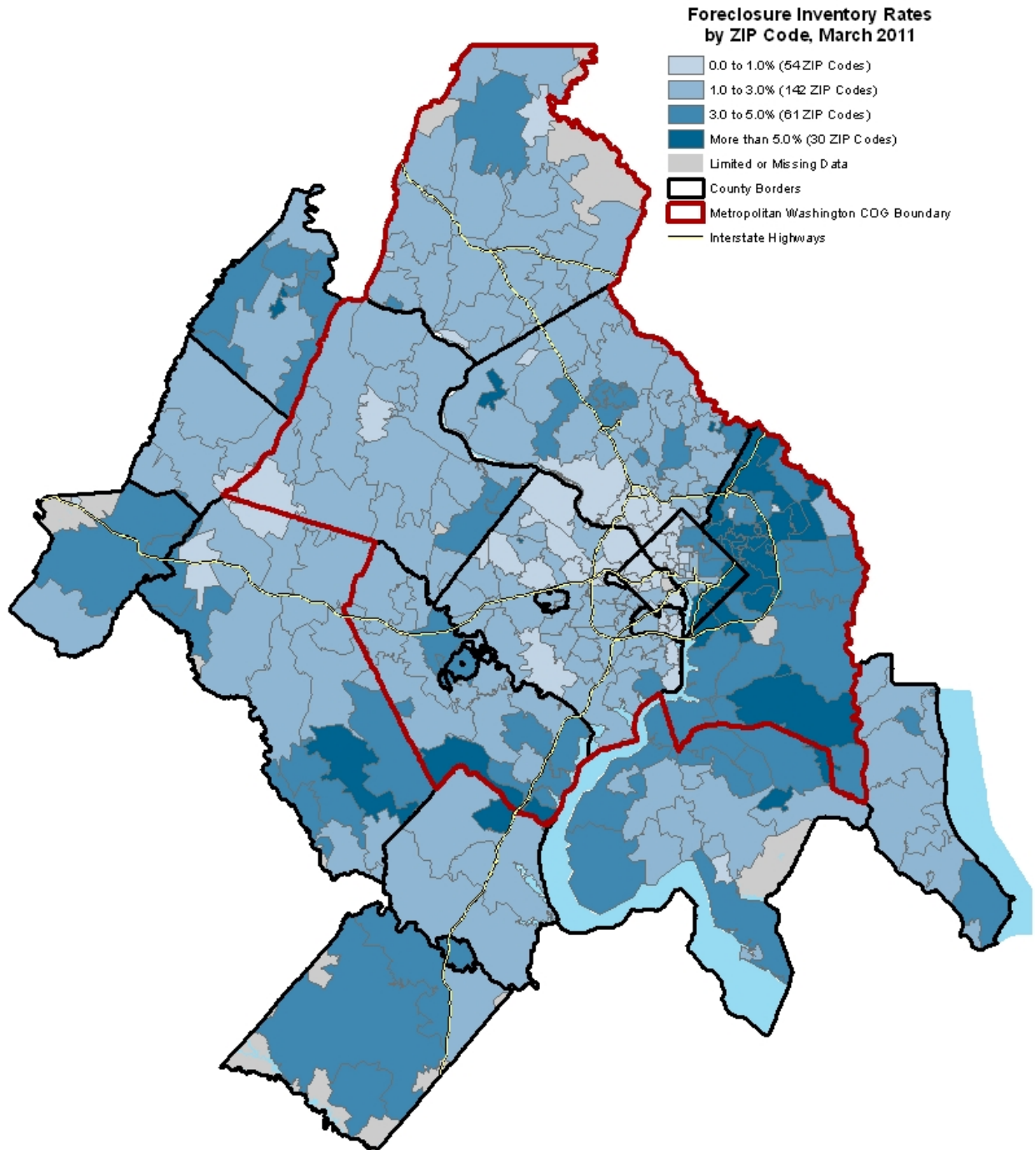
Foreclosure Rates Remain Virtually Unchanged



Nine Jurisdictions Show Foreclosure Rates Greater than Regional Rate

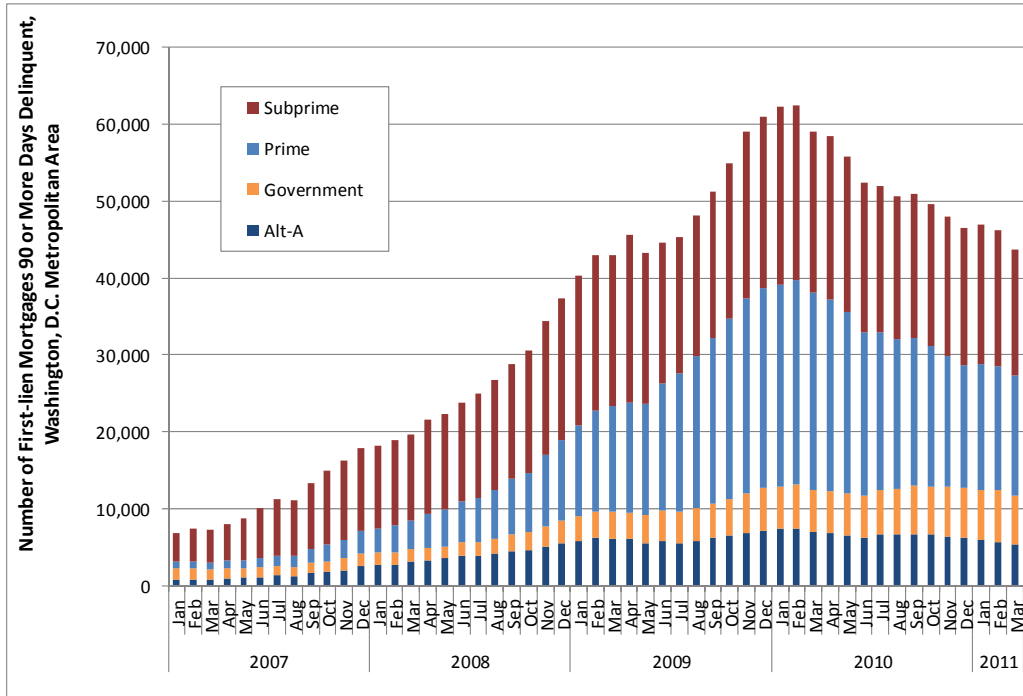


Eastern Region and Far Suburbs Hardest Hit by Foreclosures

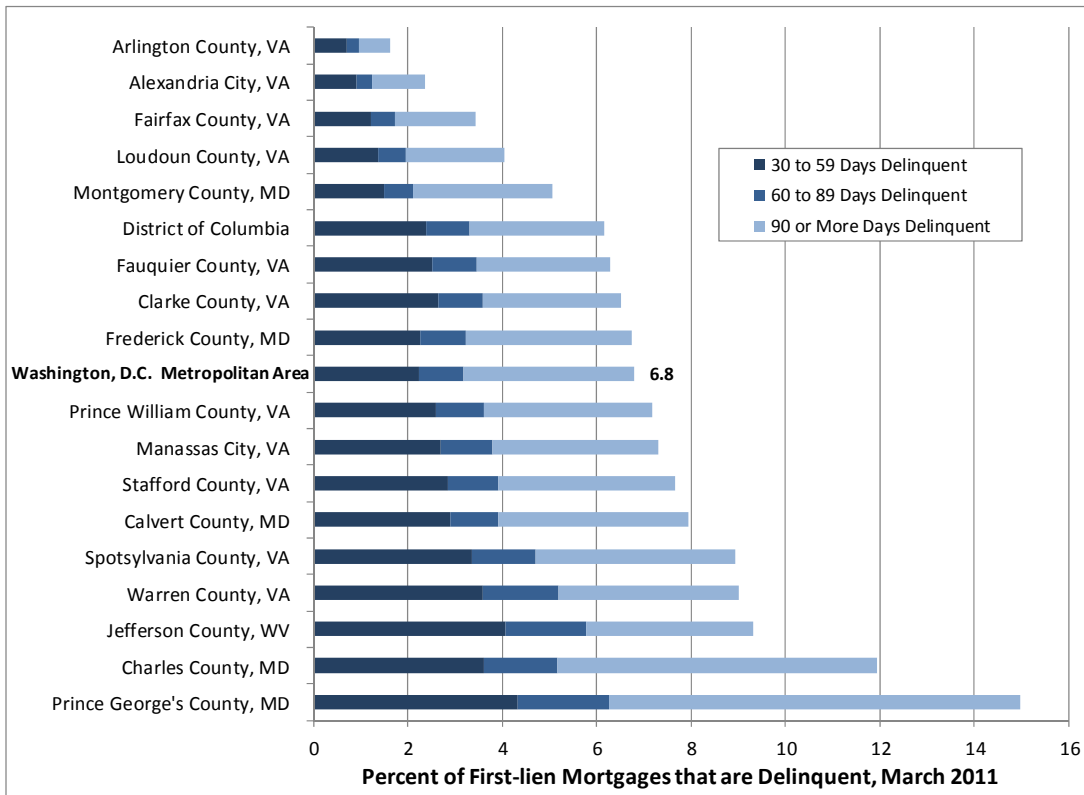


Mortgage Delinquency

Serious Delinquencies Continue Slow Decline but Remain High



Prince George's and Charles County Maintain Highest Delinquency Rates



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 March 2011		
ZIP Code	Area	Percent
20743	Capitol Heights	12.0
20616	Bryans Road	10.8
20747	District Heights	10.8
20710	Bladensburg	10.3
20722	Brentwood	10.3
20746	Suitland	10.2
20748	Temple Hills	9.9
20706	Lanham	9.8
20784	Landover Hills	9.7
20783	Adelphi	9.5

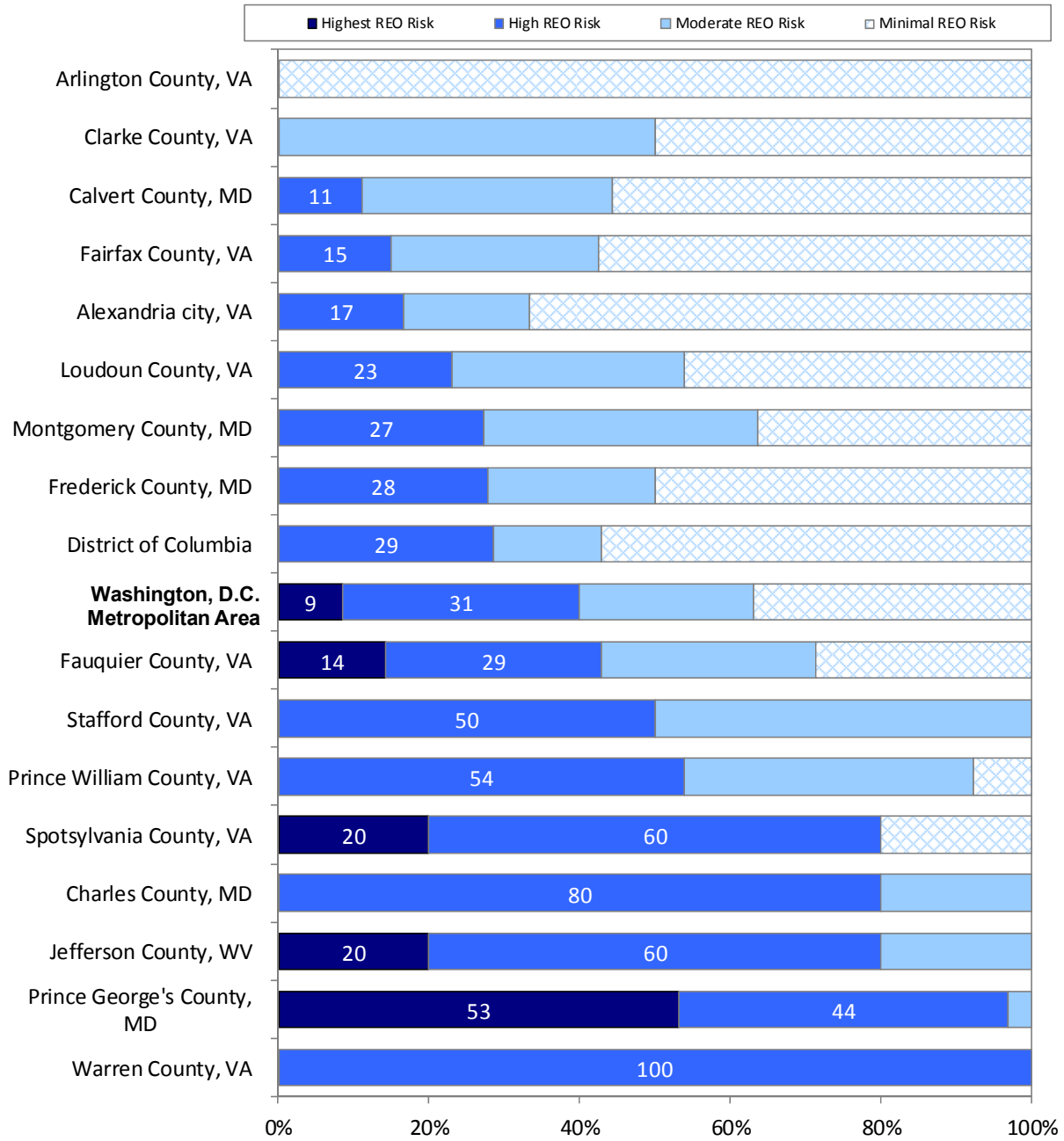
EMERGING ZIP CODES WITH HIGH SERIOUS DELINQUENCY				
County	ZIP Code	Area	Relative Serious Delinquency Rate	
			December 2010	March 2011
Charles County, MD	20646	La Plata	Moderate	High
Frederick County, MD	21727	Emmitsburg	Moderate	High

ZIP CODES WITH DIMINISHING SERIOUS DELINQUENCY				
County	ZIP Code	Area	Relative Serious Delinquency Rate	
			December 2010	March 2011
Charles County, MD	20677	Port Tobacco	High	Moderate
Jefferson County, WV	25414	Charles Town	High	Moderate
Loudoun County, VA	20164	Sterling	High	Moderate
Manassas city, VA	20110	Manassas And Manassas Park Cities	High	Moderate
Prince William County, VA	20112	Manassas	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 Two Counties Had ZIP Codes with High or Highest New REO Risk



Percent of ZIP Codes by Real Estate Owned Property Risk Level, March 2011

ZIP codes with emerging risk for new REO are those that had relatively high levels of loans in REO during March, compared with ZIP Codes overall in the region, but moderate or lower risk of new REO in December. 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	
			December 2010	March 2011
Alexandria City, VA	22311	Alexandria	Moderate	High
Charles County, MD	20637	Hughesville	Moderate	High
Fairfax County, VA	20120	Centreville	Moderate	High
Fairfax County, VA	22041	Falls Church	Moderate	High
Fairfax County, VA	22151	Springfield	Moderate	High
Frederick County, MD	21777	Point Of Rocks	Moderate	High

ZIP CODES WITH DIMINISHING RISK FOR NEW REO				
County	ZIP Code Area		Relative REO Risk Level	
			December 2010	March 2011
Calvert County, MD	20714	North Beach	High	Moderate
Fairfax County, VA	20170	Herndon	High	Moderate
Frederick County, MD	21701	Frederick	High	Moderate
Frederick County, MD	21727	Emmitsburg	High	Moderate
Prince William County, VA	22025	Dumfries	High	Moderate
Stafford County, VA	22556	Stafford	High	Moderate

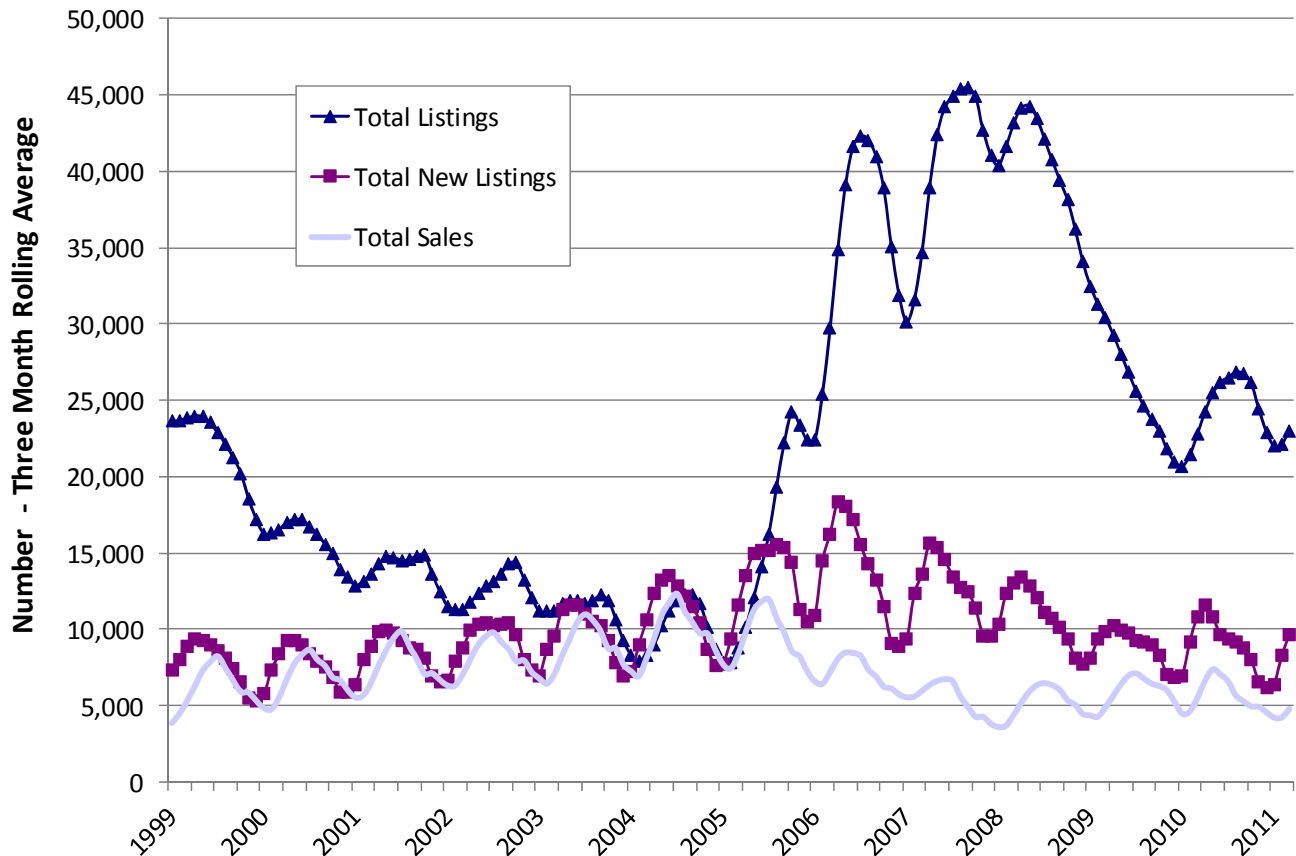
Sales Market

Housing Market Bottoms Out in First Quarter 2011

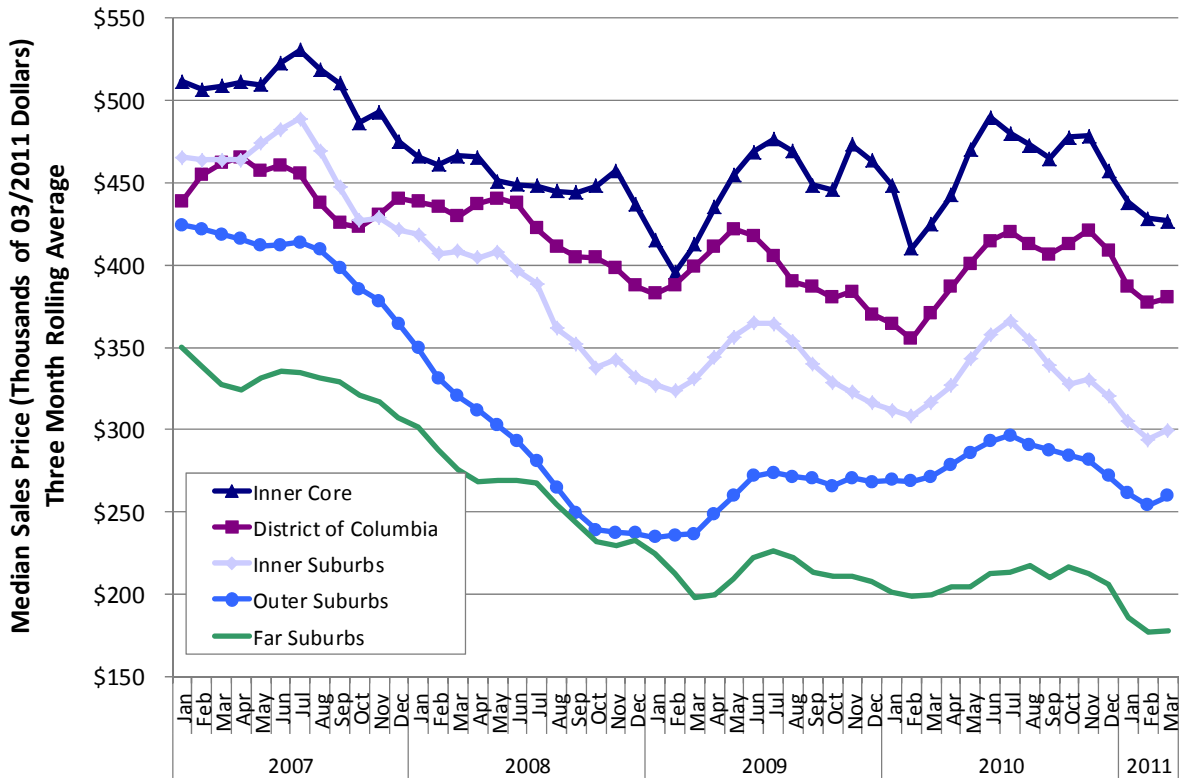
Washington, D.C. Metropolitan Area	March					Percent Change (%)		
	2000	2007	2009	2010	2011	2000-11	2007-11	2010-11
Number of Sales	5,990	6,344	5,120	5,871	5,247	-12.4	-17.3	-10.6
Median Sales Price	\$218,865	\$450,386	\$302,556	\$307,135	\$297,764	36.0	-33.9	-3.1
Average Days on Market	77	98	109	72	85	11.1	-13.5	18.9
Number of New Listings	9,074	15,544	10,280	12,333	10,762	18.6	-30.8	-12.7
Number of Listings	16,548	34,516	30,521	22,754	22,767	37.6	-34.0	0.1
Months of Inventory	4.7	6.8	8.4	6.7	7.0	NA	NA	NA

Note: Sales data included in the table above and following charts are for single-family homes and condominium units. Prices are in constant March 2011 dollars.

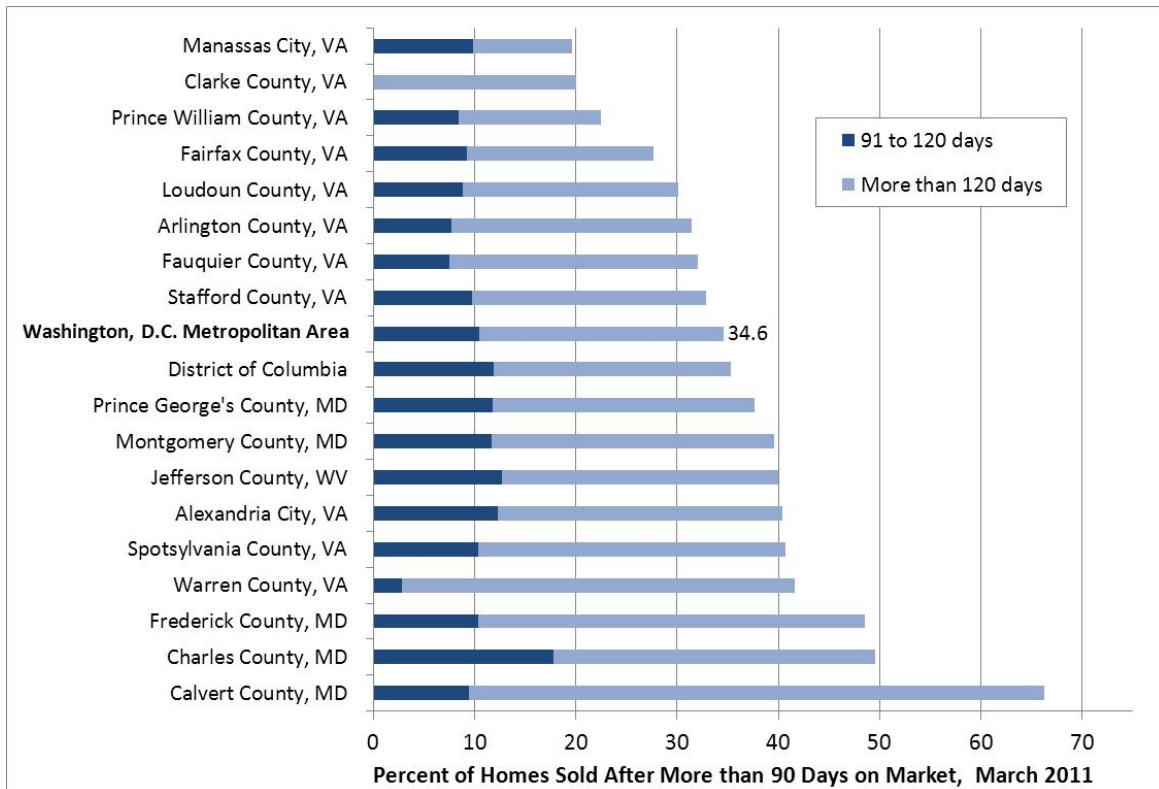
Total Listings Fluctuate During Past Year



Prices Halt Decline, Show Signs of Rebound In Some Areas



Homes Sold More Quickly in Inner & Outer Virginia Suburbs



Contributors: Leah Hendey, Rebecca Grace, Zach McDade and Peter Tatian

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.



FannieMae

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.: The data on housing market activity for single-family homes and condominiums, including the volume and prices of home sales, average days on market, new and current listings, and months of inventory, are provided by RealEstate Business Intelligence, LLC. (RBI), a wholly-owned subsidiary of Metropolitan Regional Information Systems, Inc. "The Monthly Market Statistics -Detailed Report" is available through the RBI web site (www.rbintel.com) for all of the counties in the Washington, D.C. metropolitan area. All prices presented here have been adjusted for inflation and are in March 2011 dollars.

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.