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.
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

Foreclosure Inventory Rates by ZIP Code, December 2010

- 0.0 to 1.0% (57 ZIP Codes)
- 1.0 to 3.0% (154 ZIP Codes)
- 3.0 to 5.0% (54 ZIP Codes)
- More than 5.0% (21 ZIP Codes)
- Limited or Missing Data
- Metropolitan Washington D.C. Boundary
- County Borders
- Interstate Highways
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

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

### EMERGING ZIP CODES WITH HIGH SERIOUS DELINQUENCY

<table>
<thead>
<tr>
<th>County, ZIP Code, Area</th>
<th>September 2010</th>
<th>December 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calvert County, MD, 20678 Prince Frederick</td>
<td>Moderate</td>
<td>High</td>
</tr>
<tr>
<td>Calvert County, MD, 20685 Saint Leonard</td>
<td>Moderate</td>
<td>High</td>
</tr>
<tr>
<td>Frederick County, MD, 21788 Thurmont</td>
<td>Moderate</td>
<td>High</td>
</tr>
</tbody>
</table>

### ZIP CODES WITH DIMINISHING SERIOUS DELINQUENCY

<table>
<thead>
<tr>
<th>County, ZIP Code, Area</th>
<th>September 2010</th>
<th>December 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfax County, VA, 22079 Lorton</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Fairfax County, VA, 22150 Springfield</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Fauquier County, VA, 22728 Midland</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Frederick County, MD, 21727 Emmitsburg</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Prince William County, VA, 22192 Woodbridge</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Stafford County, VA, 22406 Fredericksburg</td>
<td>High</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>County</th>
<th>0%</th>
<th>20%</th>
<th>40%</th>
<th>60%</th>
<th>80%</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington County, VA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clarke County, VA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alexandria City, VA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fairfax County, VA</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loudoun County, VA</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calvert County, MD</td>
<td>22</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Montgomery County, MD</td>
<td>24</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District of Columbia</td>
<td>29</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frederick County, MD</td>
<td>33</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Washington, D.C. Metropolitan Area</strong></td>
<td>9</td>
<td>29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fauquier County, VA</td>
<td>14</td>
<td>29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prince William County, VA</td>
<td></td>
<td></td>
<td>54</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charles County, MD</td>
<td>10</td>
<td></td>
<td></td>
<td>60</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stafford County, VA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>Spotsylvania County, VA</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Jefferson County, WV</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Prince George's County, MD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>41</td>
</tr>
<tr>
<td>Warren County, VA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

Percent of ZIP Codes by Real Estate Owned Property Risk Level, December 2010
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

<table>
<thead>
<tr>
<th>County</th>
<th>ZIP Code</th>
<th>Area</th>
<th>Relative REO Risk Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfax County, VA</td>
<td>20121</td>
<td>Centreville</td>
<td>Moderate High</td>
</tr>
<tr>
<td>Fairfax County, VA</td>
<td>20170</td>
<td>Herndon</td>
<td>Moderate High</td>
</tr>
<tr>
<td>Fauquier County, VA</td>
<td>20187</td>
<td>Warrenton</td>
<td>Moderate High</td>
</tr>
<tr>
<td>Frederick County, MD</td>
<td>21727</td>
<td>Emmitsburg</td>
<td>Moderate High</td>
</tr>
<tr>
<td>Frederick County, MD</td>
<td>21758</td>
<td>Knoxville</td>
<td>Moderate High</td>
</tr>
<tr>
<td>Prince William County, VA</td>
<td>22025</td>
<td>Dumfries</td>
<td>Moderate High</td>
</tr>
</tbody>
</table>

### ZIP CODES WITH DIMINISHING RISK FOR NEW REO

<table>
<thead>
<tr>
<th>County</th>
<th>ZIP Code</th>
<th>Area</th>
<th>Relative REO Risk Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alexandria city, VA</td>
<td>22311</td>
<td>Alexandria</td>
<td>High Moderate</td>
</tr>
<tr>
<td>Clarke County, VA</td>
<td>22611</td>
<td>Berryville</td>
<td>High Minimal</td>
</tr>
<tr>
<td>Fairfax County, VA</td>
<td>22312</td>
<td>Alexandria</td>
<td>High Moderate</td>
</tr>
<tr>
<td>Fauquier County, VA</td>
<td>22728</td>
<td>Midland</td>
<td>High Moderate</td>
</tr>
<tr>
<td>Jefferson County, WV</td>
<td>25443</td>
<td>Shepherdstown</td>
<td>High Moderate</td>
</tr>
<tr>
<td>Montgomery County, MD</td>
<td>20874</td>
<td>Germantown</td>
<td>High Moderate</td>
</tr>
<tr>
<td>Montgomery County, MD</td>
<td>20902</td>
<td>Silver Spring</td>
<td>High Moderate</td>
</tr>
<tr>
<td>Prince George's County, MD</td>
<td>20623</td>
<td>Cheltenham</td>
<td>High Moderate</td>
</tr>
</tbody>
</table>
Sales Market

Housing Market Stabilizing After Sharp Decline

<table>
<thead>
<tr>
<th>Washington, D.C. Metropolitan Area</th>
<th>December</th>
<th>Percent Change (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Sales</td>
<td>6,582</td>
<td>4,209</td>
</tr>
<tr>
<td>Median Sales Price</td>
<td>$232,448</td>
<td>$407,165</td>
</tr>
<tr>
<td>Average Days on Market</td>
<td>55</td>
<td>107</td>
</tr>
<tr>
<td>Number of New Listings</td>
<td>4,780</td>
<td>7,085</td>
</tr>
<tr>
<td>Number of Listings</td>
<td>12,709</td>
<td>39,683</td>
</tr>
<tr>
<td>Months of Inventory</td>
<td>3.1</td>
<td>10.4</td>
</tr>
</tbody>
</table>

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

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.


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.