



# Washington, D.C. Metropolitan Area Foreclosure Monitor: County Profiles



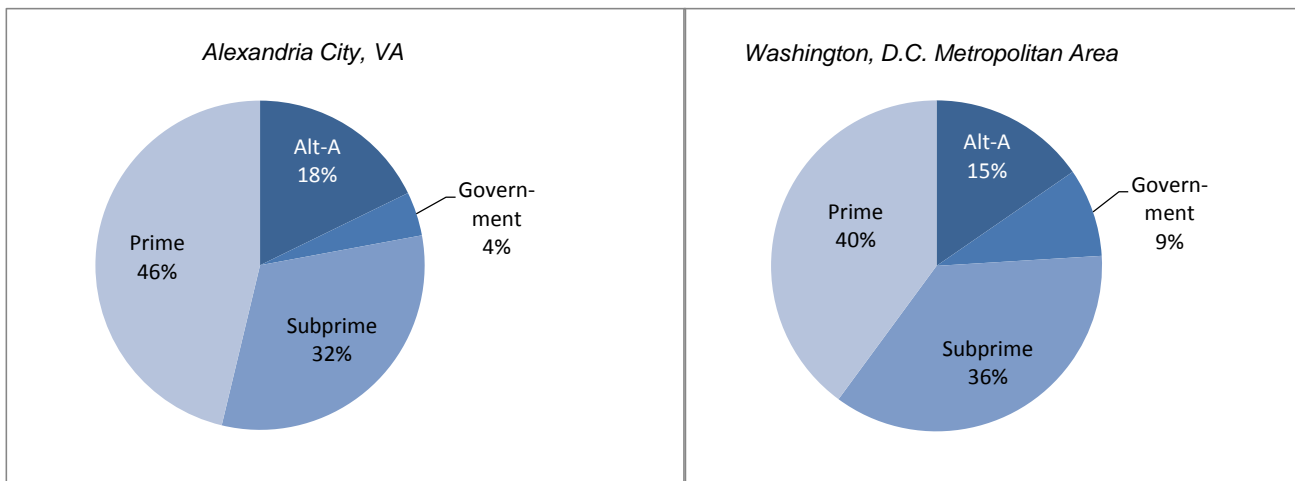
## Alexandria City, VA September 2010

### Key Mortgage Performance Indicators

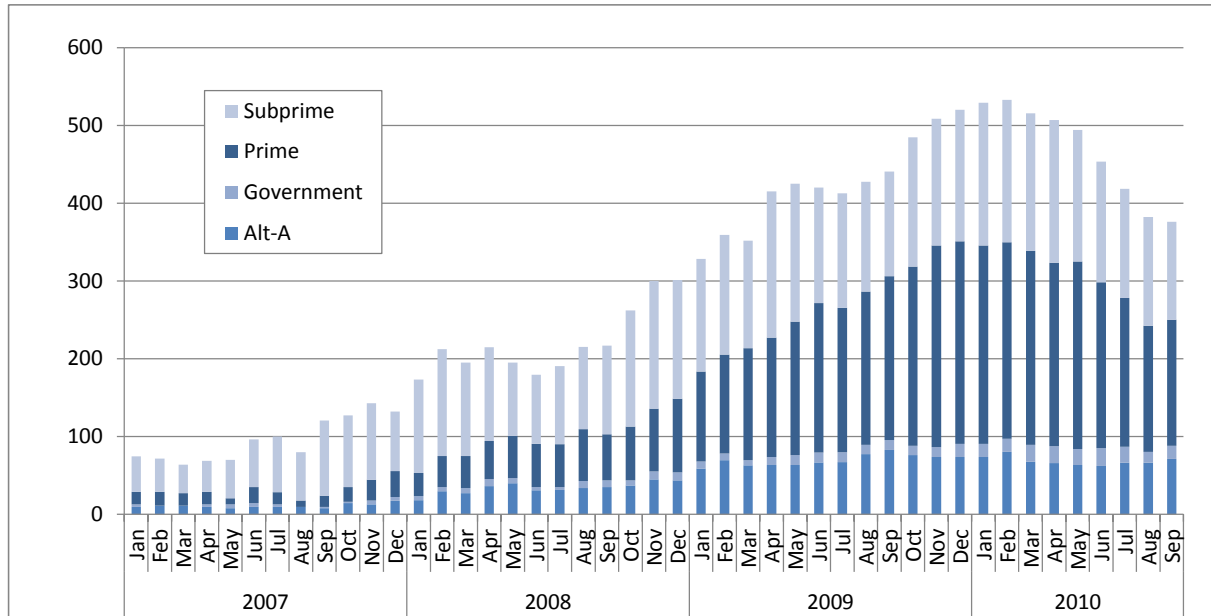
September 2010	Alexandria City, VA	Washington, D.C. Metropolitan Area
<b>Foreclosure Inventory</b>		
Number of Loans	300	27,700
Percent of Loans	1.1	2.3
<b>Mortgages 30 or More Days Delinquent</b>		
Number of Loans	800	98,700
Percent of Loans	3.0	8.1
Pct. Point Change Since 9/2009	-0.4	-0.4
Pct. Point Change Since 9/2008	0.7	1.7
<b>Mortgages 90 or More Days Delinquent</b>		
Number of Loans	400	50,900
Percent of Loans	1.4	4.2
Pct. Point Change Since 9/2009	-0.3	-0.1
Pct. Point Change Since 9/2008	0.6	1.8
<b>ZIP Codes with High/Highest REO Risk</b>		
Number of ZIP Codes	1	91
Percent of ZIP Codes	16.7	38.7

*Note: Number of loans rounded to the nearest hundred*

### Foreclosure Inventory by Loan Grade, September 2010



**Number of First-lien Mortgages 90 or More Days Delinquent, Alexandria City, VA**



Seriously delinquent mortgages are those that are 90 days or more past due and not in the foreclosure inventory. Only areas with more than 500 loans are included in the delinquency analysis. See the *Foreclosure Monitor Technical Appendix* for details about the indicator.

ALEXANDRIA CITY, VA TOP ZIP CODES BY SERIOUS DELINQUENCY RATE September 2010		
ZIP Code	Area	Percent
	Alexandria City, VA	1.4
	Metropolitan Area	4.2
22304	Alexandria	2.2
22305	Alexandria	1.9
22311	Alexandria	1.9
22302	Alexandria	1.0
22301	Alexandria	0.8
22314	Alexandria	0.6

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

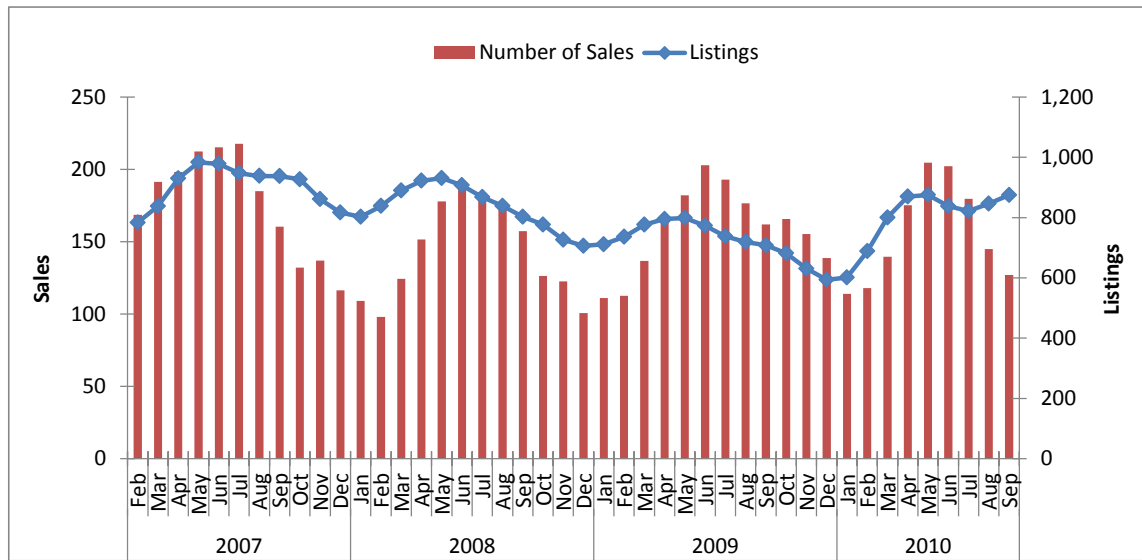
ALEXANDRIA CITY, VA TOP ZIP CODES BY HIGH/HIGHEST REO RISK September 2010		
ZIP Code	Area	Risk Level
22311	Alexandria	High
22304	Alexandria	Moderate
22305	Alexandria	Minimal
22302	Alexandria	Minimal
22301	Alexandria	Minimal
22314	Alexandria	Minimal

#### Key Sales Market Indicators, Alexandria City, VA

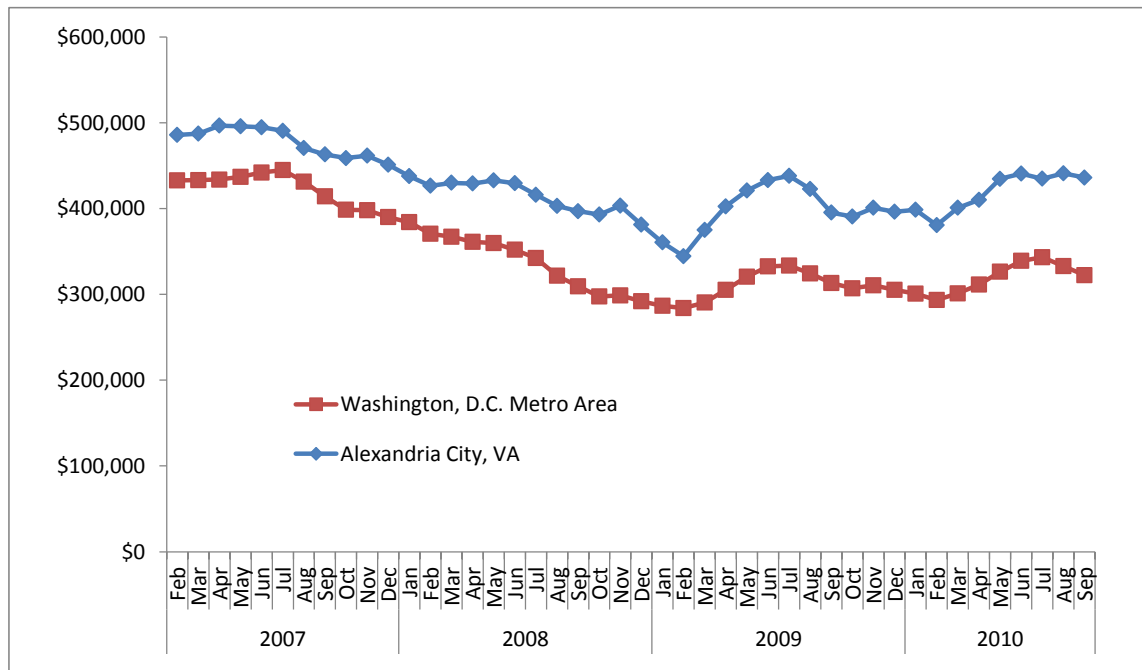
	September				Percent Change (%)		
	2000	2007	2009	2010	2000-10	2007-10	2009-10
Number of Sales							
County	238	130	152	117	-50.8	-10.0	-23.0
Metro Area	6,810	3,839	5,782	4,921	-27.7	28.2	-14.9
Median Sales Price							
County	\$256,044	\$452,204	\$391,240	\$460,000	79.7	1.7	17.6
Metro Area	\$216,351	\$404,077	\$310,034	\$311,443	44.0	-22.9	0.5
Pct. Of Home Sales with 90+ days on market							
County	8	33	20	25	210.5	-25.1	25.6
Metro Area	15	40	27	23	57.3	-42.0	-13.3
Number of New Listings							
County	238	329	258	333	39.9	1.2	29.1
Metro Area	8,062	12,458	9,593	9,746	20.9	-21.8	1.6
Number of Listings							
County	324	981	709	908	180.2	-7.4	28.1
Metro Area	17,260	48,580	33,181	34,856	101.9	-28.3	5.0
Months of Inventory							
County	1.4	7.5	4.7	7.8	470.1	2.8	66.4
Metro Area	2.5	12.7	5.7	7.1	179.5	-44.0	23.4

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

**Sales Market Activity: Three-Month Averages, Alexandria City, VA**



**Adjusted Median Sales Price: Three-Month Averages, Alexandria City, VA and Metro Area**  
 Prices in September 2010 dollars



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*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.*