



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



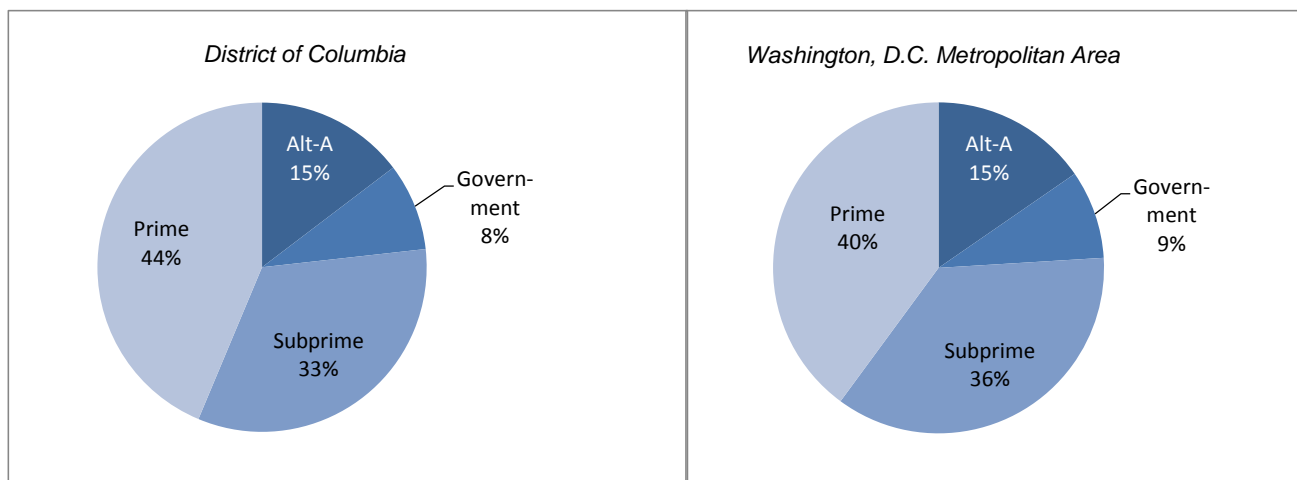
## District of Columbia September 2010

### Key Mortgage Performance Indicators

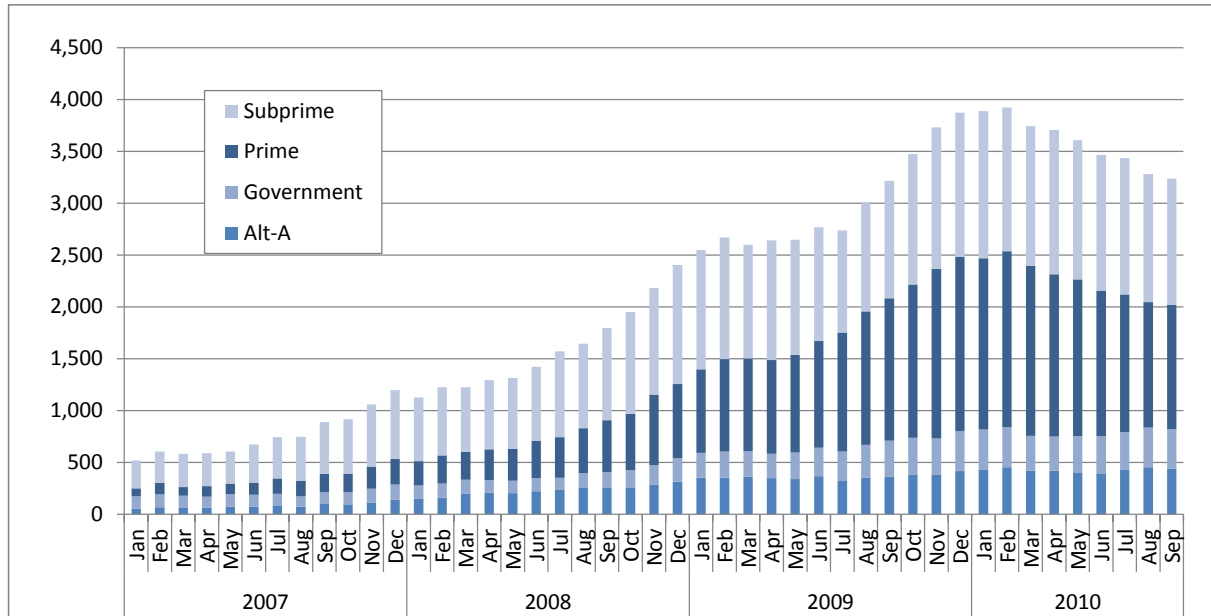
September 2010	District of Columbia	Washington, D.C. Metropolitan Area
<b>Foreclosure Inventory</b>		
Number of Loans	2,300	27,700
Percent of Loans	2.2	2.3
<b>Mortgages 30 or More Days Delinquent</b>		
Number of Loans	7,600	98,700
Percent of Loans	7.3	8.1
Pct. Point Change Since 9/2009	0.0	-0.4
Pct. Point Change Since 9/2008	1.5	1.7
<b>Mortgages 90 or More Days Delinquent</b>		
Number of Loans	3,200	50,900
Percent of Loans	3.1	4.2
Pct. Point Change Since 9/2009	0.0	-0.1
Pct. Point Change Since 9/2008	1.4	1.8
<b>ZIP Codes with High/Highest REO Risk</b>		
Number of ZIP Codes	6	91
Percent of ZIP Codes	28.6	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, District of Columbia**



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.

DISTRICT OF COLUMBIA TOP ZIP CODES BY SERIOUS DELINQUENCY RATE September 2010		
ZIP Code	Area	Percent
	<i>District of Columbia</i>	3.1
	<i>Metropolitan Area</i>	4.2
20032	Congress Heights	7.6
20019	Deanwood	7.5
20018	Woodridge, Fort Lincoln, Gateway	6.8
20020	Barry Farm & Historic Anacostia & Fairfax Village	6.4
20011	Brightwood Park/ Petworth	5.1
20017	Washington	4.9
20002	Trinidad, Ivy City, Brookland	3.7
20010	Washington	3.1
20012	Washington	2.9
20001	Howard, Codozo, Shaw	2.8

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.

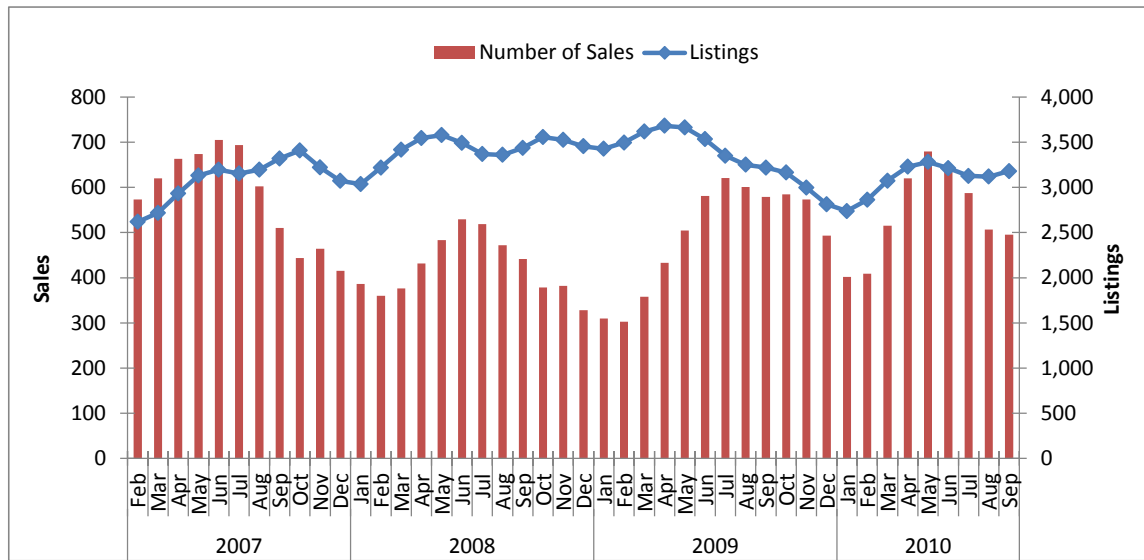
DISTRICT OF COLUMBIA TOP ZIP CODES BY HIGH/HIGHEST REO RISK September 2010		
ZIP Code	Area	Risk Level
20019	Deanwood	Highest
20020	Barry Farm & Historic Anacostia &	High
20032	Congress Heights	High
20011	Brightwood Park/ Petworth	High
20002	Trinidad, Ivy City, Brookland	High
20018	Woodridge, Fort Lincoln, Gateway	High
20010	Washington	Moderate
20017	Washington	Moderate
20001	Howard, Codozo, Shaw	Moderate
20004	Washington	Minimal

#### Key Sales Market Indicators, District of Columbia

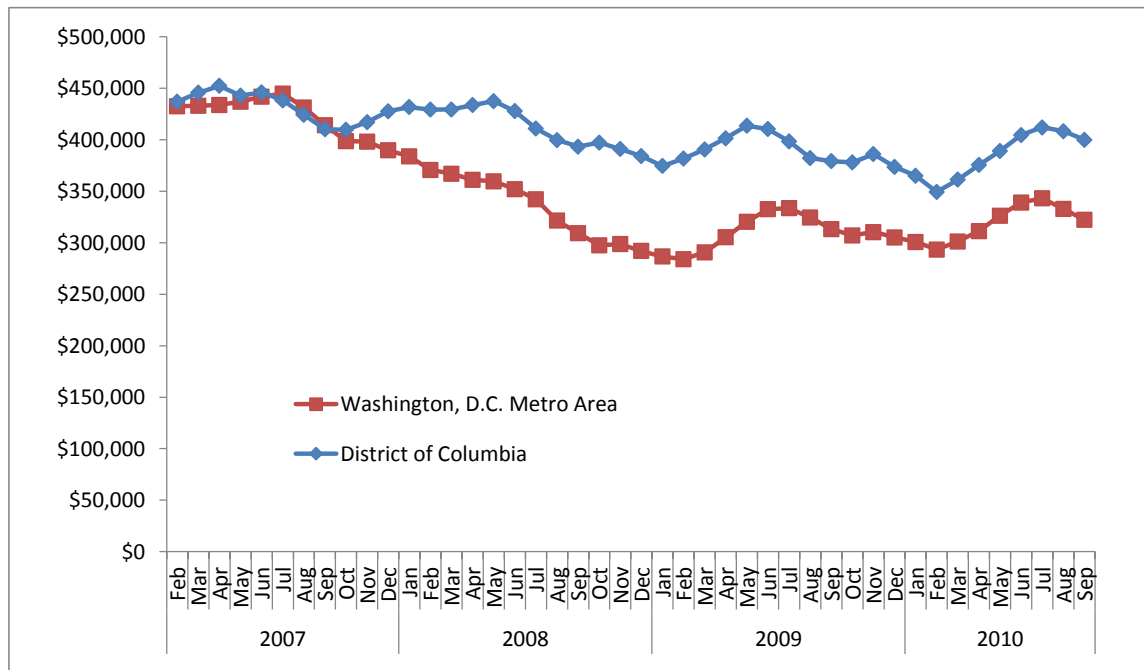
	September				Percent Change (%)		
	2000	2007	2009	2010	2000-10	2007-10	2009-10
Number of Sales							
County	627	410	552	474	-24.4	15.6	-14.1
Metro Area	6,810	3,839	5,782	4,921	-27.7	28.2	-14.9
Median Sales Price							
County	\$187,395	\$396,670	\$378,573	\$385,000	105.4	-2.9	1.7
Metro Area	\$216,351	\$404,077	\$310,034	\$311,443	44.0	-22.9	0.5
Pct. Of Home Sales with 90+ days on market							
County	15	26	33	22	48.1	-17.5	-34.1
Metro Area	15	40	27	23	57.3	-42.0	-13.3
Number of New Listings							
County	769	1,320	1,105	1,191	54.9	-9.8	7.8
Metro Area	8,062	12,458	9,593	9,746	20.9	-21.8	1.6
Number of Listings							
County	1,539	3,439	3,241	3,244	110.8	-5.7	0.1
Metro Area	17,260	48,580	33,181	34,856	101.9	-28.3	5.0
Months of Inventory							
County	2.5	8.4	5.9	6.8	178.8	-18.4	16.6
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, District of Columbia**



**Adjusted Median Sales Price: Three-Month Averages, District of Columbia 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.*