



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



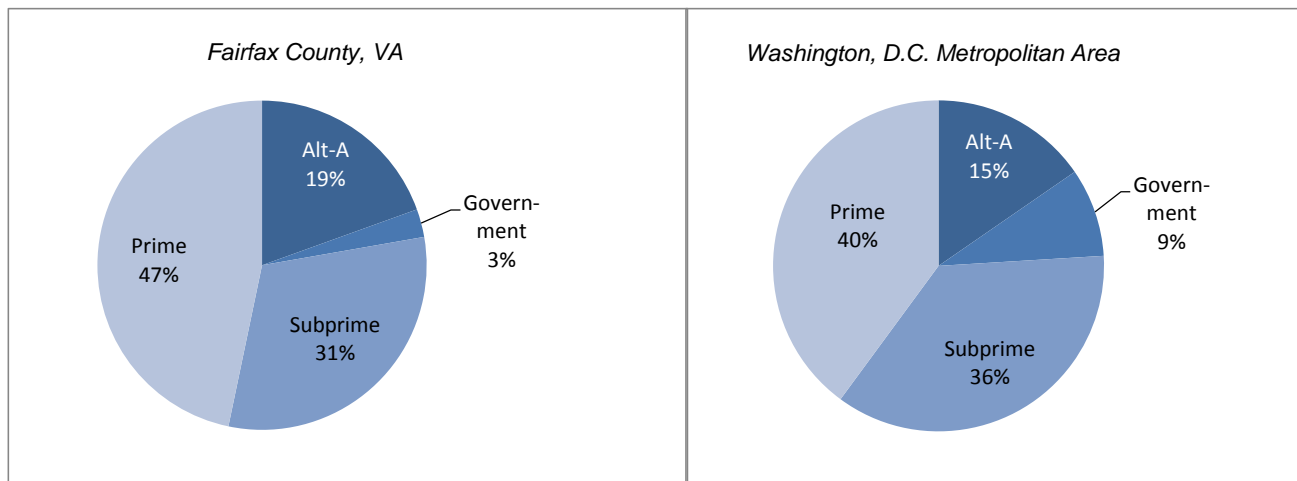
## Fairfax County, VA September 2010

### Key Mortgage Performance Indicators

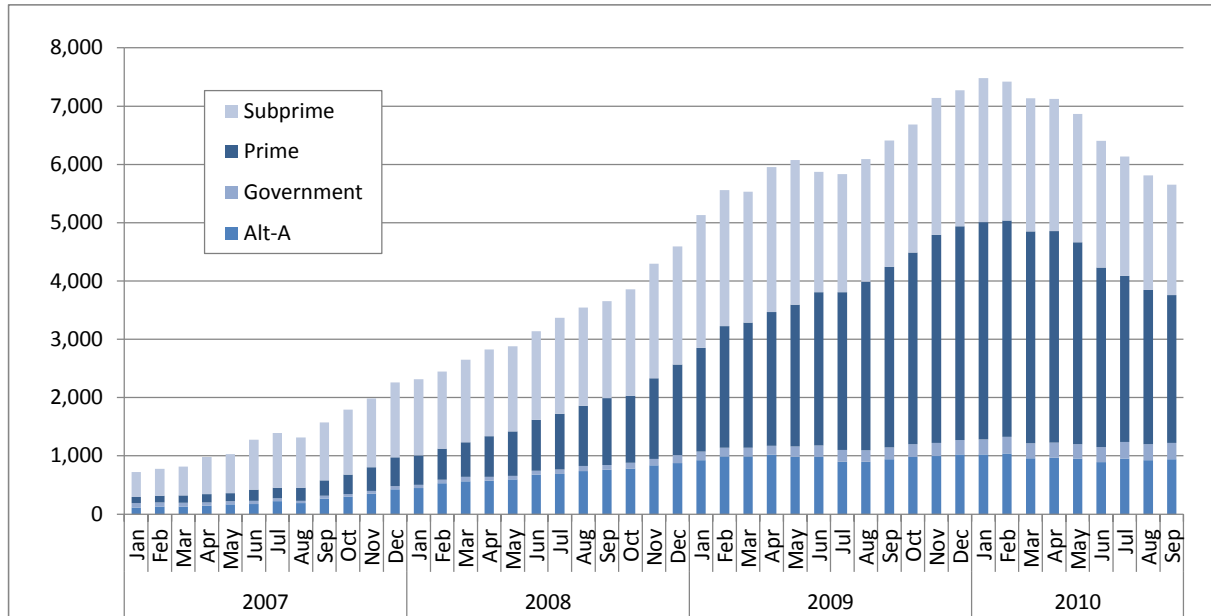
September 2010	Fairfax County, VA	Washington, D.C. Metropolitan Area
<b>Foreclosure Inventory</b>		
Number of Loans	3,600	27,700
Percent of Loans	1.5	2.3
<b>Mortgages 30 or More Days Delinquent</b>		
Number of Loans	10,800	98,700
Percent of Loans	4.4	8.1
Pct. Point Change Since 9/2009	-0.6	-0.4
Pct. Point Change Since 9/2008	0.7	1.7
<b>Mortgages 90 or More Days Delinquent</b>		
Number of Loans	5,700	50,900
Percent of Loans	2.3	4.2
Pct. Point Change Since 9/2009	-0.3	-0.1
Pct. Point Change Since 9/2008	0.8	1.8
<b>ZIP Codes with High/Highest REO Risk</b>		
Number of ZIP Codes	3	91
Percent of ZIP Codes	7.5	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, Fairfax County, 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.

FAIRFAX COUNTY, VA TOP ZIP CODES BY SERIOUS DELINQUENCY RATE September 2010		
ZIP Code	Area	Percent
	<i>Fairfax County, VA</i>	2.3
	<i>Metropolitan Area</i>	4.2
22079	Lorton	4.4
22150	Springfield	4.4
22309	Alexandria	4.2
20121	Centreville	3.9
20170	Herndon	3.5
22306	Alexandria	3.3
22312	Alexandria	3.2
22003	Annandale	3.0
22310	Alexandria	2.9
22151	Springfield	2.9

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.

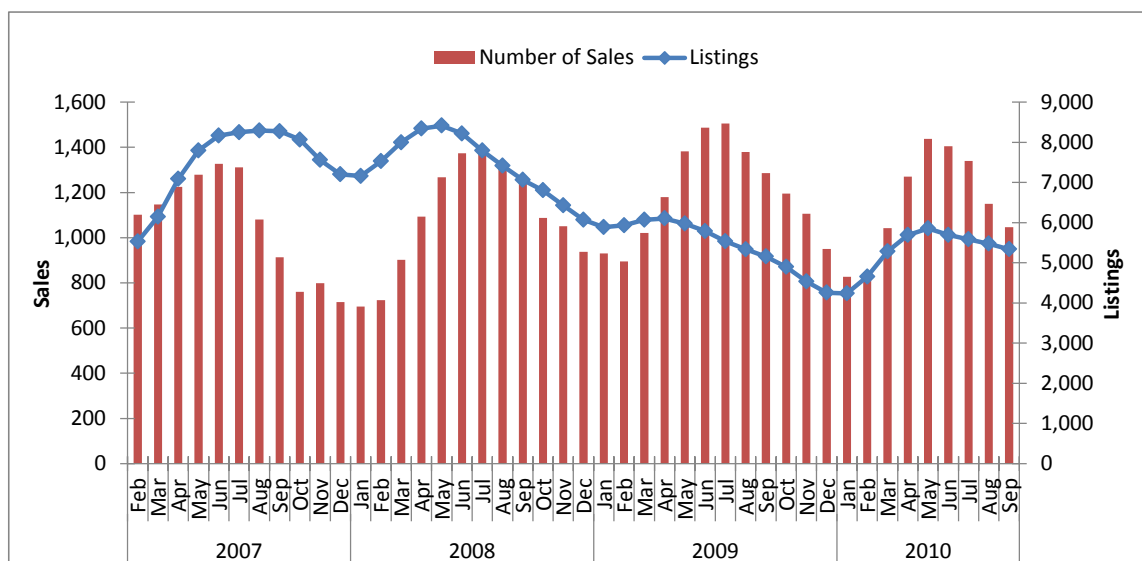
FAIRFAX COUNTY, VA TOP ZIP CODES BY HIGH/HIGHEST REO RISK September 2010		
ZIP Code	Area	Risk Level
22309	Alexandria	High
22312	Alexandria	High
22306	Alexandria	High
20121	Centreville	Moderate
22303	Alexandria	Moderate
20120	Centreville	Moderate
20170	Herndon	Moderate
22079	Lorton	Moderate
22150	Springfield	Moderate
20151	Chantilly	Moderate

#### Key Sales Market Indicators, Fairfax County, VA

	September				Percent Change (%)		
	2000	2007	2009	2010	2000-10	2007-10	2009-10
Number of Sales							
County	1,699	729	1,269	999	-41.2	37.0	-21.3
Metro Area	6,810	3,839	5,782	4,921	-27.7	28.2	-14.9
Median Sales Price							
County	\$249,860	\$460,137	\$371,882	\$380,000	52.1	-17.4	2.2
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	7	35	20	17	138.1	-52.5	-15.3
Metro Area	15	40	27	23	57.3	-42.0	-13.3
Number of New Listings							
County	1,762	2,381	1,739	1,784	1.2	-25.1	2.6
Metro Area	8,062	12,458	9,593	9,746	20.9	-21.8	1.6
Number of Listings							
County	2,435	8,438	5,124	5,445	123.6	-35.5	6.3
Metro Area	17,260	48,580	33,181	34,856	101.9	-28.3	5.0
Months of Inventory							
County	1.4	11.6	4.0	5.5	280.3	-52.9	35.0
Metro Area	2.5	12.7	5.7	7.1	179.5	-44.0	23.4

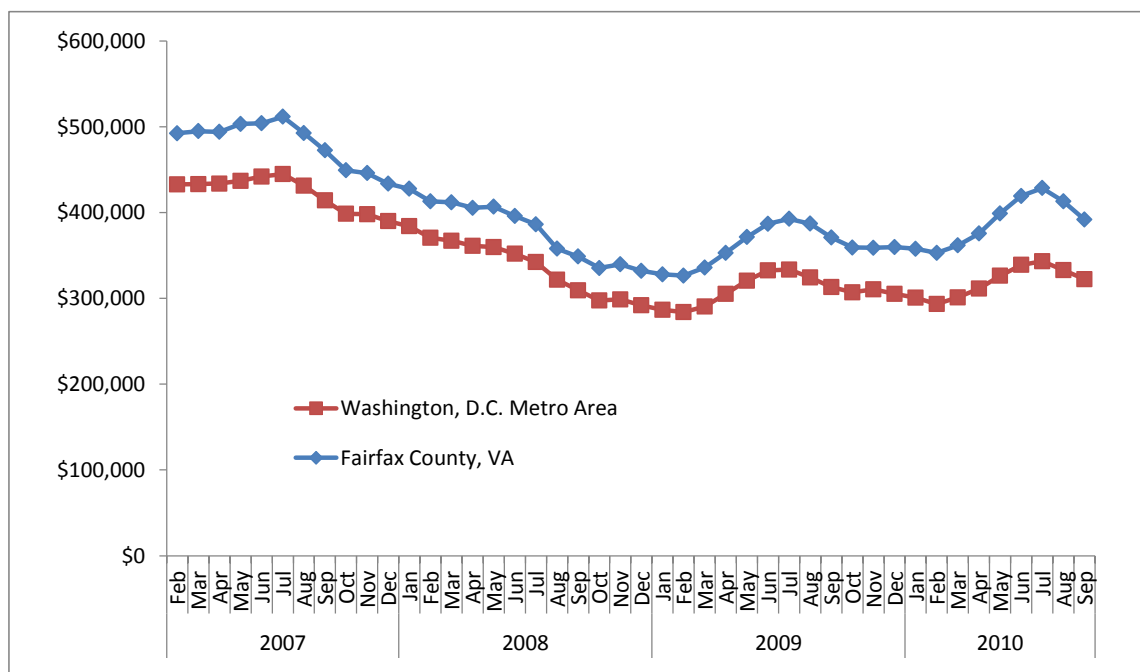
Note: Sales data included in the table above and following charts are for single-family homes and condominium units.

**Sales Market Activity: Three-Month Averages, Fairfax County, VA**



**Adjusted Median Sales Price: Three-Month Averages, Fairfax County, 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.*