



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



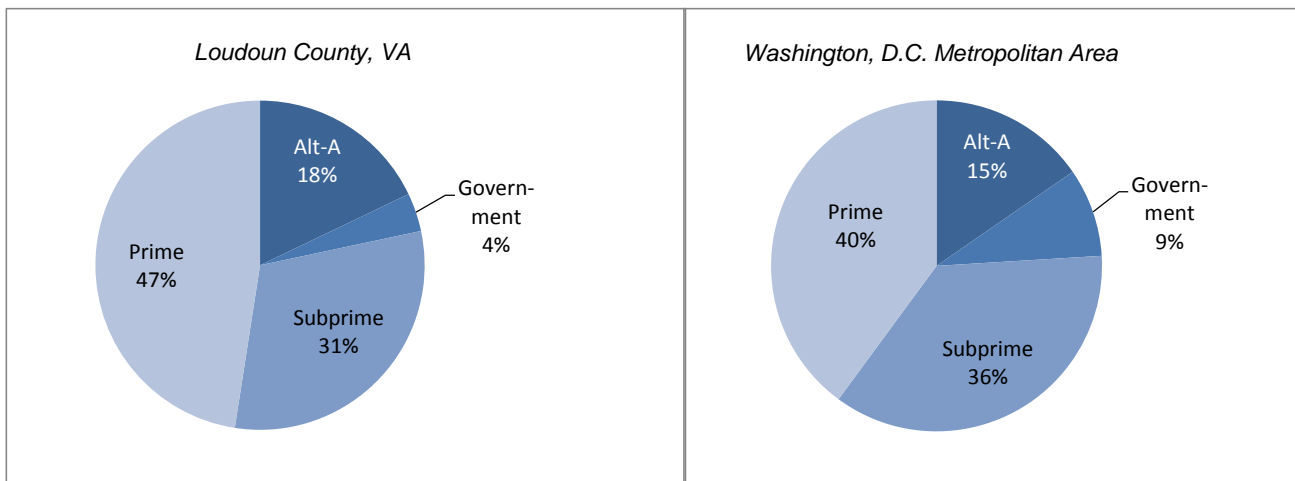
Loudoun County, VA September 2010

Key Mortgage Performance Indicators

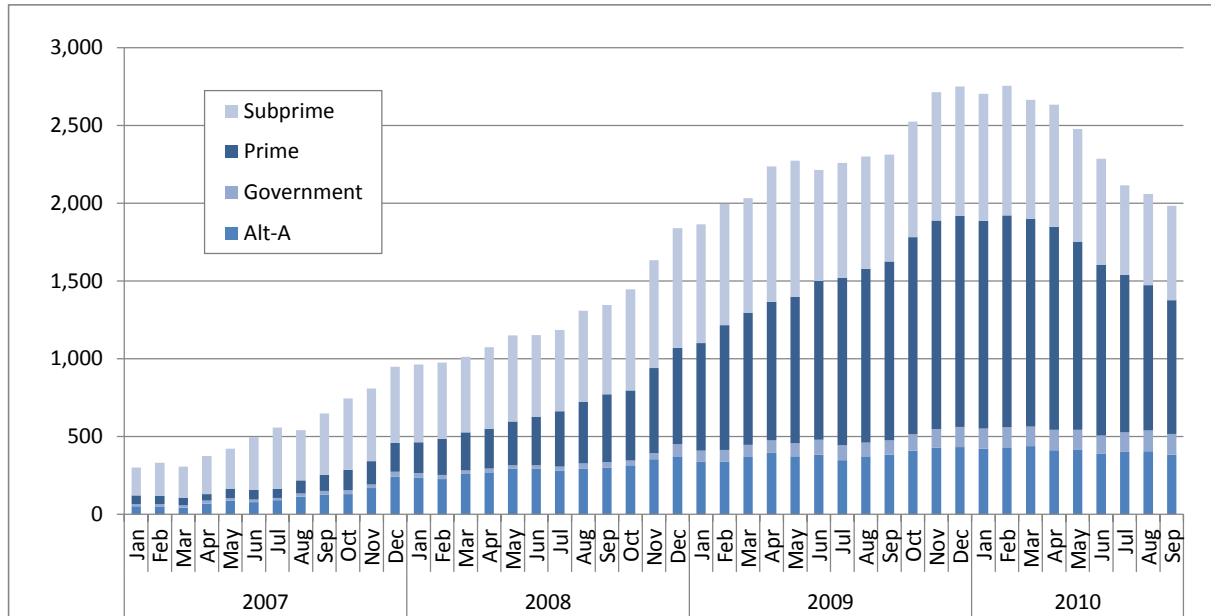
September 2010	Loudoun County, VA	Washington, D.C. Metropolitan Area
Foreclosure Inventory		
Number of Loans	1,300	27,700
Percent of Loans	1.8	2.3
Mortgages 30 or More Days Delinquent		
Number of Loans	3,900	98,700
Percent of Loans	5.2	8.1
Pct. Point Change Since 9/2009	-1.0	-0.4
Pct. Point Change Since 9/2008	0.6	1.7
Mortgages 90 or More Days Delinquent		
Number of Loans	2,000	50,900
Percent of Loans	2.7	4.2
Pct. Point Change Since 9/2009	-0.5	-0.1
Pct. Point Change Since 9/2008	0.9	1.8
ZIP Codes with High/Highest REO Risk		
Number of ZIP Codes	2	91
Percent of ZIP Codes	15.4	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, Loudoun 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.

LOUDOUN COUNTY, VA TOP ZIP CODES BY SERIOUS DELINQUENCY RATE September 2010		
ZIP Code	Area	Percent
	Loudoun County, VA	2.7
	Metropolitan Area	4.2
20164	Sterling	4.7
20166	Sterling	3.8
20180	Lovettsville	3.0
20132	Purcellville	2.8
20105	Aldie	2.7
20141	Round Hill	2.5
20165	Sterling	2.5
20176	Leesburg	2.5
20175	Leesburg	2.3
20152	Chantilly	2.3

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.

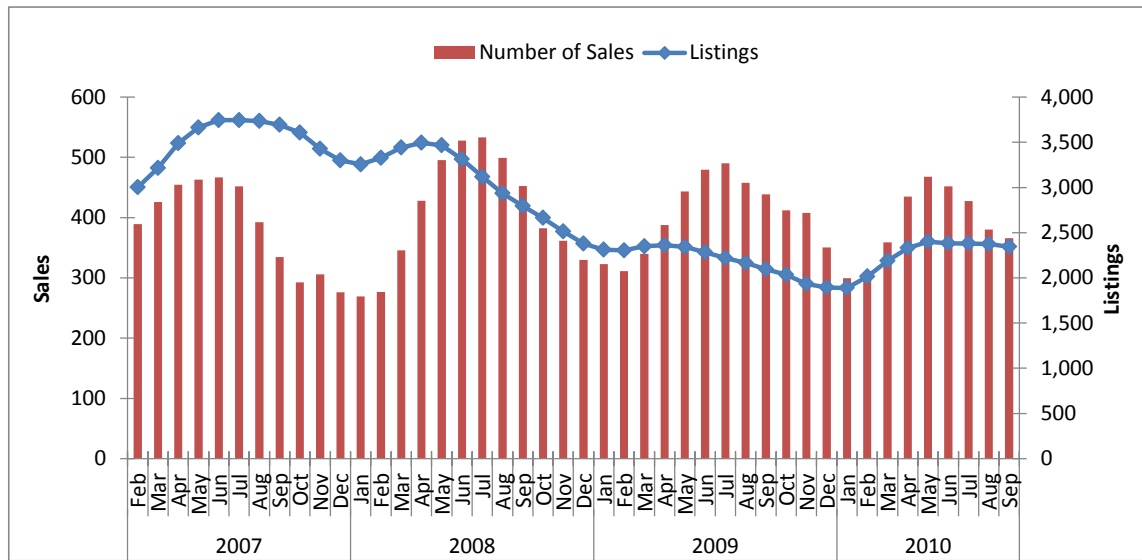
LOUDOUN COUNTY, VA TOP ZIP CODES BY HIGH/HIGHEST REO RISK September 2010		
ZIP Code	Area	Risk Level
20164	Sterling	High
20166	Sterling	High
20175	Leesburg	Moderate
20176	Leesburg	Moderate
20148	Ashburn	Moderate
20147	Ashburn	Moderate
20141	Round Hill	Minimal
20105	Aldie	Minimal
20152	Chantilly	Minimal
20132	Purcellville	Minimal

Key Sales Market Indicators, Loudoun County, VA

	September				Percent Change (%)		
	2000	2007	2009	2010	2000-10	2007-10	2009-10
Number of Sales							
County	393	288	426	367	-6.6	27.4	-13.8
Metro Area	6,810	3,839	5,782	4,921	-27.7	28.2	-14.9
Median Sales Price							
County	\$266,101	\$450,088	\$348,448	\$375,000	40.9	-16.7	7.6
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	9	45	18	19	111.1	-58.7	2.7
Metro Area	15	40	27	23	57.3	-42.0	-13.3
Number of New Listings							
County	528	846	594	651	23.3	-23.0	9.6
Metro Area	8,062	12,458	9,593	9,746	20.9	-21.8	1.6
Number of Listings							
County	891	3,752	2,109	2,377	166.8	-36.6	12.7
Metro Area	17,260	48,580	33,181	34,856	101.9	-28.3	5.0
Months of Inventory							
County	2.3	13.0	5.0	6.5	185.7	-50.3	30.8
Metro Area	2.5	12.7	5.7	7.1	179.5	-44.0	23.4

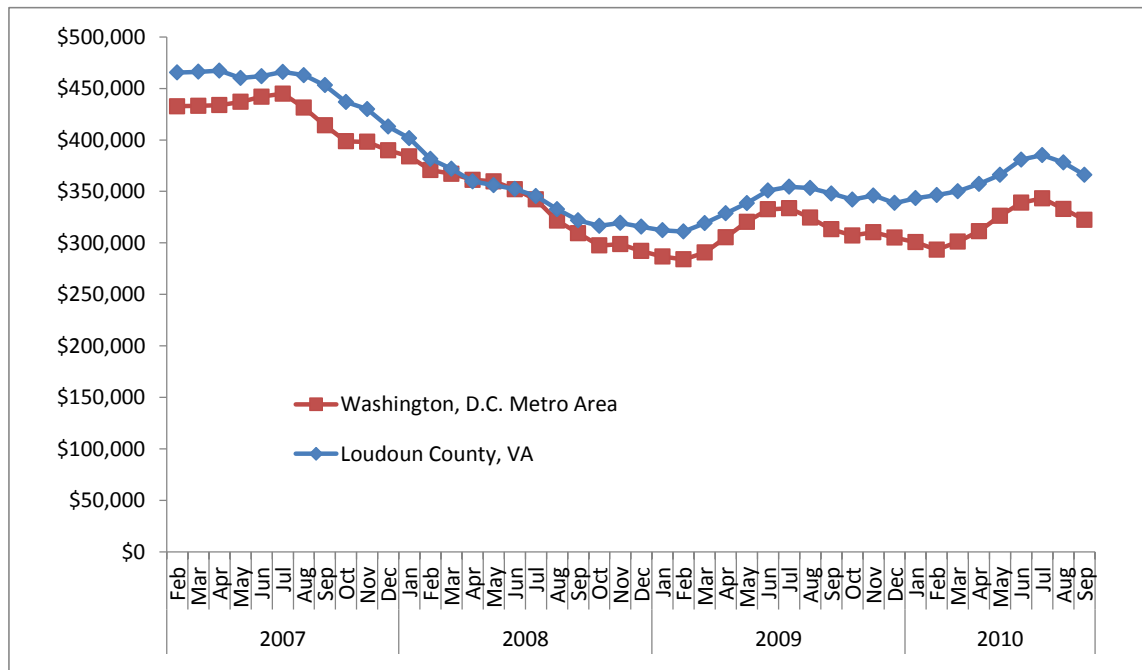
Note: Sales data included in the table above and following charts are for single-family homes and condominium units.

Sales Market Activity: Three-Month Averages, Loudoun County, VA



Adjusted Median Sales Price: Three-Month Averages, Loudoun County, VA and Metro Area

Prices in September 2010 dollars



This publication was funded through a grant from Fannie Mae. 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.