



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



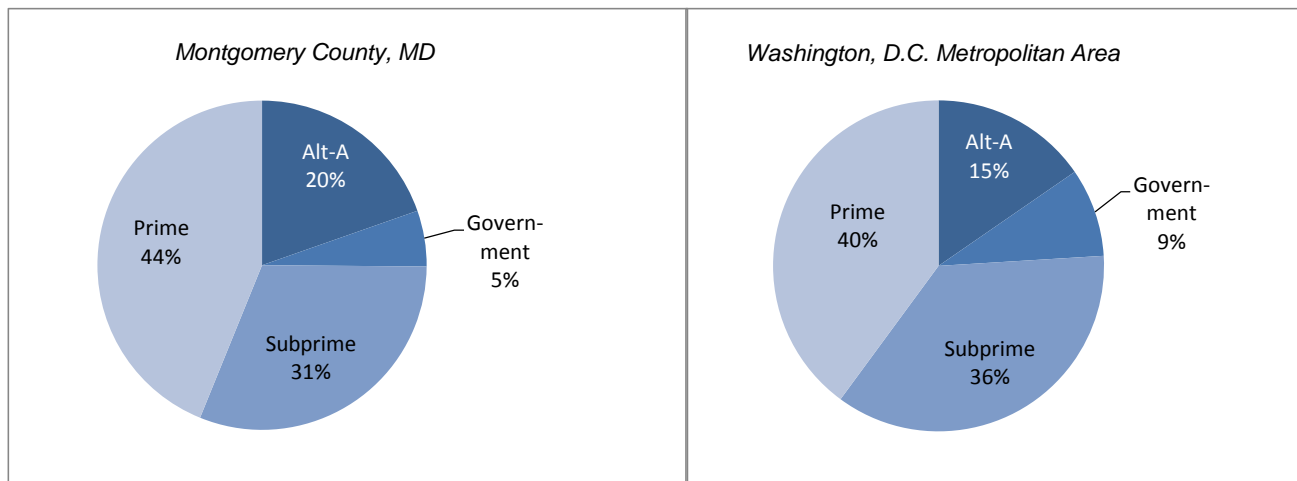
## Montgomery County, MD September 2010

### Key Mortgage Performance Indicators

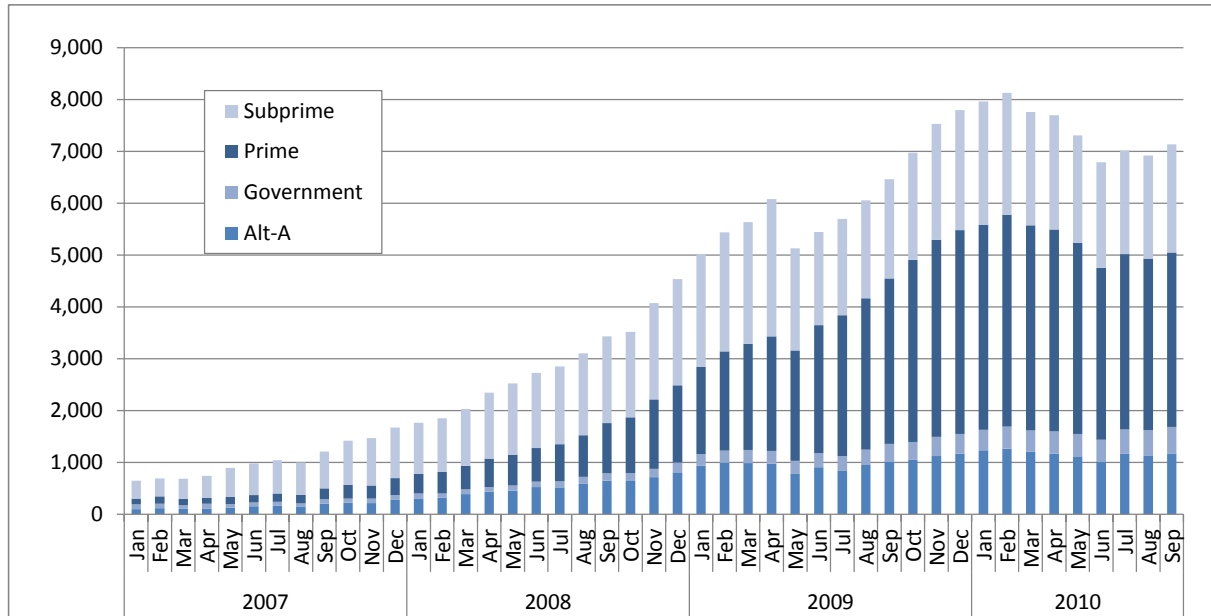
| September 2010                              | Montgomery County, MD | Washington, D.C. Metropolitan Area |
|---|-----------------------|------------------------------------|
| <b>Foreclosure Inventory</b>                |                       |                                    |
| Number of Loans                             | 3,900                 | 27,700                             |
| Percent of Loans                            | 1.8                   | 2.3                                |
| <b>Mortgages 30 or More Days Delinquent</b> |                       |                                    |
| Number of Loans                             | 12,900                | 98,700                             |
| Percent of Loans                            | 6.1                   | 8.1                                |
| Pct. Point Change Since 9/2009              | 0.0                   | -0.4                               |
| Pct. Point Change Since 9/2008              | 1.9                   | 1.7                                |
| <b>Mortgages 90 or More Days Delinquent</b> |                       |                                    |
| Number of Loans                             | 7,100                 | 50,900                             |
| Percent of Loans                            | 3.4                   | 4.2                                |
| Pct. Point Change Since 9/2009              | 0.3                   | -0.1                               |
| Pct. Point Change Since 9/2008              | 1.8                   | 1.8                                |
| <b>ZIP Codes with High/Highest REO Risk</b> |                       |                                    |
| Number of ZIP Codes                         | 10                    | 91                                 |
| Percent of ZIP Codes                        | 29.4                  | 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, Montgomery County, MD**



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.

| MONTGOMERY COUNTY, MD<br>TOP ZIP CODES BY<br>SERIOUS DELINQUENCY RATE<br>September 2010 |                       |         |
|---|-----------------------|---------|
| ZIP Code  | Area                  | Percent |
|   | Montgomery County, MD | 3.4     |
|   | Metropolitan Area     | 4.2     |
| 20903   | Silver Spring         | 7.5     |
| 20877   | Gaithersburg          | 6.5     |
| 20886   | Montgomery Village    | 6.3     |
| 20866   | Burtonsville          | 6.1     |
| 20851   | Rockville             | 5.5     |
| 20876   | Germantown            | 5.2     |
| 20906   | Silver Spring         | 5.2     |
| 20879   | Gaithersburg          | 5.1     |
| 20904   | Silver Spring         | 5.1     |
| 20874   | Germantown            | 5.1     |

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.

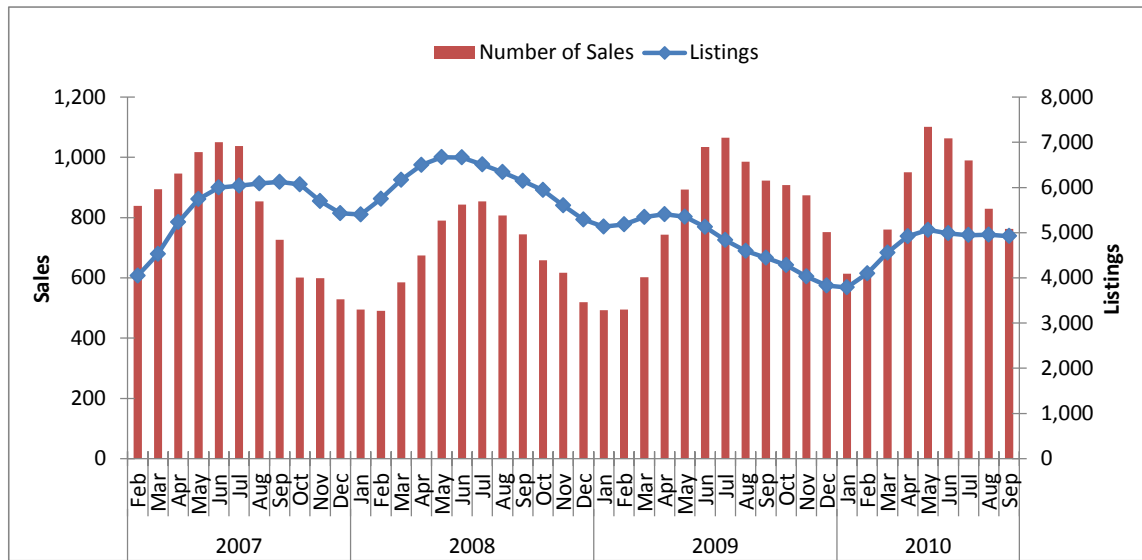
| MONTGOMERY COUNTY, MD<br>TOP ZIP CODES BY<br>HIGH/HIGHEST REO RISK<br>September 2010 |                    |            |
|--|--------------------|------------|
| ZIP Code   | Area               | Risk Level |
| 20886  | Montgomery Village | High       |
| 20877  | Gaithersburg       | High       |
| 20876  | Germantown         | High       |
| 20903  | Silver Spring      | High       |
| 20866  | Burtonsville       | High       |
| 20879  | Gaithersburg       | High       |
| 20906  | Silver Spring      | High       |
| 20851  | Rockville          | High       |
| 20874  | Germantown         | High       |
| 20902  | Silver Spring      | High       |

#### Key Sales Market Indicators, Montgomery County, MD

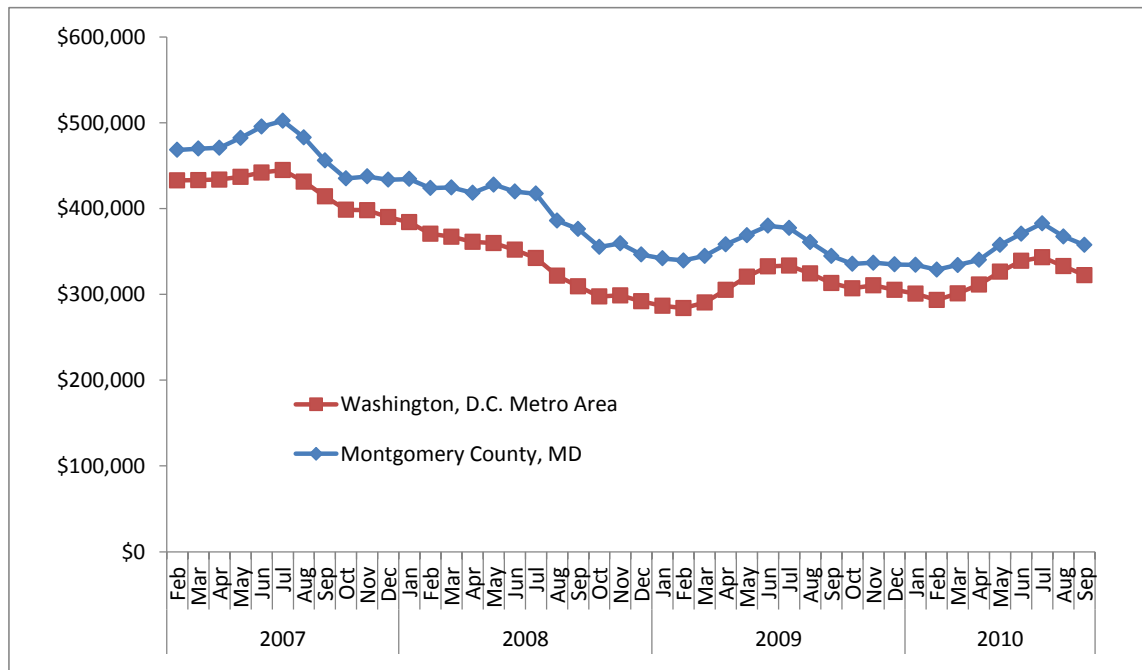
|  | September |           |           |           | Percent Change (%) |         |         |
|--|-----------|-----------|-----------|-----------|--------------------|---------|---------|
|  | 2000      | 2007      | 2009      | 2010      | 2000-10            | 2007-10 | 2009-10 |
| Number of Sales                            |           |           |           |           |                    |         |         |
| County                                     | 1,175     | 583       | 859       | 748       | -36.3              | 28.3    | -12.9   |
| Metro Area                                 | 6,810     | 3,839     | 5,782     | 4,921     | -27.7              | 28.2    | -14.9   |
| Median Sales Price                         |           |           |           |           |                    |         |         |
| County                                     | \$228,622 | \$438,982 | \$336,222 | \$329,950 | 44.3               | -24.8   | -1.9    |
| 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                                     | 12        | 36        | 29        | 26        | 120.1              | -28.4   | -11.8   |
| Metro Area                                 | 15        | 40        | 27        | 23        | 57.3               | -42.0   | -13.3   |
| Number of New Listings                     |           |           |           |           |                    |         |         |
| County                                     | 1,394     | 1,782     | 1,442     | 1,487     | 6.7                | -16.6   | 3.1     |
| Metro Area                                 | 8,062     | 12,458    | 9,593     | 9,746     | 20.9               | -21.8   | 1.6     |
| Number of Listings                         |           |           |           |           |                    |         |         |
| County                                     | 2,311     | 6,254     | 4,452     | 5,047     | 118.4              | -19.3   | 13.4    |
| Metro Area                                 | 17,260    | 48,580    | 33,181    | 34,856    | 101.9              | -28.3   | 5.0     |
| Months of Inventory                        |           |           |           |           |                    |         |         |
| County                                     | 2.0       | 10.7      | 5.2       | 6.7       | 243.1              | -37.1   | 30.2    |
| 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, Montgomery County, MD**



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