



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



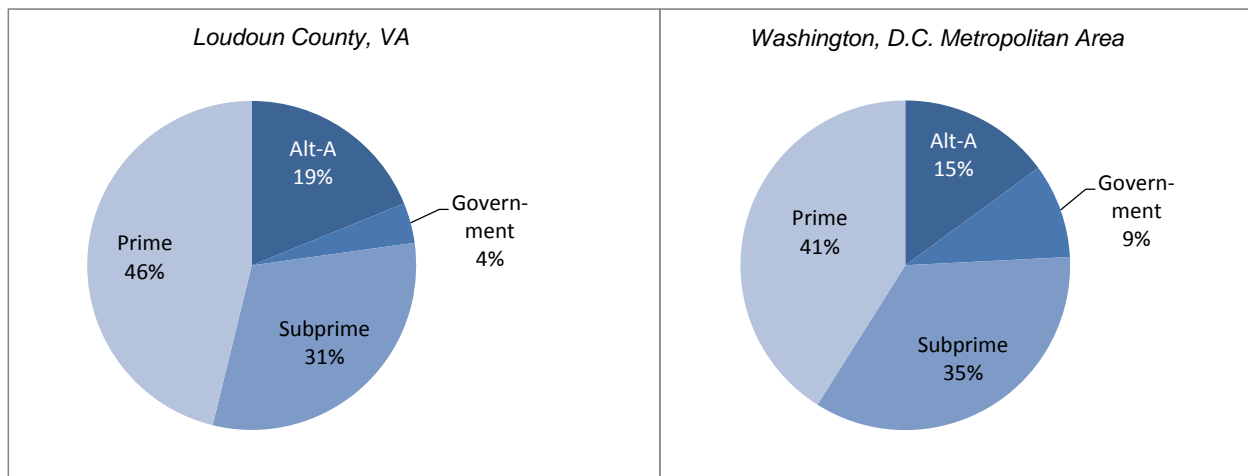
Loudoun County, VA December 2010

Key Mortgage Performance Indicators

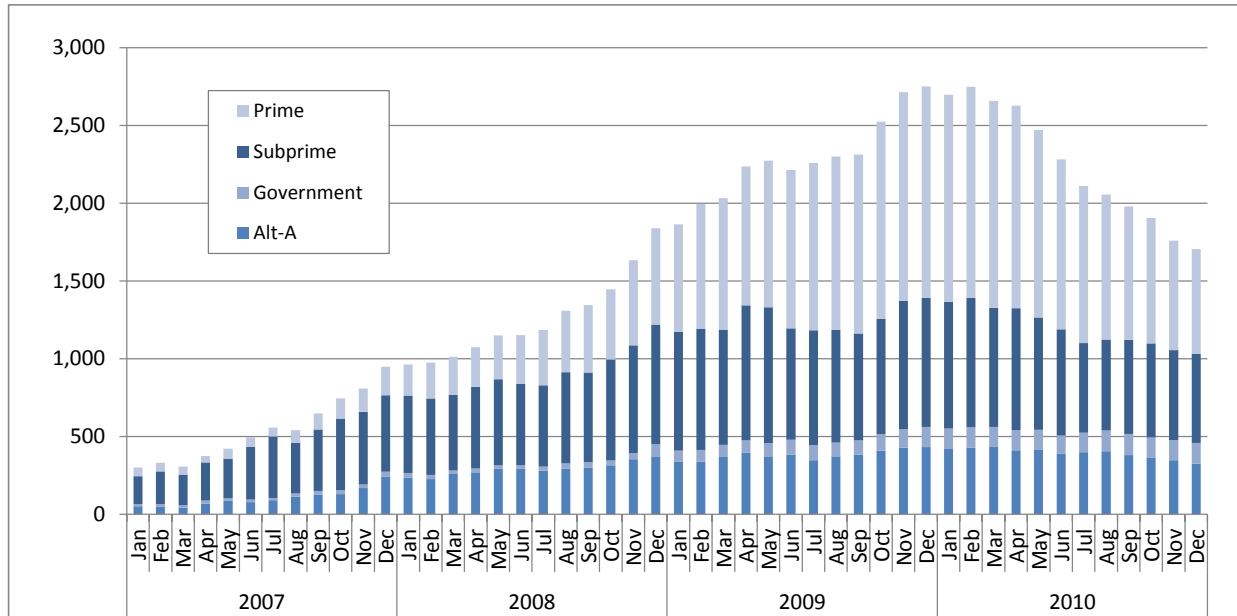
December 2010	Loudoun County, VA	Washington, D.C. Metropolitan Area
Foreclosure Inventory		
Number of Loans	1,400	29,900
Percent of Loans	1.9	2.5
Mortgages 30 or More Days Delinquent		
Number of Loans	3,400	92,100
Percent of Loans	4.6	7.6
Pct. Point Change Since 12/2009	-2.0	-1.7
Pct. Point Change Since 12/2008	-1.0	0.0
Mortgages 90 or More Days Delinquent		
Number of Loans	1,700	46,500
Percent of Loans	2.3	3.9
Pct. Point Change Since 12/2009	-1.4	-1.2
Pct. Point Change Since 12/2008	-0.2	0.8
ZIP Codes with High/Highest Risk for New REO		
Number of ZIP Codes	2	89
Percent of ZIP Codes	15.4	37.9

Note: Number of loans rounded to the nearest hundred

Foreclosure Inventory by Loan Grade, December 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 December 2010		
ZIP Code	Area	Percent
	Loudoun County, VA	2.3
	Metropolitan Area	3.9
20164	Sterling	3.9
20180	Lovettsville	2.8
20166	Sterling	2.8
20105	Aldie	2.7
20141	Round Hill	2.6
20132	Purcellville	2.2
20175	Leesburg	2.2
20165	Sterling	2.1
20152	Chantilly	2.1
20176	Leesburg	2.0

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.

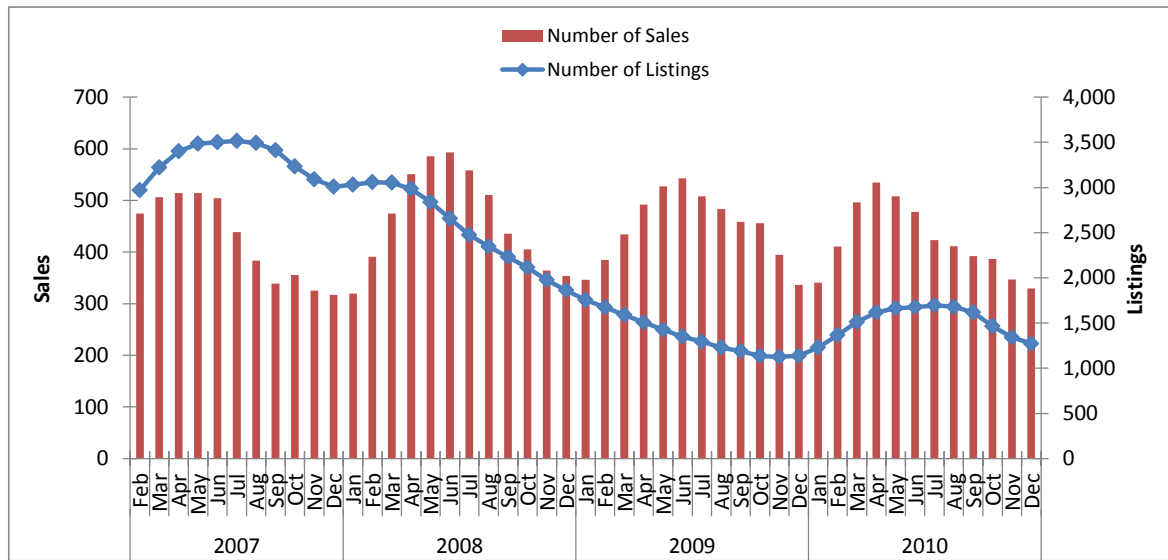
LOUDOUN COUNTY, VA TOP ZIP CODES BY HIGH/HIGHEST RISK FOR NEW REO December 2010		
ZIP Code	Area	Risk Level
20164	Sterling	High
20166	Sterling	High
20141	Round Hill	Moderate
20175	Leesburg	Moderate
20147	Ashburn	Moderate
20176	Leesburg	Moderate
20180	Lovettsville	Moderate
20148	Ashburn	Moderate
20132	Purcellville	Moderate
20165	Sterling	Moderate

Key Sales Market Indicators, Loudoun County, VA

	December				Percent Change (%)		
	2000	2007	2009	2010	2000-10	2007-10	2009-10
Number of Sales							
County	417	379	458	405	-2.9	6.9	-11.6
Metro Area	6,582	4,209	5,472	5,220	-20.7	24.0	-4.6
Median Sales Price							
County	\$293,368	\$440,838	\$358,054	\$355,000	21.0	-19.5	-0.9
Metro Area	\$232,448	\$407,165	\$314,677	\$317,383	36.5	-22.1	0.9
Number of New Listings							
County	378	683	390	351	-7.1	-48.6	-10.0
Metro Area	4,780	7,085	5,611	5,188	8.5	-26.8	-7.5
Number of Listings							
County	1,031	3,002	1,087	1,280	24.2	-57.4	17.8
Metro Area	12,709	39,683	20,483	22,350	75.9	-43.7	9.1
Months of Inventory							
County	3.4	8.8	4.6	4.9	44.3	-45.0	5.0
Metro Area	3.1	10.4	6.1	6.2	102.2	-40.5	2.0

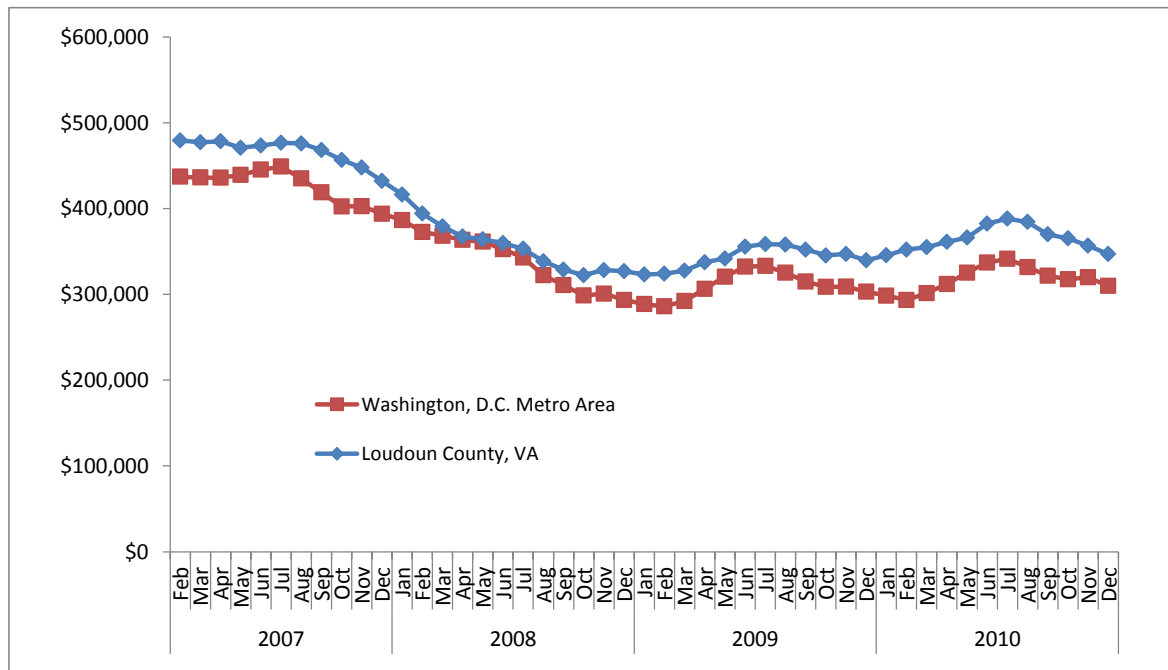
Note: Sales data included in the table above and following charts are for single-family homes and condominium units.

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



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

Prices in December 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.