



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



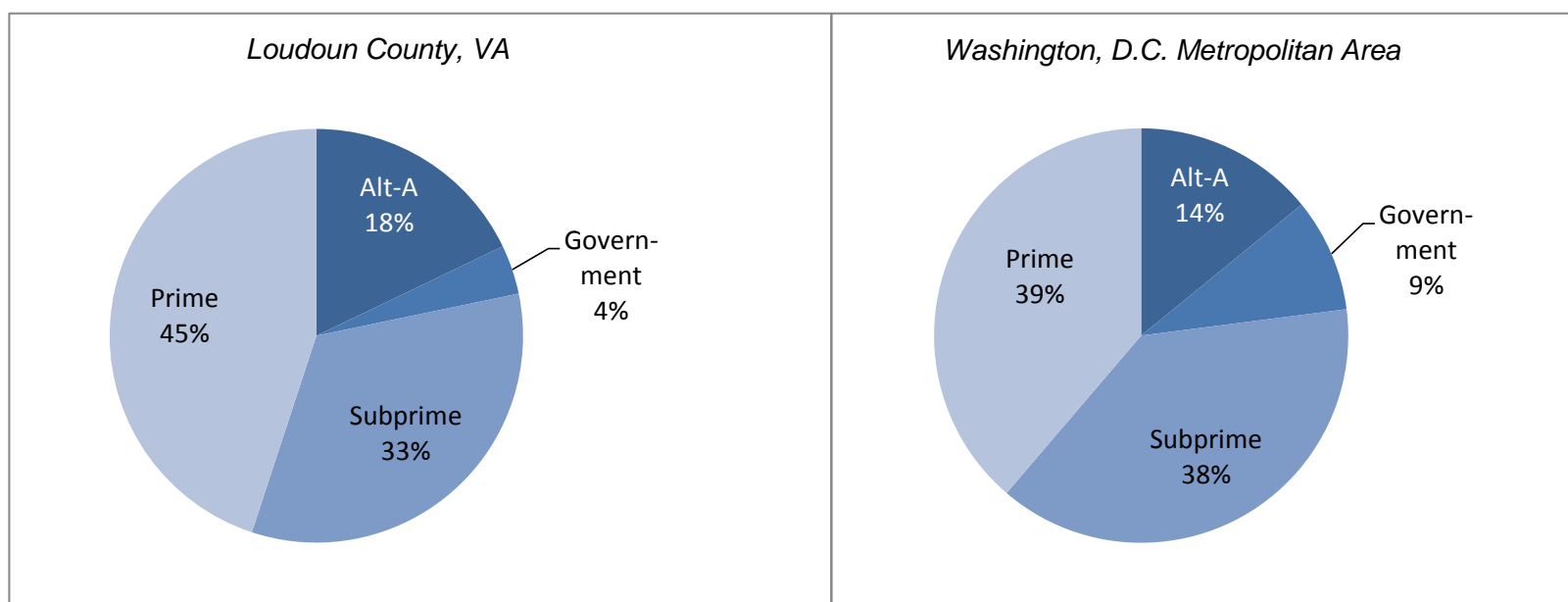
Loudoun County, VA March 2011

Key Mortgage Performance Indicators

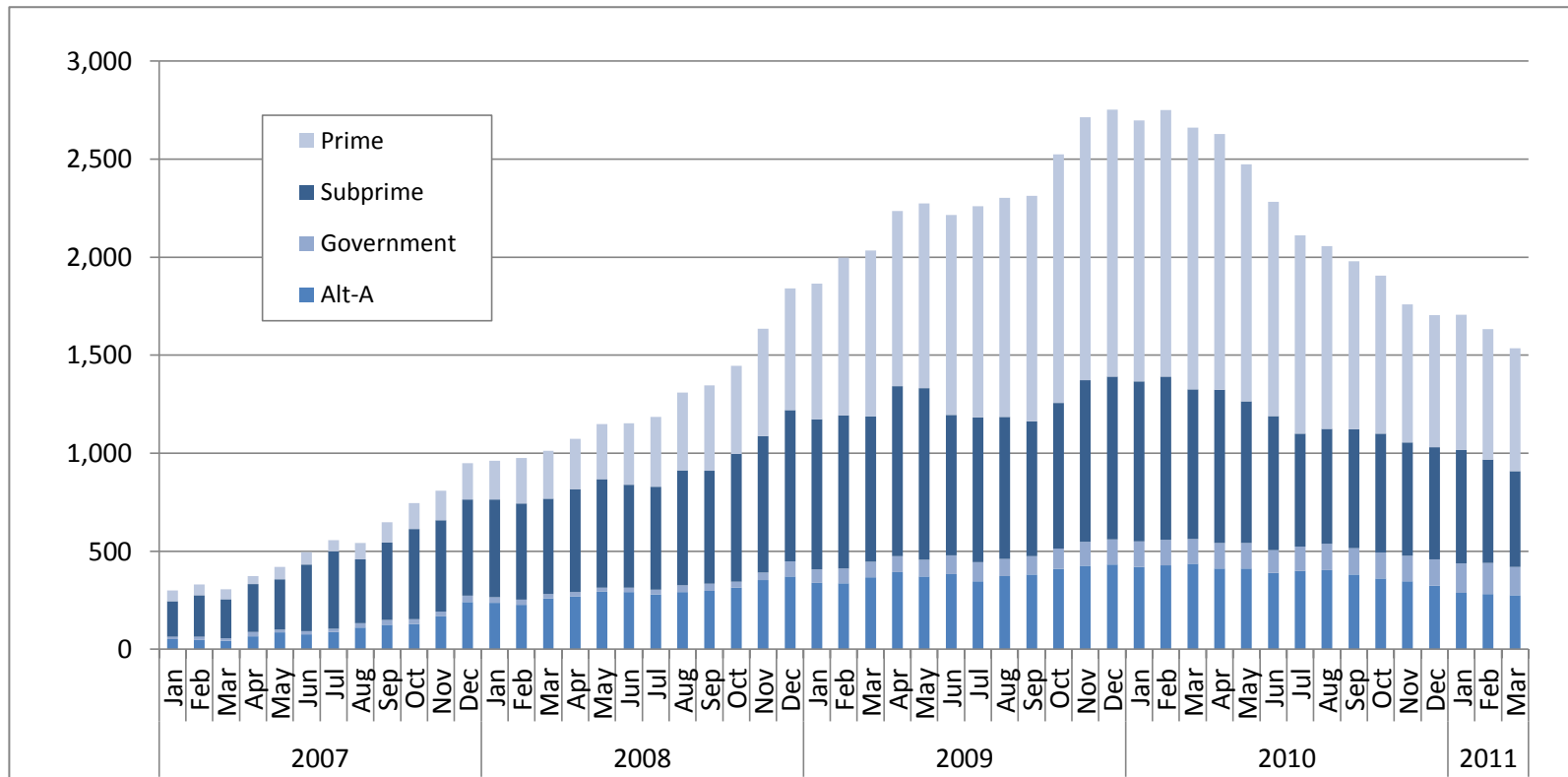
March 2011	Loudoun County, VA	Washington, D.C. Metropolitan Area
Foreclosure Inventory		
Number of Loans	1,300	31,700
Percent of Loans	1.7	2.6
Mortgages 30 or More Days Delinquent		
Number of Loans	3,000	82,000
Percent of Loans	4.0	6.8
Pct. Point Change Since 3/2010	-2.0	-1.7
Pct. Point Change Since 3/2009	-1.7	-0.7
Mortgages 90 or More Days Delinquent		
Number of Loans	1,500	43,700
Percent of Loans	2.1	3.6
Pct. Point Change Since 3/2010	-1.5	-1.3
Pct. Point Change Since 3/2009	-0.7	0.1
ZIP Codes with High/Highest Risk for New REO		
Number of ZIP Codes	3	93
Percent of ZIP Codes	23.1	39.9

Note: Number of loans rounded to the nearest hundred

Foreclosure Inventory by Loan Grade, March 2011



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 March 2011		
ZIP Code	Area	Percent
	Loudoun County, VA	2.1
	Metropolitan Area	3.6
20164	Sterling	3.4
20105	Aldie	2.7
20141	Round Hill	2.4
20166	Sterling	2.3
20158	Hamilton	2.2
20180	Lovettsville	2.1
20176	Leesburg	2.1
20132	Purcellville	2.0
20152	Chantilly	2.0
20165	Sterling	1.9

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.

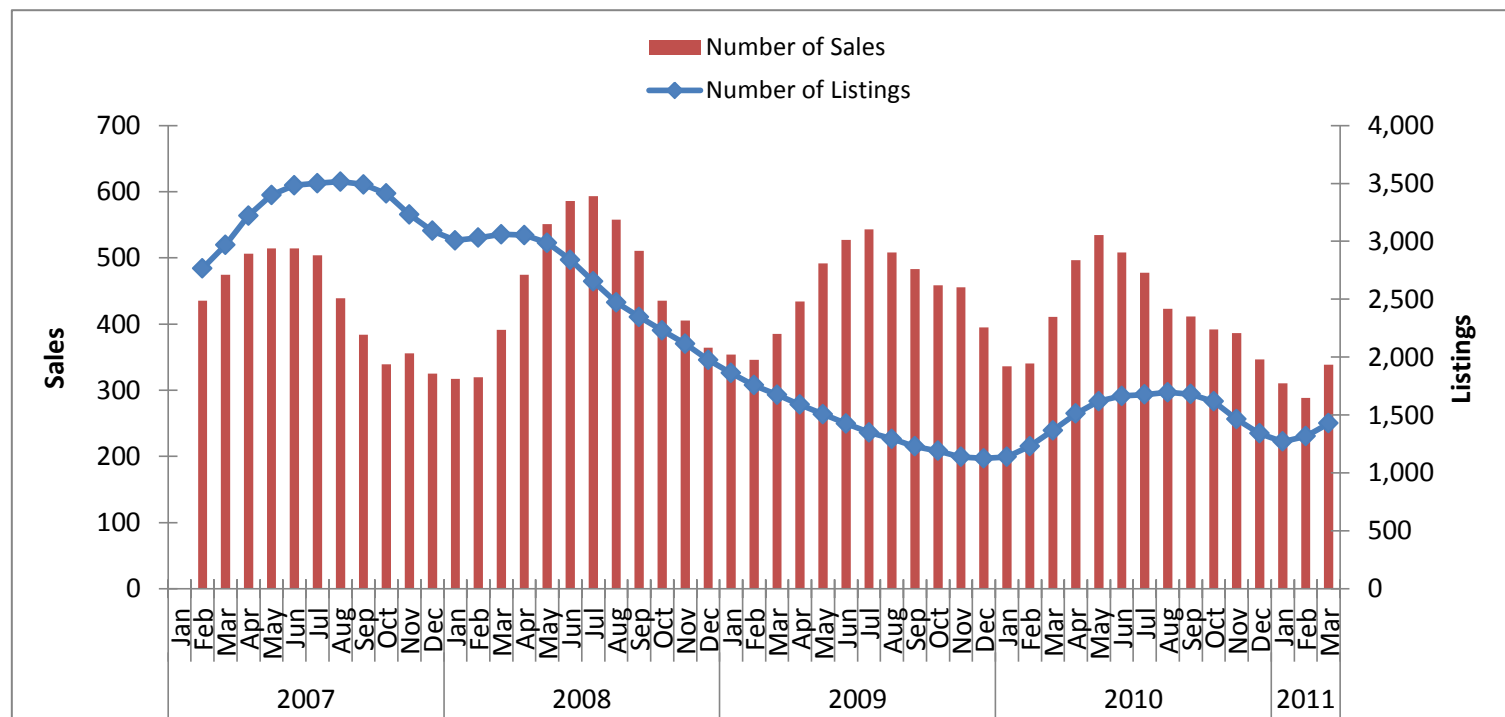
LOUDOUN COUNTY, VA TOP ZIP CODES BY HIGH/HIGHEST RISK FOR NEW REO March 2011		
ZIP Code	Area	Risk Level
20164	Sterling	High
20141	Round Hill	High
20166	Sterling	High
20176	Leesburg	Moderate
20175	Leesburg	Moderate
20147	Ashburn	Moderate
20132	Purcellville	Moderate
20165	Sterling	Minimal
20148	Ashburn	Minimal
20152	Chantilly	Minimal

Key Sales Market Indicators, Loudoun County, VA

	March				Percent Change (%)			
	2000	2007	2010	2011	2000-11	2007-11	2010-11	
Number of Sales								
County	370	501	471	339	-8.4	-32.3	-28.0	
Metro Area	5,990	6,344	5,871	5,247	-12.4	-17.3	-10.6	
Median Sales Price								
County	\$254,343	\$504,184	\$388,193	\$360,000	41.5	-28.6	-7.3	
Metro Area	\$218,865	\$450,386	\$307,135	\$297,764	36.0	-33.9	-3.1	
Number of New Listings								
County	526	1,241	861	847	61.0	-31.7	-1.6	
Metro Area	9,074	15,544	12,333	10,762	18.6	-30.8	-12.7	
Number of Listings								
County	979	2,965	1,362	1,416	44.6	-52.2	4.0	
Metro Area	16,548	34,516	22,754	22,767	37.6	-34.0	0.1	
Months of Inventory								
County	4.3	7.4	5.7	7.1	66.3	-3.9	25.0	
Metro Area	4.7	6.8	6.7	7.0	48.4	3.0	3.5	

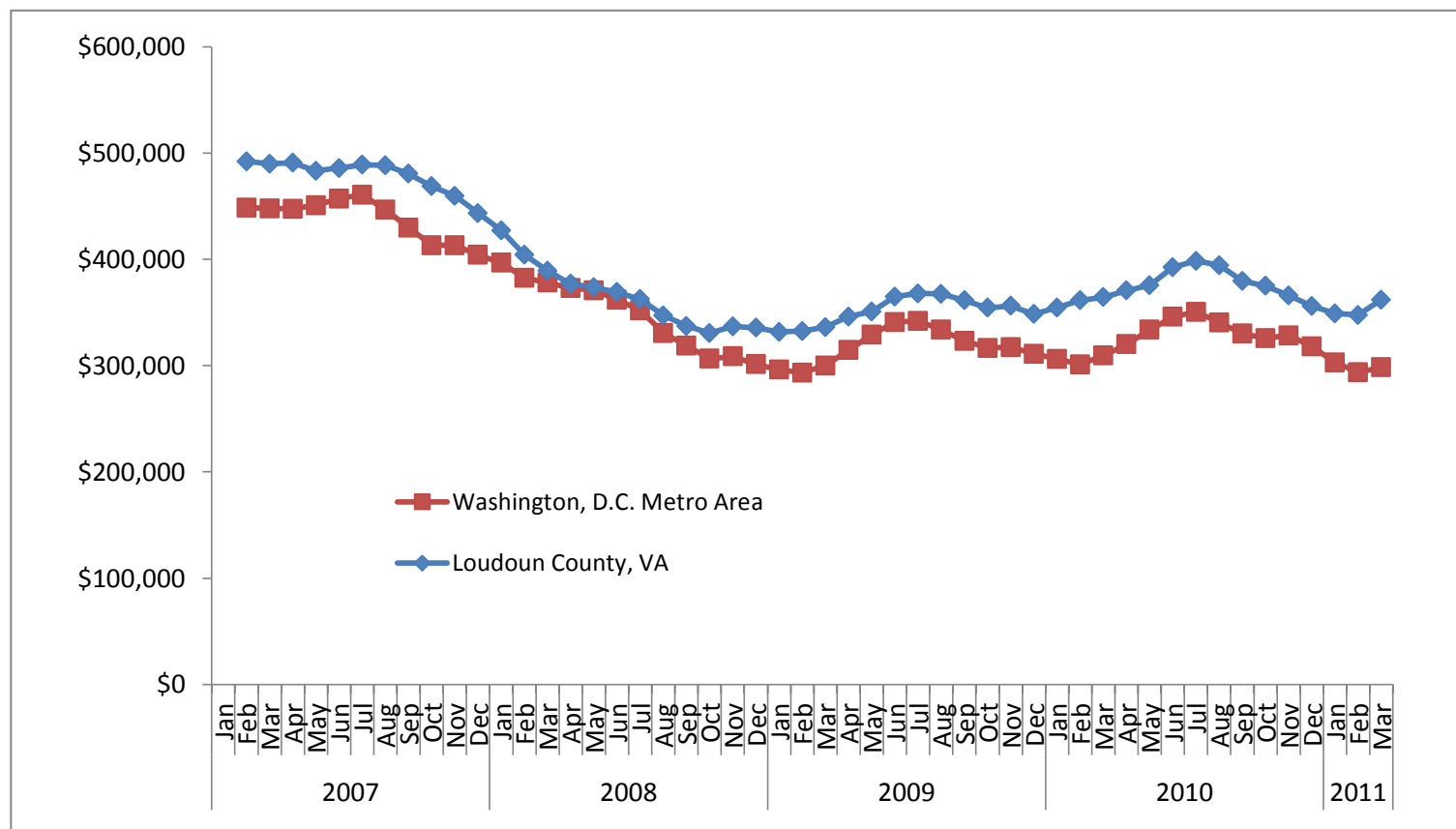
Note: Sales data included in the table above and following charts are for single-family homes and condominium units.

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



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

Prices in March 2011 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.