

Mortgage Lending Patterns in 4th District Communities as of July 2009

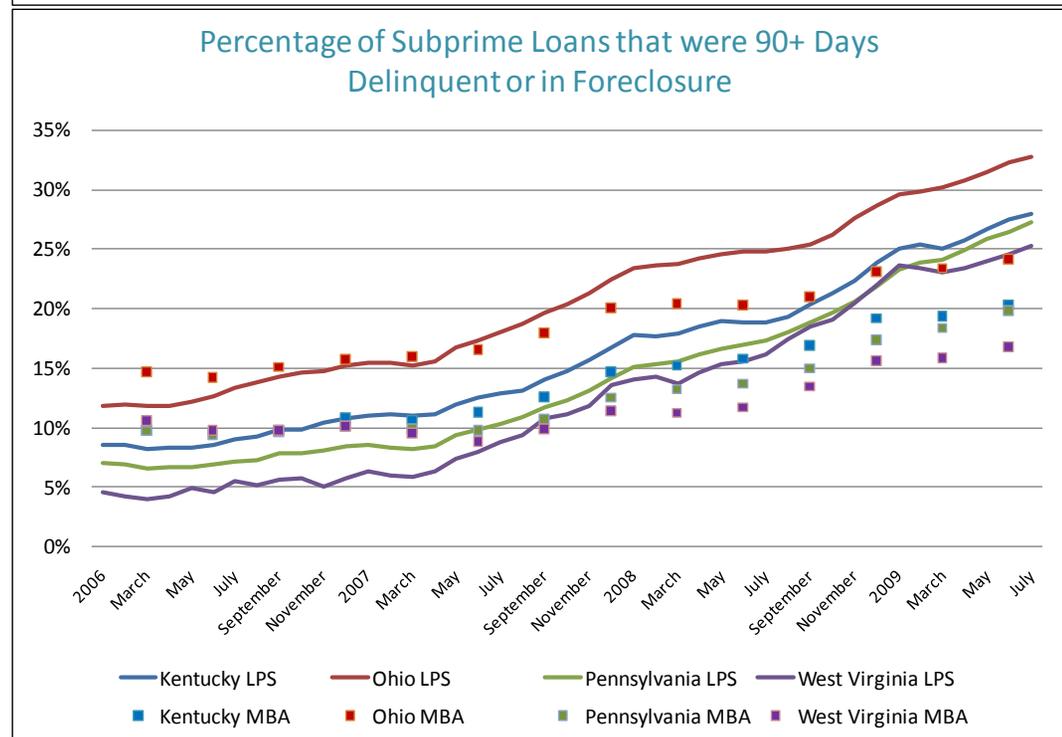
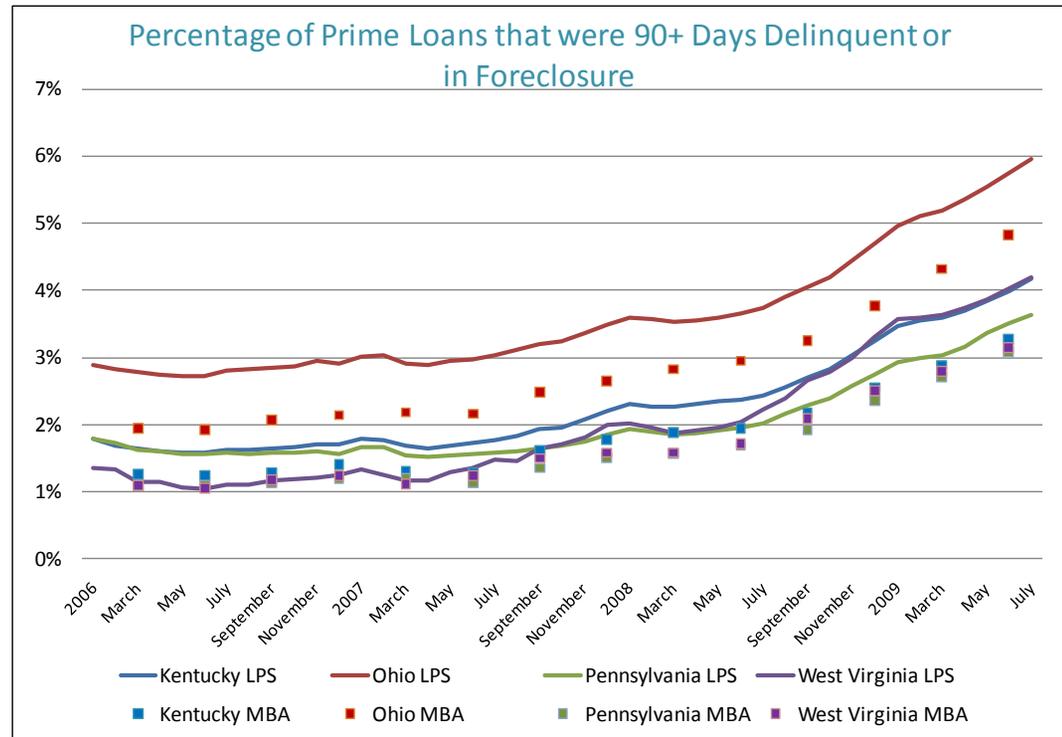
These **data briefs** provide periodic snapshots of mortgage lending activity and foreclosure patterns in our district at the state and county level. The **4th Federal Reserve District** is comprised of the state of Ohio, the western third of Pennsylvania, the eastern half of Kentucky, and the northern panhandle of West Virginia. **Delinquency and foreclosure data** are from LPS and MBA.* The data include loan level servicing data for both securitized loans and loans held in portfolio from the top 10 residential mortgage servicers in the nation and others. Smaller servicers have less representation. MBA data is offered as a comparison and is at the state level.

Four things stand out in our analysis of the data available from July 2009:

- The 4th District states all see continuing rises in delinquencies in both prime and subprime loans.
- Ohio continues to be tops in both categories (prime and subprime delinquencies).
- Pennsylvania has the lowest default rate in the prime category and West Virginia has the lowest subprime rate.
- The percentage of subprime loans ending up in REO status rose rapidly between 2006 and mid 2008 before falling off precipitously by July of this year. The percentage of prime loans entering REO status, however, has remained fairly constant over time. We will explore this dynamic in our next issue.

We've charted the most recent data in several ways, to show trends, distribution, and a listing of the top and bottom 15 counties. (Check out this detailed, county-specific [map](#) of the 4th District.)

* Please see the previous issue of [Mortgage Lending Patterns](#) for an explanation of the differences between LPS and MBA data.



Delinquency Rates by County, July 2009

Top 15 (highest)

State	County	Loans serviced	L/EMU	Delinquency
OH	Highland	1,370	18.20%	13.65%
OH	Putnam	506	8.16%	13.24%
OH	Fayette	924	17.62%	13.21%
OH	Mahoning	12,627	28.02%	12.27%
OH	Trumbull	12,207	30.94%	12.25%
OH	Allen	2,929	16.10%	12.22%
OH	Defiance	929	12.23%	12.16%
OH	Coshocton	927	16.19%	11.98%
OH	Pike	635	15.96%	11.80%
OH	Henry	831	14.40%	11.67%
OH	Cuyahoga	90,722	38.22%	11.60%
OH	Adams	757	18.12%	11.49%
OH	Crawford	1,518	18.83%	11.40%
OH	Ashtabula	5,900	32.76%	11.35%
OH	Brown	2,093	24.62%	11.24%

Bottom 15 (lowest)

State	County	Loans serviced	L/EMU	Delinquency
KY	Rowan	668	22.20%	5.70%
KY	Laurel	1,964	22.57%	5.65%
PA	Allegheny	108,453	49.23%	5.48%
PA	Westmoreland	29,801	44.35%	5.46%
KY	Boone	13,199	53.47%	5.45%
PA	Somerset	3,659	31.39%	5.30%
PA	Washington	16,443	42.89%	5.29%
OH	Athens	1,893	25.10%	5.23%
WV	Ohio	1,849	24.70%	5.08%
KY	Scott	4,728	57.80%	4.99%
OH	Mercer	2,055	29.40%	4.76%
OH	Delaware	21,423	56.21%	4.54%
KY	Fayette	28,762	54.22%	4.18%
PA	Butler	16,147	46.39%	3.85%
KY	Woodford	2,415	47.00%	3.27%

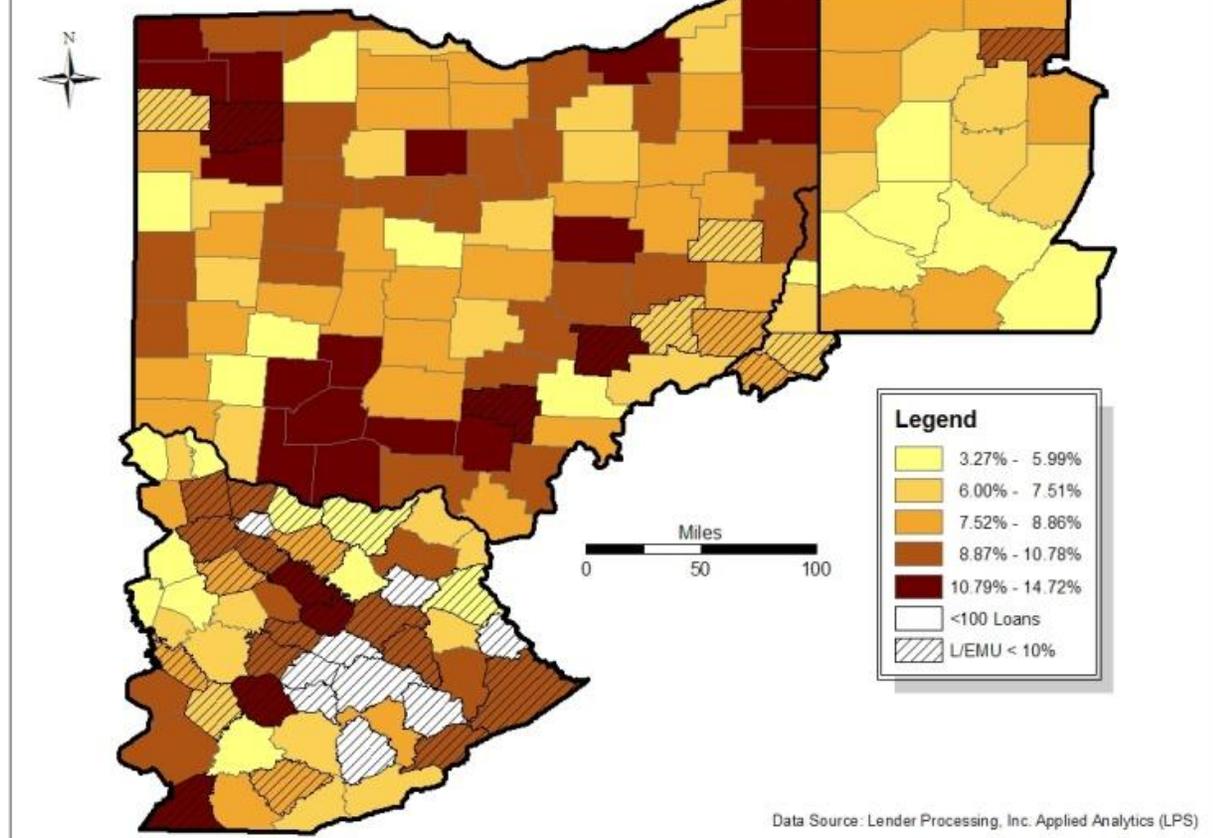
Delinquency rates are defined as loans at least 60 days delinquent, including those in foreclosure

- at least 70% of county's housing units are in rural areas
- at least 70% of county's housing units are in urban areas

L/EMU: Loans in the database as a % of estimated mortgage units in the county, according to the American Community Survey (2005-2007)

Percent of Loans at Least 60 Days Delinquent or in Foreclosure

July 2009



Delinquency Rates by County, as of July 2009 (per chart at left and map above)

The top 15 list remains the exclusive territory of Ohio counties, new additions include Putnam, Henry, Crawford, and Ashtabula, while Williams, Guernsey, Clinton, and Muskingum drop off the list. Since the first quarter of 2009 delinquency/foreclosure rate ranges have widened for both the top and bottom 15 counties; the top 15 now encompasses rates from just over 11% to almost 14% and the bottom 15 goes from just over 3% to almost 6%. Note that the top 15 county rates are estimated based on a smaller sample when compared to the bottom 15 counties (compare L/EMU values in the list).