

Mortgage Lending Patterns in 4th District Communities

March 2009

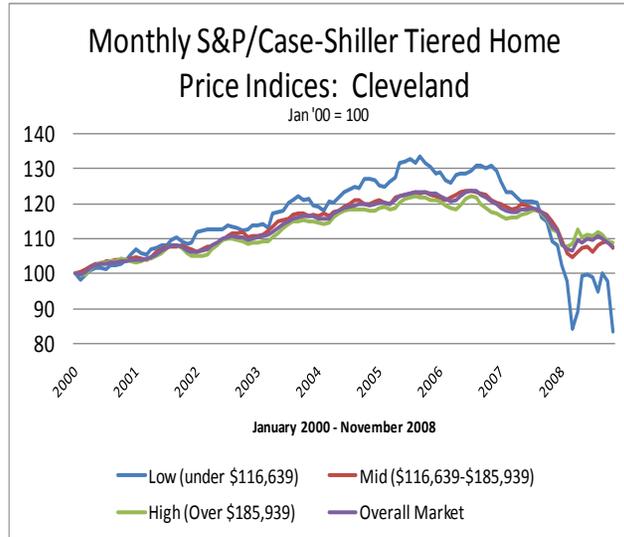
Delinquencies & Foreclosures: U.S.

	30-59	60-89	90+ & F
All	3.33%	1.52%	4.56%
Prime	3.06%	1.35%	2.22%
Subprime	10.76%	6.21%	18.15%

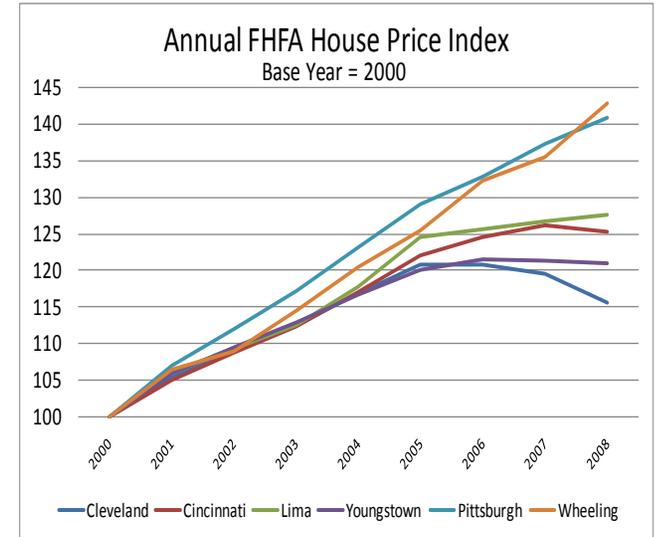
4th District States

		30-59	60-89	90+ & F
KY	All	3.86%	1.53%	3.99%
	Prime	3.58%	1.37%	1.91%
	Subprime	11.25%	5.88%	15.01%
OH	All	4.11%	1.70%	5.69%
	Prime	3.83%	1.55%	2.59%
	Subprime	10.44%	5.21%	16.88%
PA	All	3.59%	1.44%	3.43%
	Prime	3.29%	1.24%	1.71%
	Subprime	11.87%	6.90%	14.07%
WV	All	5.28%	2.11%	4.27%
	Prime	4.84%	1.84%	2.1%
	Subprime	13.16%	7.05%	13.98%

Produced by the Community Development Department of the Federal Reserve Bank of Cleveland



Source: S&P/Case-Shiller



Source: FHFA/Haver Analytics

Delinquency Rates by County, as of December 2008

Top 15 (highest)

State	County	Loans serviced	L/EMU	Delinquency
OH	Fayette	951	18.13%	13.05%
OH	Highland	1,414	18.78%	11.46%
OH	Allen	3,088	16.97%	11.20%
OH	Crawford	1,580	19.60%	11.01%
OH	Mahoning	12,747	28.29%	10.97%
OH	Pike	642	16.13%	10.91%
OH	Trumbull	12,316	31.22%	10.89%
OH	Coshocton	949	16.57%	10.86%
OH	Muskingum	3,595	23.26%	10.66%
OH	Adams	773	18.50%	10.62%
OH	Williams	1,176	16.46%	10.13%
OH	Cuyahoga	92,518	38.98%	10.09%
OH	Brown	2,151	25.31%	10.00%
OH	Guernsey	1,273	18.63%	9.98%
WV	Brooke	705	19.46%	9.93%

Bottom 15 (lowest)

State	County	Loans serviced	L/EMU	Delinquency
PA	Westmoreland	30,231	44.99%	4.97%
PA	Washington	16,442	42.89%	4.96%
OH	Geauga	6,463	31.33%	4.95%
OH	Wood	7,408	30.30%	4.93%
KY	Jessamine	4,090	49.45%	4.80%
KY	Boone	13,658	55.33%	4.60%
PA	Somerset	3,709	31.82%	4.56%
OH	Warren	22,686	50.50%	4.55%
WV	Ohio	1,920	25.65%	4.22%
OH	Delaware	22,433	58.86%	3.67%
KY	Scott	4,823	58.96%	3.64%
PA	Butler	16,207	46.57%	3.40%
KY	Fayette	29,656	55.90%	3.38%
OH	Mercer	2,201	31.49%	3.36%
KY	Woodford	2,482	48.31%	3.26%

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 a 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)

4th District States and the U.S.

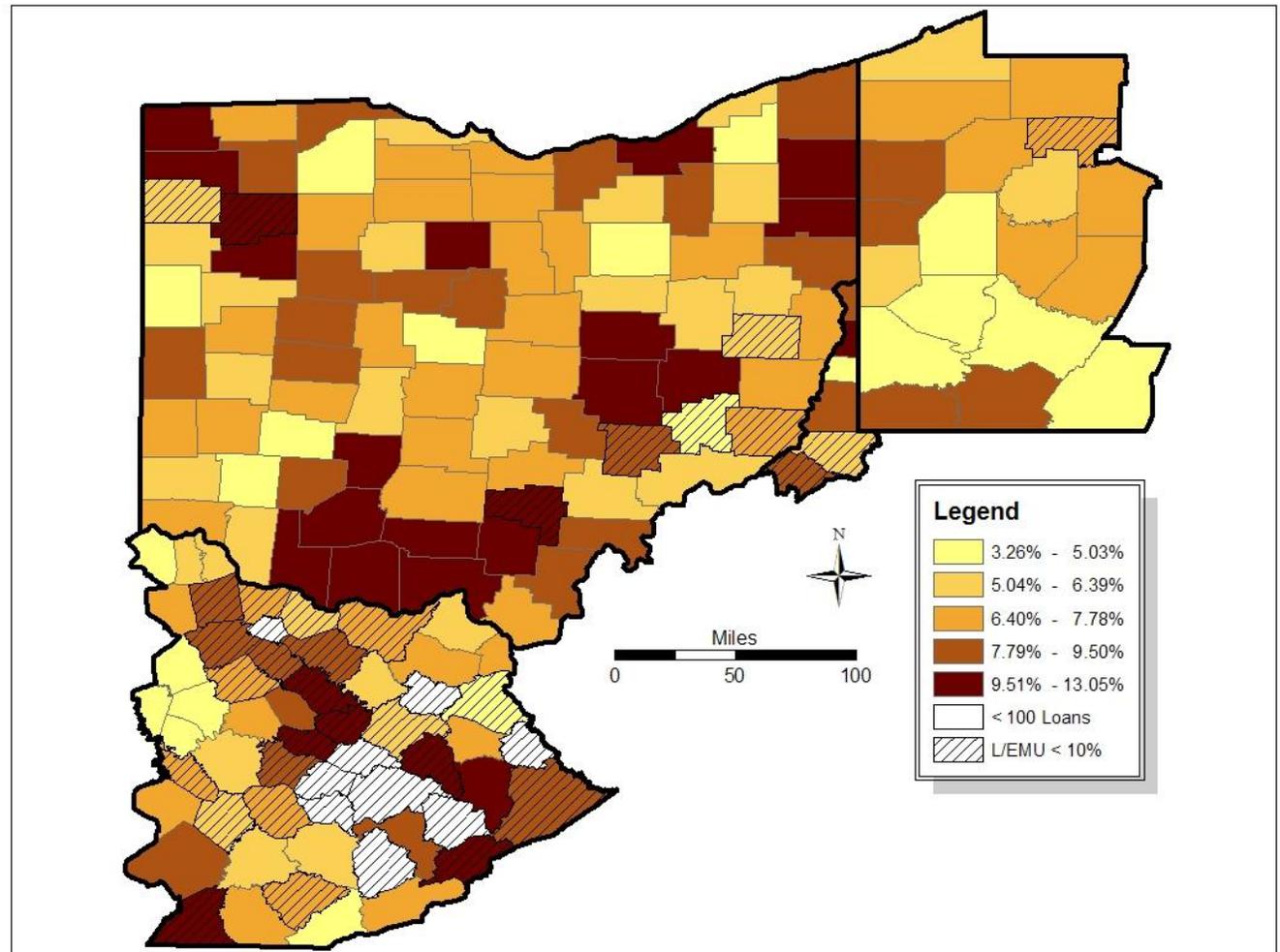
First-lien loans in Ohio are experiencing higher delinquency rates compared to the U.S., Kentucky, and Pennsylvania. The pattern is consistent for loans in early stages of delinquency, all the way to foreclosure. According to the data, however, new delinquencies in West Virginia (less than 90 days delinquent) have surpassed Ohio's rates for the overall, prime, and subprime categories.

Delinquency Rates by County, as of December 2008

While Cuyahoga continues to be among the top counties in terms of delinquency and foreclosure rates, Allen, Mahoning, and Trumbull join the top 15 list, evidencing the problems in Lima and Youngstown. Counties in the top 15 list have estimated delinquency/foreclosure rates ranging from about 10% to 13%, while rates for the bottom 15 counties are below 5%. 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).

Mortgage Delinquency (60 days +) and Foreclosure Intensity Map, December 2008

Percent of loans 60 days or more past due or in foreclosure are reported for counties with at least 100 loans in the data set.



Mortgage Lending Patterns in 4th District Communities:

these data briefs provide periodic snapshots of mortgage lending activity and foreclosure patterns in our district at the county level, with the U.S. as a point of reference. Delinquency and foreclosure data are from Lender Processing Inc (LPS) Applied Analytics. 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. Private securitized loans (subprime, Alt-A, and jumbo) comprise about 18% of the entire database, but this percentage does not necessarily apply to state or county levels.

The Case-Schiller home price index is reported monthly for select metropolitan statistical areas. The only MSA tracked by the index in the 4th district is the Cleveland-Elyria-Mentor MSA. The latest report, however, did not include a December 2008 figure for Cleveland because the data provided unreliable estimates. For more information, see <http://www.clevelandfed.org/research/trends/2009/0309/04ecoact.cfm> Yearly average Federal Housing Financing Agency (FHFA) indices are provided for selected cities.

The 4th Federal Reserve District

comprises all of the state of Ohio, the eastern part of Pennsylvania, the northern part of Kentucky, and the panhandle of West Virginia.

