

Mortgage Lending Patterns in 4th District Communities as of October 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. 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.

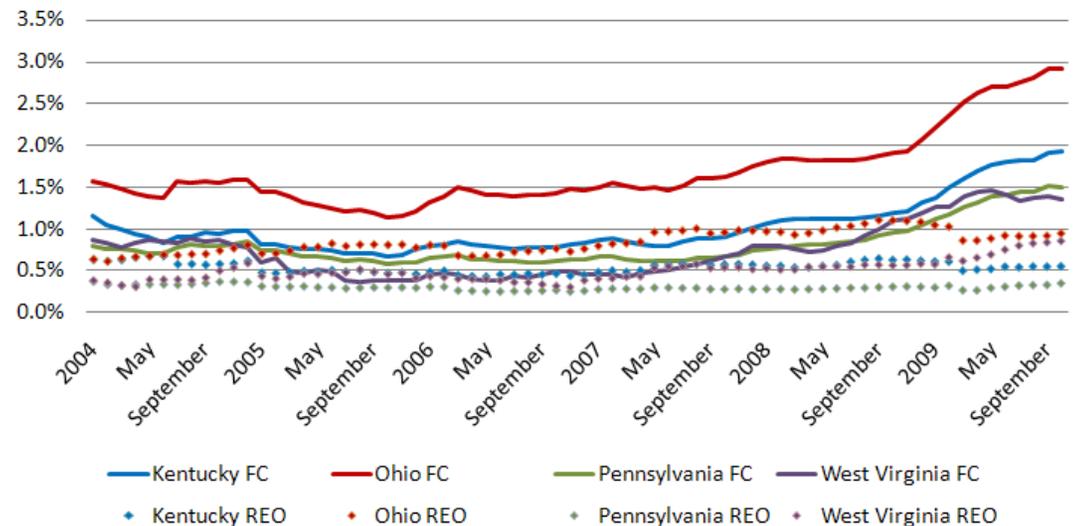
Four things stand out in our analysis of the data available from October 2009:

- Overall, foreclosure rates have continued to rise for both prime and subprime loans, however, rates in West Virginia have moderated.
- Subprime REO levels have fallen considerably over the course of the last year while the rates for prime loans have stayed fairly consistent.
- Ohio continues to have the highest rates of prime and subprime delinquencies as well as prime REO rates.
- MBA numbers showed lower foreclosure rates at the end of the third quarter than LPS data for subprime loans in all four states. However, only Kentucky had higher MBA foreclosure rates than the LPS rates for subprime loans.

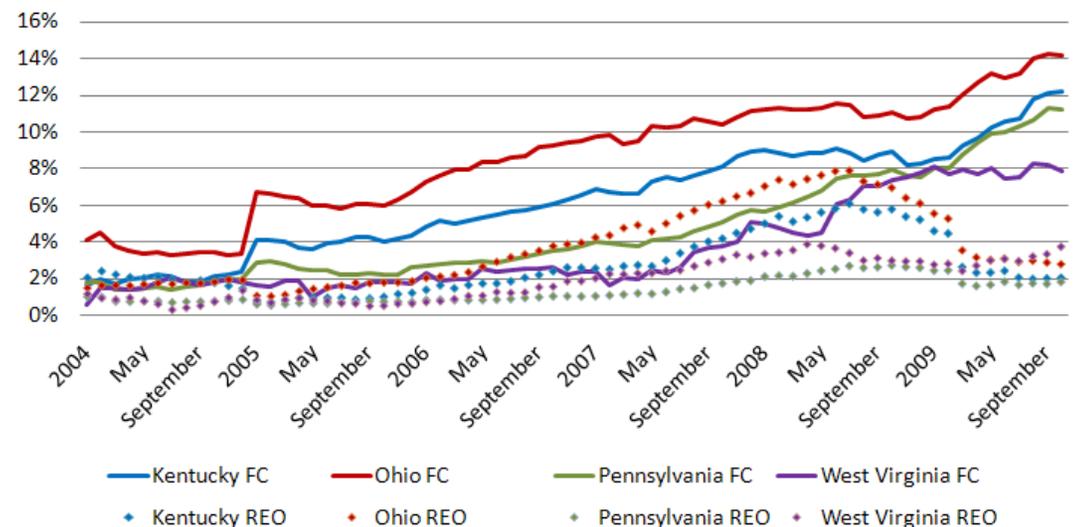
We've charted the most recent data in several ways, to show trends, distribution, and a listing of the top and bottom 15 counties. (Check out this detailed, county-specific [map](#) of the 4th District.)

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

Percent of Prime Loans that were in Foreclosure (FC) and Real Estate Owned (REO) by Month



Percent of Subprime Loans that were in Foreclosure (FC) and Real Estate Owned (REO) by Month



Delinquency Rates by County, October 2009

Top 15 (highest)

State	County	Loans serviced	L/EMU	Delinquency
OH	Highland	1,371	17.91%	14.29%
OH	Pike	626	17.04%	13.58%
OH	Henry	841	14.54%	13.55%
OH	Allen	2,893	15.62%	13.48%
OH	Mahoning	12,644	28.42%	13.39%
OH	Cuyahoga	90,796	38.55%	13.25%
OH	Coshocton	917	15.28%	13.19%
OH	Trumbull	12,193	30.95%	13.10%
OH	Crawford	1,509	18.93%	13.05%
WV	Brooke	673	17.24%	12.78%
OH	Fayette	927	18.31%	12.73%
OH	Adams	749	18.36%	12.69%
OH	Brown	2,092	23.90%	12.48%
OH	Jackson	825	15.96%	12.48%
OH	Ashtabula	5,869	33.22%	12.35%

Bottom 15 (lowest)

State	County	Loans serviced	L/EMU	Delinquency
KY	Boone	13,196	51.15%	6.26%
PA	Washington	16,472	42.11%	6.25%
KY	Laurel	1,956	23.40%	6.23%
PA	Westmoreland	29,840	44.24%	6.12%
WV	Ohio	1,830	26.22%	6.12%
PA	Allegheny	108,455	49.35%	5.97%
PA	Somerset	3,669	31.26%	5.91%
KY	Scott	4,759	56.60%	5.85%
OH	Mercer	2,025	28.95%	5.83%
OH	Athens	1,877	24.93%	5.71%
KY	Rowan	676	23.02%	5.62%
OH	Delaware	21,226	53.84%	5.21%
KY	Fayette	28,692	53.21%	4.61%
PA	Butler	16,180	45.90%	4.42%
KY	Woodford	2,409	45.38%	4.19%

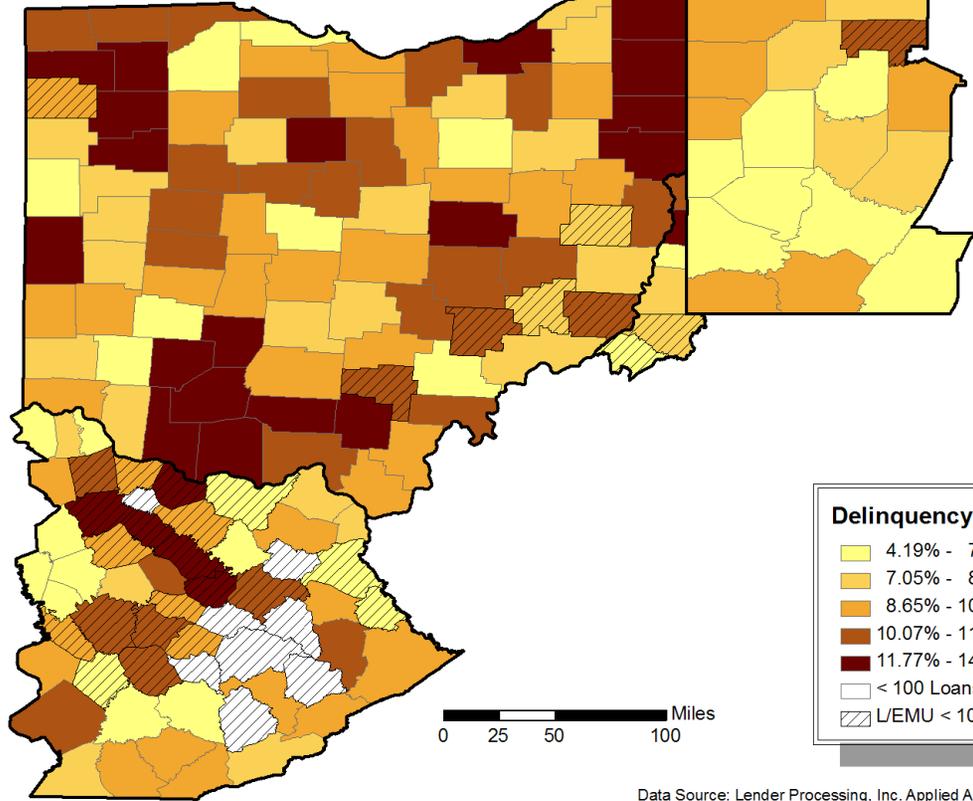
Delinquency rates are comprised of an unweighted sample of both prime and subprime loans at least 60 days delinquent, including those in foreclosure.

- 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 (2006-2008)

Percent of Loans at Least 60 Days Delinquent or in Foreclosure

October 2009



Delinquency Rate

- 4.19% - 7.04%
- 7.05% - 8.64%
- 8.65% - 10.06%
- 10.07% - 11.76%
- 11.77% - 14.29%
- < 100 Loans
- L/EMU < 10%

Data Source: Lender Processing, Inc. Applied Analytics (LPS)

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

Ohio relinquished complete control of the top 15 list with the addition of Brooke County, WV. Jackson County, OH also joined the high delinquency list for all loans while Putnam, OH and Defiance, OH vacated. The bottom 15 list was unchanged. Delinquency rates in both the top and bottom 15 counties continue to increase; the top 15 now encompasses rates from almost 12.50% to over 14% while the bottom 15 goes from over 4% to over 6%. Note that the 15 counties with the highest delinquency rates tend to have lower L/EMU values than the 15 counties with the lowest delinquency rates.