

PROPERTY FORECLOSURES IN MARYLAND FIRST QUARTER 2015



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**PROPERTY FORECLOSURE EVENTS IN MARYLAND
FIRST QUARTER 2015**

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PROPERTY FORECLOSURE EVENTS IN MARYLAND FIRST QUARTER 2015

EXECUTIVE SUMMARY

According to first quarter RealtyTrac data, property foreclosure filings (or events) in the U.S., which includes notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, decreased 7.0 percent to 331,487 events from the preceding quarter after two consecutive quarterly growth. On an annual basis, foreclosures were also down 8.2 percent below last year (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, decreased from 25.6 in the previous quarter to 23.7 in the current quarter. Nationally, foreclosure activity fell in 33 states but increased in the other 18 including the District of Columbia from the prior quarter. The top five increases were in Colorado, Kansas, Missouri, Tennessee and Vermont while the largest declines were in Alaska, Iowa, Nebraska, New Jersey and Utah. Compared to last year, total foreclosure events fell in 30 states but increased in the other 21 states including the District of Columbia.

Total foreclosure activity in Maryland decreased by 14.1 percent from the prior quarter to 11,990 events following two consecutive quarters of growth. The decrease from the prior quarter can be attributed largely to double-digit declines in notices of default and lender purchases. On an annual basis, foreclosures also fell 4.8 percent – marking the first decline since third quarter 2013 (Exhibits 1 and 2). Property foreclosure activity in Maryland is expected to steadily slow down over the coming quarters as lenders continue to deplete their inventory of seriously delinquent loans.

New foreclosure filings declined 21.2 percent to 5,165 in the first quarter and by 28.3 percent below the same period last year. Foreclosure sales inched up in first quarter by 4.6 percent to 4,534 properties, as lenders continue clear out protracted delinquent loans due largely to the judicial process statewide. On an annual basis, foreclosure sales increased 10.1 percent. On the contrary, lender purchases of foreclosed properties decreased by 20.3 percent to 2,840 units after rising to its highest first quarter volume on record as investors purchased more distressed homes on the market. Compared with the same period last year, lender purchases grew 54.6 – marking the 10th consecutive quarter of double-digit growth rate since the third quarter of 2012.

Maryland's foreclosure rate decreased from 58.7 foreclosures per 10,000 households in the fourth quarter to 50.2 in the first quarter of 2015, although its ranking remained among the top five states with the highest rates nationwide behind Florida. The State's foreclosure rate was 111.6 percent above the U.S. rate of 23.7 in the first quarter.

Among the neighboring states, Delaware's ranking was unchanged from the prior quarter at 45th highest; Pennsylvania's ranking deteriorated from the 36th highest from the prior quarter to 37th highest in the first quarter of 2015; Virginia's ranking waned from 15th highest to 19th highest during the first quarter of 2015.

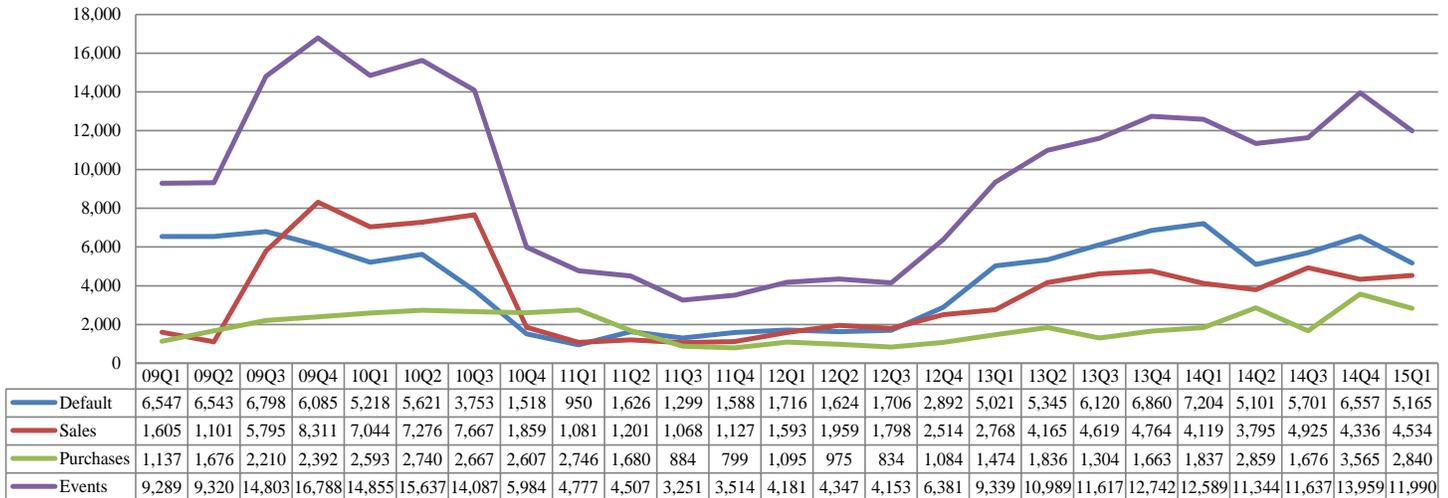
**EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S.
FIRST QUARTER 2015**

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Properties with Foreclosure Filings*
<i>Maryland</i>				
Number of Events	5,165	4,534	2,840	11,990
Change (Last Quarter)	-21.2%	4.6%	-20.3%	-14.1%
Change (Last Year)	-28.3%	10.1%	54.6%	-4.8%
<i>U.S.</i>				
Number of Events	98,175	149,610	82,718	313,487
Change (Last Quarter)	-14.6%	-5.2%	7.2%	-7.0%
Change (Last Year)	-11.3%	-3.1%	-7.4%	-8.2%

* The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represent the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

Source: RealtyTrac

EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND Q1_2009-Q1_2015



Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND FIRST QUARTER 2015

INTRODUCTION

First Quarter RealtyTrac data show that, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, fell 7.0 percent to 331,487 events from the prior quarter after two consecutive quarterly increases. Compared with the first quarter of 2014, foreclosures were down 8.2 percent below last year. The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, decreased from 25.6 in the previous quarter to 23.7 in the first quarter of 2015. Nationally, foreclosure activity fell in 33 states but increased in the other 18 including the District of Columbia from the prior quarter. The top five increases were in Colorado, Kansas, Missouri, Tennessee and Vermont while the largest declines were in Alaska, Iowa, Nebraska, New Jersey and Utah. Compared to last year, foreclosure events fell in 30 states but increased in the other 21 states including the District of Columbia.

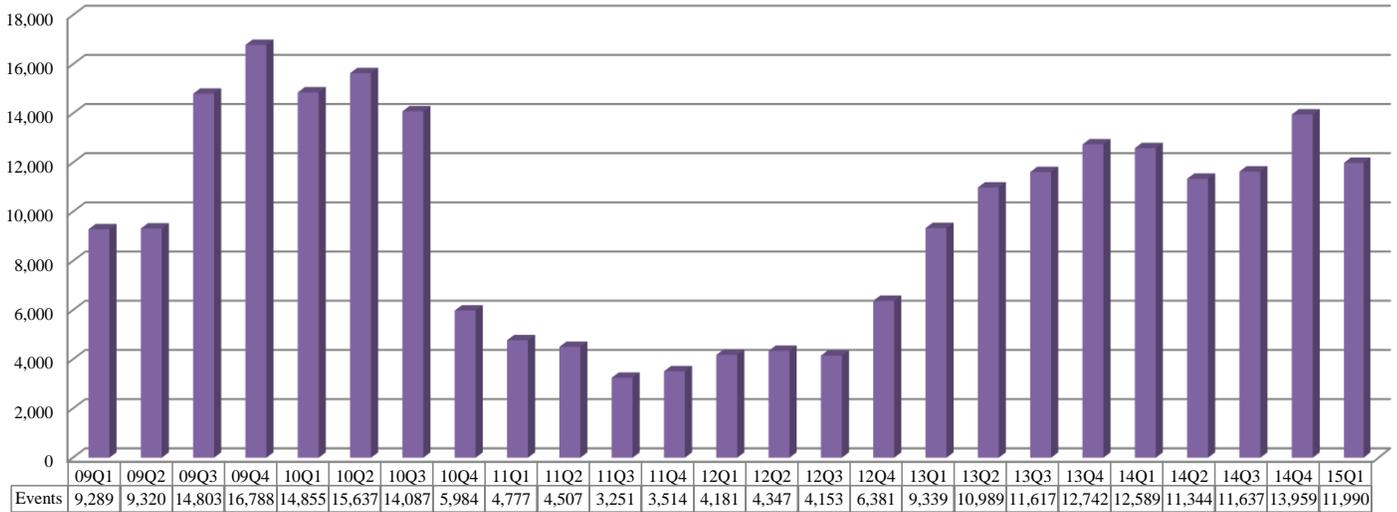
RealtyTrac reports total number of filings in each stage of foreclosure. As a result, the sum of the three stages of foreclosure may exceed the total number of properties. However, to eliminate multiple counting of foreclosure events, total number of foreclosures in this report represents the number of unique properties only.

Total foreclosure activity in Maryland decreased by 14.1 percent from the prior quarter to 11,990 events following two consecutive quarters of growth (Chart 1, Table 1). The decrease from the prior quarter can be attributed largely to double-digit declines in notices of default and lender purchases. On an annual basis, foreclosures also fell 4.8 percent – marking the first decline since third quarter 2013. Property foreclosure activity in Maryland is expected to gradually slow down over the coming quarters as lenders strive to deplete their inventory of seriously delinquent loans.

New foreclosure filings declined 21.2 percent to 5,165 in the first quarter and by 28.3 percent below the same period last year. Foreclosure sales inched up in first quarter by 4.6 percent to 4,534 properties, as lenders continue clear out protracted delinquent loans due largely to the judicial process statewide. On an annual basis, foreclosure sales increased 10.1 percent. On the contrary, lender purchases of foreclosed properties decreased by 20.3 percent to 2,840 units after rising to its highest fourth quarter volume on record as investors purchased more distressed homes off the market. Compared with the same period last year, lender purchases grew 54.6 – marking the 10th consecutive quarter of double-digit growth rate since the third quarter of 2012.

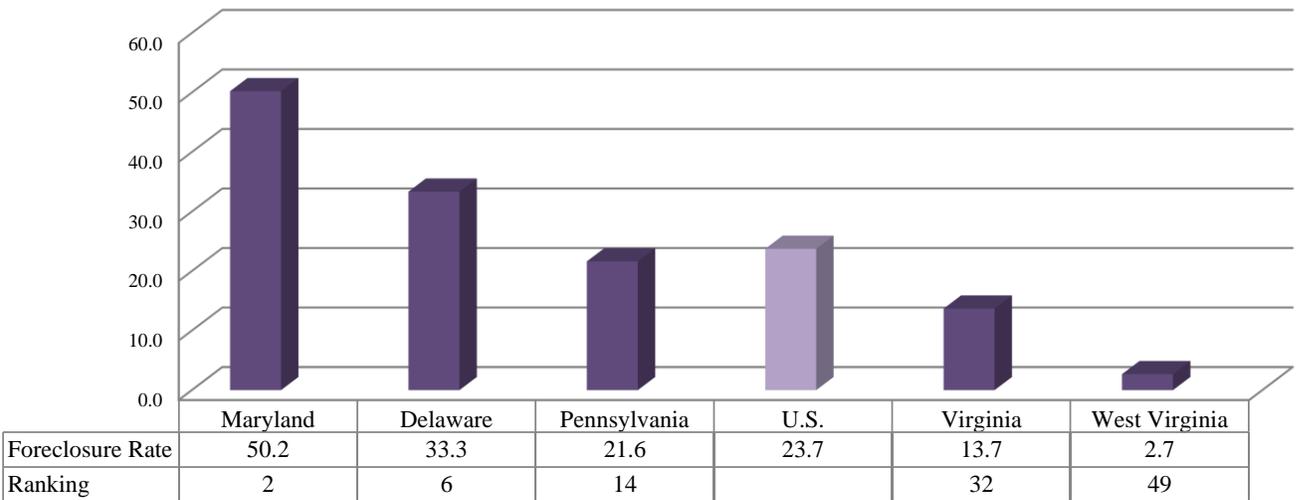
Maryland's foreclosure rate fell from 58.7 foreclosures per 10,000 households in the fourth quarter to 50.2 in the first quarter of 2015. The state's ranking remained in the top ten including Florida, Nevada, Illinois, New Jersey, Delaware, Ohio, Indiana, South Carolina and California. Among neighboring states, Delaware's ranking was unchanged from the prior quarter at 45th highest; Pennsylvania's ranking deteriorated from the 36th highest in the prior quarter to 37th highest in the current quarter; Virginia's ranking waned from 15th highest in prior quarter to 19th highest during the first quarter of 2015.

**CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND**



Source: RealtyTrac

**CHART 2
FORECLOSURE RATES IN THE REGION: FIRST QUARTER 2015
NUMBER OF FORECLOSURES PER 10,000 HOUSEHOLDS**



Source: RealtyTrac

Table 1 shows the distribution of the first quarter foreclosure events in Maryland. Prince George's County with 2,415 events had the largest share of foreclosures statewide, accounting for 20.1 percent of the total. Foreclosure activity in that county fell 15.3 percent below the previous quarter and was 27.9 percent less than year ago foreclosure levels. Baltimore City with 1,893 filings had the second largest number of foreclosure events, accounting for 15.8 percent of the total. The City's foreclosures declined 7.5 percent below the previous quarter but inched up modestly by 0.4 percent over the same period last year. Baltimore County with 1,800 foreclosures, or 15.0 percent of the total, had the third highest number of foreclosures in Maryland. Foreclosures in this county fell by 6.1 percent below the prior quarter and by 1.2 percent from year ago levels. Other counties with large foreclosure events include Montgomery (1,056 events or 8.8 percent), Anne Arundel (848 events or 7.1 percent of the total), Frederick (496 events or 4.1 percent), Harford (493 events or 4.1 percent), Charles (466 events or 3.9 percent), Washington (340 events or 2.8 percent) and Howard counties (334 events or 2.8 percent). These ten jurisdictions represented 84.6 percent of all foreclosures events in Maryland.

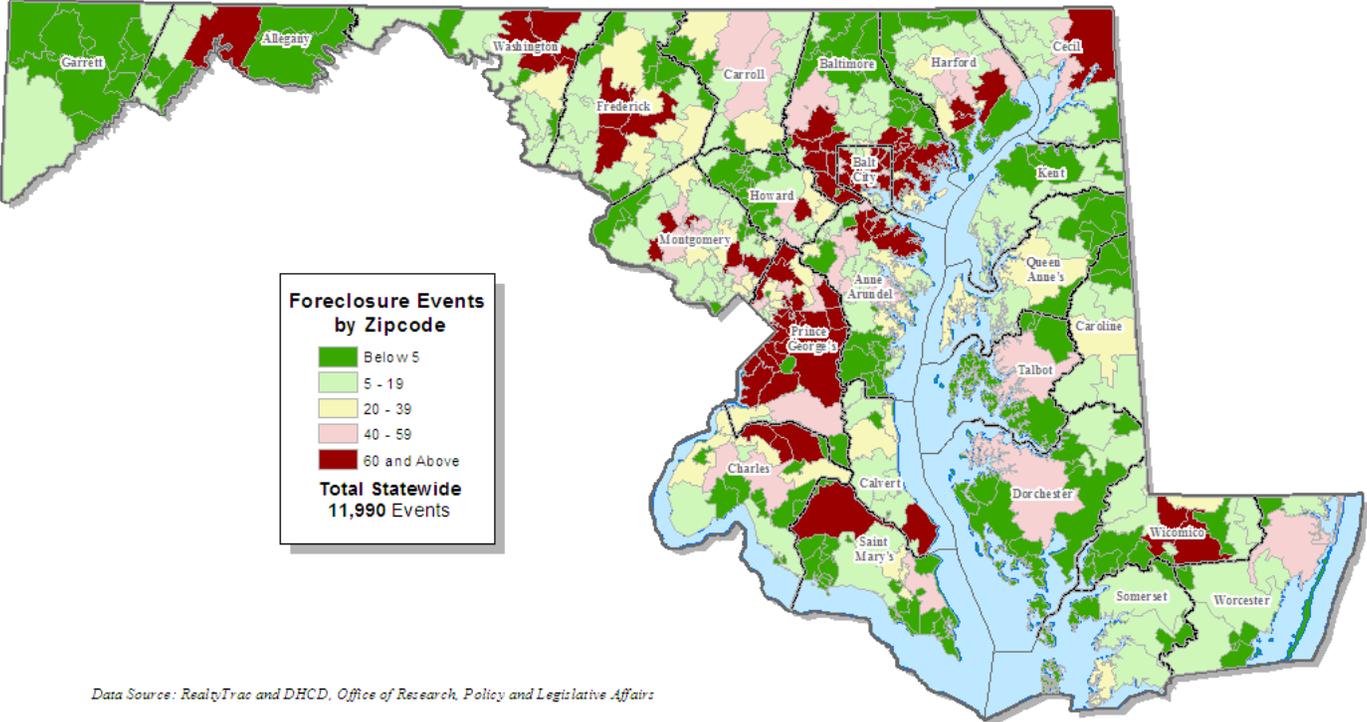
**TABLE 1. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
FIRST QUARTER 2015**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total*			
				Number	County Share	% Change from	
						2014 Q4	2014 Q1
Allegany	49	20	41	107	0.9%	-18.4%	37.1%
Anne Arundel	389	324	176	848	7.1%	-22.4%	5.6%
Baltimore	912	636	363	1,800	15.0%	-6.1%	-1.2%
Baltimore City	896	723	393	1,893	15.8%	-7.5%	0.4%
Calvert	87	74	70	224	1.9%	-18.0%	9.3%
Caroline	36	22	21	77	0.6%	-40.0%	-8.3%
Carroll	95	78	88	249	2.1%	-10.2%	11.2%
Cecil	76	65	84	219	1.8%	-19.5%	5.3%
Charles	223	147	125	466	3.9%	-13.8%	17.6%
Dorchester	40	17	35	91	0.8%	-25.4%	-4.3%
Frederick	205	177	141	496	4.1%	-11.5%	42.2%
Garrett	18	5	11	34	0.3%	-14.6%	-10.1%
Harford	157	175	176	493	4.1%	-9.5%	7.9%
Howard	135	128	87	334	2.8%	-24.2%	3.3%
Kent	15	10	17	41	0.3%	-26.0%	53.9%
Montgomery	351	465	275	1,056	8.8%	-9.4%	-0.5%
Prince George's	1,043	1,091	357	2,415	20.1%	-15.3%	-27.9%
Queen Anne's	47	36	40	120	1.0%	-12.9%	-1.7%
Somerset	21	15	17	50	0.4%	-13.8%	-26.4%
St. Mary's	77	90	59	219	1.8%	-13.7%	21.4%
Talbot	34	12	26	66	0.6%	-12.7%	-11.2%
Washington	120	123	116	340	2.8%	-26.5%	-2.2%
Wicomico	84	55	88	220	1.8%	-30.1%	-8.7%
Worcester	54	46	35	131	1.1%	-34.0%	-13.2%
Maryland	5,165	4,534	2,840	11,990	100.0%	-14.1%	-4.8%

*The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties.

Source: RealtyTrac

**MAP 1: DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND
FIRST QUARTER 2015**

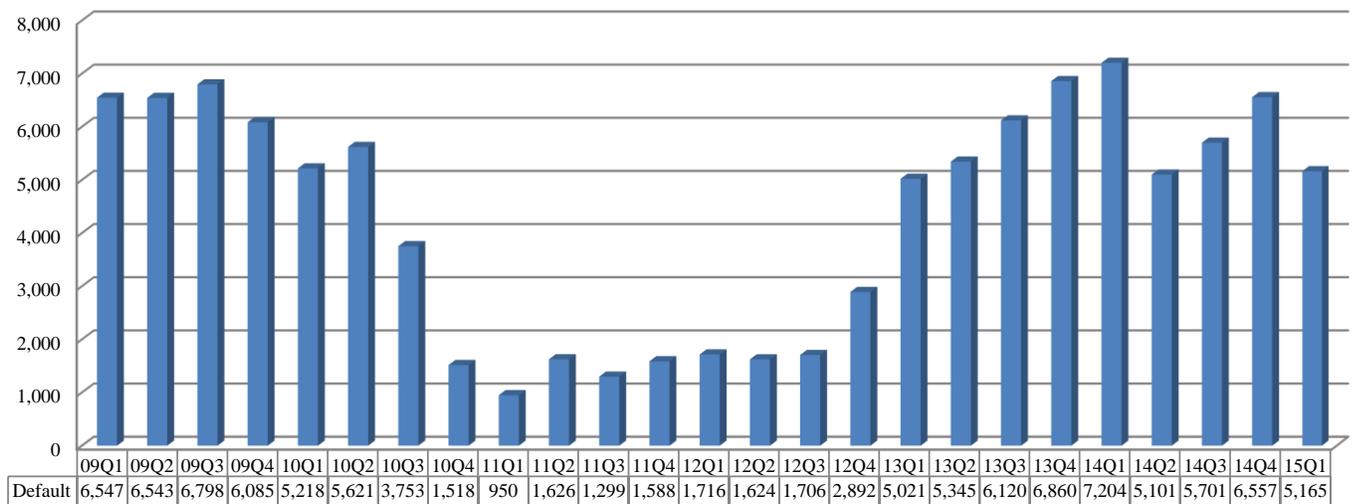


NOTICES OF MORTGAGE LOAN DEFAULT

Notices of default decreased 21.2 percent to 5,165 filings in the first quarter, posting the second largest decline since volume since second quarter 2014 (Chart 5). Compared to last year, new foreclosure filings were also down by 28.3 percent, recording the fourth consecutive year-over-year decline in three years (Table 2).

Prince George’s County accounted for the largest share of defaults – 20.2 percent of all filings statewide or 1,043 notices (Table 2). The county’s default notices fell by 27.7 percent below the previous quarter and was down significantly by 53.2 percent below last year. Baltimore County with 912 default notices (17.7 percent of the total) had the second highest number of defaults in Maryland. The County’s loan defaults increased 16.8 percent above the preceding quarter but decreased 19.0 percent below last year. Baltimore City with 896 default notices, or 17.3 percent of the total, had the third highest number of notices. The City’s default notices declined by 5.1 percent below the previous quarter and by 27.2 percent below last year. Anne Arundel County with 389 default notices, or 7.5 percent of the total, had the fourth highest number of notices. Montgomery County with 351 default notices, or 6.8 percent of the total, had the fifth highest number of notices followed by Charles County with 223 defaults or 4.3 percent of the total, Frederick County with 205 notices or 4.0 percent and Harford County with 157 notices or 3.0 percent of the total statewide. Together, these jurisdictions represented 80.9 percent of all default notices issued statewide.

CHART 5
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
ISSUED IN MARYLAND: FIRST QUARTER 2015

Jurisdiction	2015 Q1		% Change from	
	Number	% of Total	2014 Q4	2014 Q1
Allegany	49	1.0%	-18.6%	1.5%
Anne Arundel	389	7.5%	9.8%	7.7%
Baltimore	912	17.7%	16.8%	-19.0%
Baltimore City	896	17.3%	-5.1%	-27.2%
Calvert	87	1.7%	-29.8%	11.1%
Caroline	36	0.7%	-33.7%	-1.0%
Carroll	95	1.8%	-27.0%	-14.4%
Cecil	76	1.5%	-33.3%	-28.3%
Charles	223	4.3%	-14.8%	6.2%
Dorchester	40	0.8%	-37.7%	1.2%
Frederick	205	4.0%	-12.7%	4.2%
Garrett	18	0.3%	-13.5%	-24.2%
Harford	157	3.0%	-46.9%	-31.8%
Howard	135	2.6%	-29.4%	-24.9%
Kent	15	0.3%	-41.7%	-4.3%
Montgomery	351	6.8%	-47.3%	-14.6%
Prince George's	1,043	20.2%	-27.7%	-53.2%
Queen Anne's	47	0.9%	-37.1%	-26.1%
Somerset	21	0.4%	-16.6%	-38.7%
St. Mary's	77	1.5%	-39.7%	-7.6%
Talbot	34	0.7%	-10.8%	-13.7%
Washington	120	2.3%	-52.4%	-20.4%
Wicomico	84	1.6%	-50.3%	-38.4%
Worcester	54	1.0%	-48.5%	-14.2%
Maryland	5,165	100.0%	-21.2%	-28.3%

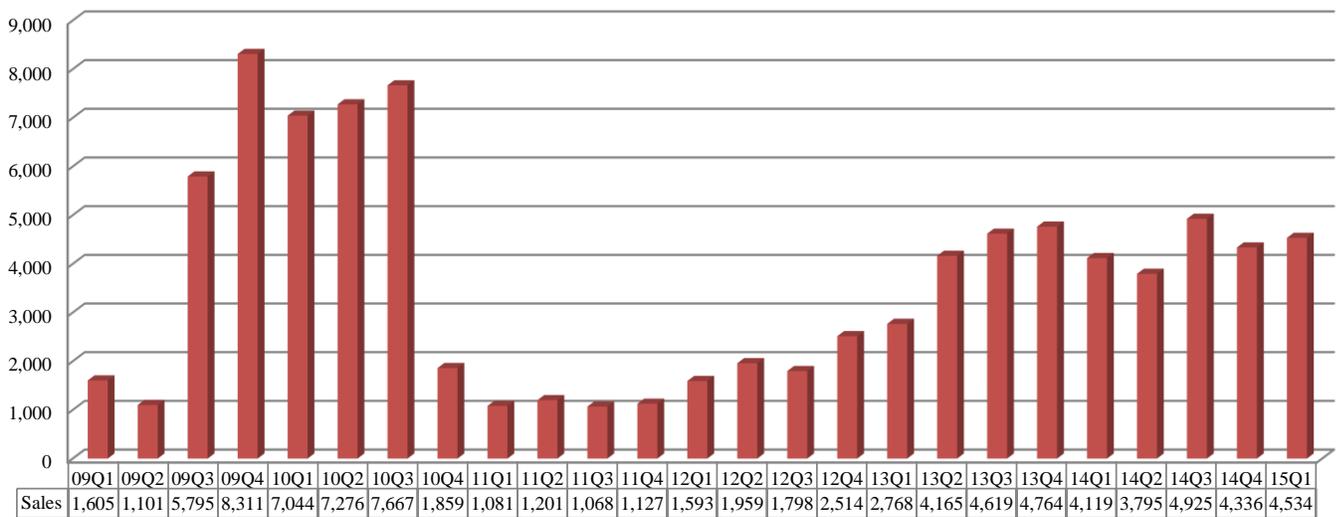
Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

Foreclosure sales increased inched up 4.6 percent to 4,534 filings after decreasing in the preceding quarter by double-digits (Chart 6). Foreclosure sales were also up 10.1 percent above last year – the second lowest year-over-year growth rate since the second quarter of 2008.

Foreclosure sales increased by 17.5 percent in Prince George’s County to 1,091 notices and were up 8.7 percent above last year. Foreclosure sales in that county accounted for 24.1 percent of all foreclosure sales statewide, the largest share among the State’s twenty-four jurisdictions (Table 3). Baltimore City with 723 notices, or 15.9 percent of the total, had the second highest number of foreclosure sales in Maryland. Foreclosure sales in the City rose 37.8 percent from the preceding quarter and by 30.3 percent compared with the same period last year. Baltimore County with 636 notices, or 14.0 percent of the total, had the third highest number of foreclosure sales. Notices of sales in the County inched up 2.1 percent higher than the previous quarter and by 3.3 percent above last year. Montgomery County with 465 notices, or 10.3 percent of the total, had the fourth highest number of foreclosure sales this quarter. Notices of sales in that county grew 32.4 percent above the prior quarter but were down 2.3 percent below last year. Other jurisdictions with elevated notices include Arundel County 324 notices (7.1 percent) followed by Frederick County with 177 notices (3.9 percent) and Harford County with 175 notices (3.9 percent). Together, these jurisdictions accounted for 79.2 percent of all notices of sales issued statewide.

CHART 6
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
ISSUED IN MARYLAND: FIRST QUARTER 2015

Jurisdiction	2015 Q1		% Change from	
	Number	% of Total	2014 Q4	2014 Q1
Allegany	20	0.4%	-16.2%	8.1%
Anne Arundel	324	7.1%	-29.3%	7.1%
Baltimore	636	14.0%	2.1%	3.3%
Baltimore City	723	15.9%	37.8%	30.3%
Calvert	74	1.6%	-22.5%	-5.4%
Caroline	22	0.5%	-36.0%	-0.3%
Carroll	78	1.7%	-8.8%	31.3%
Cecil	65	1.4%	-15.6%	-18.8%
Charles	147	3.2%	-17.9%	13.3%
Dorchester	17	0.4%	-35.7%	-35.4%
Frederick	177	3.9%	-24.9%	120.9%
Garrett	5	0.1%	-2.3%	-9.1%
Harford	175	3.9%	20.5%	-2.8%
Howard	128	2.8%	-29.8%	23.0%
Kent	10	0.2%	-21.4%	103.3%
Montgomery	465	10.3%	32.4%	-2.3%
Prince George's	1,091	24.1%	17.5%	8.7%
Queen Anne's	36	0.8%	55.0%	1.8%
Somerset	15	0.3%	13.5%	-38.6%
St. Mary's	90	2.0%	40.5%	100.8%
Talbot	12	0.3%	-15.6%	-47.6%
Washington	123	2.7%	24.3%	1.8%
Wicomico	55	1.2%	-31.0%	-23.1%
Worcester	46	1.0%	-15.2%	-20.3%
Maryland	4,534	100.0%	4.6%	10.1%

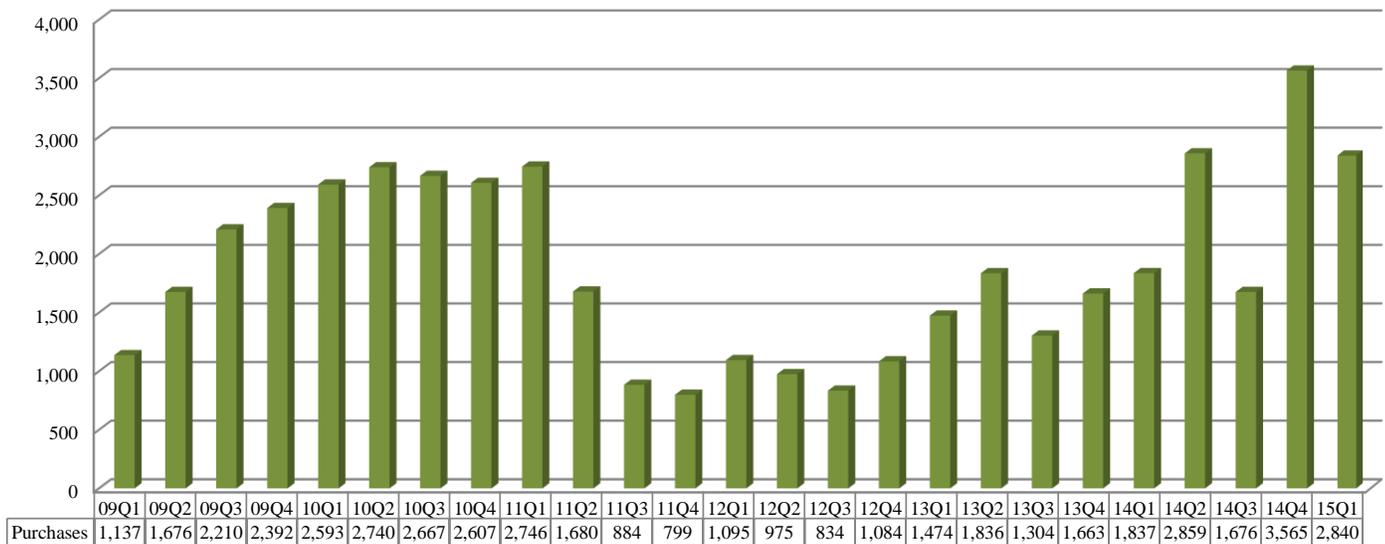
Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

Lender purchases decreased by 20.3 percent to 2,840 properties in the first quarter after recording the largest volume of purchase distressed properties off the market in the prior quarter. On an annual basis, lender purchases increased 54.6 percent, posting the 10th consecutive quarter of double-digit growth rate.

A total of 393 lender purchases occurred in Baltimore City, representing 13.8 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the City fell by 41.4 percent below the previous quarter but grew 62.9 percent over last year. Baltimore County with 363 lender purchases (12.8 percent of the total) had the second highest concentration in Maryland. Lender purchases in that county decreased by 38.0 percent below last quarter but grew 107.5 percent over last year. Prince George’s County with 357 lender purchases (12.6 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county declined 38.4 percent below the prior quarter but increased 13.9 percent above year ago levels. Other jurisdictions that recorded higher lender purchases include Montgomery County (275 purchases or 9.7 percent), Anne Arundel and Harford counties (176 purchases, each). Together, these jurisdictions represented 61.3 percent of all lender purchases statewide.

CHART 7
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
IN MARYLAND: FIRST QUARTER 2015

Jurisdiction	2015 Q1		% Change from	
	Number	% of Total	2014 Q4	2014 Q1
Allegany	41	1.4%	-17.6%	172.4%
Anne Arundel	176	6.2%	-41.0%	11.1%
Baltimore	363	12.8%	-38.0%	107.5%
Baltimore City	393	13.8%	-41.4%	62.9%
Calvert	70	2.5%	4.0%	24.0%
Caroline	21	0.7%	-50.1%	-27.0%
Carroll	88	3.1%	29.8%	68.7%
Cecil	84	3.0%	-9.7%	171.0%
Charles	125	4.4%	1.2%	64.6%
Dorchester	35	1.2%	8.8%	25.0%
Frederick	141	5.0%	12.8%	80.4%
Garrett	11	0.4%	-31.8%	25.8%
Harford	176	6.2%	40.1%	168.3%
Howard	87	3.0%	-0.6%	92.2%
Kent	17	0.6%	-9.4%	167.7%
Montgomery	275	9.7%	69.0%	39.0%
Prince George's	357	12.6%	-38.4%	13.9%
Queen Anne's	40	1.4%	-10.7%	27.0%
Somerset	17	0.6%	-11.9%	50.5%
St. Mary's	59	2.1%	-17.0%	36.3%
Talbot	26	0.9%	11.8%	61.2%
Washington	116	4.1%	-11.2%	37.4%
Wicomico	88	3.1%	7.0%	114.2%
Worcester	35	1.2%	-31.6%	6.0%
Maryland	2,840	100.0%	-20.3%	54.6%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

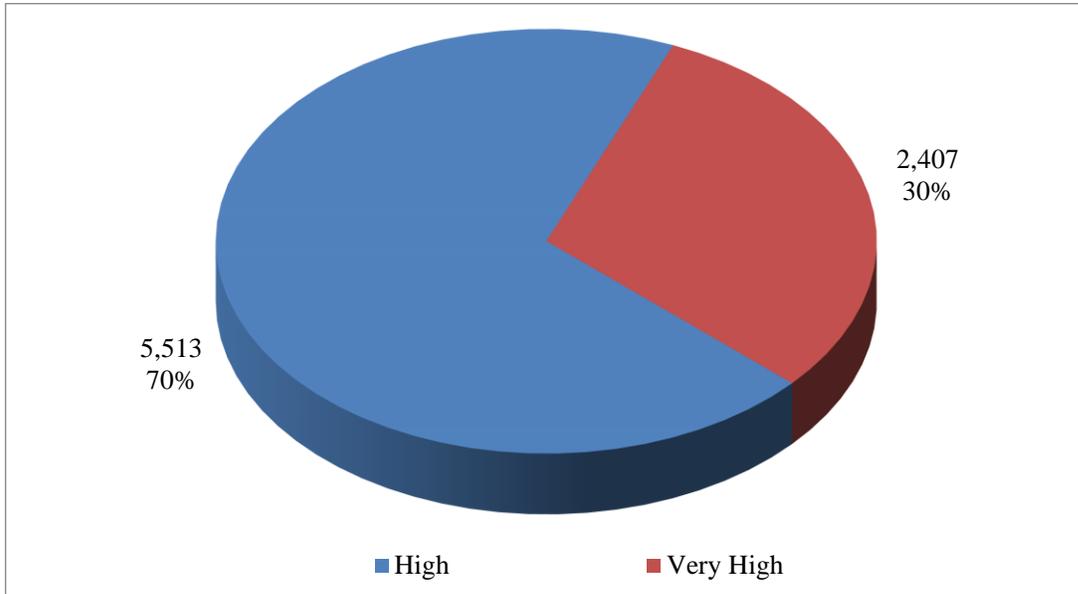
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the First Quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. For example, the Arlington community in Baltimore City (zip code 21215) recorded a total of 209 foreclosure events in the first quarter, resulting in a foreclosure rate of 58 homeowner households per foreclosure and a corresponding foreclosure index of 215. As a result, the foreclosure concentration in Capitol Heights is 115.5 percent above the state average index of 100. Overall, a total of 7,920 foreclosure events, accounting for 66.1 percent of all foreclosures in the first quarter, occurred in 119 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 80 homeowner households per foreclosure and an average foreclosure index of 156. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 5,513 foreclosures in 96 communities, accounting for 69.6 percent of foreclosures in all *Hot Spots* and 46.0 percent of all foreclosures statewide (Charts 8 and 9). These jurisdictions recorded an average foreclosure rate of 91 and an average foreclosure index of 138.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 2,407 events in 23 communities, representing 30.4 percent of foreclosures across all *Hot Spots* and 20.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 56 and an average foreclosure index of 222.

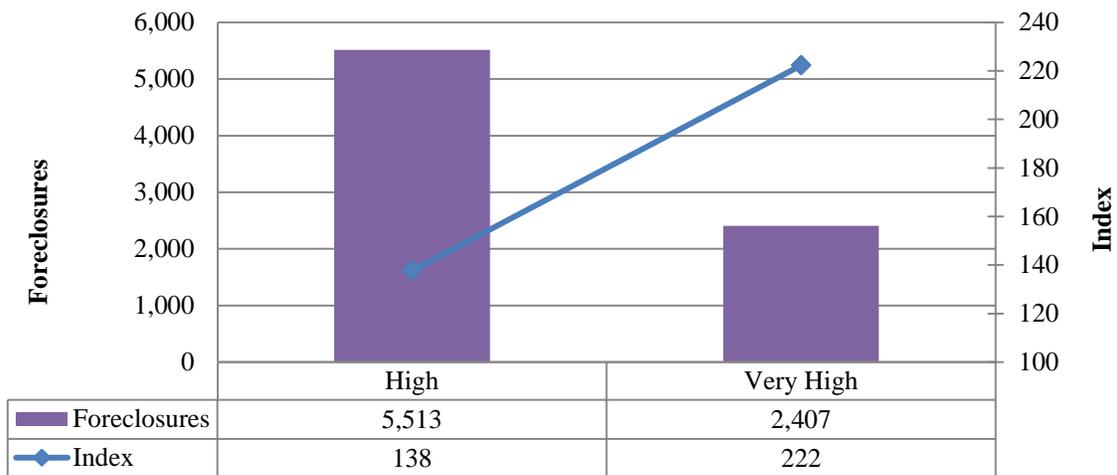
Maryland jurisdictions with a "severe" foreclosure problem reported no activity in the first quarter of 2015.

CHART 8
FORECLOSURE HOT SPOTS IN MARYLAND, FIRST QUARTER 2015



Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

CHART 9
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, FIRST QUARTER 2015



Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN
MARYLAND
FIRST QUARTER 2015

Category	High	Very High	All Hot Spots Communities
Number of Communities	96	23	119
% of <i>Hot Spots</i> Communities	80.7%	19.3%	100.0%
% of <i>All</i> Communities	18.5%	4.4%	22.9%
Foreclosures	5,513	2,407	7,920
% of <i>Hot Spots</i> Communities	69.6%	30.4%	100.0%
% of <i>All</i> Communities	46.0%	20.1%	66.1%
Average Foreclosure Rate	91	56	80
Average Foreclosure Index	138	222	156
Number of Households	499,302	135,095	634,397
% of <i>Hot Spots</i> Communities	78.7%	21.3%	100.0%
% of <i>All</i> Communities	33.4%	9.0%	42.4%

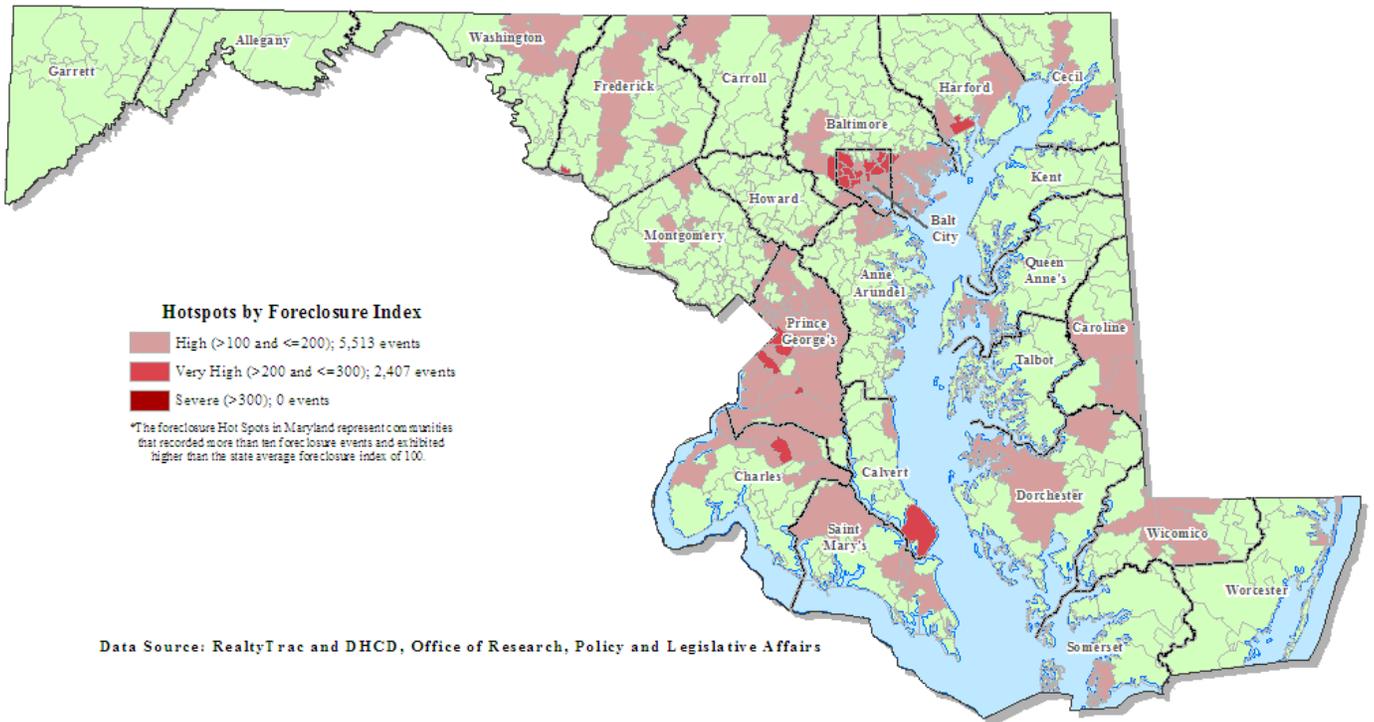
Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
FIRST QUARTER 2015

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
<i>Very High Foreclosures</i>						
Anne Arundel	1	11	0.4%	59	211	623
Baltimore	3	239	9.9%	58	216	13,800
Baltimore City	11	1,362	56.6%	54	229	74,078
Calvert	1	97	4.0%	62	201	6,006
Charles	1	94	3.9%	62	203	5,789
Frederick	1	25	1.0%	56	222	1,402
Harford	1	104	4.3%	60	206	6,285
Prince George's	4	475	19.7%	57	219	27,112
Maryland	23	2,407	100.0%	56	222	135,095
<i>High Foreclosures</i>						
Anne Arundel	5	268	4.9%	97	128	26,036
Baltimore	11	963	17.5%	89	141	85,501
Baltimore City	10	444	8.1%	86	144	38,330
Calvert	1	27	0.5%	115	109	3,098
Caroline	2	40	0.7%	106	118	4,176
Carroll	2	46	0.8%	108	115	4,975
Cecil	2	59	1.1%	95	131	5,620
Charles	6	278	5.0%	78	160	21,658
Dorchester	2	66	1.2%	98	128	6,438
Frederick	5	247	4.5%	104	120	25,608
Harford	4	174	3.2%	100	125	17,305
Howard	1	13	0.2%	110	113	1,397
Montgomery	6	358	6.5%	107	116	38,482
Prince George's	25	1,858	33.7%	84	149	155,235
Queen Anne's	2	40	0.7%	92	136	3,661
Somerset	1	20	0.4%	78	159	1,569
St. Mary's	4	160	2.9%	97	128	15,537
Washington	2	241	4.4%	91	138	21,819
Wicomico	4	172	3.1%	109	115	18,753
Worcester	1	40	0.7%	103	122	4,104
Maryland	96	5,513	100.0%	91	138	499,302

Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

**MAP 2
DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND
FIRST QUARTER 2015**



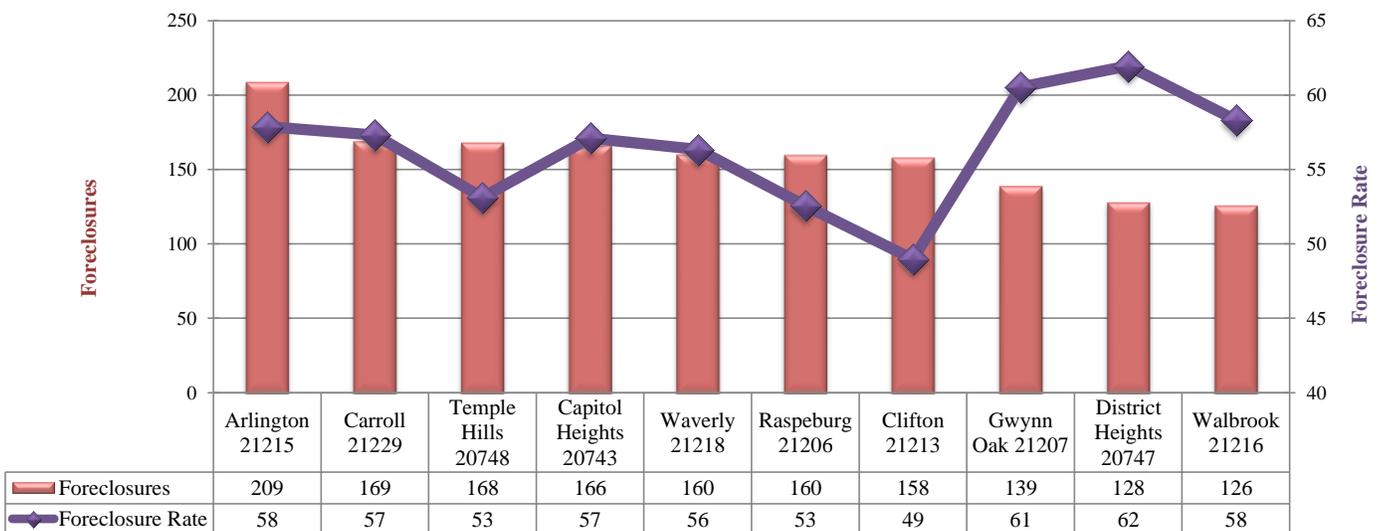
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 2,407 events in 23 communities, representing 30.4 percent of foreclosures across all *Hot Spots* and 20.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 56 and an average foreclosure index of 222.

Property foreclosures in “very high” foreclosure *Hot Spots* were concentrated in Anne Arundel, Baltimore, Calvert, Charles, Frederick, Harford and Prince George’s counties as well as in Baltimore City (Table 9). The City with 1,362 foreclosures represented 56.6 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 54 homeowner households and an average foreclosure index of 229.

The top ten communities with the highest foreclosure incidence include Gwynn Oaks in Baltimore County; Arlington, Carroll, Clifton, Raspeburg, Walbrook and Waverly in Baltimore City; Capitol Heights, District Heights and Temple Hills in Prince George’s County (Chart 11 and Table 10).

CHART 11
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” HOT SPOTS JURISDICTIONS
FIRST QUARTER 2015



Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

TABLE 9
VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2015

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	11	0.4%	59	211	623
Baltimore	239	9.9%	58	216	13,800
Baltimore City	1362	56.6%	54	229	74,078
Calvert	97	4.0%	62	201	6,006
Charles	94	3.9%	62	203	5,789
Frederick	25	1.0%	56	222	1,402
Harford	104	4.3%	60	206	6,285
Prince George's	475	19.7%	57	219	27,112
Maryland	2,407	100.0%	56	222	135,095

Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

TABLE 10
VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	20714	North Beach	11	59	211
Baltimore	21207	Gwynn Oak	139	61	206
Baltimore	21206	Raspeburg	75	53	237
Baltimore	21229	Carroll	25	57	218
Baltimore City	21215	Arlington	209	58	215
Baltimore City	21229	Carroll	169	57	218
Baltimore City	21218	Waverly	160	56	221
Baltimore City	21206	Raspeburg	160	53	237
Baltimore City	21213	Clifton	158	49	255
Baltimore City	21216	Walbrook	126	58	214
Baltimore City	21214	Hamilton	99	60	209
Baltimore City	21217	Druid	99	48	259
Baltimore City	21223	Franklin	94	47	266
Baltimore City	21207	Gwynn Oak	54	61	206
Baltimore City	21202	Baltimore	35	42	298
Calvert	20657	Lusby	97	62	201
Charles	20602	Waldorf	94	62	203
Frederick	21716	Brunswick	25	56	222
Harford	21040	Edgewood	104	60	206
Prince George's	20748	Temple Hills	168	53	235
Prince George's	20743	Capitol Heights	166	57	218
Prince George's	20747	District Heights	128	62	201
Prince George's	20623	Cheltenham	13	60	209
All Communities			2,407	56	222

Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

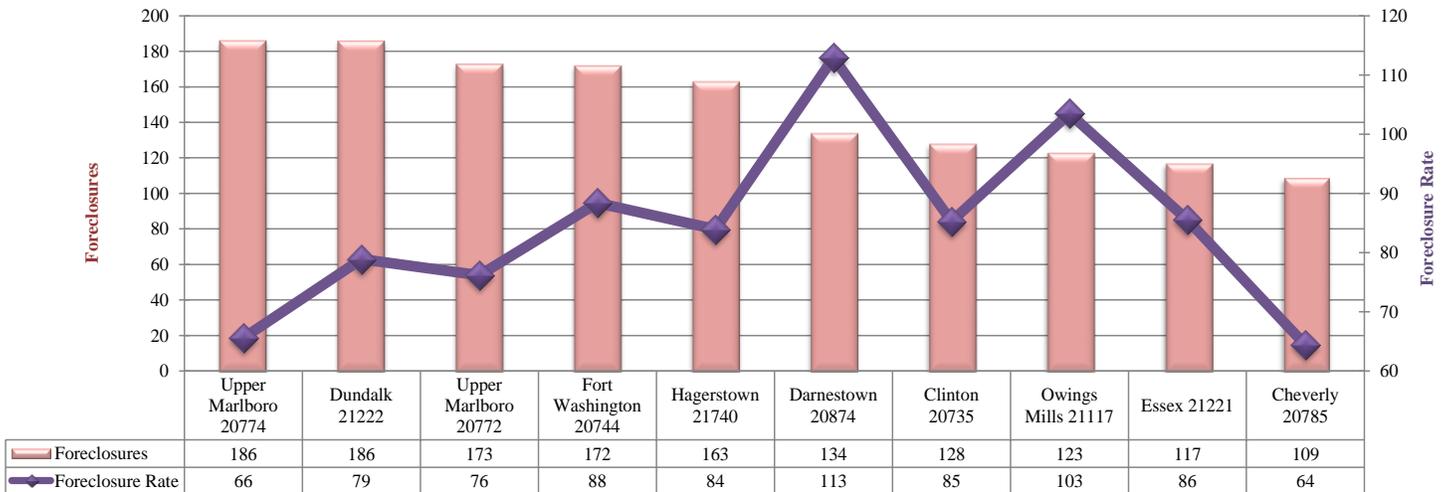
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 5,513 foreclosures in 96 communities, accounting for 69.6 percent of foreclosures in all *Hot Spots* and 46.0 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 91 and an average foreclosure index of 138.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 20 jurisdictions including Anne Arundel, Baltimore, Calvert, Caroline, Carroll, Cecil, Charles, Dorchester, Frederick, Harford, Montgomery, Prince George’s, Queen Anne’s, Somerset, St. Mary’s, Washington, Wicomico and Worcester counties as well as Baltimore City. Prince George’s County with 1,858 foreclosures, or 33.7 percent of all foreclosure events, represented the largest concentration of properties in this category. The county’s communities recorded an average foreclosure rate of 84 homeowner households per foreclosure and an average foreclosure index of 149.

The top ten communities with the highest foreclosure occurrences include Darnestown, Dundalk, Essex and Owings Mills in Baltimore County; Cheverly, Clinton, Fort Washington and Upper Marlboro in Prince George’s County; Hagerstown in Washington County (Chart 12 and Table 11).

CHART 12
PROPERTY FORECLOSURES IN TOP 10
“HIGH” HOT SPOTS JURISDICTIONS
FIRST QUARTER 2015



Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

**TABLE 11
HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2015**

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	268	4.9%	97	128	26,036
Baltimore	963	17.5%	89	141	85,501
Baltimore City	444	8.1%	86	144	38,330
Calvert	27	0.5%	115	109	3,098
Caroline	40	0.7%	106	118	4,176
Carroll	46	0.8%	108	115	4,975
Cecil	59	1.1%	95	131	5,620
Charles	278	5.0%	78	160	21,658
Dorchester	66	1.2%	98	128	6,438
Frederick	247	4.5%	104	120	25,608
Harford	174	3.2%	100	125	17,305
Howard	13	0.2%	110	113	1,397
Montgomery	358	6.5%	107	116	38,482
Prince George's	1858	33.7%	84	149	155,235
Queen Anne's	40	0.7%	92	136	3,661
Somerset	20	0.4%	78	159	1,569
St. Mary's	160	2.9%	97	128	15,537
Washington	241	4.4%	91	138	21,819
Wicomico	172	3.1%	109	115	18,753
Worcester	40	0.7%	103	122	4,104
Maryland	5,513	100.0%	91	138	499,302

Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs

TABLE 12
HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21226	Curtis Bay	12	74	169
Anne Arundel	21225	Brooklyn	52	80	155
Anne Arundel	20764	Shady Side	16	87	143
Anne Arundel	21060	Glen Burnie	89	89	140
Anne Arundel	21061	Glen Burnie	99	118	106
Baltimore	21244	Windsor Mill	95	73	172
Baltimore	21133	Randallstown	103	73	170
Baltimore	21239	Northwood	24	78	159
Baltimore	21222	Dundalk	186	79	158
Baltimore	21221	Essex	117	86	146
Baltimore	21237	Rosedale	77	91	138
Baltimore	21224	Highlandtown	35	98	128
Baltimore	21227	Halethorpe	81	103	122
Baltimore	21220	Middle River	96	103	121
Baltimore	21117	Owings Mills	123	103	121
Baltimore	21219	Sparrows Point	26	121	103
Baltimore City	21201	Baltimore	13	63	197
Baltimore City	21205	Clifton East End	45	67	185
Baltimore City	21226	Curtis Bay	14	74	169
Baltimore City	21239	Northwood	67	78	159
Baltimore City	21222	Dundalk	13	79	158
Baltimore City	21225	Brooklyn	31	80	155
Baltimore City	21230	Morrell Park	95	87	143
Baltimore City	21224	Highlandtown	96	98	128
Baltimore City	21211	Hampden	46	98	127
Baltimore City	21231	Patterson	24	105	119
Calvert	20732	Chesapeake Beach	27	115	109
Caroline	21629	Denton	27	102	123
Caroline	21632	Federalsburg	13	114	109
Carroll	21787	Taneytown	26	100	124
Carroll	21102	Manchester	20	119	105
Cecil	21901	North East	48	92	135
Cecil	21915	Chesapeake City	11	109	114
Charles	20616	Bryans Road	25	74	168
Charles	20603	Waldorf	87	75	166
Charles	20601	Waldorf	77	78	160
Charles	20640	Indian Head	34	81	155
Charles	20695	White Plains	34	82	152
Charles	20637	Hughesville	21	84	149
Dorchester	21613	Cambridge	50	94	132
Dorchester	21643	Hurlock	16	107	116
Frederick	21702	Frederick	98	96	130

TABLE 12
HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Frederick	21727	Emmitsburg	12	102	122
Frederick	21788	Thurmont	32	106	117
Frederick	21703	Frederick	76	108	115
Frederick	21774	New Market	29	117	107
Harford	21017	Belcamp	26	65	192
Harford	21001	Aberdeen	61	98	128
Harford	21078	Havre de Grace	47	100	124
Harford	21085	Joppa	40	124	101
Howard	20794	Jessup	13	110	113
Montgomery	20866	Burtonsville	35	96	130
Montgomery	20886	Montgomery Village	83	98	128
Montgomery	20872	Damascus	34	105	119
Montgomery	20877	Montgomery Village	51	112	111
Montgomery	20874	Darnestown	134	113	110
Montgomery	20903	Silver Spring	21	122	102
Prince George's	20785	Cheverly	109	64	194
Prince George's	20746	Suitland	74	65	193
Prince George's	20774	Upper Marlboro	186	66	190
Prince George's	20613	Brandywine	45	71	176
Prince George's	20707	Laurel	96	73	172
Prince George's	20784	Cheverly	76	73	172
Prince George's	20745	Oxon Hill	67	73	172
Prince George's	20710	Bladensburg	11	75	165
Prince George's	20772	Upper Marlboro	173	76	164
Prince George's	20607	Accokeek	36	78	159
Prince George's	20705	Beltsville	61	81	153
Prince George's	20769	Glenn Dale	22	83	150
Prince George's	20735	Clinton	128	85	146
Prince George's	20721	Mitchellville	96	86	146
Prince George's	20744	Fort Washington	172	88	141
Prince George's	20737	Riverdale	35	90	139
Prince George's	20722	Brentwood	13	98	127
Prince George's	20783	Adelphi	70	100	125
Prince George's	20716	Mitchellville	60	101	124
Prince George's	20706	Lanham	92	101	123
Prince George's	20782	West Hyattsville	47	101	123
Prince George's	20720	Bowie	59	105	119
Prince George's	20770	Greenbelt	41	108	116
Prince George's	20781	Hyattsville	21	110	113
Prince George's	20715	Bowie	68	122	102

TABLE 12
HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Queen Anne's	21638	Grasonville	19	83	151
Queen Anne's	21619	Chester	21	99	125
Somerset	21817	Crisfield	20	78	159
St. Mary's	20634	Great Mills	23	64	195
St. Mary's	20653	Lexington Park	51	92	135
St. Mary's	20659	Mechanicsville	62	107	117
St. Mary's	20619	California	24	116	107
Washington	21740	Hagerstown	163	84	149
Washington	21742	Hagerstown	78	104	120
Wicomico	21875	Delmar	25	70	179
Wicomico	21830	Hebron	12	93	134
Wicomico	21801	Salisbury	62	112	112
Wicomico	21804	Salisbury	73	122	102
Worcester	21842	Ocean City	40	103	122
<i>All Communities</i>			<i>5,513</i>	<i>91</i>	<i>138</i>

Source: RealtyTrac and DHCD, Office of Research, Policy and Legislative Affairs