



FORECLOSURE HOT SPOTS IN MARYLAND

FIRST QUARTER 2017

APRIL 2017

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

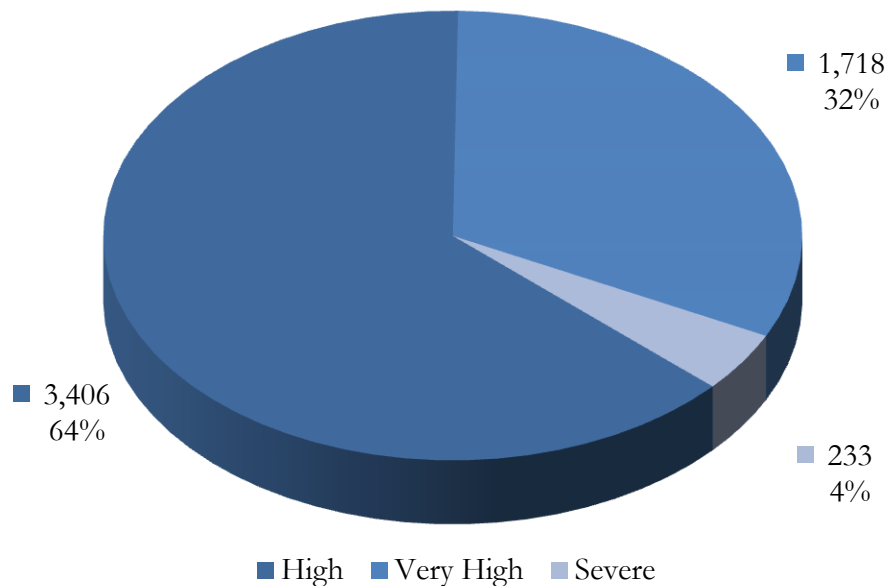
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate.

- For example, the Franklin community in Baltimore City (zip code 21223) recorded a total of 122 foreclosure events in the first quarter, resulting in a foreclosure rate of 36 homeowner households per foreclosure and a corresponding foreclosure index of 489. As a result, the foreclosure concentration in Franklin is 389.1 percent above the state average index of 100.

Overall, a total of 5,357 foreclosure events, accounting for 63.4 percent of all foreclosures in the first quarter, occurred in 90 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 104 homeowner households per foreclosure and an average foreclosure index of 170. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
FIRST QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

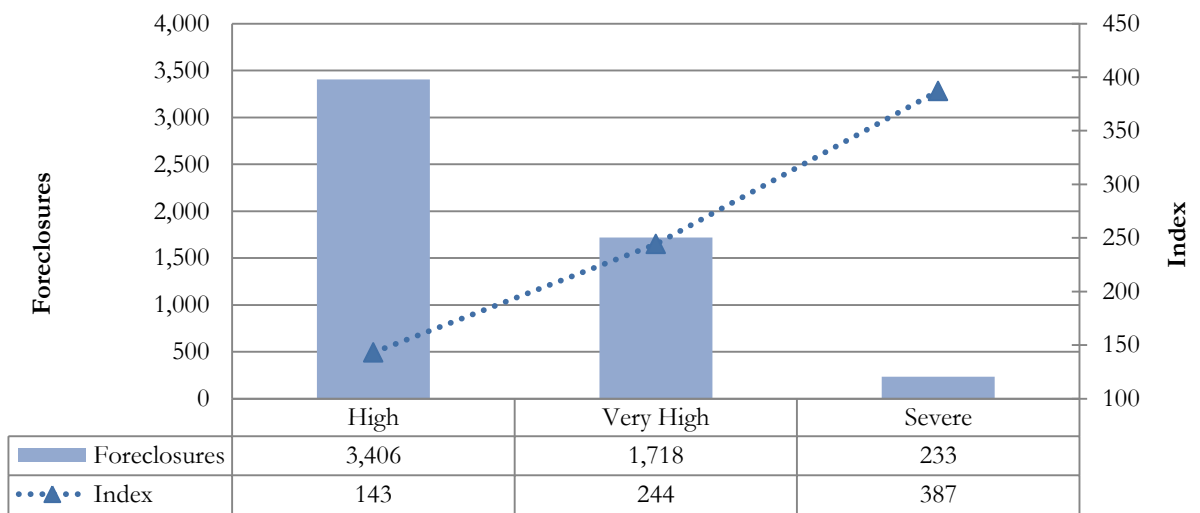
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 3,406 foreclosures in 66 communities, accounting for 63.6 percent of foreclosures in all Hot Spots and 40.3 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 124 and an average foreclosure index of 143.
- The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 1,718 events in 21 communities, representing 32.1 percent of foreclosures across all *Hot Spots* and 20.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 72 and an average foreclosure index of 244.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 233 foreclosures in three communities, accounting for 4.3 percent of all foreclosures in *Hot Spots* communities and 2.8 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 46 and an average foreclosure index of 387.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
FIRST QUARTER 2017

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	66	21	3	90
% of <i>Hot Spots</i> Communities	73.3%	23.3%	3.3%	100.0%
% of <i>All</i> Communities	12.7%	4.0%	0.6%	17.3%
Foreclosures	3,406	1,718	233	5,357
% of <i>Hot Spots</i> Communities	63.6%	32.1%	4.3%	100.0%
% of <i>All</i> Communities	40.3%	20.3%	2.8%	63.4%
Average Foreclosure Rate	124	72	46	104
Average Foreclosure Index	143	244	387	170
Number of Households	420,978	124,474	10,644	556,096
% of <i>Hot Spots</i> Communities	75.7%	22.4%	1.9%	100.0%
% of <i>All</i> Communities	28.2%	8.3%	0.7%	37.2%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
FIRST QUARTER 2017



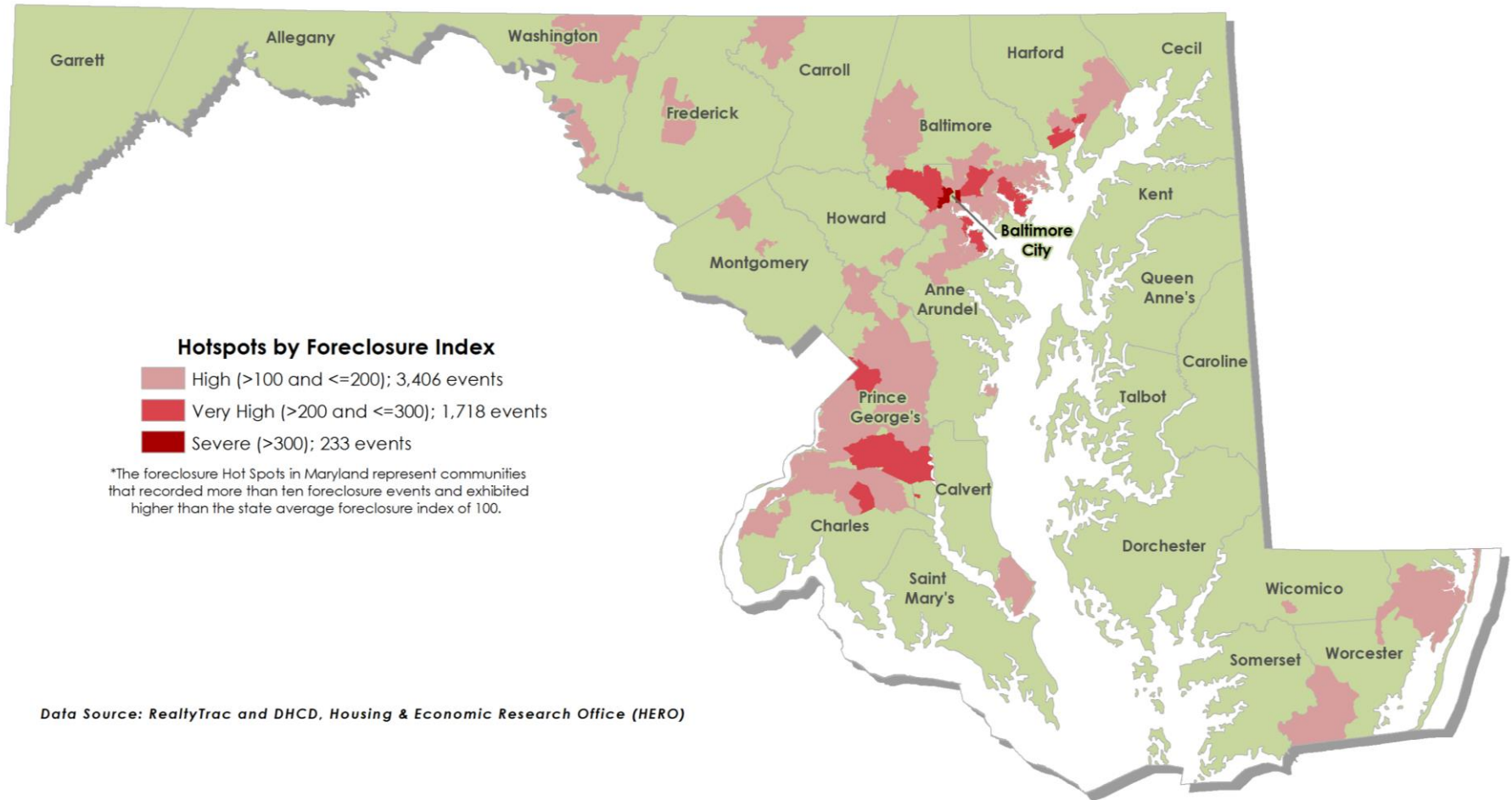
Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 2. FORECLOSURE *HOT SPOTS*
FIRST QUARTER 2017

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
<i>Severe</i>						
Baltimore City	3	233	100.0%	46	387	10,644
<i>Maryland</i>	<i>3</i>	<i>233</i>	<i>100.0%</i>	<i>46</i>	<i>387</i>	<i>10,644</i>
<i>Very High Foreclosures</i>						
Anne Arundel	1	13	0.7%	71	249	911
Baltimore	5	397	23.1%	77	229	30,707
Baltimore City	9	864	50.3%	68	261	58,456
Charles	1	67	3.9%	86	205	5,789
Harford	2	122	7.1%	65	270	7,978
Prince George's	3	256	14.9%	81	219	20,633
<i>Maryland</i>	<i>21</i>	<i>1,718</i>	<i>100.0%</i>	<i>72</i>	<i>244</i>	<i>124,474</i>
<i>High Foreclosures</i>						
Anne Arundel	5	246	7.2%	135	131	33,125
Baltimore	11	764	22.4%	127	140	96,622
Baltimore City	10	443	13.0%	113	157	49,807
Calvert	1	67	2.0%	90	197	6,006
Carroll	1	23	0.7%	116	153	2,632
Charles	5	172	5.1%	116	153	19,904
Frederick	2	80	2.3%	135	131	10,773
Harford	3	159	4.7%	121	146	19,296
Howard	1	13	0.4%	110	161	1,397
Montgomery	3	85	2.5%	169	104	14,361
Prince George's	17	1,062	31.2%	121	146	128,933
Washington	3	178	5.2%	130	136	23,221
Wicomico	1	13	0.4%	90	198	1,164
Worcester	3	102	3.0%	135	131	13,737
<i>Maryland</i>	<i>66</i>	<i>3,406</i>	<i>100.0%</i>	<i>124</i>	<i>143</i>	<i>420,978</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office

DISTRIBUTION OF FORECLOSURE *HOT SPOTS* MAP
FIRST QUARTER 2017



SEVERE FORECLOSURE HOT SPOTS

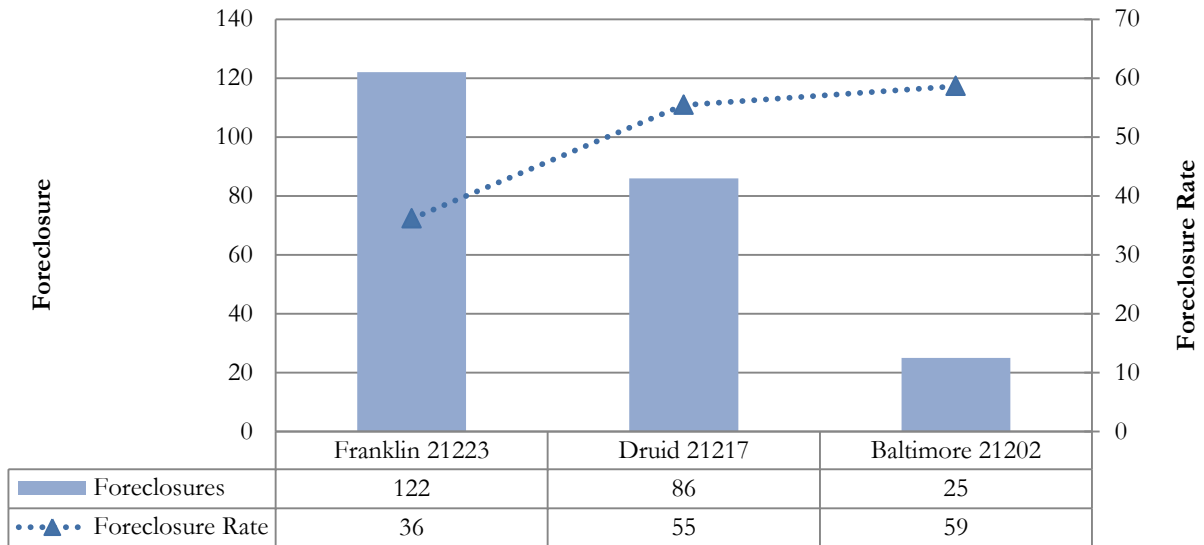
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the fourth quarter, three communities in Baltimore City reported “severe” foreclosure concentrations. These communities reported a total of 233 foreclosure events, accounting for 4.3 percent of all foreclosures in *Hot Spots* communities and 2.8 percent of all foreclosures statewide (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2017

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	233	100.0%	46	387	10,644
Maryland	233	100.0%	46	387	10,644

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN “SEVERE” HOT SPOTS COMMUNITIES
FIRST QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY
FIRST QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21223	Franklin	122	36	489
Baltimore City	21217	Druid	86	55	319
Baltimore City	21202	Baltimore	25	59	302
All Communities			233	46	387

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

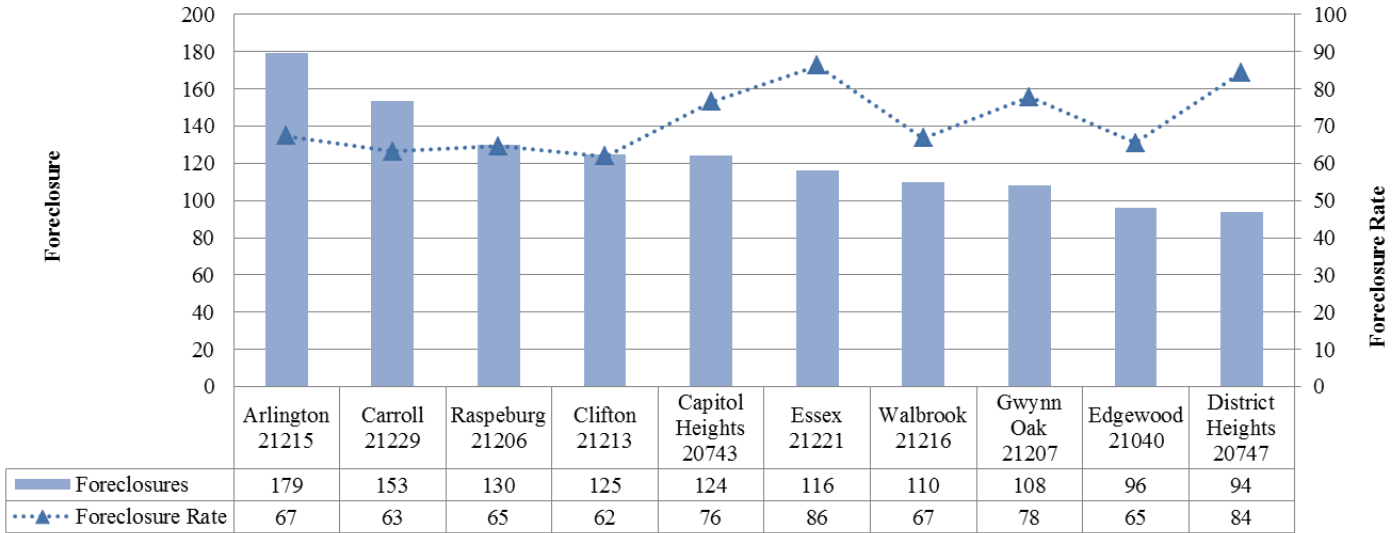
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,718 events in 21 communities, representing 32.1 percent of foreclosures across all *Hot Spots* and 20.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 72 and an average foreclosure index of 244 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2017

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	13	0.7%	71	249	911
Baltimore	397	23.1%	77	229	30,707
Baltimore City	864	50.3%	68	261	58,456
Charles	67	3.9%	86	205	5,789
Harford	122	7.1%	65	270	7,978
Prince George's	256	14.9%	81	219	20,633
Maryland	1,718	100.0%	72	244	124,474

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 “VERY HIGH” HOT SPOTS COMMUNITIES
FIRST QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21226	Curtis Bay	13	71	249
Baltimore	21221	Essex	116	86	205
Baltimore	21207	Gwynn Oak	108	78	227
Baltimore	21244	Windsor Mill	89	78	228
Baltimore	21206	Raspeburg	61	65	273
Baltimore	21229	Carroll	23	63	280
Baltimore City	21215	Arlington	179	67	263
Baltimore City	21229	Carroll	153	63	280
Baltimore City	21206	Raspeburg	130	65	273
Baltimore City	21213	Clifton	125	62	286
Baltimore City	21216	Walbrook	110	67	265
Baltimore City	21214	Hamilton	74	80	221
Baltimore City	21207	Gwynn Oak	42	78	227
Baltimore City	21205	Clifton East End	36	84	210
Baltimore City	21226	Curtis Bay	14	71	249
Charles	20602	Waldorf	67	86	205
Harford	21040	Edgewood	96	65	270
Harford	21017	Belcamp	26	65	272
Prince George's	20743	Capitol Heights	124	76	231
Prince George's	20747	District Heights	94	84	210
Prince George's	20613	Brandywine	38	85	208
All Communities			1,718	72	244

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

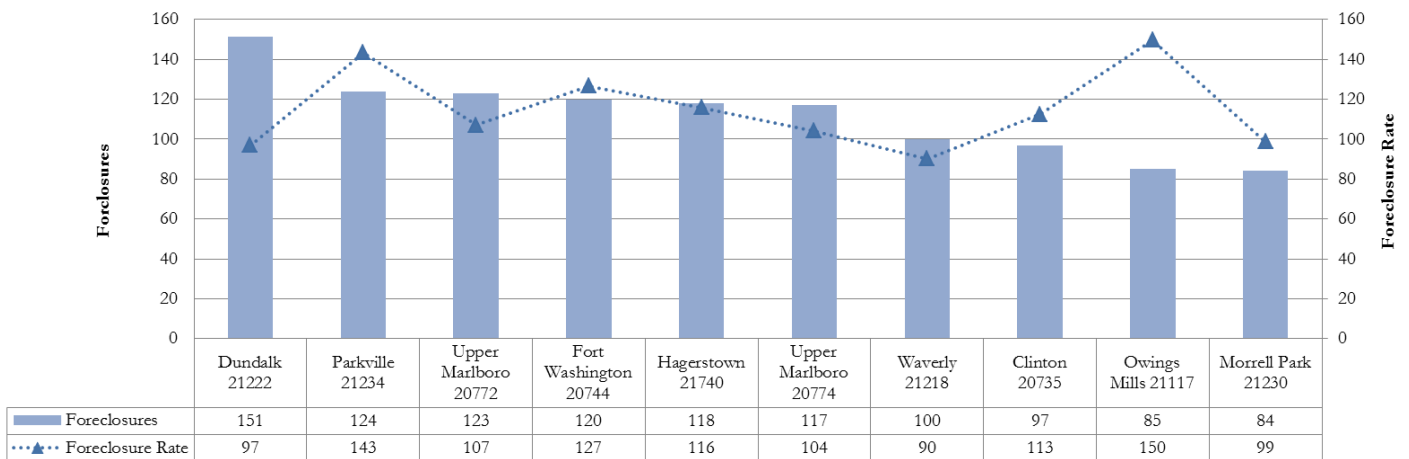
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 3,406 foreclosures in 66 communities, accounting for 63.6 percent of foreclosures in all *Hot Spots* and 40.3 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 124 and an average foreclosure index of 143 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2017

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	246	7.2%	135	131	33,125
Baltimore	764	22.4%	127	140	96,622
Baltimore City	443	13.0%	113	157	49,807
Calvert	67	2.0%	90	197	6,006
Carroll	23	0.7%	116	153	2,632
Charles	172	5.1%	116	153	19,904
Frederick	80	2.3%	135	131	10,773
Harford	159	4.7%	121	146	19,296
Howard	13	0.4%	110	161	1,397
Montgomery	85	2.5%	169	104	14,361
Prince George's	1,062	31.2%	121	146	128,933
Washington	178	5.2%	130	136	23,221
Wicomico	13	0.4%	90	198	1,164
Worcester	102	3.0%	135	131	13,737
Maryland	3,406	100.0%	124	143	420,978

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 “HIGH” HOT SPOTS COMMUNITIES
FIRST QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	45	92	191
Anne Arundel	20764	Shady Side	15	93	190
Anne Arundel	21060	Glen Burnie	58	136	130
Anne Arundel	21061	Glen Burnie	81	144	123
Anne Arundel	21144	Severn	47	170	104
Baltimore	21239	Northwood	20	93	191
Baltimore	21222	Dundalk	151	97	183
Baltimore	21133	Randallstown	77	98	180
Baltimore	21227	Halethorpe	76	109	162
Baltimore	21220	Middle River	76	130	136
Baltimore	21234	Parkville	124	143	123
Baltimore	21224	Highlandtown	24	144	123
Baltimore	21117	Owings Mills	85	150	118
Baltimore	21237	Rosedale	46	152	117
Baltimore	21212	Govans	25	152	116
Baltimore	21136	Reisterstown	59	163	109
Baltimore City	21218	Waverly	100	90	196
Baltimore City	21225	Brooklyn	27	92	191
Baltimore City	21239	Northwood	57	93	191
Baltimore City	21222	Dundalk	11	97	183
Baltimore City	21230	Morrell Park	84	99	179
Baltimore City	21231	Patterson	19	133	133
Baltimore City	21234	Parkville	13	143	123
Baltimore City	21224	Highlandtown	65	144	123
Baltimore City	21211	Hampden	31	146	122
Baltimore City	21212	Govans	36	152	116
Calvert	20657	Lusby	67	90	197
Carroll	21787	Taneytown	23	116	153
Charles	20603	Waldorf	63	104	171
Charles	20601	Waldorf	57	105	168
Charles	20640	Indian Head	24	114	155
Charles	20695	White Plains	17	164	108
Charles	20616	Bryans Road	11	169	105
Frederick	21716	Brunswick	15	93	189
Frederick	21702	Frederick	65	144	123
Harford	21001	Aberdeen	54	110	160
Harford	21078	Havre de Grace	38	124	142
Harford	21009	Abingdon	67	129	138
Howard	20794	Jessup	13	110	161
Montgomery	20871	Clarksburg	19	154	115
Montgomery	20866	Burtonsville	20	168	105
Montgomery	20886	Montgomery Village	46	176	100
Prince George's	20774	Upper Marlboro	117	104	170
Prince George's	20716	Mitchellville	57	106	167
Prince George's	20772	Upper Marlboro	123	107	165
Prince George's	20746	Suitland	44	109	163
Prince George's	20735	Clinton	97	113	157
Prince George's	20785	Cheverly	62	113	156
Prince George's	20745	Oxon Hill	43	113	156

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20748	Temple Hills	74	121	147
Prince George's	20721	Mitchellville	66	125	142
Prince George's	20744	Fort Washington	120	127	140
Prince George's	20769	Glenn Dale	14	130	136
Prince George's	20607	Accokeek	21	134	132
Prince George's	20706	Lanham	69	135	131
Prince George's	20784	Cheverly	40	138	128
Prince George's	20720	Bowie	40	155	114
Prince George's	20707	Laurel	44	158	112
Prince George's	20705	Beltsville	31	160	110
Washington	21782	Sharpsburg	13	108	164
Washington	21740	Hagerstown	118	116	152
Washington	21742	Hagerstown	47	173	102
Wicomico	21826	Fruitland	13	90	198
Worcester	21842	Ocean City	39	105	168
Worcester	21851	Pocomoke City	14	119	149
Worcester	21811	Berlin	49	163	108
<i>All Communities</i>			<i>3,406</i>	<i>124</i>	<i>143</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office