



FORECLOSURE HOT SPOTS IN MARYLAND

SECOND QUARTER 2018

JULY 2018

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

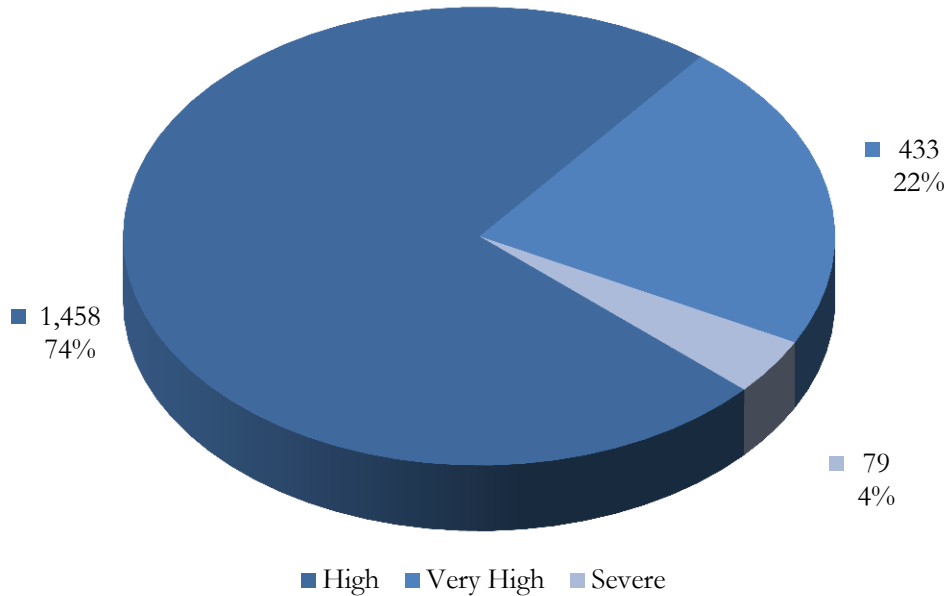
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's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

- For example, the Brooklyn community in Baltimore City (zip code 21225) recorded a total of 62 foreclosure events in the second quarter, resulting in a foreclosure rate of 40 homeowner households per foreclosure and a corresponding foreclosure index of 438. As a result, the foreclosure concentration in Brooklyn is 338 percent above the state average index of 100.

Overall, a total of 1,970 foreclosure events, accounting for 29.0 percent of all foreclosures in the second quarter, occurred in 33 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 111 homeowner households per foreclosure and an average foreclosure index of 153. The *Hot Spots* communities are further grouped into three broad categories: “high,” “very high,” and “severe” (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
SECOND QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

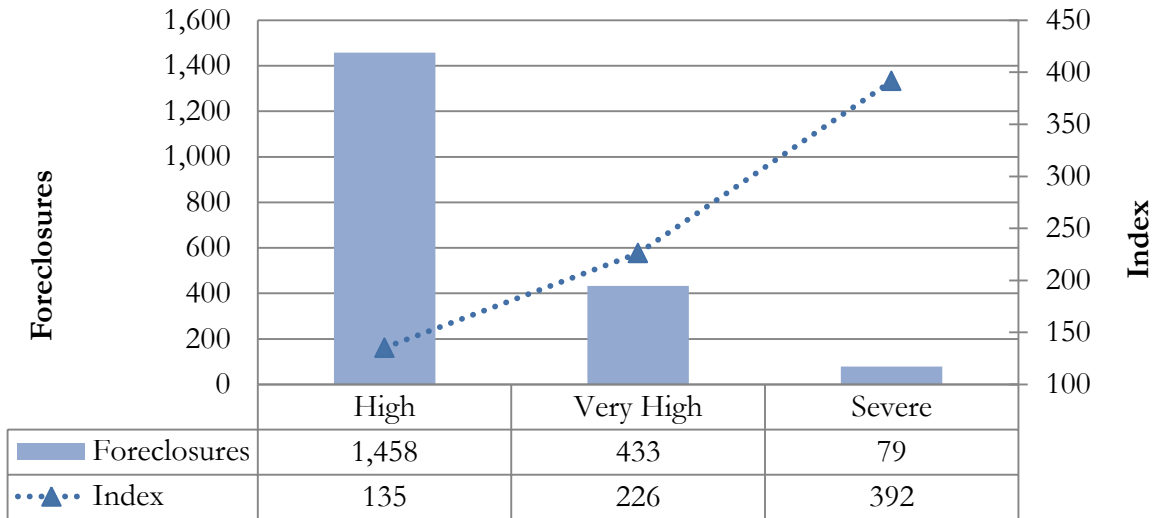
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 1,458 foreclosures in 26 communities, accounting for 74.0 percent of foreclosures in all Hot Spots and 21.5 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 125 and an average foreclosure index of 135.
- The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 433 events in 5 communities, representing 22.0 percent of foreclosures across all Hot Spots and 6.4 percent of foreclosures statewide. These communities had an average foreclosure rate of 75 and an average foreclosure index of 226.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 79 foreclosures in two communities, accounting for 4.0 percent of all foreclosures in Hot Spots communities and 1.2 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 43 and an average foreclosure index of 392.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
SECOND QUARTER 2018

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	26	5	2	33
% of <i>Hot Spots</i> Communities	78.8%	15.2%	6.1%	100.0%
% of <i>All</i> Communities	4.4%	0.9%	0.3%	5.6%
Foreclosures	1,458	433	79	1,970
% of <i>Hot Spots</i> Communities	74.0%	22.0%	4.0%	100.0%
% of <i>All</i> Communities	21.5%	6.4%	1.2%	29.0%
Average Foreclosure Rate	125	75	43	111
Average Foreclosure Index	135	226	392	153
Number of Households	182,276	32,368	3,409	218,054
% of <i>Hot Spots</i> Communities	83.6%	14.8%	1.6%	100.0%
% of <i>All</i> Communities	15.9%	2.8%	0.3%	19.0%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
SECOND QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

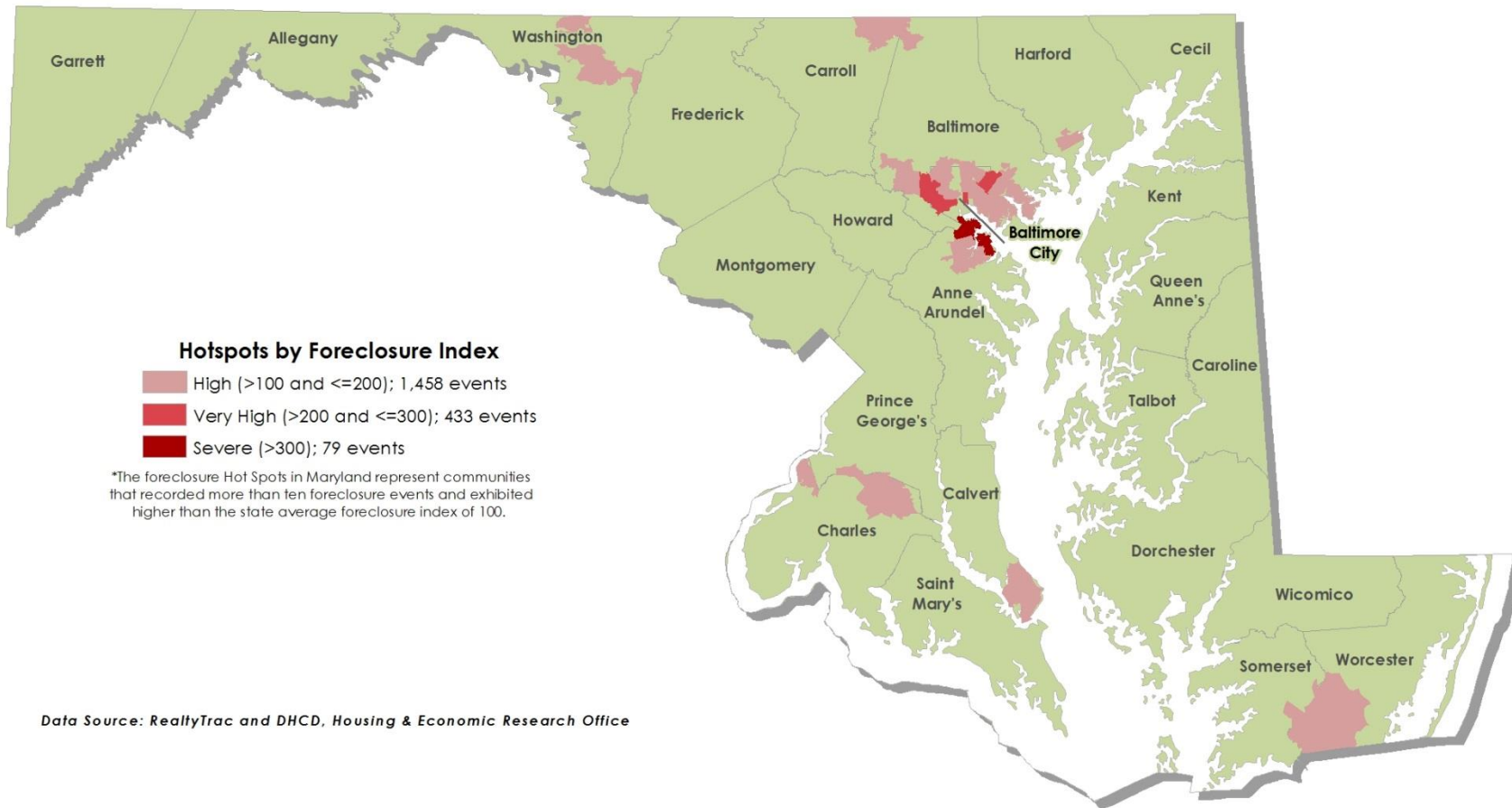
TABLE 2. FORECLOSURE HOT SPOTS
SECOND QUARTER 2018

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Anne Arundel	1	17	21.5%	54	329	911
Baltimore City	1	62	78.5%	40	438	2,499
Maryland	2	79	100%	43	392	3,409
Very High Foreclosures						
Baltimore	1	96	22.2%	88	201	8,409
Baltimore City	4	337	77.8%	71	248	23,959
Maryland	5	433	100%	75	226	32,368
High Foreclosures						
Anne Arundel	2	56	27.9%	162	109	19,572
Baltimore	5	207	80.6%	132	133	46,143
Baltimore City	11	630	160.3%	105	168	72,971
Calvert	1	233	8.8%	158	112	6,006
Carroll	1	34	3.5%	156	113	2,343
Charles	3	10	19.6%	160	110	13,637
Harford	1	12	3.5%	123	143	6,285
Washington	1	111	6.4%	147	120	13,686
Worcester	1	135	0.8%	136	130	1,633
Maryland	26	1,458	100%	125	135	182,276

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

Second Quarter 2018



SEVERE FORECLOSURE HOT SPOTS

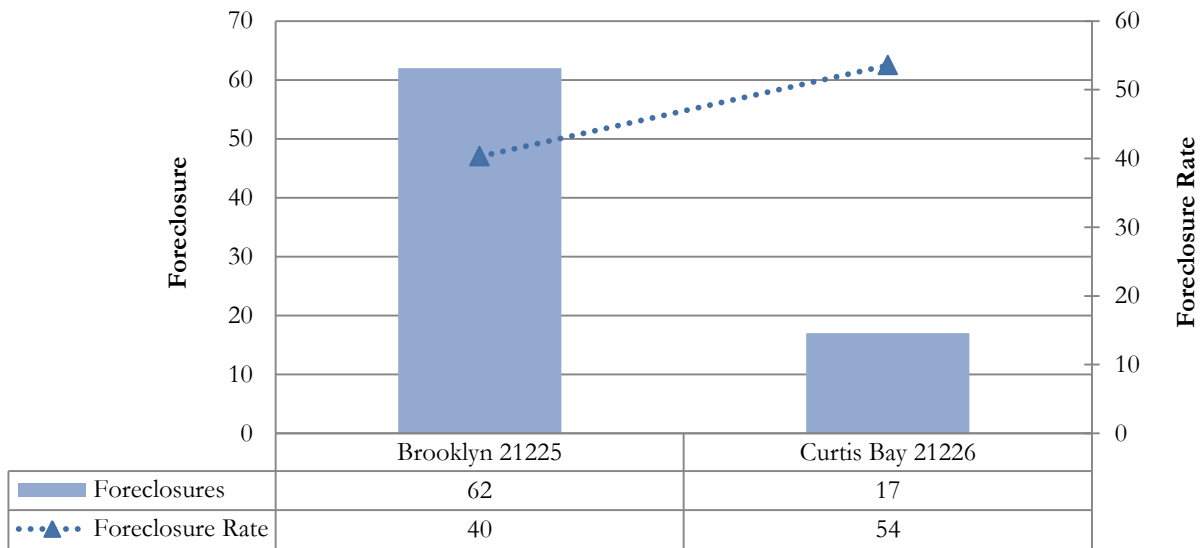
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the first quarter, two communities in Anne Arundel County and Baltimore City reported “severe” foreclosure concentrations. These communities reported a total of 79 foreclosure events, accounting for 4.2 percent of all foreclosures in Hot Spots communities and 1.2 percent of all foreclosures statewide (Table 3). These communities had an average foreclosure rate of 43 and an average foreclosure index of 392.

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2018

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	17	21.5%	54	329	911
Baltimore City	62	78.5%	40	438	2,499
Maryland	79	100%	43	392	3,409

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN “SEVERE” HOT SPOTS COMMUNITIES
SECOND QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY
SECOND QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21225	Brooklyn	62	40	438
Anne Arundel	21226	Curtis Bay	17	54	329
All Communities			79	43	392

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

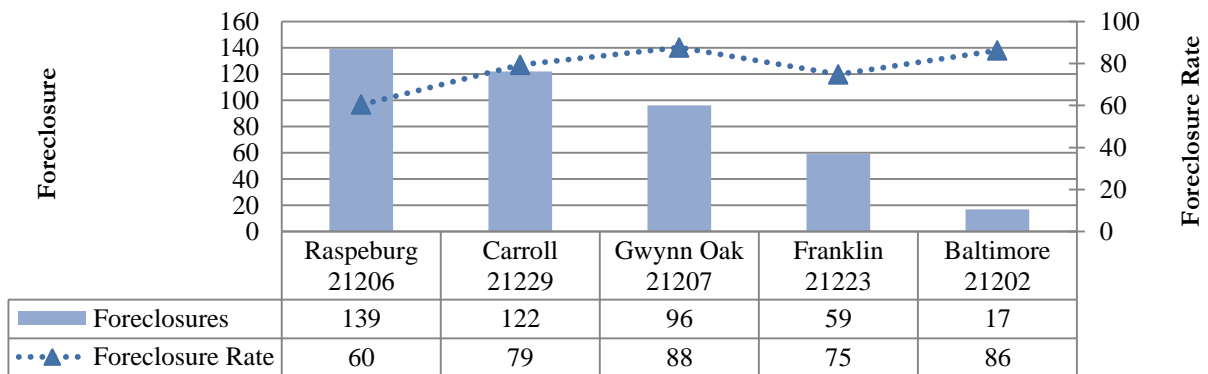
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 433 events in five communities, representing 22.0 percent of foreclosures across all Hot Spots and 6.4 percent of foreclosures statewide. These communities had an average foreclosure rate of 75 and an average foreclosure index of 226 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2018

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	21207		96	88	201.4
Baltimore City	21206		139	60	292.0
Baltimore City	21229		122	79	222.3
Baltimore City	21223		59	75	236.0
Baltimore City	21202		17	86	204.6
Maryland	433	100%	75	226	32,368

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 “VERY HIGH” HOT SPOTS COMMUNITIES
SECOND QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21207	Gwynn Oak	96	88	201.4
Baltimore City	21206	Raspeburg	139	60	292.0
Baltimore City	21229	Carroll	122	79	222.3
Baltimore City	21223	Franklin	59	75	236.0
Baltimore City	21202	Baltimore	17	86	204.6
<i>All Communities</i>			<i>433</i>	<i>75</i>	<i>226</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

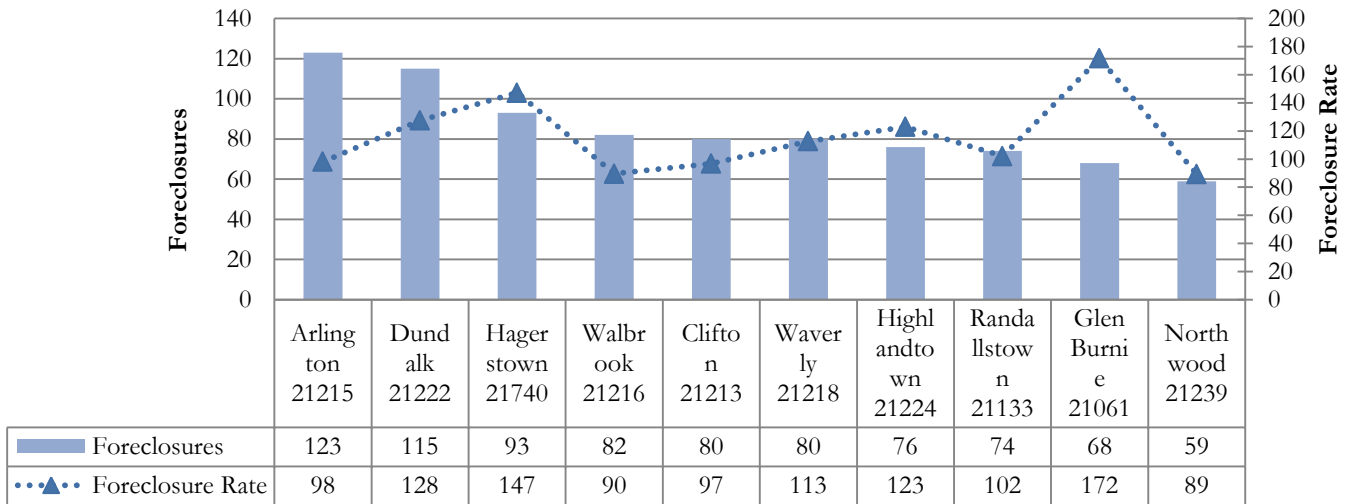
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,458 foreclosures in 26 communities, accounting for 74.0 percent of foreclosures in all Hot Spots and 21.5 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 125 and an average foreclosure index of 135 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2018

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	121	27.9%	162	109	19,572
Baltimore	349	80.6%	132	133	46,143
Baltimore City	694	160.3%	105	168	72,971
Calvert	38	8.8%	158	112	6,006
Carroll	15	3.5%	156	113	2,343
Charles	85	19.6%	160	110	13,637
Harford	51	3.5%	123	143	6,285
Washington	93	6.4%	147	120	13,686
Worcester	12	0.8%	136	130	1,633
Maryland	1,458	100%	125	135	182,276

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 “HIGH” HOT SPOTS COMMUNITIES
SECOND QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21060	Glen Burnie	53	149	118
Anne Arundel	21061	Glen Burnie	68	172	103
Baltimore	21133	Randallstown	74	102	173
Baltimore	21244	Windsor Mill	57	121	146
Baltimore	21222	Dundalk	115	128	138
Baltimore	21237	Rosedale	44	159	111
Baltimore	21221	Essex	59	170	104
Baltimore City	21239	Northwood	59	89	197
Baltimore City	21216	Walbrook	82	90	197
Baltimore City	21217	Druid	52	92	192
Baltimore City	21213	Clifton	80	97	182
Baltimore City	21215	Arlington	123	98	180
Baltimore City	21205	Clifton East End	30	101	175
Baltimore City	21214	Hamilton	57	104	170
Baltimore City	21218	Waverly	80	113	157
Baltimore City	21224	Highlandtown	76	123	144
Baltimore City	21212	Govans	37	146	121
Baltimore City	21209	Mount Washington	18	170	104
Calvert	20657	Lusby	38	158	112
Carroll	21102	Manchester	15	156	113
Charles	20602	Waldorf	38	152	116
Charles	20616	Bryans Road	12	155	114
Charles	20601	Waldorf	35	171	103
Harford	21040	Edgewood	51	123	143
Washington	21740	Hagerstown	93	147	120
Worcester	21851	Pocomoke City	12	136	130
<i>All Communities</i>			<i>1,458</i>	<i>125</i>	<i>135</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office