



FORECLOSURE HOT SPOTS IN MARYLAND

THIRD QUARTER 2018

SEPTEMBER 2018

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

7800 HARKINS ROAD

LANHAM, MD 20706

WWW.DHCD.MARYLAND.GOV

LARRY HOGAN, GOVERNOR
BOYD K. RUTHERFORD, LT. GOVERNOR
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FORECLOSURE HOT SPOTS

THIRD QUARTER 2018

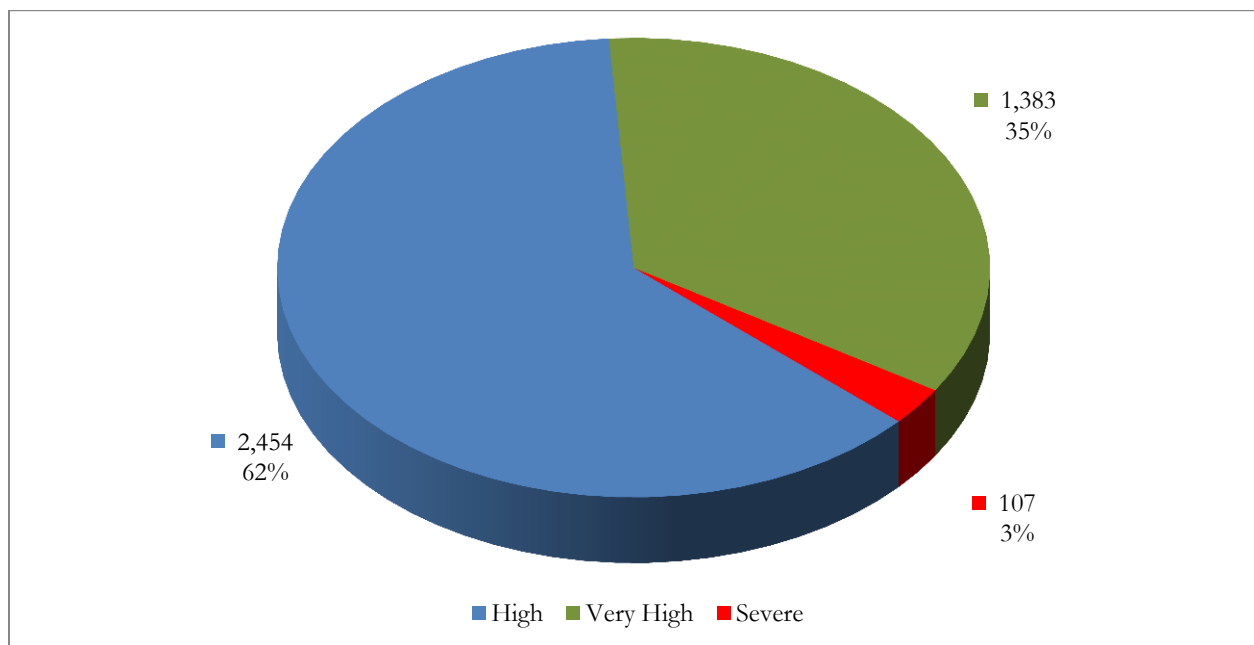
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's 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 66 foreclosure events in the third quarter, resulting in a foreclosure rate of 67 homeowner households per foreclosure and a corresponding foreclosure index of 350. As a result, the foreclosure concentration in the Franklin community is 250.1 percent above the state average index of 100.

Overall, a total of 3,944 foreclosure events, accounting for 61.7 percent of all foreclosures in the third quarter, occurred in 84 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 133 homeowner households per foreclosure and an average foreclosure index of 177. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
THIRD QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

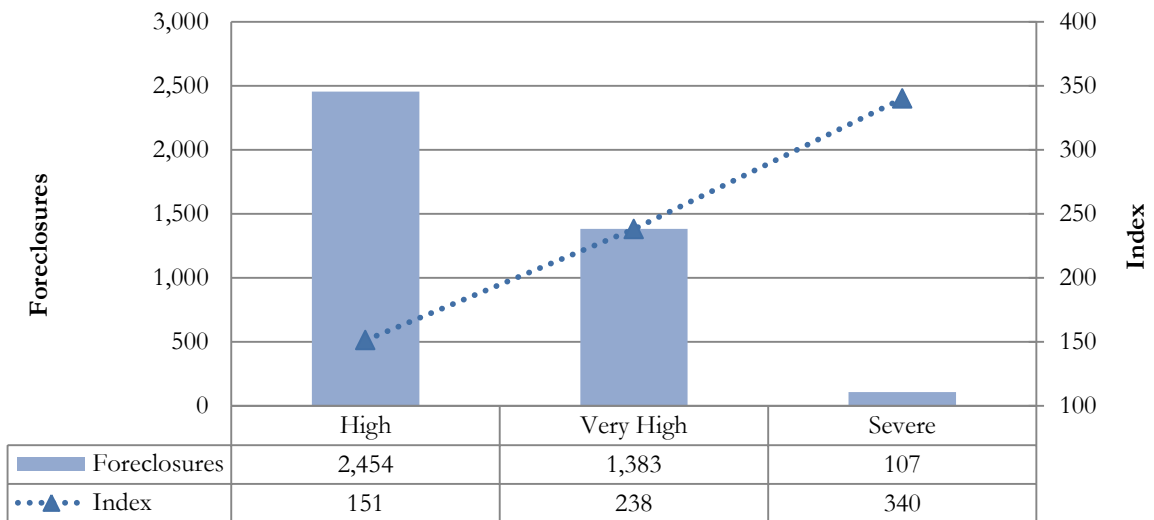
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 2,454 foreclosures in 58 communities, accounting for 62.2 percent of foreclosures in all Hot Spots and 38.4 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 155 and an average foreclosure index of 151.
- The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 1,383 events in 24 communities, representing 35.1 percent of foreclosures across all Hot Spots and 21.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 98 and an average foreclosure index of 238.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 107 foreclosures in two communities, accounting for 2.7 percent of all foreclosures in Hot Spots communities and 1.7 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 69 and an average foreclosure index of 340.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
THIRD QUARTER 2018

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	58	24	2	84
% of <i>Hot Spots</i> Communities	69.0%	28.6%	2.4%	100.0%
% of <i>All</i> Communities	11.2%	4.6%	0.4%	16.2%
Foreclosures	2,454	1,383	107	3,944
% of <i>Hot Spots</i> Communities	62.2%	35.1%	2.7%	100.0%
% of <i>All</i> Communities	38.4%	21.6%	1.7%	61.7%
Average Foreclosure Rate	155	98	69	133
Average Foreclosure Index	151	238	340	177
Number of Households	379,476	135,956	7,354	522,786
% of <i>Hot Spots</i> Communities	72.6%	26.0%	1.4%	100.0%
% of <i>All</i> Communities	25.4%	9.1%	0.5%	35.0%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

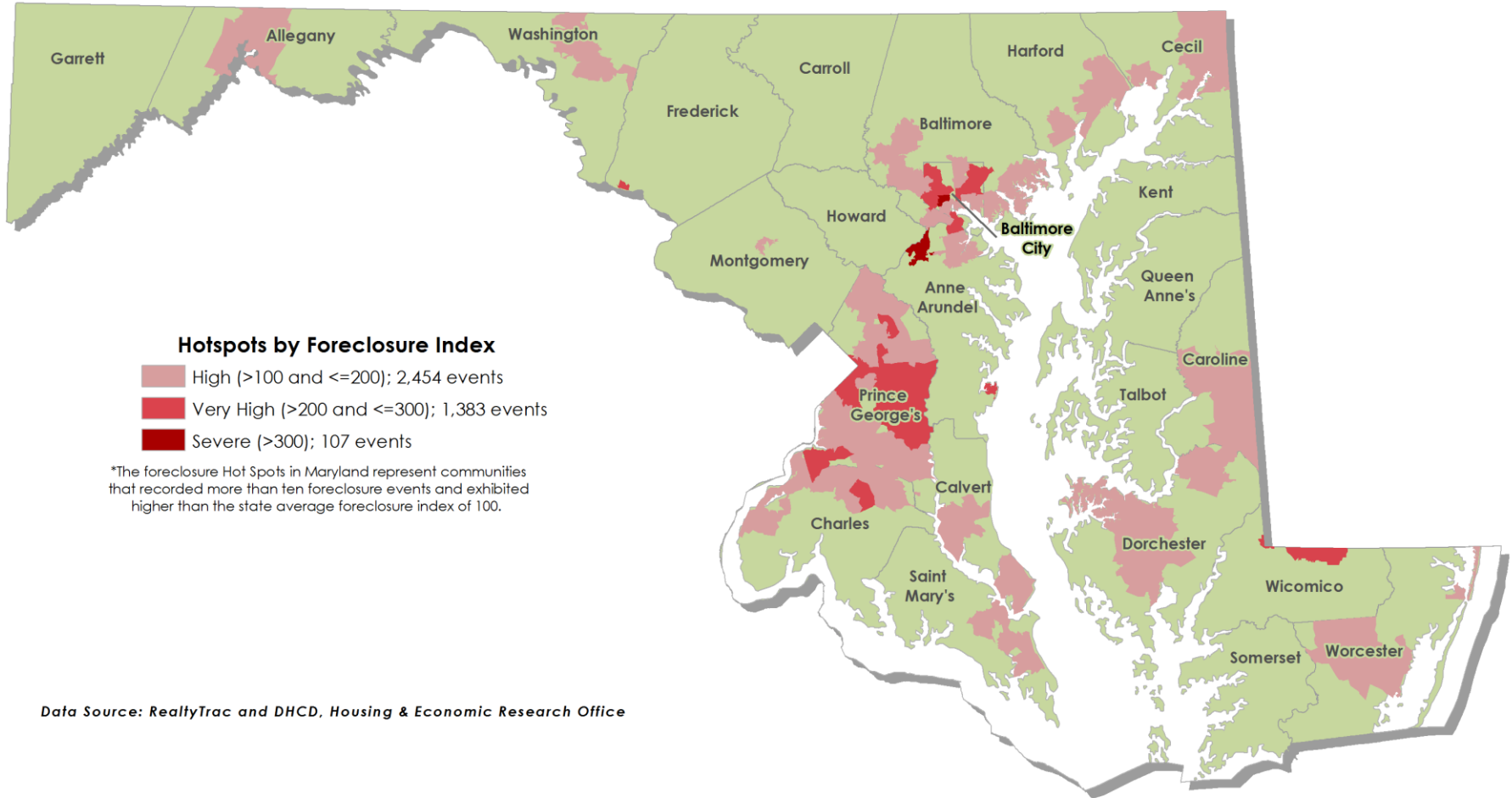
TABLE 2. FORECLOSURE *HOT SPOTS*
THIRD QUARTER 2018

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
<i>Severe</i>						
Anne Arundel	1	41	38.2%	72	325	2,943
Baltimore City	1	66	61.8%	67	350	4,411
<i>Maryland</i>	2	107	100.0%	69	340	7,354
<i>Very High Foreclosures</i>						
Anne Arundel	2	58	4.2%	96	243	5,553
Baltimore	2	57	4.1%	95	246	5,391
Baltimore City	10	652	47.1%	96	243	62,909
Charles	1	60	4.3%	96	243	5,789
Frederick	1	13	0.9%	108	217	1,402
Prince George's	7	529	38.2%	101	233	53,170
Wicomico	1	15	1.1%	116	201	1,742
<i>Maryland</i>	24	1,383	100.0%	98	238	135,956
<i>High Foreclosures</i>						
Allegany	1	64	2.6%	190	123	12,147
Anne Arundel	2	116	4.7%	169	139	19,572
Baltimore	11	559	22.8%	157	149	87,606
Baltimore City	7	279	11.4%	155	151	43,135
Calvert	2	60	2.4%	149	157	8,929
Caroline	2	25	1.0%	167	140	4,176
Cecil	2	64	2.6%	217	108	13,878
Charles	5	139	5.7%	143	163	19,904
Dorchester	2	36	1.5%	179	131	6,438
Harford	4	149	6.1%	172	136	25,581
Montgomery	1	41	1.7%	198	118	8,109
Prince George's	15	781	31.8%	134	175	104,719
St. Mary's	2	34	1.4%	220	106	7,492
Washington	1	83	3.4%	165	142	13,686
Worcester	1	24	1.0%	171	137	4,104
<i>Maryland</i>	58	2,454	100.0%	155	151	379,476

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

Third Quarter 2018



SEVERE FORECLOSURE HOT SPOTS

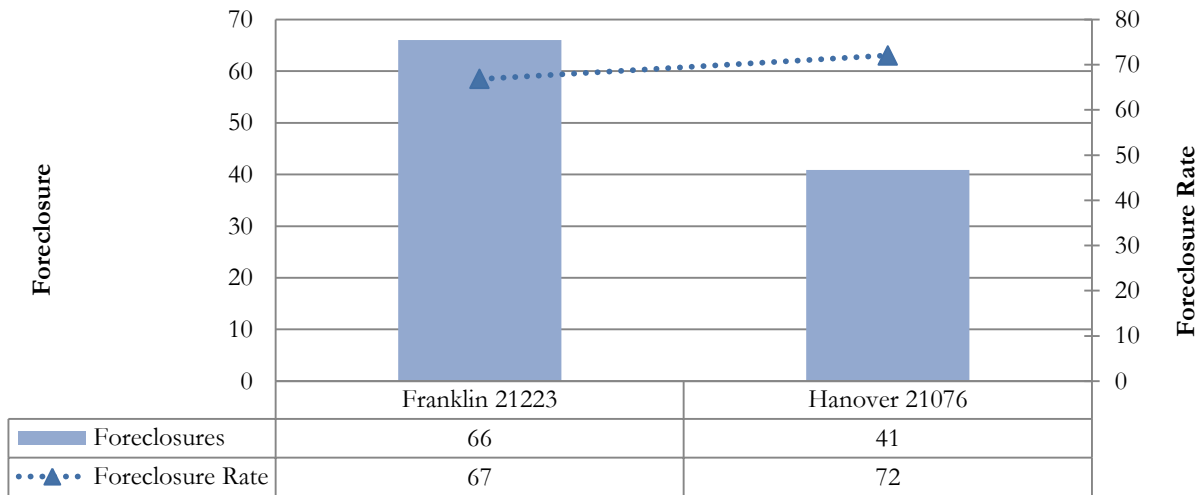
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the third quarter, two communities in Baltimore City and Anne Arundel County reported “severe” foreclosure concentrations. These communities reported a total of 107 foreclosure events, accounting for 2.7 percent of all foreclosures in Hot Spots communities and 1.7 percent of all foreclosures statewide (Table 3). These communities had an average foreclosure rate of 69 and an average foreclosure index of 340.

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	41	38.2%	72	325	2,943
Baltimore City	66	61.8%	67	350	4,411
Maryland	107	100.0%	69	340	7,354

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21076	Hanover	41	72	325
Baltimore City	21223	Franklin	66	67	350
All Communities			107	69	340

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

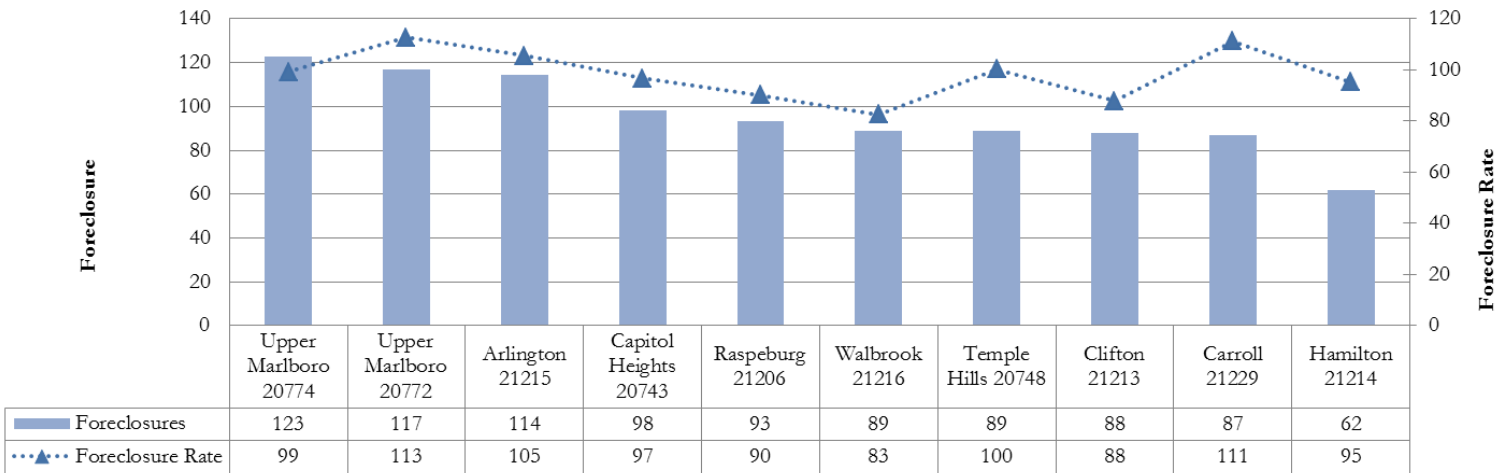
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,383 events in 24 communities, representing 35.1 percent of foreclosures across all Hot Spots and 21.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 98 and an average foreclosure index of 238 (Table 5).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	58	4.2%	96	243	5,553
Baltimore	57	4.1%	95	246	5,391
Baltimore City	652	47.1%	96	243	62,909
Charles	60	4.3%	96	243	5,789
Frederick	13	0.9%	108	217	1,402
Prince George's	529	38.2%	101	233	53,170
Wicomico	15	1.1%	116	201	1,742
Maryland	1,383	100.0%	98	238	135,956

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	46	91	257
Anne Arundel	20764	Shady Side	12	116	202
Baltimore	21206	Raspeburg	44	90	259
Baltimore	21229	Carroll	13	111	210
Baltimore City	21215	Arlington	114	105	222
Baltimore City	21206	Raspeburg	93	90	259
Baltimore City	21216	Walbrook	89	83	283
Baltimore City	21213	Clifton	88	88	266
Baltimore City	21229	Carroll	87	111	210
Baltimore City	21214	Hamilton	62	95	246
Baltimore City	21217	Druid	51	93	250
Baltimore City	21225	Brooklyn	27	91	257
Baltimore City	21205	Clifton East End	26	117	201
Baltimore City	21202	Baltimore	14	105	223
Charles	20602	Waldorf	60	96	243
Frederick	21716	Brunswick	13	108	217
Prince George's	20774	Upper Marlboro	123	99	236
Prince George's	20772	Upper Marlboro	117	113	208
Prince George's	20743	Capitol Heights	98	97	242
Prince George's	20748	Temple Hills	89	100	233
Prince George's	20746	Suitland	47	102	230
Prince George's	20607	Accokeek	36	78	299
Prince George's	20769	Glenn Dale	19	96	244
Wicomico	21875	Delmar	15	116	201
All Communities			1,383	98	238

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

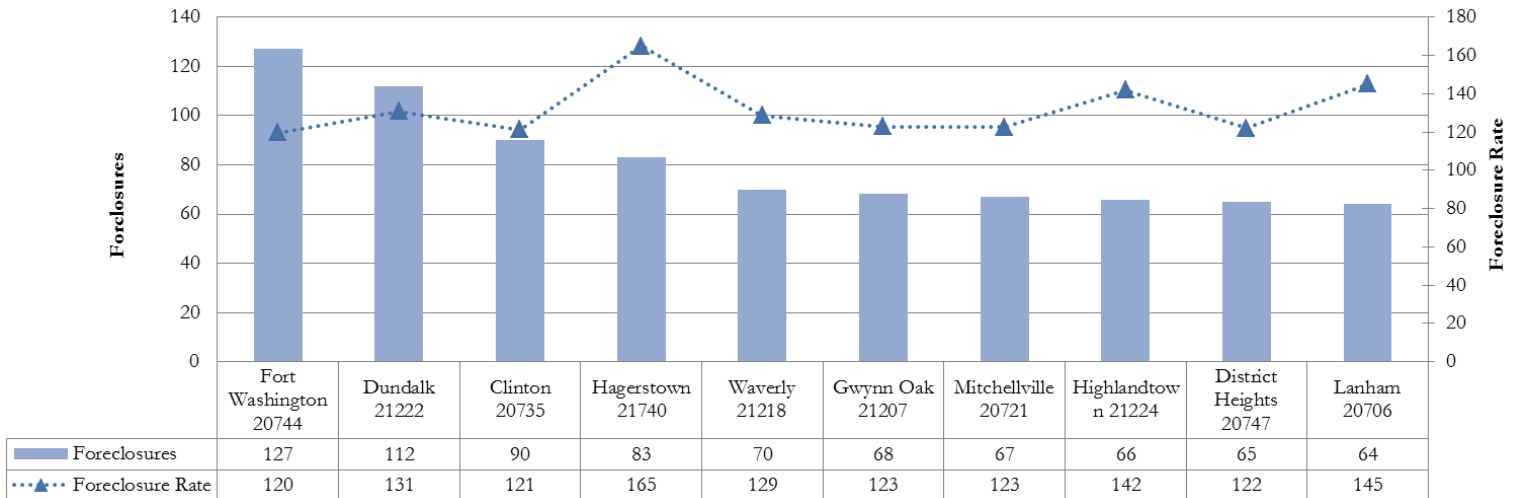
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TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
THIRD QUARTER 2018

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Allegany	64	2.6%	190	123	12,147
Anne Arundel	116	4.7%	169	139	19,572
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Calvert	60	2.4%	149	157	8,929
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Charles	139	5.7%	143	163	19,904
Dorchester	36	1.5%	179	131	6,438
Harford	149	6.1%	172	136	25,581
Montgomery	41	1.7%	198	118	8,109
Prince George's	781	31.8%	134	175	104,719
St. Mary's	34	1.4%	220	106	7,492
Washington	83	3.4%	165	142	13,686
Worcester	24	1.0%	171	137	4,104
Maryland	2,454	100.0%	155	151	379,476

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP TEN “HIGH” HOT SPOTS COMMUNITIES
THIRD QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Allegany	21502	Cumberland	64	190	123
Anne Arundel	21060	Glen Burnie	58	136	172
Anne Arundel	21061	Glen Burnie	58	201	116
Baltimore	21207	Gwynn Oak	68	123	190
Baltimore	21222	Dundalk	112	131	179
Baltimore	21133	Randallstown	57	133	177
Baltimore	21224	Highlandtown	24	142	165
Baltimore	21244	Windsor Mill	47	147	159
Baltimore	21239	Northwood	12	155	151
Baltimore	21221	Essex	58	173	136
Baltimore	21220	Middle River	56	177	133
Baltimore	21117	Owings Mills	64	199	118
Baltimore	21227	Halethorpe	41	200	117
Baltimore	21212	Govans	19	206	114
Baltimore City	21207	Gwynn Oak	27	123	190
Baltimore City	21218	Waverly	70	129	182
Baltimore City	21224	Highlandtown	66	142	165
Baltimore City	21239	Northwood	34	155	151
Baltimore City	21230	Morrell Park	43	193	121
Baltimore City	21231	Patterson	13	194	121
Baltimore City	21212	Govans	26	206	114
Calvert	20657	Lusby	47	128	183
Calvert	20678	Prince Frederick	13	225	104
Caroline	21632	Feddersburg	11	130	180
Caroline	21629	Denton	14	196	119
Cecil	21903	Perryville	11	172	136
Cecil	21921	Elkton	53	226	103
Charles	20695	White Plains	23	121	193
Charles	20603	Waldorf	53	123	190
Charles	20616	Bryans Road	15	124	189
Charles	20601	Waldorf	35	172	136
Charles	20640	Indian Head	13	211	111
Dorchester	21643	Hurlock	14	123	191
Dorchester	21613	Cambridge	22	215	109
Harford	21040	Edgewood	49	128	182
Harford	21001	Aberdeen	34	175	133
Harford	21078	Havre de Grace	25	189	124
Harford	21009	Abingdon	41	210	111
Montgomery	20886	Montgomery Village	41	198	118
Prince George's	20744	Fort Washington	127	120	195
Prince George's	20613	Brandywine	27	120	195
Prince George's	20735	Clinton	90	121	193
Prince George's	20747	District Heights	65	122	192
Prince George's	20721	Mitchellville	67	123	191

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY - CONTINUED
THIRD QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20784	Cheverly	45	123	191
Prince George's	20720	Bowie	47	132	177
Prince George's	20716	Mitchellville	45	134	174
Prince George's	20785	Cheverly	49	143	163
Prince George's	20706	Lanham	64	145	161
Prince George's	20745	Oxon Hill	33	148	159
Prince George's	20708	Laurel	26	150	156
Prince George's	20705	Beltsville	33	150	156
Prince George's	20707	Laurel	40	177	132
Prince George's	20770	Greenbelt	24	184	127
St. Mary's	20653	Lexington Park	22	214	109
St. Mary's	20619	California	12	232	101
Washington	21740	Hagerstown	83	165	142
Worcester	21842	Ocean City	24	171	137
<i>All Communities</i>			<i>2,454</i>	<i>155</i>	<i>151</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office