



Foreclosure Hot Spots in Maryland

Fourth Quarter 2024

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Executive Summary:

Foreclosure Hot Spots Analysis

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In Maryland, foreclosure activity is **highly concentrated in a small subset of communities**. Just **9.4% of jurisdictions qualify as Foreclosure Hot Spots**, yet they account for **nearly half (49.7%) of all foreclosure events statewide**. These hot spots are defined by two thresholds:

1. **10 or more foreclosure events per quarter**, and
2. A **foreclosure concentration ratio**—measured by the Foreclosure Index—**exceeding 100**, meaning foreclosure activity is higher than the statewide average.

Hot spots are further grouped into three categories based on foreclosure index severity:

- **High:** Index between 100 and 200
- **Very High:** Index between 200 and 300
- **Severe:** Index above 300

A total of **49 communities** fall into one of these categories (Exhibit I – Statewide Foreclosure Hotspot Map), spanning urban, suburban, and rural parts of the state. This overview provides insight into the foreclosure pressures affecting distinct areas

Foreclosure Hot Spots Overview

Key Findings:

- Nearly one in ten communities in the state (9.4%) qualifies as a foreclosure hot spot, totaling 49 communities. These hot spots account for **nearly half (49.7%) of all foreclosure activity statewide**, highlighting a significant geographic concentration of housing distress.

- **"High" foreclosure communities** make up the largest share of hot spots (49%) and represent **20% of total foreclosures**, with an average foreclosure index of **146**—just above the hot spot threshold.
- **"Very High" areas** comprise 36.7% of hot spots, posting **the highest number of foreclosures per community on average**, with an elevated foreclosure index of **227**.
- **"Severe" hot spots**, while the smallest group (14.3% of hot spots, only 1.3% of all communities), exhibit **the most intense foreclosure activity**, with an average index of **381**—nearly four times the state average—and account for over **10% of total foreclosures**.
- **Prince George's County and Baltimore City** appear across all three hot spot categories and are the most affected both in volume and geographic spread.
- The **Severe category**, while the smallest (1.3% of all communities), experiences the most intense foreclosure activity.
- Foreclosure rates in some hot spots exceed **500–600 per 10,000 households**, up to **6x the state average**.
- Community-level data show **localized spikes in foreclosure intensity**, particularly in neighborhoods with smaller homeowner populations.

Characteristics of Foreclosure Hot Spots in Maryland:

Table 1. Foreclosure Events in Maryland and U.S.

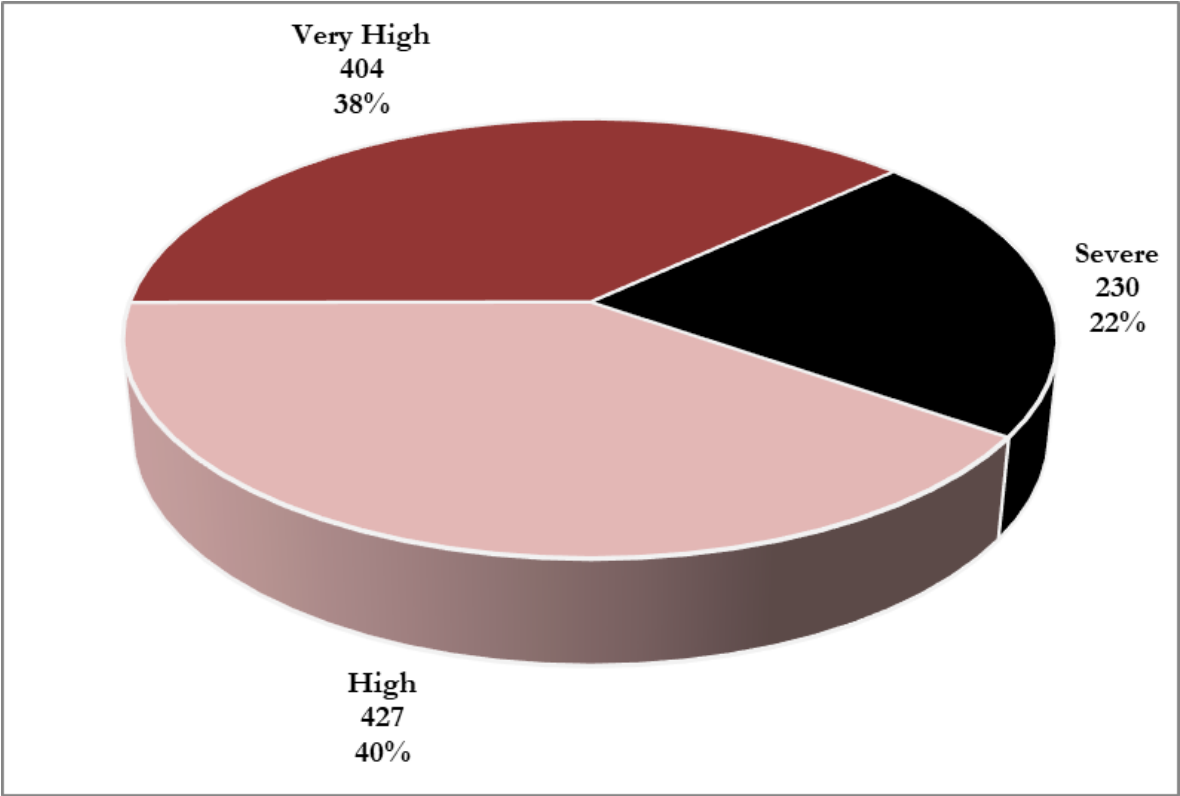
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Category	High	Very High	Severe	<i>All Hot Spots Communities</i>
Number of Communities	24	18	7	49
% of Hot Spots Communities	49.0%	36.7%	14.3%	100.0%
% of All Communities	4.6%	3.5%	1.3%	9.4%
Foreclosures	427	404	230	1,061
% of Hot Spots Communities	40.2%	38.1%	21.6%	100.0%
% of All Communities	20.0%	18.9%	10.8%	49.7%
Average Foreclosure Rate	481	308	184	350
Average Foreclosure Index	146	227	381	200
Number of Households	205,195	124,451	42,198	371,844
% of Hot Spots Communities	55.2%	33.5%	11.3%	100.0%
% of All Communities	13.7%	8.3%	2.8%	24.9%

Source: Attom Data and DHCD, Office of Research and Compliance

Chart 1. Foreclosure Hot Spots

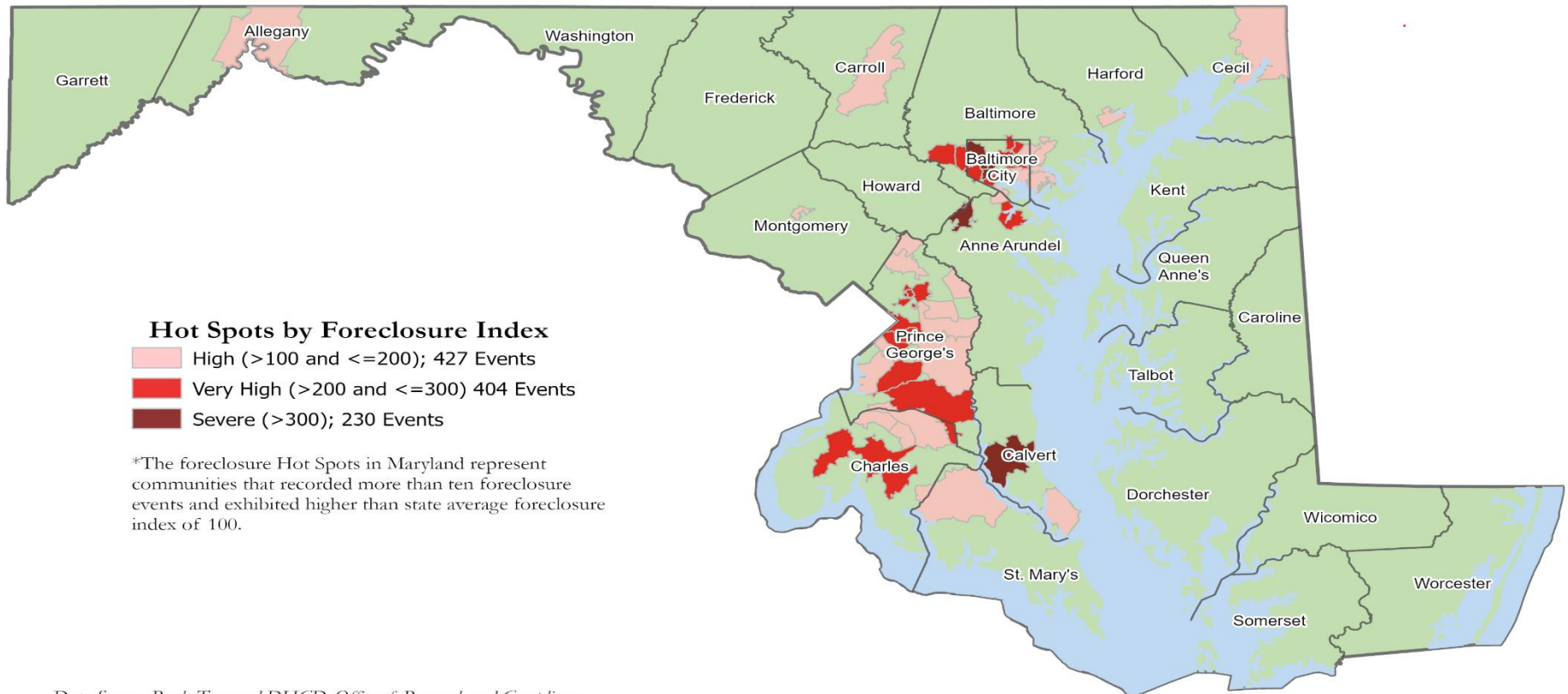
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Source: Attom Data and DHCD, Office of Research and Compliance

Foreclosure Hot Spots in Maryland (Exhibit I)

Fourth Quarter 2024

*Data Source: RealtyTrac and DHCD, Office of Research and Compliance*

Hot Spots Analysis by Category

Severe Hot Spots (Table 1, Table 2, Chart 2)

- Baltimore City** accounts for **84.1% of foreclosure events** in this category, driven by scale, with communities like **Franklin (Index: 603)** and **Druid (338)** experiencing the **highest levels of distress relative to their size**.
- Smaller communities in **Anne Arundel (Hanover)** and **Calvert (Prince Frederick)** also show elevated indices (486 and 383), despite limited household counts—signaling acute but localized foreclosure pressure.

Table 2. Severe Foreclosure Hot Spots by Jurisdiction

Fourth Quarter 2024

Jurisdiction	Foreclosure Events: Zip Codes	Foreclosure Events: Number	Foreclosure Events: % of Total	Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
Anne Arundel	1	20	8.9%	144	486	2,943
Baltimore City	5	193	84.1%	188	394	36,333
Calvert	1	16	7.0%	183	383	2,923
Maryland	7	230	100.0%	184	381	42,198

Source: Attom Data and DHCD, Office of Research and Compliance

Very High Hot Spots (Table 1, Table 3, Chart 3)

- **Prince George’s County (42.5%)** and **Baltimore City (35.0%)** contribute **over half of foreclosure events** in this category, across a total of fourteen ZIP codes.
- **Baltimore, Anne Arundel, and Charles Counties** round out the category with foreclosure rates consistently above 300 and indices between 212 and 228.
- Communities like **Clinton, and Lanham (Prince George’s)** and **Carroll, and Waverly (Baltimore City)** post **foreclosure rates of 300+**, with indices around **203–233**—demonstrating sustained and widespread foreclosure activity.
- These areas reflect **broad regional distress**.

Table 3. Very High Foreclosure Hot Spots by Jurisdiction

Fourth Quarter 2024

Jurisdiction	Foreclosure Events: Zip Codes	Foreclosure Events: Number	Foreclosure Events: % of Total	Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
Anne Arundel	1	24	5.9%	329	213	7,902
Baltimore	2	50	12.4%	306	228	15,307
Baltimore City	7	141	35.0%	315	225	44,479
Charles	1	17	4.2%	330	212	5,617
Prince George's	7	172	42.5%	297	241	51,146
Maryland	18	404	100.0%	308	227	124,451

Source: Attom Data and DHCD, Office of Research and Compliance

High Hot Spots (Table 1, Table 4, Chart 4)

- The largest category by number of communities (24), *High Hot Spots* are more geographically dispersed across **twelve jurisdictions**, including **Allegany, Cecil, Charles, Baltimore, and Prince George’s Counties and Baltimore City**.
- Foreclosure indices fall between **102 and 200**, with moderate yet persistent foreclosure activity.
- Communities like **Upper Marlboro, Fort Washington, and Temple Hills (Prince George’s), Dundalk (Baltimore County), and Cumberland (Allegany County)** show **elevated foreclosure rates (up to 578)**, indicating **early-stage distress**.

Table 4. High Foreclosure Hot Spots by Jurisdiction

Fourth Quarter 2024

Jurisdiction	Foreclosure Events: Zip Codes	Foreclosure Events: Number	Foreclosure Events: % of Total	Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
Allegany	1	21	4.4%	578	121	12,147
Baltimore	3	50	10.5%	513	145	25,638
Baltimore City	2	40	8.4%	444	159	17,741
Calvert	1	13	2.7%	462	152	6,006
Carroll	1	15	3.2%	685	102	10,269
Cecil	1	22	4.6%	545	128	11,985
Charles	3	39	8.3%	465	151	18,304
Montgomery	1	12	2.5%	676	104	8,109
Prince George's	8	179	37.5%	437	158	77,974
St. Mary's	1	13	2.8%	496	141	6,576
Maryland	24	427	100.0%	481	146	205,195

Source: Attom Data and DHCD, Office of Research and Compliance

Conclusion

Foreclosure Hot Spots in Maryland reveal a **layered predicament**—with some areas experiencing **deep, concentrated housing instability**, while others face **emerging foreclosure pressure**. **Baltimore City and Prince George’s County** are **Severe and Very High Hot Spots** where both volume and intensity are high. **High Hot Spots** especially in **suburban Prince George’s and aging urban corridors** in Baltimore and Western Maryland represent **early opportunities for monitoring**, to help prevent escalation into more acute distress.

Charts

Severe Foreclosure Hot Spots in Maryland

Severe Foreclosure Hot Spots by Jurisdiction:

- Severe foreclosure hot spots are heavily concentrated in **Baltimore City**, which accounts for **nearly 84% of foreclosure events** in this category.
- With seven affected ZIP codes, **Baltimore City** dominates the severe category both in scale and household impact, housing **nearly 36,300 homeowner households**—overshadowing the combined total of the other jurisdictions.
- **Baltimore City** also posts a **moderately high average foreclosure rate (394)** and index (188), indicating widespread and above average foreclosure intensity compared to the category.
- **Anne Arundel and Calvert Counties** each contribute a small share (about 7–9% each) of severe foreclosures, but their **foreclosure rates (144 and 183, respectively)** are lower than the statewide average, and affecting smaller household bases.
- Overall, the **statewide average foreclosure index for the Severe category is 381**, it is worth noting that while Baltimore City leads in volume, a smaller jurisdiction like Anne Arundel experiences **more intense foreclosure pressures relative to its size**.

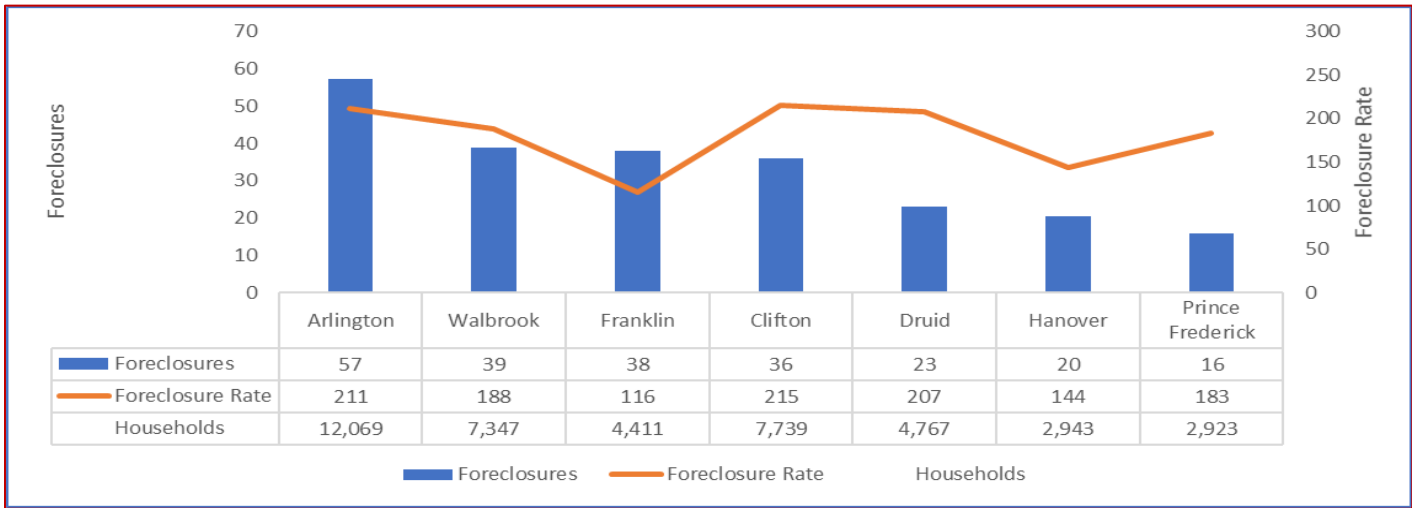
Severe Foreclosure Hot Spots by Community:

- The **severe foreclosure burden is concentrated in a handful of small communities**, with five out of seven located in **Baltimore City**, emphasizing localized distress within specific urban neighborhoods.
- **Arlington (21215)** leads in total foreclosures (57), reflecting the highest volume but a **moderate foreclosure index (332)** compared to peers in the severe category.
- **Franklin (21223)** stands out with the **highest foreclosure index (603)**—more than six times the state average—despite fewer total events (38), indicating **intense distress relative to its small base of 4,400 households**.
- Other Baltimore neighborhoods, including **Walbrook, Clifton, and Druid**, all post foreclosure indices above 300, firmly placing them in the severe category, with foreclosure rates exceeding 188 per 10,000 households.

- **Outside Baltimore City, Hanover (Anne Arundel) and Prince Frederick (Calvert) show significant foreclosure stress, with indices of 486 and 383, respectively—well above the severe threshold, but with lower household counts, suggesting more localized but severe impacts.**

Chart 2. Property Foreclosures in Severe Hot Spots Communities

Fourth Quarter 2024



Source: Attom Data and DHCD, Office of Research and Compliance

In summary, outside of Baltimore City, **Hanover (Anne Arundel) and Prince Frederick (Calvert)** also qualify as severe hot spots, with **elevated indices (486 and 383, respectively)**, despite smaller foreclosure counts. These findings emphasize the **dual nature of severe hot spots**: some face **high foreclosure volume**, while others face **intensely concentrated risk**.

Very High Foreclosure Hot Spots in Maryland

Very High Foreclosure Hot Spots by Jurisdiction:

- The **Very High Foreclosure Hot Spots** category spans **18 ZIP codes across several jurisdictions**, capturing **404 foreclosure events**—over a third of all events in the statewide hot spot category.
- **Prince George’s County and Baltimore City are the epicenter**, accounting for **over half (42.5% and 35.0% respectively)** of all foreclosure events in this category. With fourteen ZIP codes and over **95,000 homeowner households**, this reflects both the **scale and severity of foreclosure** in these jurisdictions.
- **Baltimore County** follows with **12.4% of foreclosure events**, a relatively high **foreclosure rate of 306**, and a sizable, affected population of over **15,000 households**, signaling a **broad but less intense pattern of distress** compared to Prince George’s County and Baltimore City.
- Smaller jurisdictions—**Anne Arundel and Charles Counties**—also appear in this category. One Anne Arundel ZIP code stands out with a **foreclosure rate of 329** and index of **213**, and although the Charles County ZIP code has **fewer events (17)**, it has comparable foreclosure rate (330) and index (212), all suggesting **concentrated distress in a small housing base**.

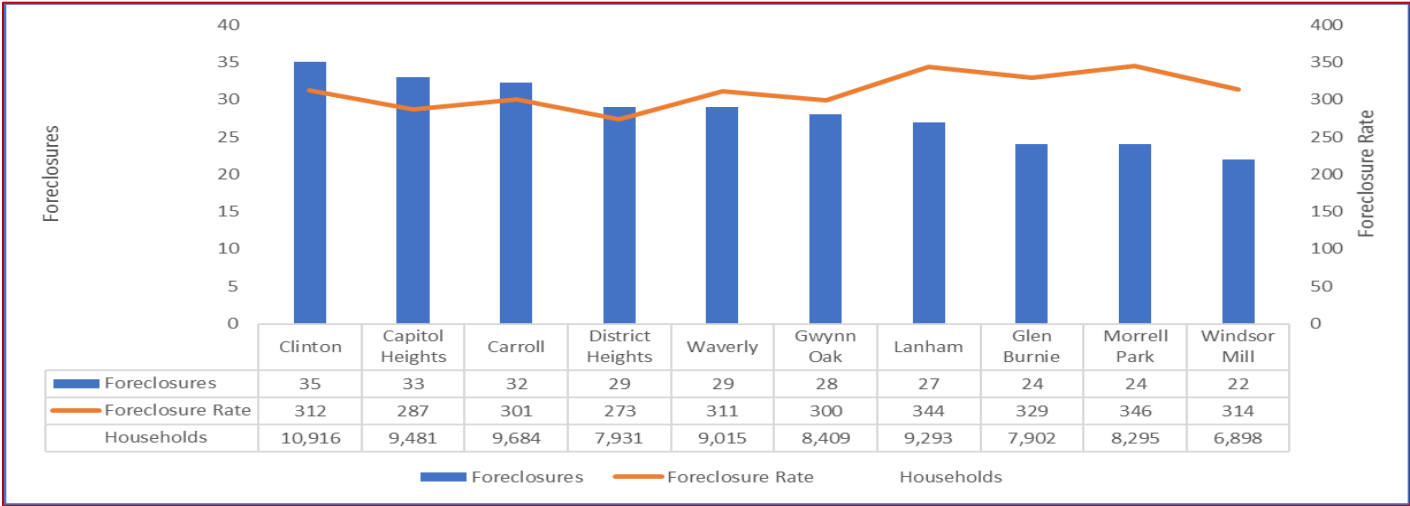
Very High Foreclosure Hot Spots by Community:

- Foreclosure pressures in the *Very High* category are **widely distributed across mid-sized urban and suburban communities**, with each location exhibiting foreclosure indices between **203 and 281**—more than twice the state average.
- **Prince George’s County leads in community representation**, with **four communities** (Clinton, Capitol Heights, District Heights, and Lanham) showing **consistently high foreclosure rates (273–344)** and indices above 200. These areas collectively reflect **broad foreclosure activity within a dense suburban landscape**.
- **Baltimore City and Baltimore County contribute nine communities**, including **Carroll (21229)** and **Gwynn Oak (21207)**, which post **rates around 300** and indices in the mid-230s—indicating **persistent distress across a moderately sized homeowner base**.
- **Anne Arundel’s Glen Burnie and Baltimore City’s Morrell Park** also emerge as key contributors, both posting **foreclosure rates above 325** and indices just over 200, signaling **elevated but more evenly distributed foreclosure activity**.

Chart 3. Property Foreclosures in Very High Hot Spots Communities

Fourth Quarter 2024

Top 10 Communities



Source: Atom Data and DHCD, Office of Research and Compliance

In summary, across all communities, foreclosure indices fall between **203 and 256**, indicating **consistently elevated levels of distress**, though not reaching the extremes seen in severe hot spots. Altogether, the **average foreclosure index across the category is 227**, indicating foreclosure rates more than twice the state average. The data points to a **mix of volume-driven distress in urban cores** like Baltimore City and **rate-driven severity in smaller suburban or rural pockets**.

High Foreclosure Hot Spots in Maryland

High Foreclosure Hot Spots by Jurisdiction:

- The *High Foreclosure Hot Spots* category encompasses **24 ZIP codes across 12 jurisdictions**, accounting for **427 foreclosure events** and affecting over **205,000 homeowner households** statewide. These areas post **foreclosure indices between 100 and 200**, indicating moderately elevated foreclosure activity relative to the state average.
- **Baltimore County** records the **highest share of foreclosure events (11.7%)**, with three ZIP codes and a relatively high **average foreclosure rate of 513** per 10,000 households. This points to **sustained but not extreme distress**.
- **Baltimore City** and **Charles County** also contribute meaningfully, each accounting for around **9% of the foreclosure total**, with indices ranging from **151 to 159**, suggesting **consistent, mid-level foreclosure pressures** across both urban and suburban settings.
- **Allegany and Carroll Counties**—despite smaller volumes—post **notably high foreclosure rates (578 and 685, respectively)**. However, their foreclosure indices (121 and 102) hover near the high-category threshold, implying these counties have **higher-than-average base foreclosure rates**, even when not experiencing crisis-level spikes.
- Other jurisdictions—**Anne Arundel, Calvert, Cecil, Harford, and Montgomery**—each contribute smaller volumes (2–5% of total events) but still meet hot spot criteria, indicating **localized pockets of concern within generally stable regions**.

High Foreclosure Hot Spots by Community:

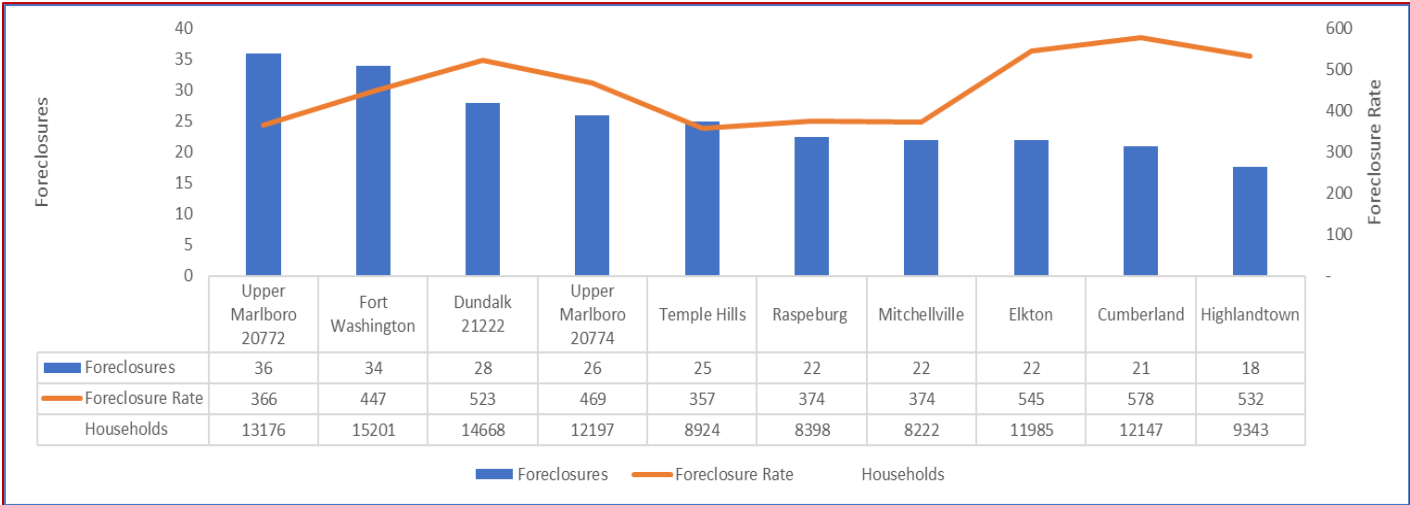
- The *High Foreclosure Hot Spots* category includes communities with **elevated but not extreme foreclosure activity**, marked by foreclosure indices between **100 and 200**. These areas reflect **emerging pressure zones**.
- **Prince George's County** dominates this group, with **eight communities**—including **Upper Marlboro (20772 & 20774), Fort Washington, Temple Hills, and Mitchellville**—all posting **foreclosure indices ranging from 149 to 196**. These areas show **consistently high foreclosure rates**, particularly **Fort Washington (447)** and **Upper Marlboro (366–469)**, reflecting **broad suburban stress** in this key county.
- **Baltimore County's Dundalk (21222)** and **Baltimore City neighborhoods like Raspeburg and Highlandtown** also appear, with **foreclosure rates exceeding 500 in some cases**, yet **lower indices (131–187)**, indicating that while foreclosure activity is relatively high, it is more aligned with local norms.

- **Elkton (Cecil County) and Cumberland (Allegany County)** round out the list, with **some of the highest foreclosure rates (545 and 578, respectively)** but **lower indices (128 and 121)**. This suggests **structural distress in areas with historically higher foreclosure baselines**, even if not currently spiking.

Chart 4. Property Foreclosures in High Hot Spots Communities

Fourth Quarter 2024

Top 10 Communities



Source: Attom Data and DHCD, Office of Research and Compliance

Overall, this category captures **early-warning communities** where foreclosure activity is rising but has not yet reached crisis levels. These areas represent **an opportunity for early monitoring**, especially in **suburban Prince George's and aging urban corridors** in Baltimore and Western Maryland.