



FORECLOSURE HOT SPOTS IN MARYLAND

FOURTH QUARTER 2023

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

OFFICE OF RESEARCH AND COMPLIANCE

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FORECLOSURE HOT SPOTS

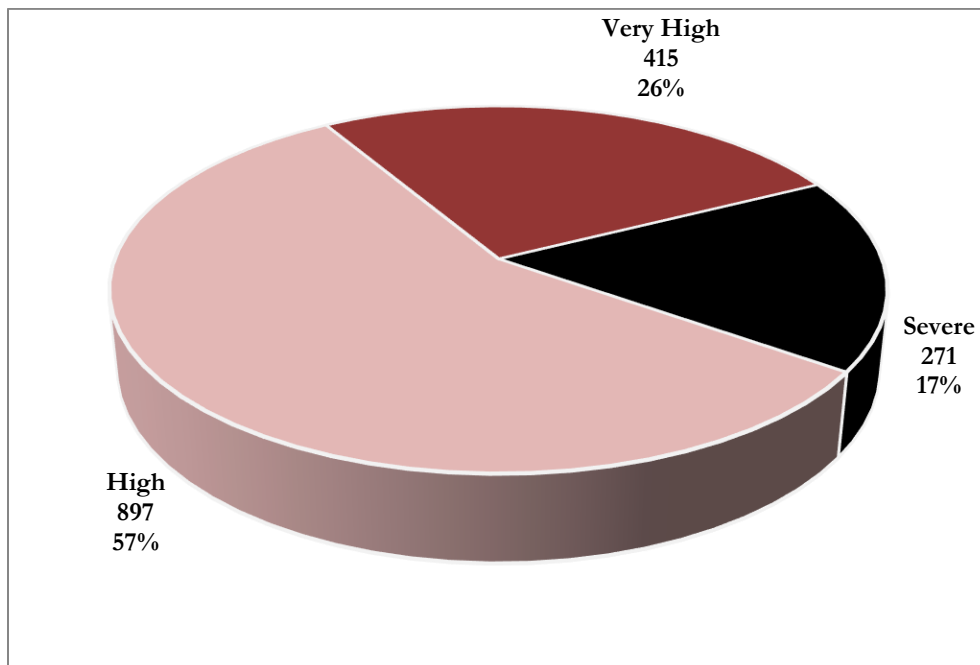
A foreclosure *hot spot* is defined as a community that has had more than 10 foreclosure events in a given quarter and has recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a *foreclosure index*. The index measures the extent to which a community's foreclosure rate exceeds or falls below the state average foreclosure rate.

For instance, the Arlington community in Baltimore City (ZIP Code 21215) recorded a total of 62 foreclosure events in the fourth quarter, resulting in a foreclosure rate of 194 homeowner households per foreclosure and a corresponding foreclosure index of 274. As a result, the foreclosure concentration in Arlington is 174 percent above the state average index of 100.

Overall, a total of 1,583 foreclosure events—accounting for 56.3 percent of all foreclosures in the fourth quarter—occurred in 61 hot spot communities across Maryland.

These communities recorded an average foreclosure rate of 271 homeowner households per foreclosure and an average foreclosure index of 196. Hot Spots communities are further grouped into three broad categories: “high,” “very high,” and “severe” (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
FOURTH QUARTER 2023



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

FORECLOSURE HOT SPOT CATEGORIES

- *High* foreclosure communities post foreclosure indices that fall between 100 and 200. There were 897 high foreclosure events recorded across 38 communities, representing 62.3 percent of foreclosures across all hot spots and 7.3 percent of foreclosures statewide (Table 1, Chart 2). These communities had an average foreclosure rate of 334 and an average foreclosure index of 159.
- The *very high* group includes jurisdictions that post foreclosure indices between 200 and 300. Locations with a very high foreclosure recorded 415 events across 16 communities, representing 26.2 percent of foreclosures across all hot spots and 3.1 percent of foreclosures statewide (Table 1, Chart 2). These communities had an average foreclosure rate of 220 and an average foreclosure index of 242.
- The *severe* foreclosure group consists of communities with foreclosure indices above 300. Across seven severe foreclosure communities, 271 foreclosure events were recorded, representing 11.5 percent of foreclosures across all hot spots and 1.3 percent of foreclosures in Maryland. (Table 1, Chart 2). Severe foreclosures had an average rate of 142 and an average index of 375.

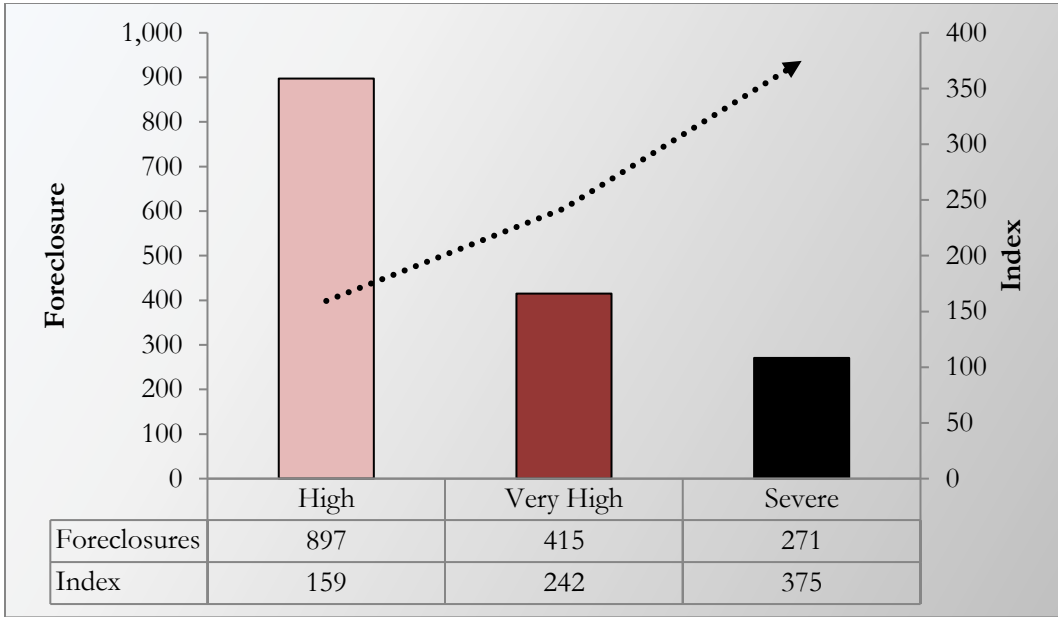
Characteristics of Foreclosure Hot Spots in Maryland

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

Category	High	Very High	Severe	<i>All Hot Spots Communities</i>
Number of Communities	38	16	7	61
% of <i>Hot Spots</i> Communities	62.3%	26.2%	11.5%	100.0%
% of <i>All</i> Communities	7.3%	3.1%	1.3%	11.8%
Foreclosures	897	415	271	1,583
% of <i>Hot Spots</i> Communities	56.7%	26.2%	17.1%	100.0%
% of <i>All</i> Communities	31.9%	14.8%	9.6%	56.3%
Average Foreclosure Rate	334	220	142	271
Average Foreclosure Index	159	242	375	196
Number of Households	299,462	91,115	38,432	429,009
% of <i>Hot Spots</i> Communities	69.8%	21.2%	9.0%	100.0%
% of <i>All</i> Communities	20.0%	6.1%	2.6%	28.7%

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

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOT COMMUNITIES
 FOURTH QUARTER 2023



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

Table 2. Foreclosure Hot Spots

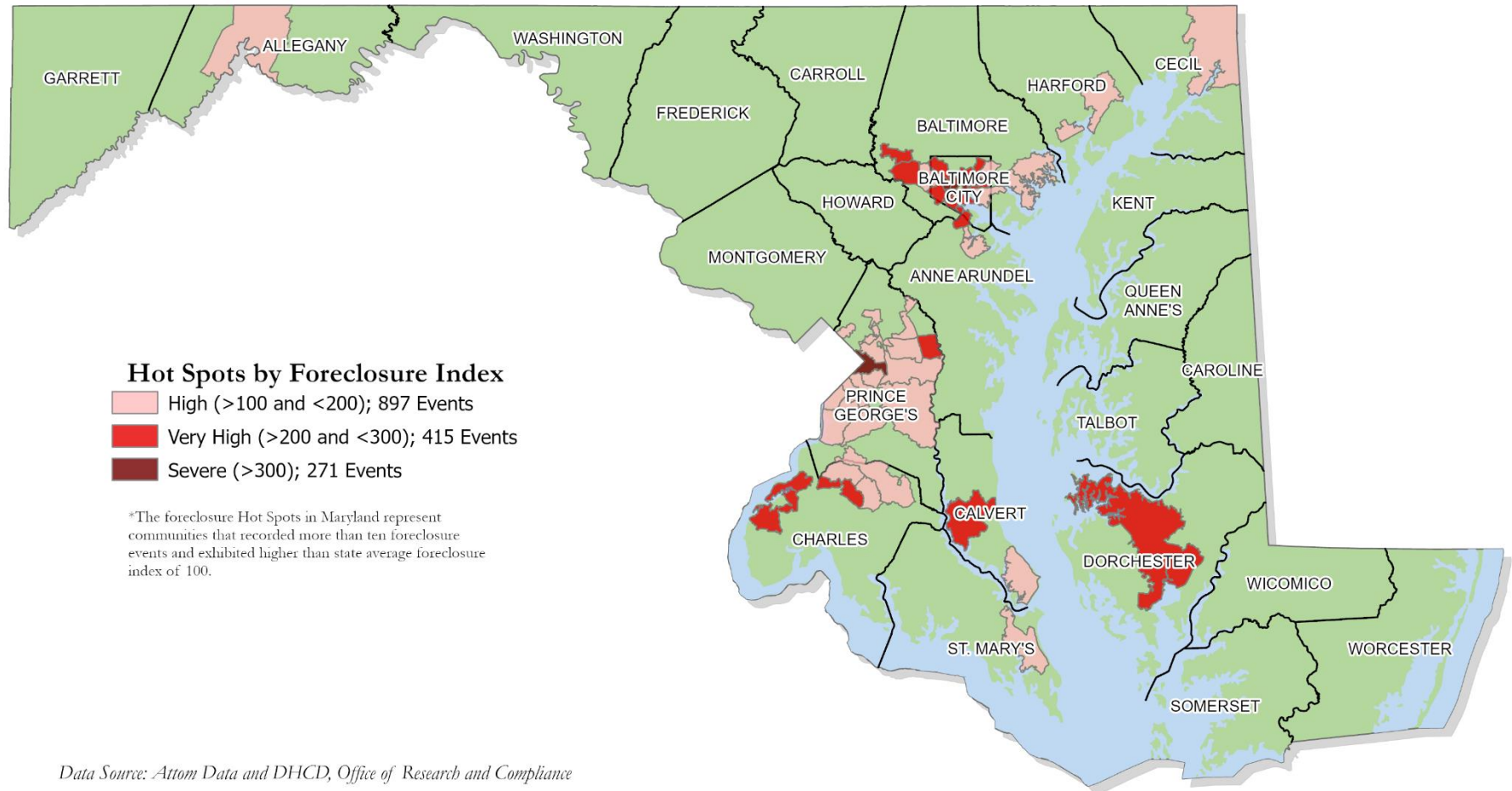
Fourth Quarter 2023

Jurisdiction	Zip	Foreclosures		Rate	Index	Households
	Codes	Events	Percent			
<i>High Foreclosures</i>						
Allegany	1	28	3.1%	434	123	12,147
Anne Arundel	1	19	2.1%	416	128	7,902
Baltimore	8	211	23.5%	342	157	72,198
Baltimore City	4	79	8.8%	334	155	26,285
Calvert	1	19	2.1%	316	168	6,006
Cecil	1	35	3.9%	342	155	11,985
Charles	3	63	7.1%	288	185	18,304
Harford	2	35	3.9%	350	151	12,248
Prince George's	15	376	41.9%	322	159	121,105
St. Mary's	2	32	3.6%	351	157	11,281
<i>Maryland</i>	<i>38</i>	<i>897</i>	<i>100.0%</i>	<i>334</i>	<i>159</i>	<i>299,462</i>
<i>Very High Foreclosures</i>						
Anne Arundel	1	19	4.5%	222	240	4,160
Baltimore	2	56	13.5%	258	206	14,452
Baltimore City	7	239	57.7%	211	248	50,502
Calvert	1	12	2.9%	244	218	2,923
Charles	2	26	6.3%	213	250	5,531
Dorchester	1	23	5.5%	205	259	4,719
Prince George's	2	40	9.6%	222	242	8,828
<i>Maryland</i>	<i>16</i>	<i>415</i>	<i>100.0%</i>	<i>220</i>	<i>242</i>	<i>91,115</i>
<i>Severe Foreclosures</i>						
Baltimore City	5	188	69.4%	137	446	25,730
Prince George's	2	83	30.6%	153	384	12,702
<i>Maryland</i>	<i>7</i>	<i>271</i>	<i>100.0%</i>	<i>142</i>	<i>375</i>	<i>38,432</i>

*The sum of foreclosure events may exceed the total. Total foreclosures include events that occur in partial census tracts
Source: Attom Data and DHCD, Office of Research and Compliance

Foreclosure Hot Spots in Maryland

Fourth Quarter 2023



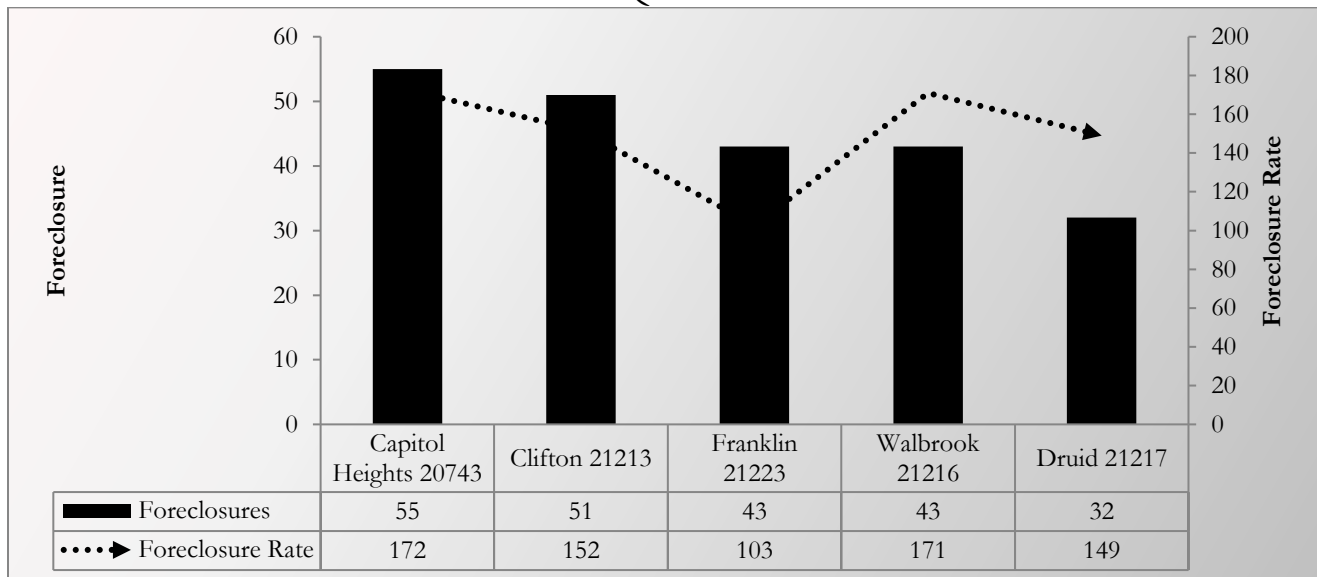
SEVERE FORECLOSURE HOT SPOTS

The *severe* group comprises jurisdictions that reported foreclosure indices surpassing 300. In Baltimore City and Prince George’s County, there were seven communities with severe foreclosure notices, totaling 271 events. This accounts for 11.5 percent of foreclosures across all hot spots and 1.3 percent of foreclosures statewide. On average, these communities had a foreclosure rate of 142 and a foreclosure index of 375 (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
FOURTH QUARTER 2023

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	188	69.4%	137	446	25,730
Prince George's	83	30.6%	153	384	12,702
Maryland	271	100.0%	142	375	38,432

CHART 3. PROPERTY FORECLOSURES IN SEVERE HOT SPOTS COMMUNITIES
FOURTH QUARTER 2023



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

TABLE 4. SEVERE FORECLOSURE HOT SPOTS BY COMMUNITY
FOURTH QUARTER 2023

Jurisdiction	ZIP Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21202	Baltimore	19	77	690
Baltimore City	21223	Franklin	43	103	519
Baltimore City	21217	Druid	32	149	357
Baltimore City	21213	Clifton	51	152	351
Baltimore City	21216	Walbrook	43	171	311
Prince George's	20613	Brandywine	28	116	458
Prince George's	20743	Capitol Heights	55	172	309
All Communities			271	142	375

**The sum of foreclosure events may exceed the total. Total foreclosures include events that occur in partial census tracts.*

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

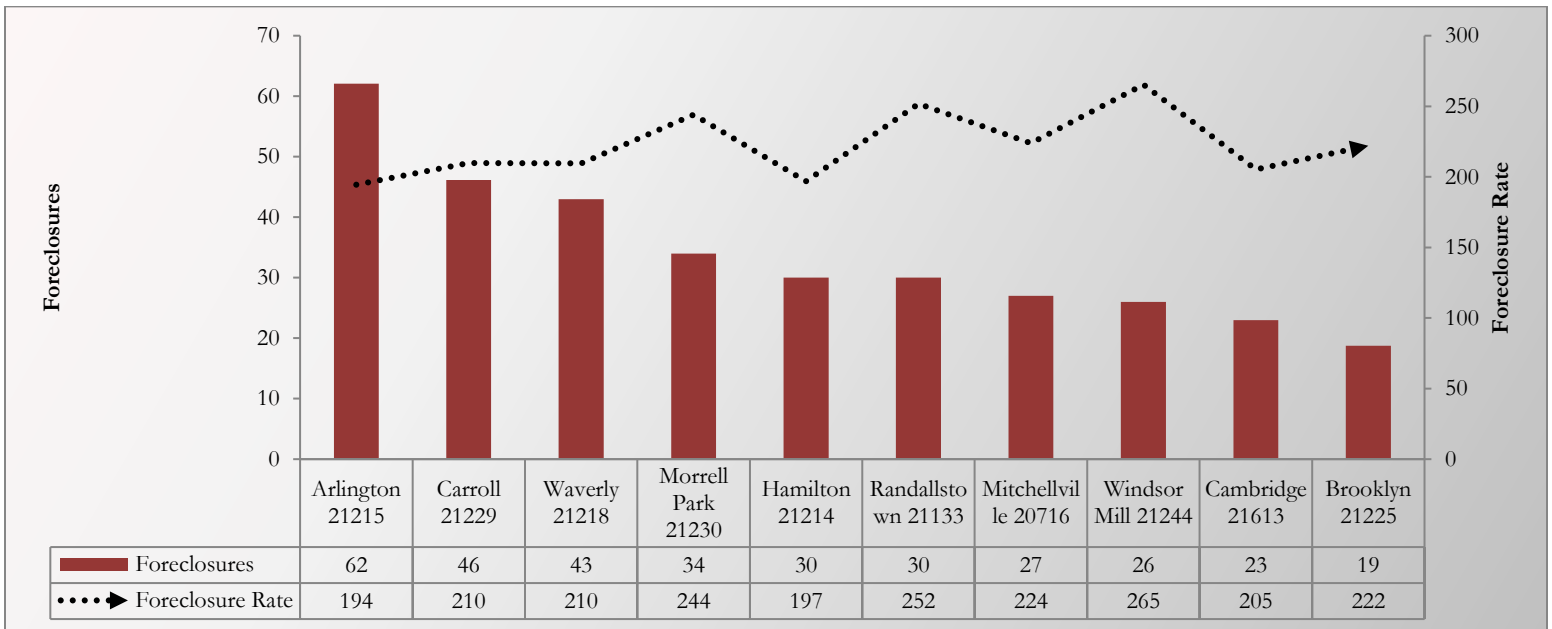
VERY HIGH FORECLOSURE HOT SPOTS

The *very high* group consists of jurisdictions reporting foreclosure indices ranging from 200 to 300. In the seven jurisdictions falling into this category, a total of 415 foreclosure events were recorded across 16 communities. This accounts for 26.2 percent of foreclosures across all hot spots and 3.1 percent of foreclosures statewide. On average, these communities had a foreclosure rate of 220 and a foreclosure index of 242 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FOURTH QUARTER 2023

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	19	4.5%	222	240	4,160
Baltimore	56	13.5%	258	206	14,452
Baltimore City	239	57.7%	211	248	50,502
Calvert	12	2.9%	244	218	2,923
Charles	26	6.3%	213	250	5,531
Dorchester	23	5.5%	205	259	4,719
Prince George's	40	9.6%	222	242	8,828
Maryland	415	100.0%	220	242	91,115

CHART 4. PROPERTY FORECLOSURES IN VERY HIGH HOT SPOT COMMUNITIES
FOURTH QUARTER 2023
TOP 10 COMMUNITIES



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

TABLE 6. VERY HIGH FORECLOSURE HOT SPOT BY COMMUNITY
FOURTH QUARTER 2023

Jurisdiction	ZIP Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	19	222	240
Baltimore	21133	Randallstown	30	252	211
Baltimore	21244	Windsor Mill	26	265	201
Baltimore City	21215	Arlington	62	194	274
Baltimore City	21229	Carroll	46	210	254
Baltimore City	21218	Waverly	43	210	254
Baltimore City	21230	Morrell Park	34	244	218
Baltimore City	21214	Hamilton	30	197	270
Baltimore City	21205	Clifton East End	13	233	228
Baltimore City	21225	Brooklyn	11	222	240
Calvert	20678	Prince Frederick	12	244	218
Charles	20640	Indian Head	15	183	291
Charles	20695	White Plains	11	253	210
Dorchester	21613	Cambridge	23	205	259
Prince George's	20716	Mitchellville	27	224	238
Prince George's	20607	Accokeek	13	217	245
All Communities			415	220	242

**The sum of foreclosure events may exceed the total. Total foreclosures include events that occur in partial census tracts.
Source: Attom Data and DHCD, Office of Research and Compliance*

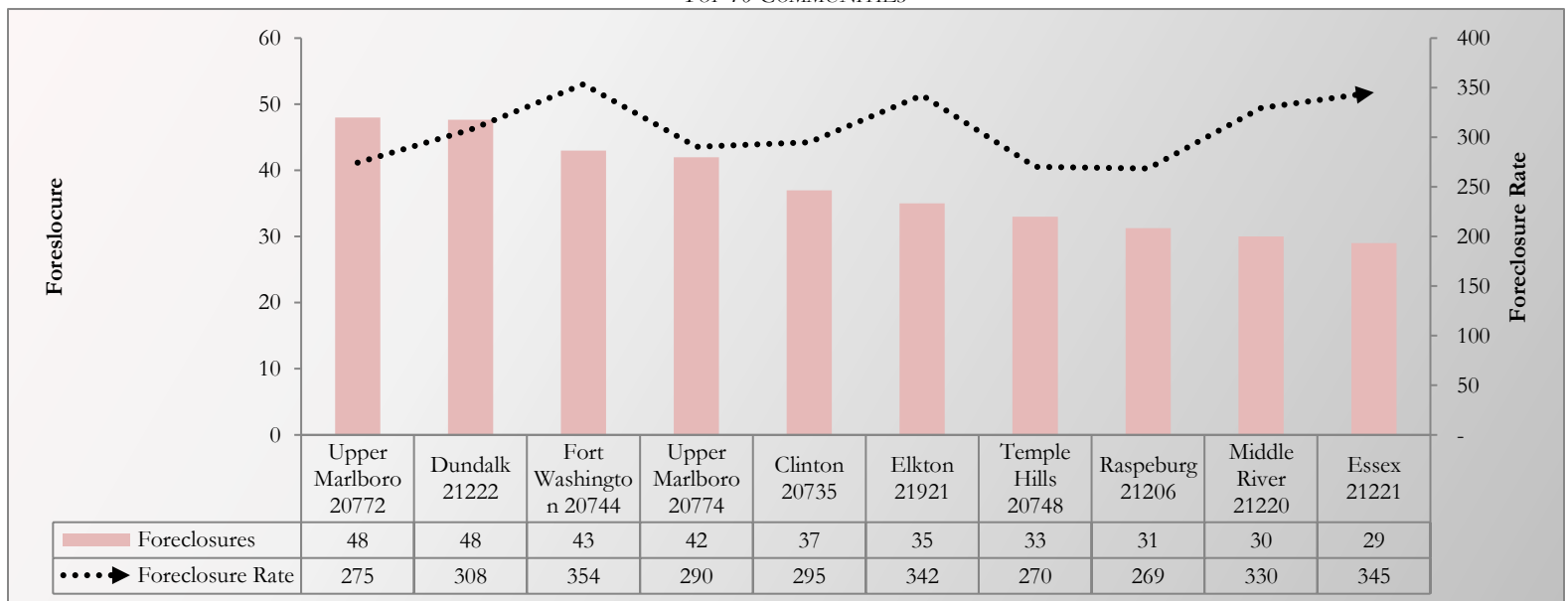
HIGH FORECLOSURE HOT SPOTS

The *high* group comprises jurisdictions reporting foreclosure indices ranging from 100 to 200. The highest percentage of hot spots was found in 10 such jurisdictions, where 897 foreclosure events were recorded across 38 communities. This represents 62.3 percent of foreclosures across all hot spots and 7.3 percent of foreclosures statewide. On average, these communities had a foreclosure rate of 334 and a foreclosure index of 159 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FOURTH QUARTER 2023

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Allegany	28	3.1%	434	123	12,147
Anne Arundel	19	2.1%	416	128	7,902
Baltimore	211	23.5%	342	157	72,198
Baltimore City	79	8.8%	334	155	26,285
Calvert	19	2.1%	316	168	6,006
Cecil	35	3.9%	342	155	11,985
Charles	63	7.1%	288	185	18,304
Harford	35	3.9%	350	151	12,248
Prince George's	376	41.9%	322	159	121,105
St. Mary's	32	3.6%	351	157	11,281
Maryland	897	100.0%	334	159	299,462

CHART 5. PROPERTY FORECLOSURES IN HIGH HOT SPOTS COMMUNITIES
FOURTH QUARTER 2023
TOP 10 COMMUNITIES



**The sum of foreclosure events may exceed the total. Total foreclosures include events that occur in partial census tracts.
Source: Atom Data and DHCD, Office of Research and Compliance*

TABLE 8. HIGH FORECLOSURE HOT SPOT BY COMMUNITY
FOURTH QUARTER 2023

Jurisdiction	ZIP Code	P.O. Name	Foreclosures	Rate	Index
Allegany	21502	Cumberland	28	434	123
Anne Arundel	21060	Glen Burnie	19	416	128
Baltimore	21206	Raspeburg	15	269	198
Baltimore	21222	Dundalk	48	308	173
Baltimore	21207	Gwynn Oak	26	325	164
Baltimore	21220	Middle River	30	330	161
Baltimore	21227	Halethorpe	25	332	161
Baltimore	21221	Essex	29	345	154
Baltimore	21237	Rosedale	18	391	136
Baltimore	21208	Pikesville	21	480	111
Baltimore City	21206	Raspeburg	31	269	198
Baltimore City	21207	Gwynn Oak	10	325	164
Baltimore City	21224	Highlandtown	27	345	154
Baltimore City	21239	Northwood	10	509	105
Calvert	20657	Lusby	19	316	168
Cecil	21921	Elkton	35	342	155
Charles	20602	Waldorf	21	276	193
Charles	20601	Waldorf	20	292	182
Charles	20603	Waldorf	22	297	179
Harford	21040	Edgewood	21	299	178
Harford	21001	Aberdeen	14	426	125
Prince George's	20785	Cheverly	26	270	197
Prince George's	20748	Temple Hills	33	270	197
Prince George's	20772	Upper Marlboro	48	275	194
Prince George's	20774	Upper Marlboro	42	290	183
Prince George's	20721	Mitchellville	28	294	181
Prince George's	20735	Clinton	37	295	180
Prince George's	20747	District Heights	24	330	161
Prince George's	20746	Suitland	14	342	156
Prince George's	20720	Bowie	18	344	155
Prince George's	20744	Fort Washington	43	354	151
Prince George's	20784	Cheverly	14	395	135
Prince George's	20770	Greenbelt	11	401	133
Prince George's	20745	Oxon Hill	12	406	131
Prince George's	20782	West Hyattsville	11	432	123
Prince George's	20783	Adelphi	15	466	114
St. Mary's	20653	Lexington Park	17	277	192
St. Mary's	20659	Mechanicsville	15	434	123
All Communities			897	334	159

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