



# Foreclosure Hot Spots in Maryland

Third Quarter 2024

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
HOUSING AND ECONOMIC RESEARCH OFFICE  
7800 HARKINS ROAD  
LANHAM, MD 20706  
[WWW.DHCD.MARYLAND.GOV](http://WWW.DHCD.MARYLAND.GOV)

**WES MOORE, GOVERNOR**  
**ARUNA MILLER, LT. GOVERNOR**  
**JAKE DAY, SECRETARY**  
**JULIA GLANZ, DEPUTY SECRETARY**



# Foreclosure Hot Spots in Maryland

Third Quarter 2024

## Table of Contents

Executive Summary: .....1

    Foreclosure Hot Spots Overview .....1

    Hot Spots Analysis by Category .....6

Charts..... 10

    Severe Foreclosure Hot Spots in Maryland ..... 10

    Very High Foreclosure Hot Spots in Maryland ..... 12

    High Foreclosure Hot Spots in Maryland..... 14

## Executive Summary:

### Foreclosure Hot Spots Analysis

#### Third Quarter 2024

A foreclosure *hot spot* is defined as a community that has had more than 10 foreclosure events in each 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 Walbrook community in Baltimore City (ZIP Code 21216) recorded a total of 48 foreclosure events in the third quarter, resulting in a foreclosure rate of 153 homeowner households per foreclosure and a corresponding foreclosure index of 426. As a result, the foreclosure concentration in Walbrook is 326 percent above the state average index of 100.

This comprehensive report analyzes the Hot Spots in the state for the third quarter of 2024, focusing on 3 broad categories: "High," "Very high," and "Severe". *High* foreclosure communities post foreclosure indices that fall between 100 and 200. The *Very High* group includes areas that post foreclosure indices between 200 and 300. The *severe* foreclosure group consists of communities with foreclosure indices above three hundred.

The state's foreclosure landscape reveals a pattern of concentrated foreclosure activity affecting specific communities across three categories: "Severe," "Very High," and "High" foreclosure hot spots (Exhibit I – Statewide Foreclosure Hotspot Map). These hot spots—defined by foreclosure events surpassing state averages in concentration and volume—are most prevalent in **Baltimore City, Prince George's County, and Baltimore County**, impacting both urban and suburban households. This overview provides insight into the foreclosure pressures affecting distinct areas.

## Foreclosure Hot Spots Overview

### Key Findings:

- Out of 72 hot spot communities, "Very High" foreclosure areas make up the largest share (50%), followed by "High" (40.3%), and "Severe" (9.7%). Together, these communities represent 13.9% of all communities in the state, indicating a concentrated but notable segment affected by high foreclosure rates.

- Most foreclosures occurred in the "Very High" hot spots, accounting for 58.7% (1,030 foreclosures), while "High" and "Severe" categories contributed 31.3% (549 foreclosures) and 10% (176 foreclosures), respectively. Overall, 76.6% of all state foreclosures happened within hot spot communities, underscoring the concentration of foreclosure activity in these areas.
- The severity of foreclosure activity increases from "High" to "Severe" categories. "High" communities post an average foreclosure index of 146, while "Very High" communities have an index of 235, and "Severe" communities report an index of 426, reflecting extreme concentrations of foreclosure activity in these severe hot spots.
- Approximately 557,068 households reside within foreclosure hot spots, with "Very High" hot spots housing the largest share (51.3%), followed by "High" (43.9%), and "Severe" (4.8%). These households make up 37.3% of all households in the state, indicating that over a third of households are in areas vulnerable to high foreclosure rates.
- Baltimore City and Prince George's County are the epicenters of foreclosure activity, representing a significant share of foreclosures across all categories.
- Severe foreclosure activity is particularly concentrated within certain Baltimore City neighborhoods, with indices up to six times the state average.
- The foreclosure burden extends into suburban areas, with significant impacts in Prince George's and Baltimore counties, revealing that foreclosure pressures are not isolated to urban centers alone.

Characteristics of Foreclosure Hot Spots in Maryland:

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

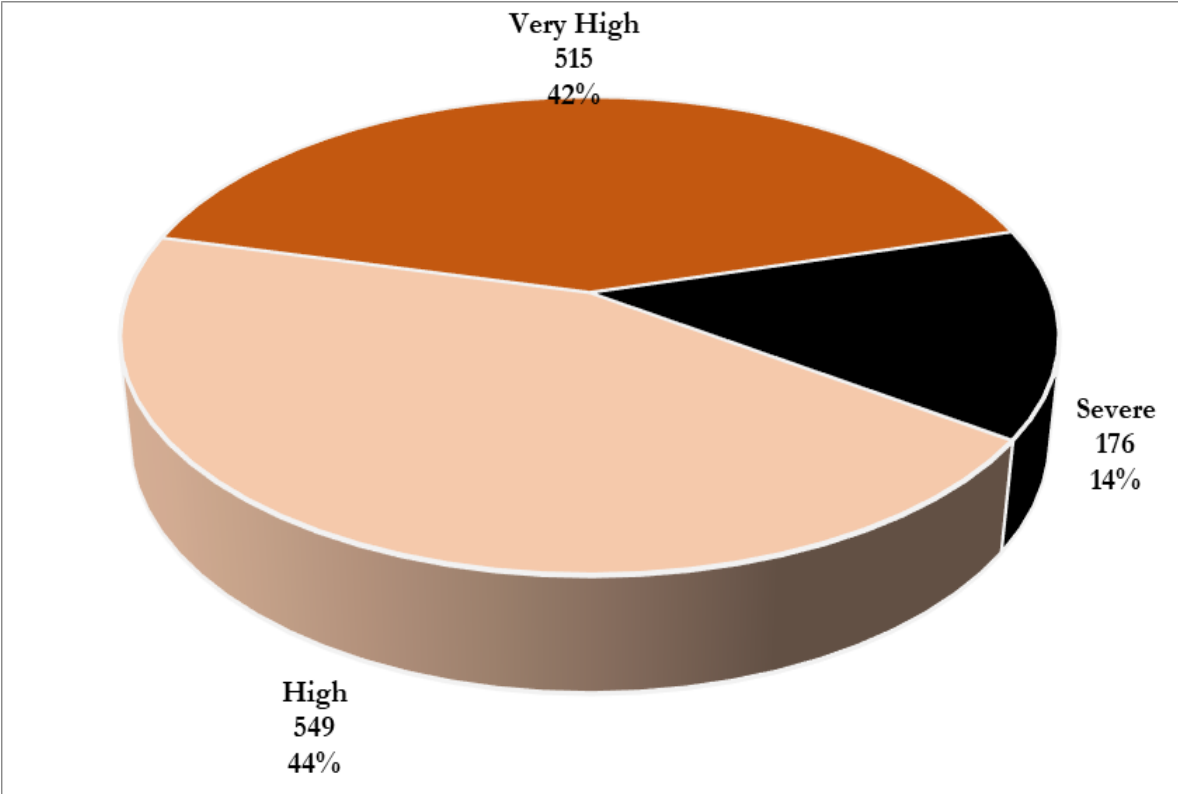
Third Quarter 2024

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	29	18	7	54
% of Hot Spots Communities	53.7%	33.3%	13.0%	100.0%
% of All Communities	5.6%	3.5%	1.3%	10.4%
Foreclosures	549	515	176	1,240
% of Hot Spots Communities	44.3%	41.6%	14.2%	100.0%
% of All Communities	23.9%	22.5%	7.7%	54.1%
Average Foreclosure Rate	445	277	153	334
Average Foreclosure Index	146	235	426	195
Number of Households	244,362	142,881	26,945	414,188
% of Hot Spots Communities	59.0%	34.5%	6.5%	100.0%
% of All Communities	16.3%	9.6%	1.8%	27.7%

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

**Chart 1. Foreclosure Hot Spots**

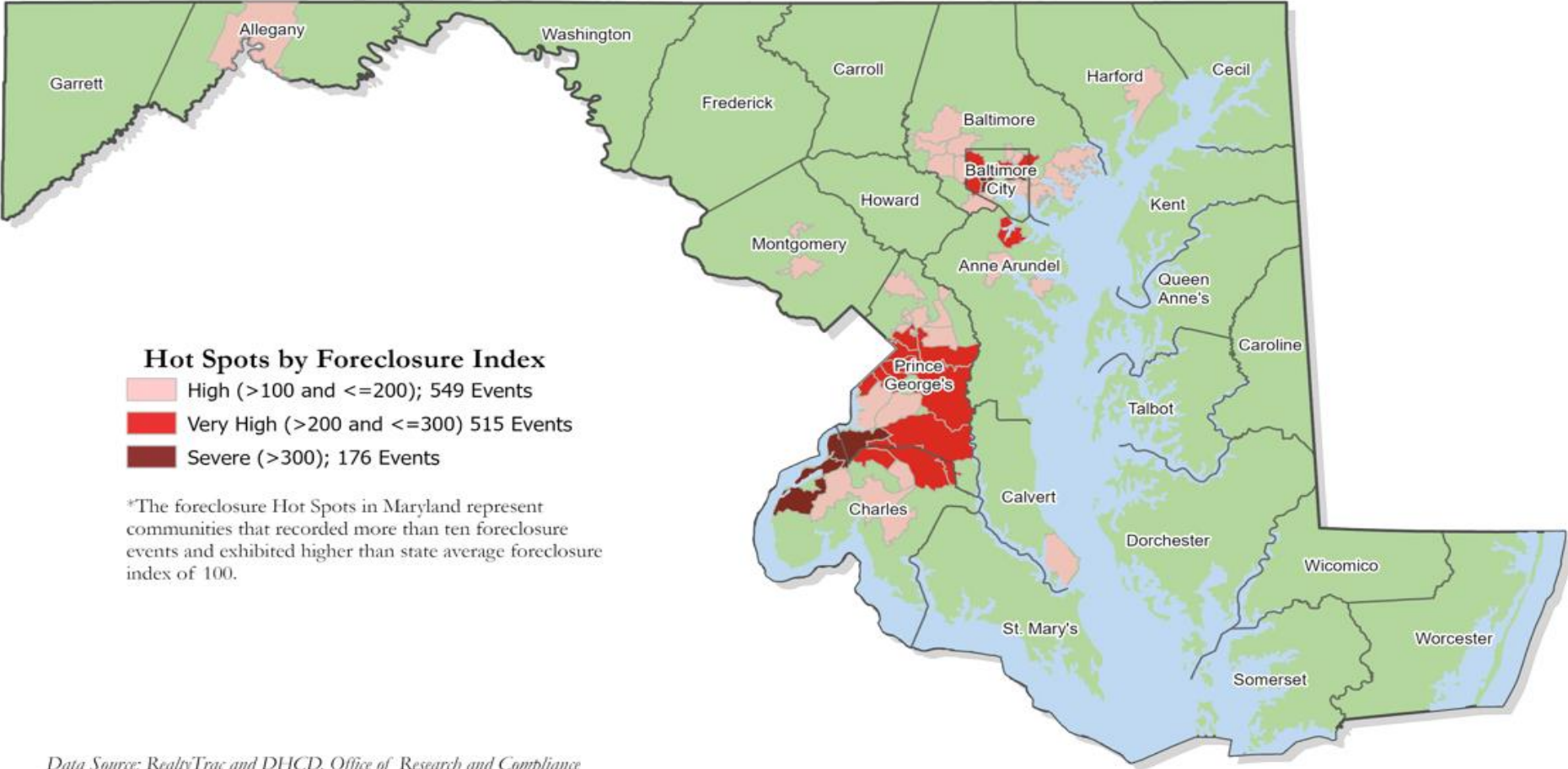
Third Quarter 2024



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

Foreclosure Hot Spots in Maryland (Exhibit I)

Third 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 dominates the “Severe” foreclosure category, comprising nearly 80% of total foreclosures in this group.
- Charles and Prince George’s counties also show severe conditions but in more localized areas.
- Within Baltimore City, communities such as Druid and Walbrook exhibit the highest foreclosure indices, indicating foreclosure rates many times the state average.
- The concentrated impact in these neighborhoods suggests acute foreclosure pressures affecting significant homeowner populations.

**Table 2. Severe Foreclosure Hot Spots by Jurisdiction**

Third Quarter 2024

Jurisdiction	Foreclosure Events: Zip Codes	Foreclosure Events: Number	Foreclosure Events: % of Total	Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
Baltimore City	4	137	77.9%	143	447	19,557
Charles	2	25	14.2%	184	360	4,602
Prince George's	1	14	7.9%	201	324	2,786
<b>Maryland</b>	<b>7</b>	<b>176</b>	<b>100.0%</b>	<b>153</b>	<b>426</b>	<b>26,945</b>

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



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

- Prince George’s County and Baltimore City account for over 83% of foreclosure events in the “Very High” category, impacting nearly 119,000 homeowner households.
- Both jurisdictions face high foreclosure rates, though the concentration is less extreme than in the “Severe” category.
- Communities like Upper Marlboro in Prince George’s and Arlington in Baltimore City demonstrate high foreclosure volumes with indices over double the state average, indicating widespread foreclosure pressures affecting both urban and suburban households.

**Table 3. Very High Foreclosure Hot Spots by Jurisdiction**

Third 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	25	4.9%	316	206	7,902
Baltimore	1	12	2.4%	317	206	3,956
Baltimore City	5	183	35.6%	256	254	46,905
Charles	2	45	8.8%	276	236	12,515
Prince George's	9	249	48.3%	288	230	71,603
<b>Maryland</b>	<b>18</b>	<b>515</b>	<b>100.0%</b>	<b>277</b>	<b>235</b>	<b>142,881</b>

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

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

- The “High” foreclosure hot spots are more dispersed across the state, with Baltimore and Prince George’s counties leading in foreclosure events, together comprising nearly 60% of this category’s activity.
- Although foreclosure rates are moderate compared to more severe categories, these hot spots impact over 244,000 households across diverse community types.
- Communities such as Fort Washington in Prince George’s and Dundalk in Baltimore County display significant foreclosure activity, while smaller areas like Gwynn Oak and Lanham report elevated foreclosure indices despite smaller household bases.
- This wide geographic spread reflects a broad foreclosure challenge across both densely and sparsely populated areas.

**Table 4. High Foreclosure Hot Spots by Jurisdiction**

Third Quarter 2024

Jurisdiction	Foreclosure Events: Zip Codes	Foreclosure Events: Number	Foreclosure Events: % of Total	Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
Allegany	1	29	5.3%	419	156	12,147
Anne Arundel	2	25	4.6%	476	140	11,912
Baltimore	9	177	32.2%	501	134	88,409
Baltimore City	4	65	11.9%	442	154	28,818
Calvert	1	18	3.3%	334	196	6,006
Charles	2	29	5.3%	393	165	11,406
Harford	1	15	2.7%	398	164	5,963
Montgomery	2	38	6.9%	510	133	19,382
Prince George's	7	153	27.9%	394	160	60,319
<b>Maryland</b>	<b>29</b>	<b>549</b>	<b>100.0%</b>	<b>445</b>	<b>146</b>	<b>244,362</b>

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

**Conclusion**

The state's foreclosure challenges reveal three levels of intensity, each affecting specific areas and household populations. Baltimore City's "Severe" foreclosure hot spots highlight urgent foreclosure risks in densely populated urban neighborhoods, while Prince George's County and Baltimore County show substantial foreclosure pressures across both "Very High" and "High" categories, impacting large suburban populations. Meanwhile, the wider distribution of "High" foreclosure hot spots points to moderate, yet significant, foreclosure risks across diverse communities.

## Charts

### Severe Foreclosure Hot Spots in Maryland

#### Severe Foreclosure Hot Spots by Jurisdiction:

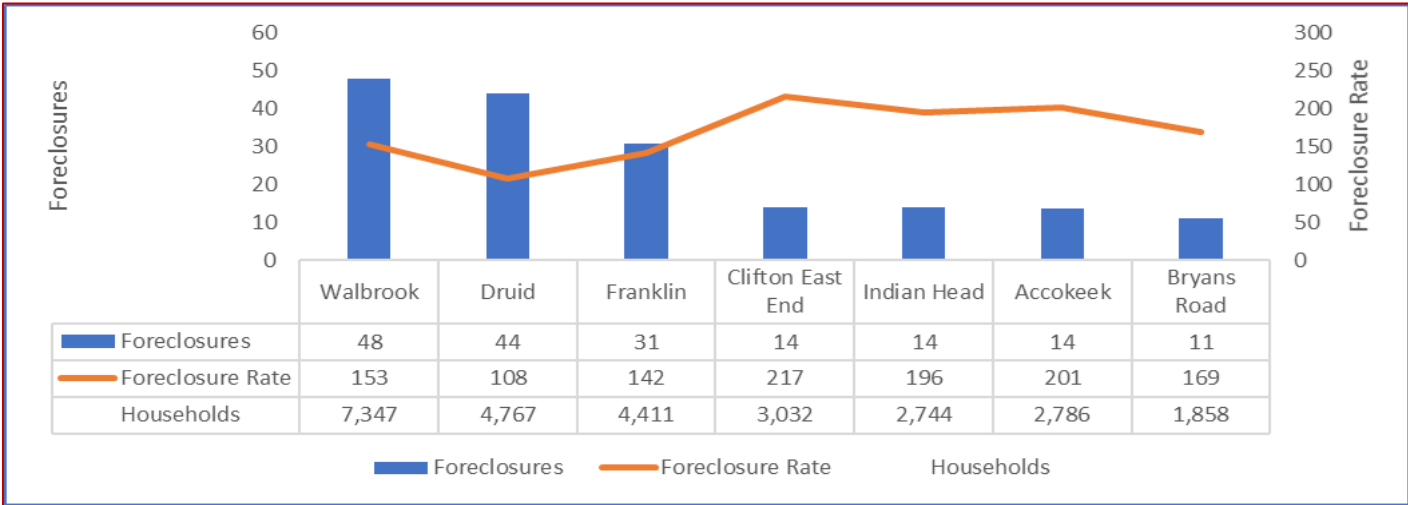
- **Baltimore City** experiences the highest concentration, accounting for 77.9% (137 events) of the total foreclosure events within this category.
- **Charles County** and **Prince George's County** follow with 14.2% (25 events) and 7.9% (14 events) of total foreclosures, respectively.
- While Baltimore City has the highest foreclosure index (447) within the "Severe" category, indicating a foreclosure rate 4.47 times the state average, Charles and Prince George's counties also show high indices (360 and 324, respectively), highlighting significant foreclosure burdens.
- Baltimore City also has the largest number of homeowner households (19,557) within the "Severe" category, far surpassing Charles and Prince George's counties (4,602 and 2,786 households, respectively), indicating that a substantial portion of affected households are concentrated here.

#### Severe Foreclosure Hot Spots by Community:

- Baltimore City communities, particularly Walbrook (21216), Druid (21217), and Franklin (21223), dominate the severe foreclosure landscape. Walbrook leads with 48 foreclosures and an index of 426, indicating foreclosure rates over four times the state average. Druid follows closely with a high foreclosure index of 602, the highest in this category, highlighting an exceptionally severe foreclosure impact in this area.
- Foreclosure indices vary significantly within Baltimore City, with Druid showing the highest concentration (602) compared to Clifton East End (301), despite having similar numbers of households. This points to pockets of extreme foreclosure intensity within different neighborhoods.
- Charles County's Indian Head and Bryans Road, along with Prince George's Accokeek, contribute fewer foreclosure events (14, 14, and 11, respectively) but still reflect high foreclosure indices (333, 324, and 386), showing severe foreclosure activity relative to their smaller household bases.
- Walbrook, with the largest household count (7,347) among the severe hot spots, faces a high foreclosure rate and impact on its community. In contrast, communities like Druid and Franklin, with smaller household counts, experience even higher foreclosure indices, indicating more concentrated foreclosure pressures.

**Chart 2. Property Foreclosures in Severe Hot Spots Communities**

Third Quarter 2024



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

In summary, Baltimore City stands out as the primary area of severe foreclosure activity, with the highest number and density of foreclosures affecting many households, particularly in the Druid and Walbrook neighborhoods. While Charles and Prince George's counties also show notable foreclosure issues, the scale is smaller, yet significant, indicating that foreclosure challenges are not limited to Baltimore’s urban core.

## Very High Foreclosure Hot Spots in Maryland

### Very High Foreclosure Hot Spots by Jurisdiction:

- **Prince George's County** and **Baltimore City** account for most foreclosures in the "Very High" category, with 48.3% (249 events) and 35.6% (183 events) of the total, respectively. These two areas combined represent over 83% of foreclosures in this category, underscoring significant foreclosure pressures.
- Prince George's County has the largest homeowner household base (71,603) among these hot spots, with an average foreclosure rate of 288 and a foreclosure index of 230, indicating rates more than double the state average. Baltimore City, with the second-largest number of homeowner households (46,905), posts a slightly higher foreclosure index (254), reflecting severe yet widespread foreclosure conditions in these areas.
- **Anne Arundel, Baltimore County, and Charles County** also exhibit "Very High" foreclosure characteristics but to a lesser degree. Anne Arundel and Baltimore each contribute less than 5% of the total foreclosure events in this category, with Charles County contributing 8.8%. While these areas experience high foreclosure rates, their smaller foreclosure volumes indicate somewhat lower overall impact compared to Prince George's and Baltimore City.
- In total, these "Very High" hot spots encompass 142,881 homeowner households, with a collective foreclosure index of 235, illustrating significant and widespread foreclosure challenges that affect a considerable number of households across different regions in the state.

### Very High Foreclosure Hot Spots by Community:

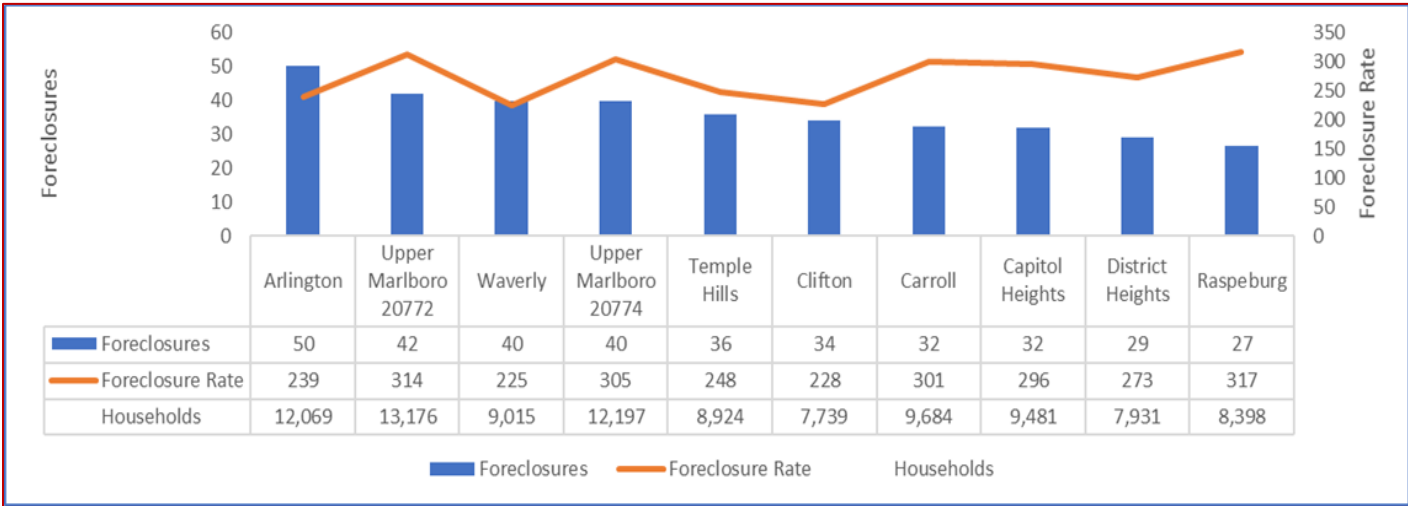
- Prince George's County's Upper Marlboro communities (20772 and 20774) and Baltimore City's Arlington (21215) show the highest foreclosure counts, with 42, 40, and 50 foreclosures respectively. These communities also have large household bases, indicating that significant numbers of homeowners are affected.
- Baltimore City's Arlington and Waverly neighborhoods post the highest foreclosure indices in this category, at 273 and 289, respectively, reflecting foreclosure rates more than 2.5 times the state average. Meanwhile, communities like Upper Marlboro in Prince George's County, despite high foreclosure rates, display slightly lower foreclosure indices (208 and 214), suggesting severe but somewhat less concentrated foreclosure pressure.
- Prince George's County communities, including Capitol Heights, Temple Hills, and District Heights, show consistent foreclosure rates around 250–300, with indices between 214 and 239, signifying high foreclosure rates affecting multiple suburban areas, which may require targeted intervention.

- Both Prince George’s County and Baltimore City communities in this category contain substantial homeowner populations, with household counts ranging from 7,739 in Baltimore City’s Clifton to 13,176 in Upper Marlboro. This concentration of households in areas with high foreclosure indices highlights widespread vulnerability among homeowners.

**Chart 3. Property Foreclosures in Very High Hot Spots Communities**

Third Quarter 2024

Top 10 Communities



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

In summary, “Very High” foreclosure hot spots are primarily concentrated in Prince George’s County and Baltimore City, with Upper Marlboro and Arlington experiencing the highest foreclosure counts. These areas show elevated foreclosure indices and large household populations, signaling substantial lower foreclosure volumes. This distribution reveals a concentrated yet widespread foreclosure issue affecting multiple foreclosure risks. Other counties, such as Anne Arundel, Baltimore, and Charles, also fall within this category, though they experience comparatively communities.

## High Foreclosure Hot Spots in Maryland

### High Foreclosure Hot Spots by Jurisdiction:

- **Baltimore County** accounts for the highest share of foreclosure events in the “High” category (32.2% or 177 events), followed by **Prince George’s County** with 27.9% (153 events). Together, these two counties represent 60% of foreclosure events within this category, impacting many households in these areas.
- Baltimore County has the largest number of homeowner households in this category (88,409), reflecting a significant volume of potentially vulnerable households. Prince George’s County follows with 60,319 households, underscoring considerable foreclosure pressure in suburban communities as well.
- The average foreclosure indices across jurisdictions range from 133 in **Montgomery County** to 196 in **Calvert County**, indicating that while foreclosure rates are high, they are generally less intense than in the other categories. However, Calvert County stands out with the highest index (196), suggesting more concentrated foreclosure activity relative to other “High” foreclosure hot spots.
- Unlike the more concentrated foreclosure patterns in the “Very High” category, “High” foreclosure hot spots are more widely distributed across the state, covering 29 zip codes and impacting over 244,000 households. This spread implies that foreclosure challenges in this category are affecting both urban and suburban regions in varied proportions.

### High Foreclosure Hot Spots by Community:

- Prince George’s County and Baltimore County contain most of the communities with high foreclosure rates. Fort Washington (Prince George’s) has the highest number of foreclosures (42), with a foreclosure index of 180, indicating significant foreclosure activity. Baltimore County neighborhoods like Dundalk and Owings Mills also show considerable foreclosure volumes but have comparatively lower foreclosure indices.
- Gwynn Oak in Baltimore County has the highest foreclosure index (195) among these communities, indicating rates nearly double the state average. Lanham in Prince George’s County follows closely with an index of 190, suggesting particularly concentrated foreclosure pressures in these areas despite their smaller household bases.
- Communities like Fort Washington (15,201 households) and Dundalk (14,668 households) have the largest household bases among these hot spots, indicating substantial homeowner populations potentially affected by high foreclosure rates. In contrast, communities such as Montgomery Village and Gwynn Oak have smaller household populations but still experience elevated foreclosure indices, highlighting localized foreclosure pressures.

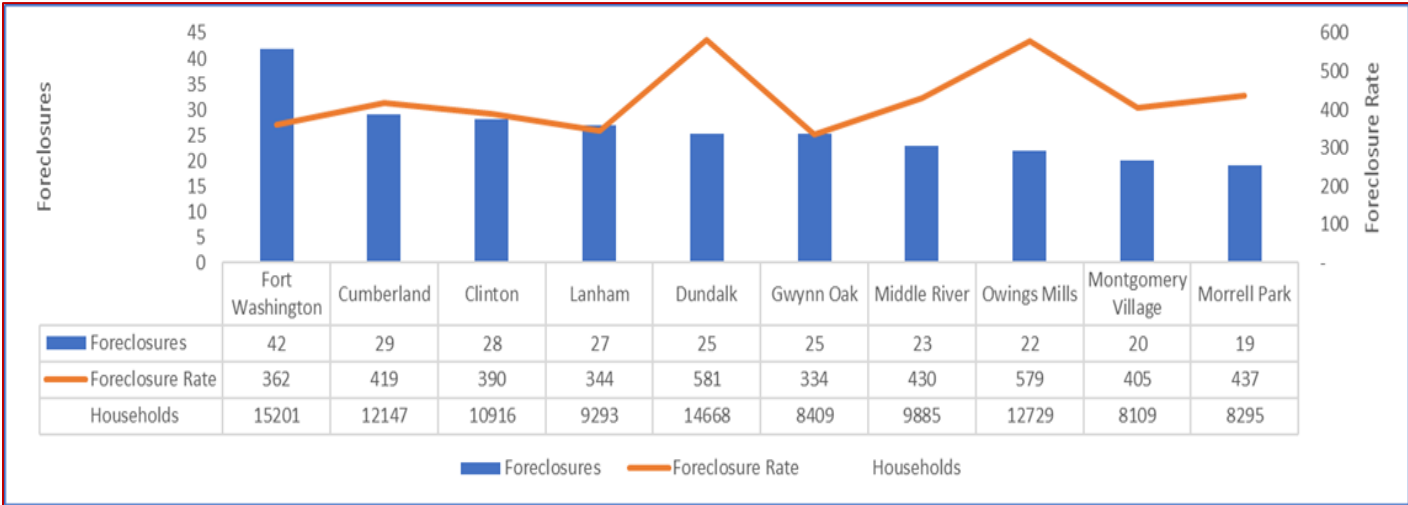


- These communities, spanning urban, suburban, and semi-rural areas, underscore the broad geographical spread of high foreclosure activity. This diversity points to foreclosure risks impacting various community types, from suburban neighborhoods in Prince George’s County to semi-urban areas in Baltimore and Montgomery counties.

**Chart 4. Property Foreclosures in High Hot Spots Communities**

Third Quarter 2024

Top 10 Communities



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

In summary, “High” foreclosure hot spots are mainly found in Baltimore and Prince George’s counties, with substantial impacts reaching into several other jurisdictions. Communities such as Cumberland, Dundalk, Fort Washington, and Owings Mills are experiencing elevated foreclosure rates. Although foreclosure indices in this category are generally moderate, they indicate widespread, though less concentrated, foreclosure pressures.