



FORECLOSURE HOT SPOTS IN MARYLAND

SECOND QUARTER 2019

JUNE 2019

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

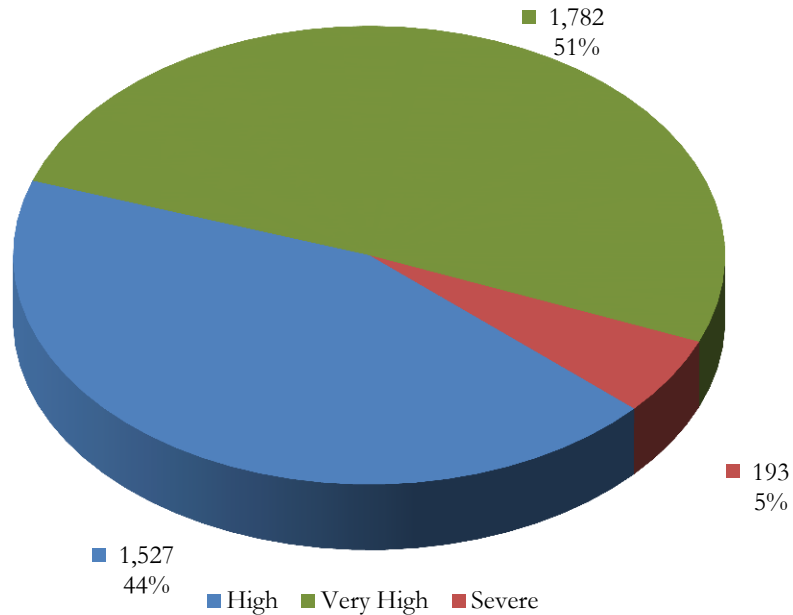
A foreclosure *hot spot* is defined as a community that had more than 10 foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's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

- For example, the Walbrook community in Baltimore City (zip code 21216) recorded a total of 99 foreclosure events in the second quarter, resulting in a foreclosure rate of 74 homeowner households per foreclosure and a corresponding foreclosure index of 354. As a result, the foreclosure concentration in Capitol Heights is 254 percent above the state average index of 100.

Overall, a total of 3,502 foreclosure events, accounting for 61.5 percent of all foreclosures in the second quarter, occurred in 75 hot spots communities across Maryland.

These communities recorded an average foreclosure rate of 140 homeowner households per foreclosure and an average foreclosure index of 188. 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 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

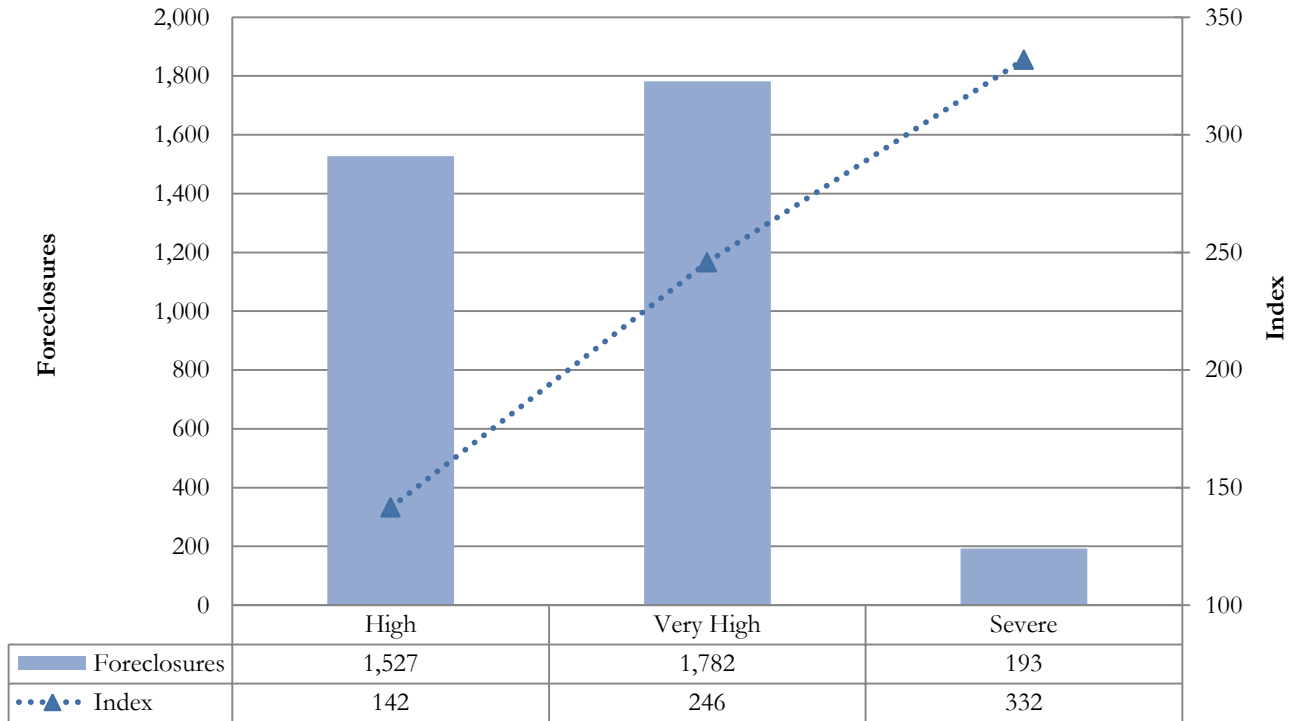
- “High” foreclosure communities post foreclosure indices that fall between 100 and 200. Jurisdictions with “high” foreclosure recorded a total of 1,527 foreclosures in 45 communities, accounting for 43.6 percent of foreclosures in all hot spots and 26.8 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 186 and an average foreclosure index of 142.
- The “very high” group includes jurisdictions that post foreclosure indices between 200 and 300. Locations with a “very high” foreclosure recorded 1,782 events in 28 communities, representing 50.9 percent of foreclosures across all hot spots and 31.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 107 and an average foreclosure index of 246.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 193 foreclosures in two communities, accounting for 5.5 percent of all foreclosures in hot spots communities and 3.4 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 79 and an average foreclosure index of 332.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
SECOND QUARTER 2019

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	45	28	2	75
% of Hot Spots Communities	60.0%	37.3%	2.7%	100%
% of All Communities	8.7%	5.4%	0.4%	14.5%
Foreclosures	1,527	1,782	193	3,502
% of Hot Spots Communities	43.6%	50.9%	5.5%	100%
% of All Communities	26.8%	31.3%	3.4%	61.5%
Average Foreclosure Rate	186	107	79	140
Average Foreclosure Index	142	246	332	188
Number of Households	283,410	190,483	15,278	489,170
% of Hot Spots Communities	57.9%	38.9%	3.1%	100%
% of All Communities	19.0%	12.7%	1.0%	32.7%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
 SECOND QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

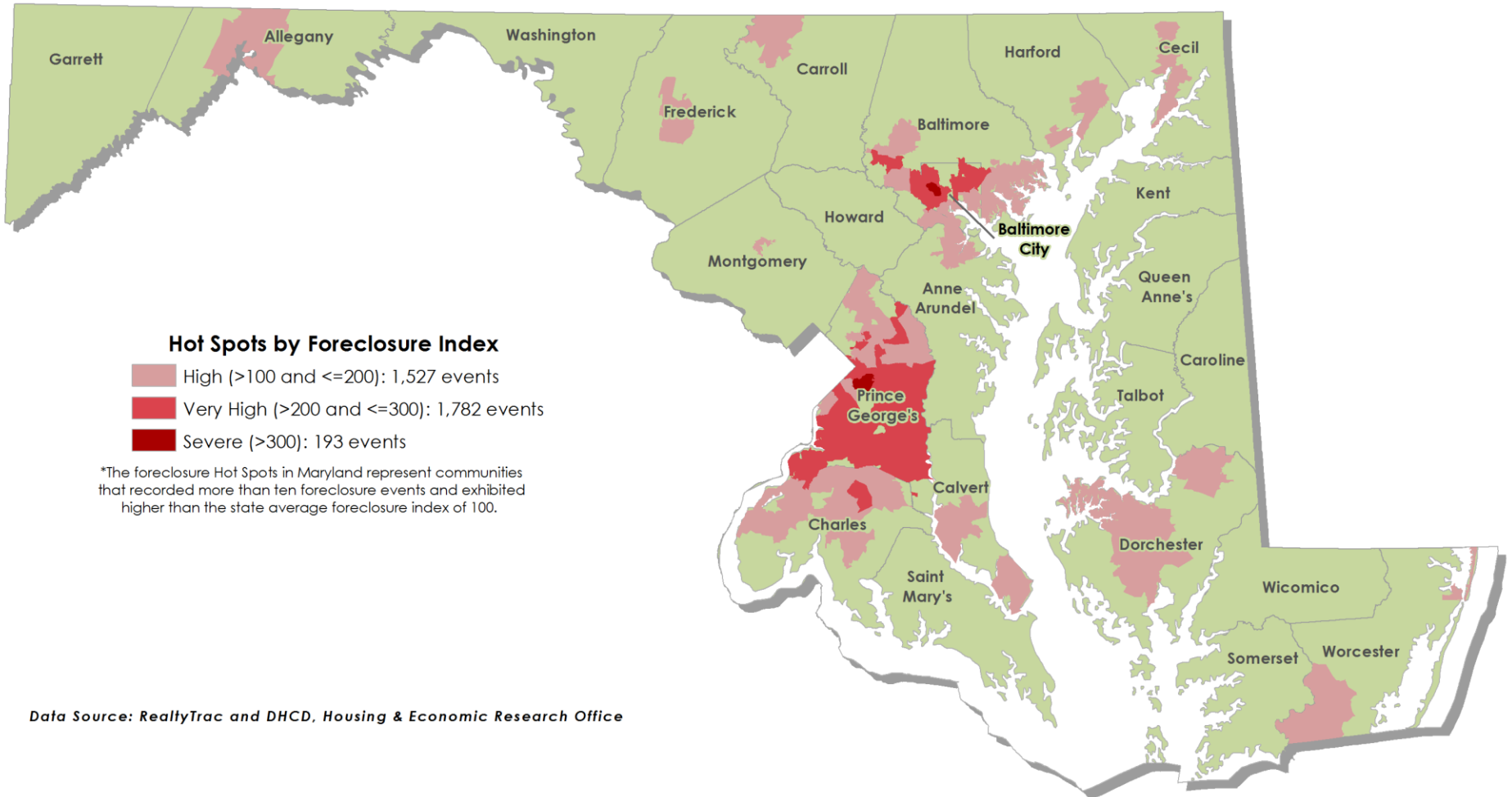
TABLE 2. FORECLOSURE HOT SPOTS
SECOND QUARTER 2019

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Baltimore City	1	99	51.3%	74	354	7,347
Prince George's	1	94	48.7%	84	311	7,931
Maryland	2	193	100%	79	332	15,278
Very High Foreclosures						
Baltimore	5	212	11.9%	109	240	23,210
Baltimore City	11	715	40.1%	101	261	72,002
Charles	2	60	3.4%	127	206	7,647
Prince George's	10	794	44.6%	110	238	87,624
Maryland	28	1,782	100%	107	246	190,483
High Foreclosures						
Allegany	1	53	3.5%	229	115	12,147
Anne Arundel	3	149	9.8%	159	165	23,732
Baltimore	8	370	24.2%	197	133	72,949
Baltimore City	4	140	9.1%	166	158	23,169
Calvert	2	37	2.4%	241	109	8,929
Carroll	1	11	0.7%	232	113	2,632
Cecil	1	22	1.4%	201	131	4,421
Charles	5	125	8.2%	189	139	23,663
Dorchester	2	30	2.0%	215	122	6,438
Frederick	1	44	2.9%	213	123	9,371
Harford	2	65	4.3%	188	139	12,248
Montgomery	1	32	2.1%	253	104	8,109
Prince George's	12	420	27.5%	166	158	69,865
Worcester	2	29	1.9%	201	131	5,737
Maryland	45	1,527	100%	186	142	283,410

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

Second Quarter 2019



SEVERE FORECLOSURE HOT SPOTS

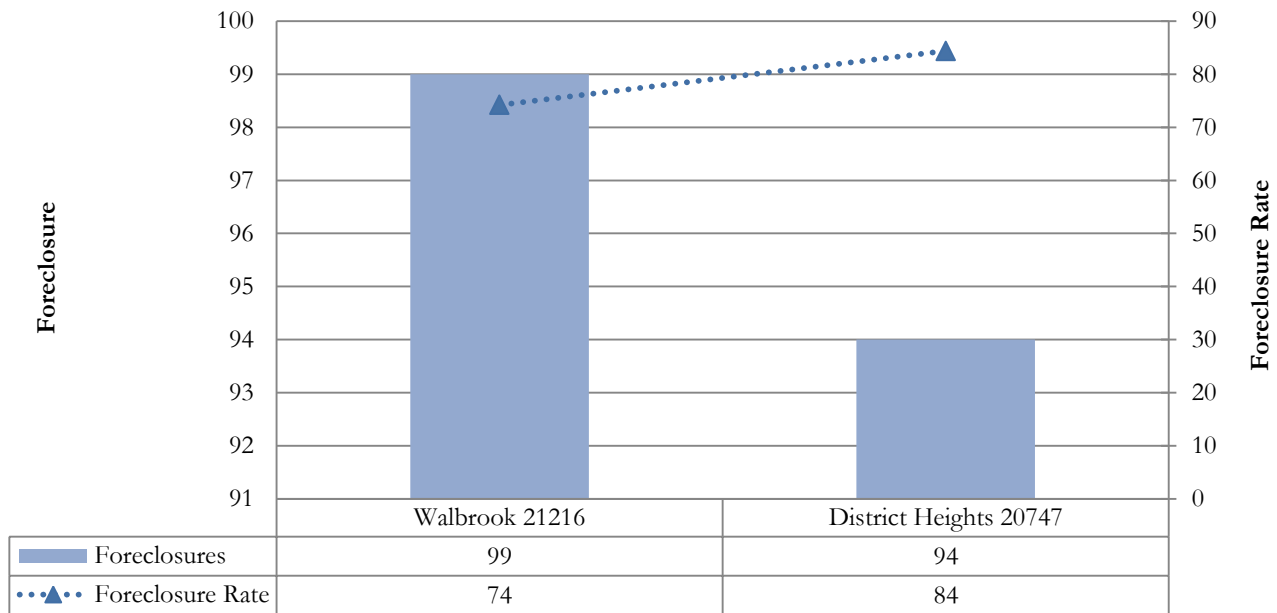
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the second quarter, two communities in Baltimore City and Prince George’s County reported “severe” foreclosure concentrations. These communities reported a total of 193 foreclosure events, accounting for 5.5 percent of all foreclosures in hot spots communities and 3.4 percent of all foreclosures statewide (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2019

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	99	51.3%	74	354	7,347
Prince George's	94	48.7%	84	311	7,931
Maryland	193	100%	79	332	15,278

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN “SEVERE” HOT SPOTS COMMUNITIES
SECOND QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY
SECOND QUARTER 2019

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21216	Walbrook	99	74	354
Prince George's	20747	District Heights	94	84	311
All Communities			193	79	332

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

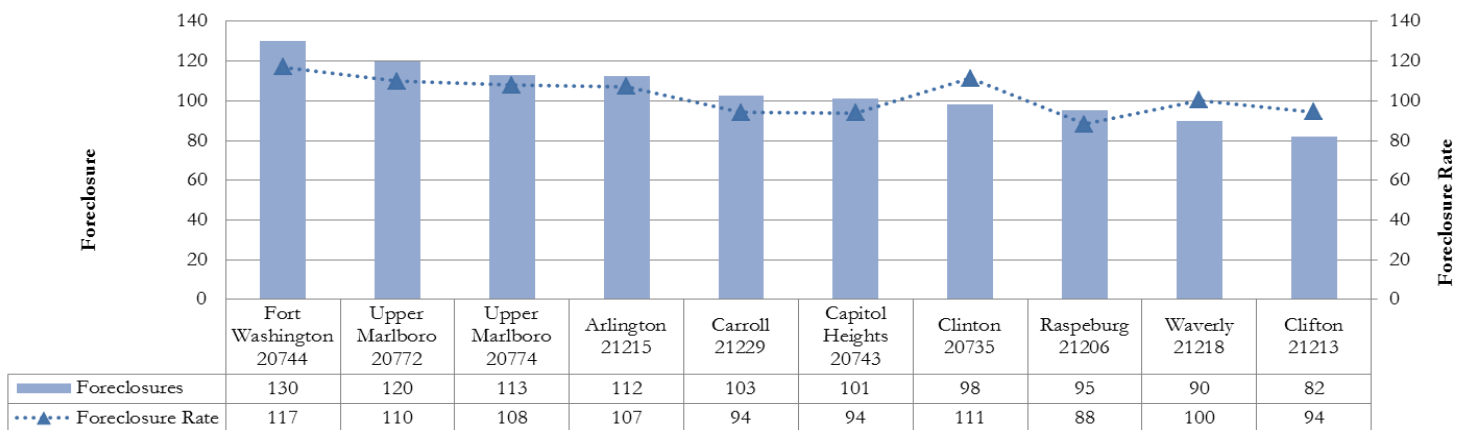
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,782 events in 28 communities, representing 50.9 percent of foreclosures across all hot spots and 31.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 107 and an average foreclosure index of 246 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2019

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	212	11.9%	109	240	23,210
Baltimore City	715	40.1%	101	261	72,002
Charles	60	3.4%	127	206	7,647
Prince George's	794	44.6%	110	238	87,624
Maryland	1,782	100%	107	246	190,483

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 “VERY HIGH” HOT SPOTS COMMUNITIES
SECOND QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2019

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21207	Gwynn Oak	73	116	227
Baltimore	21133	Randallstown	63	120	219
Baltimore	21206	Raspeburg	45	88	298
Baltimore	21239	Northwood	16	113	232
Baltimore	21229	Carroll	15	94	279
Baltimore City	21215	Arlington	112	107	245
Baltimore City	21229	Carroll	103	94	279
Baltimore City	21206	Raspeburg	95	88	298
Baltimore City	21218	Waverly	90	100	262
Baltimore City	21213	Clifton	82	94	278
Baltimore City	21217	Druid	53	90	292
Baltimore City	21214	Hamilton	47	126	209
Baltimore City	21239	Northwood	47	113	232
Baltimore City	21223	Franklin	46	96	274
Baltimore City	21207	Gwynn Oak	28	116	227
Baltimore City	21202	Baltimore	12	122	215
Charles	20602	Waldorf	45	129	204
Charles	20616	Bryans Road	15	124	212
Prince George's	20744	Fort Washington	130	117	225
Prince George's	20772	Upper Marlboro	120	110	239
Prince George's	20774	Upper Marlboro	113	108	243
Prince George's	20743	Capitol Heights	101	94	280
Prince George's	20735	Clinton	98	111	236
Prince George's	20748	Temple Hills	78	114	230
Prince George's	20720	Bowie	57	109	242
Prince George's	20784	Cheverly	44	126	209
Prince George's	20613	Brandywine	29	112	234
Prince George's	20607	Accokeek	25	113	233
All Communities			1,782	107	246

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

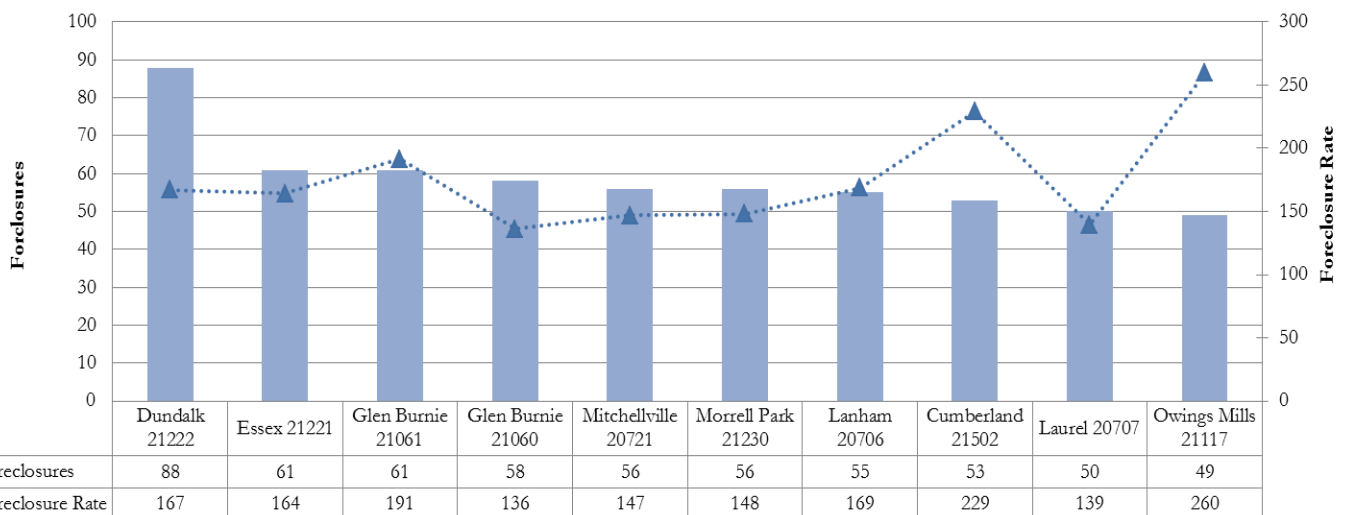
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,527 foreclosures in 45 communities, accounting for 43.6 percent of foreclosures in all hot spots and 26.8 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 186 and an average foreclosure index of 142 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2019

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Allegany	53	3.5%	229	115	12,147
Anne Arundel	149	9.8%	159	165	23,732
Baltimore	370	24.2%	197	133	72,949
Baltimore City	140	9.1%	166	158	23,169
Calvert	37	2.4%	241	109	8,929
Carroll	11	0.7%	232	113	2,632
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Prince George's	420	27.5%	166	158	69,865
Worcester	29	1.9%	201	131	5,737
Maryland	1,527	100%	186	142	283,410

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 “HIGH” HOT SPOTS COMMUNITIES
SECOND QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2019

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Allegany	21502	Cumberland	53	229	115
Anne Arundel	21060	Glen Burnie	58	136	193
Anne Arundel	21225	Brooklyn	30	139	189
Anne Arundel	21061	Glen Burnie	61	191	137
Baltimore	21244	Windsor Mill	46	150	175
Baltimore	21221	Essex	61	164	160
Baltimore	21222	Dundalk	88	167	157
Baltimore	21224	Highlandtown	17	197	134
Baltimore	21227	Halethorpe	41	205	128
Baltimore	21237	Rosedale	30	232	113
Baltimore	21117	Owings Mills	49	260	101
Baltimore	21220	Middle River	38	260	101
Baltimore City	21225	Brooklyn	18	139	189
Baltimore City	21230	Morrell Park	56	148	177
Baltimore City	21205	Clifton East End	18	168	156
Baltimore City	21224	Highlandtown	48	197	134
Calvert	20657	Lusby	25	240	109
Calvert	20678	Prince Frederick	12	244	108
Carroll	21787	Taneytown	11	232	113
Cecil	21901	North East	22	201	131
Charles	20640	Indian Head	20	137	192
Charles	20695	White Plains	19	147	179
Charles	20603	Waldorf	33	198	133
Charles	20601	Waldorf	29	204	129
Charles	20646	La Plata	24	234	112
Dorchester	21643	Hurlock	12	143	183
Dorchester	21613	Cambridge	18	262	100
Frederick	21702	Frederick	44	213	123
Harford	21001	Aberdeen	35	170	154
Harford	21040	Edgewood	30	210	125
Montgomery	20886	Montgomery Village	32	253	104
Prince George's	20746	Suitland	36	133	198
Prince George's	20745	Oxon Hill	36	135	194
Prince George's	20707	Laurel	50	139	188
Prince George's	20769	Glenn Dale	13	140	187
Prince George's	20785	Cheverly	48	146	180
Prince George's	20721	Mitchellville	56	147	179
Prince George's	20737	Riverdale	19	165	159
Prince George's	20706	Lanham	55	169	156
Prince George's	20705	Beltsville	28	177	148
Prince George's	20716	Mitchellville	30	201	130
Prince George's	20715	Bowie	32	259	101
Prince George's	20770	Greenbelt	17	260	101
Worcester	21851	Pocomoke City	11	155	169
Worcester	21842	Ocean City	18	228	115
All Communities			1,527	186	142

Source: RealtyTrac and DHCD, Housing and Economic Research Office