



# PROPERTY FORECLOSURE EVENTS IN MARYLAND

SECOND QUARTER 2023

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**Property Foreclosure Events in Maryland**  
SECOND QUARTER 2023

**Table of Contents**

EXECUTIVE SUMMARY.....1  
NOTICES OF MORTGAGE LOAN DEFAULT.....5  
NOTICES OF FORECLOSURE SALES.....7  
LENDER PURCHASES OF FORECLOSED PROPERTIES .....9

# Property Foreclosure Events in Maryland

## SECOND QUARTER 2023

### Executive Summary

Second quarter Attom (formerly Realty Trac) Data shows that property foreclosure filings (or events) in the U.S., which includes notices of default; notices of foreclosure sales or auctions; and lender purchases (REO) of foreclosed properties, inched up by 4.3 percent to 99,796 events from the preceding quarter. Compared with year ago levels, foreclosures increased by 9.1 percent (Exhibit 1) as foreclosure filings continue to grow, inching along gradually to pre-pandemic levels after foreclosure related restrictions lowered events almost to a halt during the pandemic.

The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, rose from 7.2 in the previous quarter to 7.5 in the current quarter. Nationally, foreclosure activity grew in 29 states including the District of Columbia (The District), fell in the other 20 and was unchanged in the remaining two. Events increased 85 percent in the District of Columbia – recording the highest quarterly increase statewide - others ranking in the top five), Maine (72%), Connecticut (34%), Florida (33%), and Alabama (27%). On a year over year basis, foreclosure events grew in 37 states and in the District, were unchanged in Maine, and declined in the remaining 13 states. The largest declines were recorded in Arizona, Tennessee, Wyoming, Vermont, and Michigan.

In the second quarter of 2023, Maryland foreclosure activity rose 25.2 percent from the prior quarter to 3,512 events. Foreclosure activity increased for default notices and foreclosure sales since last quarter, but lender purchases declined. Compared with year ago levels, activity rose 144.9 percent. This quarter, new foreclosure filings in the state have risen to their highest since the first quarter of 2020. We expect foreclosure events to grow steadily for the next few quarters as the market adjusts to interest rate hikes and other inflationary factors that continue to impact Maryland households and the nation at large.

New notices of default filings increased 34.1 percent to 1,838 in the second quarter and rose by 177.6 percent above the same period last year. Foreclosure sales increased by 36.5 percent to 1,429 events, compared with the same period last year, foreclosure sales grew 173.8 percent. Lender purchases declined from the preceding quarter by 2.5 percent to 429 properties, reflecting continuing lack of inventory in the lender pipeline. Compared with the same period from a year ago, purchases increased annually by 49.5 percent. Growth in property foreclosure activity in Maryland is gradually returning to pre-pandemic levels as servicers clear a backlog of filings in the pipeline with the expiration of all government moratoriums.

Maryland's foreclosure rate increased this quarter, from 11.7 in the first quarter of 2023 to 14.6 foreclosures per 10,000 households in the second quarter of 2023. Current quarter foreclosure rates in Maryland ranked highest this quarter followed by New Jersey, Illinois, Florida, and South Carolina. The state's foreclosure rate was 7.1 percent higher than the U.S. rate of 7.5 in the first quarter.

Among the neighboring states, Delaware held the 6th highest ranking; Pennsylvania rose from 21<sup>st</sup> rank to the 16<sup>th</sup>; Virginia's ranking also moved one spot to the 26<sup>th</sup> rank in the second quarter.

Attom's methodology reports total number of filings in these stages of foreclosure. As a result, the sum of the stages of foreclosure during a quarter may exceed the actual number of foreclosed properties as properties are moved from one stage of the process to the other during the quarter. To eliminate multiple counting of foreclosure events, the total number of foreclosures in this report represents the number of unique properties only. "Events," "properties," and "filings" are used interchangeably in this report.

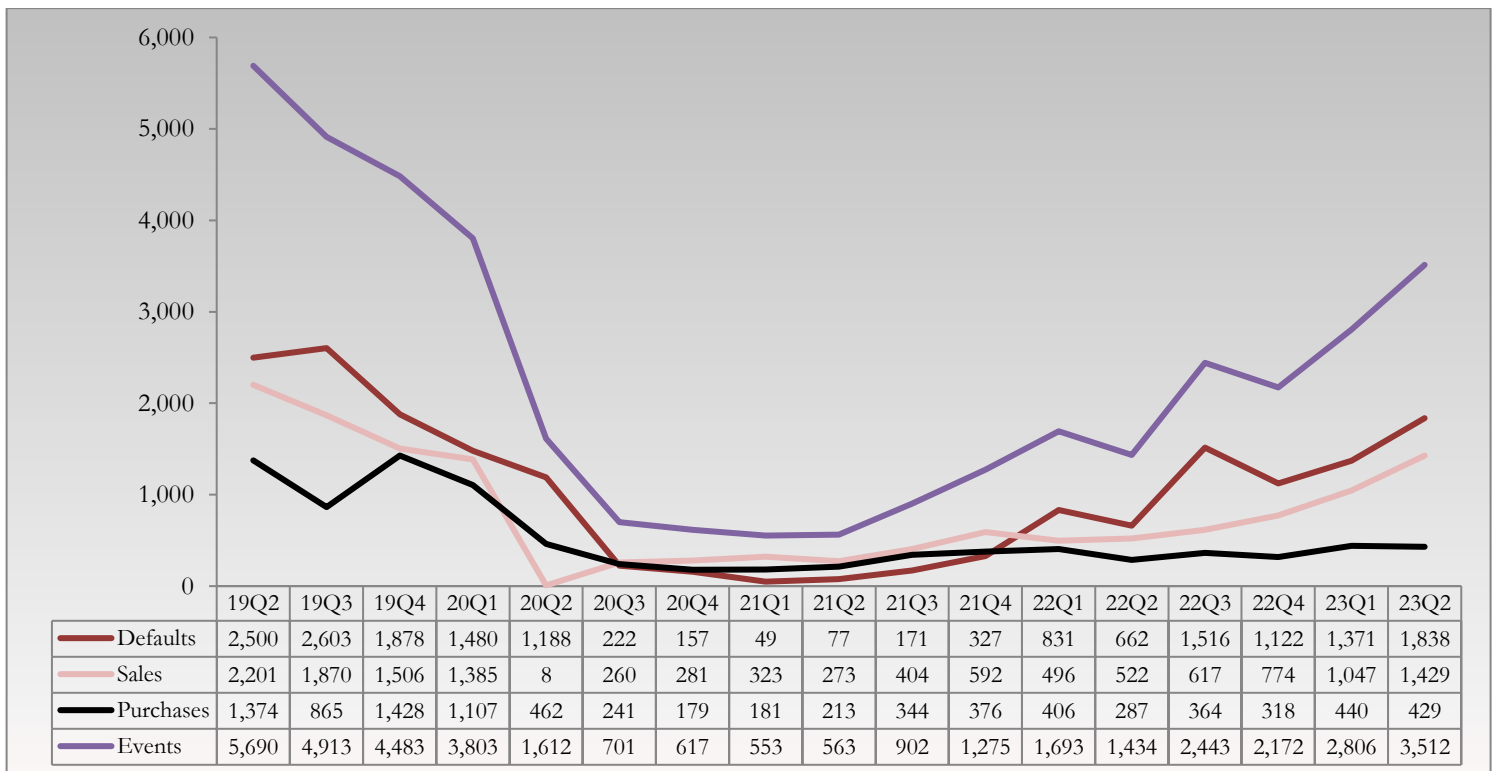
**EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S.**  
SECOND QUARTER 2023

| Indicator             | Notices of Default | Notices of Sales | Lender Purchases | Properties with Foreclosure Filings* |
|-----------------------|--------------------|------------------|------------------|--------------------------------------|
| <i>Maryland</i>       |                    |                  |                  |                                      |
| Number of Events      | 1,838              | 1,429            | 429              | 3,512                                |
| Change (Last Quarter) | 34.1%              | 36.5%            | -2.5%            | 25.2%                                |
| Change (Last Year)    | 177.6%             | 173.8%           | 49.5%            | 144.9%                               |
| <i>U.S.</i>           |                    |                  |                  |                                      |
| Number of Events      | 44,960             | 48,214           | 10,154           | 99,796                               |
| Change (Last Quarter) | 10.8%              | 5.7%             | -23.3%           | 4.3%                                 |
| Change (Last Year)    | 5.9%               | 15.2%            | 13.8%            | 9.1%                                 |

\*The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represents the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

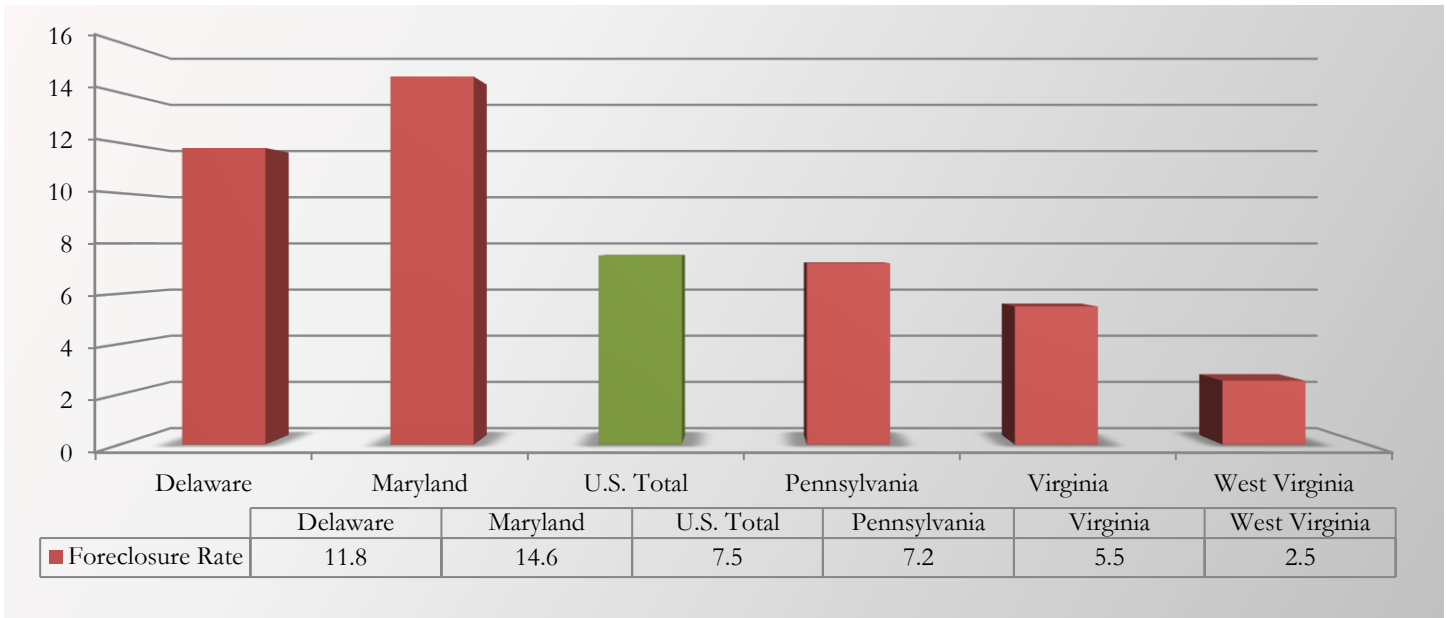
Source: Attom Data and DHCD, Housing and Economic Research Office

**EXHIBIT 2. STAGES OF FORECLOSURE ACTIVITY IN MARYLAND**  
SECOND QUARTER 2023



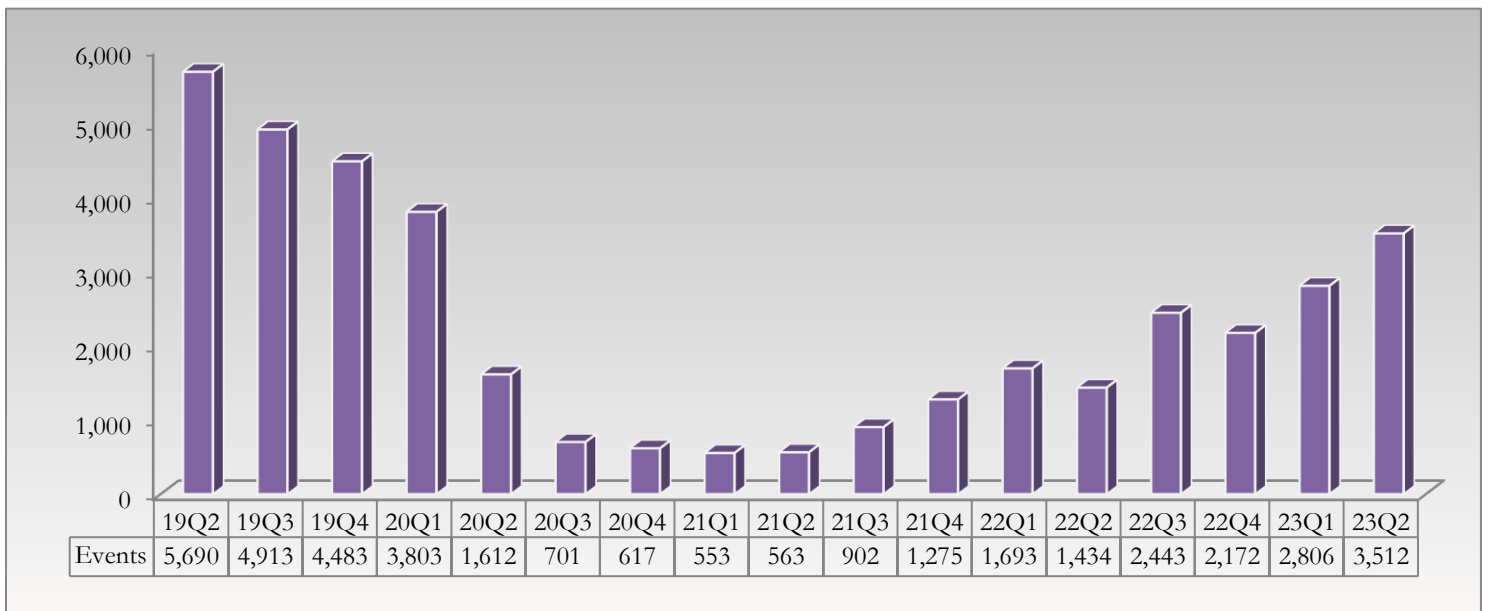
Source: Attom Data and DHCD, Housing and Economic Research Office

**CHART 1. FORECLOSURE RATES IN THE REGION**  
**NUMBER OF FORECLOSURES PER 10,000 HOUSEHOLDS**  
**SECOND QUARTER 2023**



Source: Attom Data and DHCD, Housing and Economic Research Office

**CHART 2. TOTAL FORECLOSURE ACTIVITY**  
**SECOND QUARTER 2023**



Source: Attom Data and DHCD, Housing and Economic Research Office

Data distribution in Table 1 shows the breakdown of second quarter foreclosure events in Maryland. Compared to the preceding quarter, foreclosure events increased in 20 jurisdictions but fell in Anne Arundel, Calvert, Talbot and Wicomico County. Somerset County had the highest quarterly growth (78 percent) followed by Washington County which increased by 71.4 percent; Harford with 55.4 percent; Kent County rose 51.9 percent; and Baltimore City with 48.4 percent. When compared to levels a year ago, foreclosure activity grew in all jurisdictions. Nineteen jurisdictions recorded triple digits with the biggest year-over-year increase was also Dorchester County at 558 percent.

Prince George’s County had the largest share of foreclosures statewide with 860 events accounting for 24.5 percent of the total. Foreclosure activity in the County increased by 36.9 percent from the first quarter of 2023 and rose 114.8 percent above year-ago levels. Baltimore City had the second largest share of foreclosures—14.6 percent—at 513 events, an increase of 48.4 percent since the preceding quarter and up by 128.5 percent from year-ago levels. Baltimore County with 502 events, or 14.3 percent of total, had the third-highest share in Maryland; foreclosures in the County rose 21.2 percent above last quarter and by 125.5 percent above year-ago levels.

Four other jurisdictions had relatively large shares (greater than 100 events) of foreclosure events. Anne Arundel had 278 events (or 7.9 percent of the total) followed by Montgomery (259 events or 7.4 percent of the total); Charles (166 events or 4.7 percent); Harford (159 events or 4.5% of the total). These jurisdictions represent 81.0 percent of all foreclosure events in Maryland.

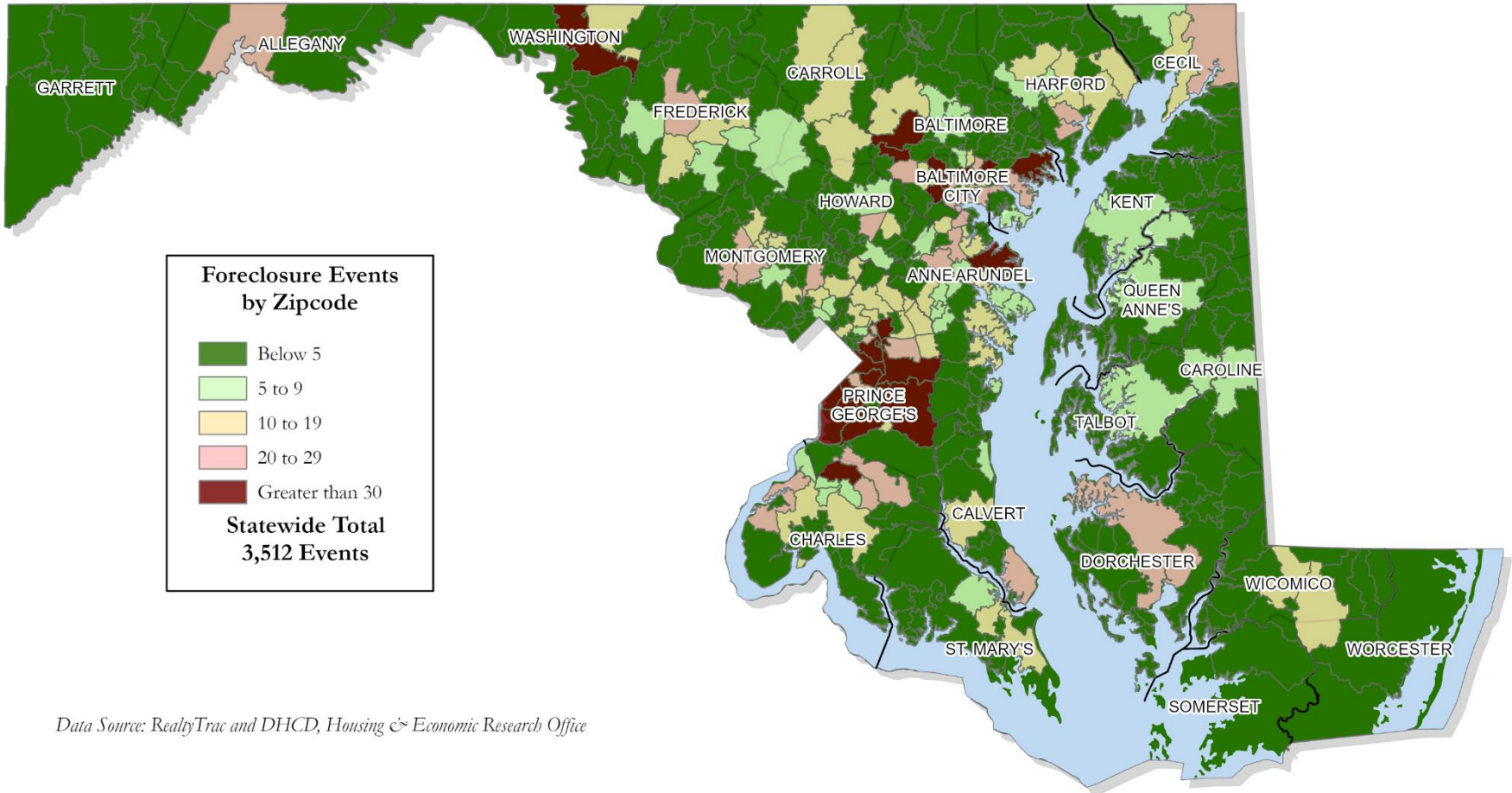
**TABLE 1. PROPERTY FORECLOSURE EVENTS**  
SECOND QUARTER 2023

| Jurisdiction    | Notices of Default | Notices of Sales | Lender Purchases (REO) | Total*       |               |               |               |
|-----------------|--------------------|------------------|------------------------|--------------|---------------|---------------|---------------|
|                 |                    |                  |                        | Number       | County Share  | % Change from |               |
|                 |                    |                  |                        |              |               | 2023 Q1       | 2022 Q2       |
| Allegany        | 19                 | 4                | 14                     | 36           | 1.0%          | 21.9%         | 125.9%        |
| Anne Arundel    | 122                | 132              | 30                     | 278          | 7.9%          | -13.8%        | 209.6%        |
| Baltimore       | 262                | 222              | 53                     | 502          | 14.3%         | 21.2%         | 125.5%        |
| Baltimore City  | 279                | 235              | 65                     | 513          | 14.6%         | 48.4%         | 128.5%        |
| Calvert         | 37                 | 31               | 10                     | 78           | 2.2%          | -1.5%         | 287.8%        |
| Caroline        | 10                 | 9                | 1                      | 20           | 0.6%          | 2.0%          | 86.5%         |
| Carroll         | 26                 | 34               | 7                      | 63           | 1.8%          | 3.8%          | 203.8%        |
| Cecil           | 27                 | 40               | 2                      | 68           | 1.9%          | 19.3%         | 112.5%        |
| Charles         | 75                 | 74               | 18                     | 166          | 4.7%          | 32.9%         | 136.0%        |
| Dorchester      | 13                 | 15               | 1                      | 29           | 0.8%          | 8.9%          | 558.0%        |
| Frederick       | 46                 | 50               | 10                     | 103          | 2.9%          | 16.2%         | 135.3%        |
| Garrett         | 6                  | 3                | 3                      | 12           | 0.3%          | 14.5%         | 6.3%          |
| Harford         | 78                 | 73               | 14                     | 159          | 4.5%          | 55.4%         | 255.6%        |
| Howard          | 41                 | 29               | 20                     | 88           | 2.5%          | 17.5%         | 351.3%        |
| Kent            | 11                 | 5                | 2                      | 19           | 0.5%          | 51.9%         | 180.0%        |
| Montgomery      | 129                | 101              | 37                     | 259          | 7.4%          | 26.6%         | 210.2%        |
| Prince George's | 528                | 293              | 83                     | 860          | 24.5%         | 36.9%         | 114.8%        |
| Queen Anne's    | 17                 | 10               | 4                      | 28           | 0.8%          | 34.7%         | 548.6%        |
| Somerset        | 5                  | 4                | 1                      | 11           | 0.3%          | 78.0%         | 64.7%         |
| St. Mary's      | 22                 | 31               | 14                     | 65           | 1.8%          | 29.4%         | 245.4%        |
| Talbot          | 5                  | 8                | 2                      | 14           | 0.4%          | -0.9%         | 100.0%        |
| Washington      | 46                 | 13               | 19                     | 77           | 2.2%          | 71.4%         | 76.8%         |
| Wicomico        | 23                 | 7                | 13                     | 41           | 1.2%          | -11.2%        | 60.9%         |
| Worcester       | 12                 | 6                | 6                      | 24           | 0.7%          | 5.1%          | 213.5%        |
| <b>Maryland</b> | <b>1,838</b>       | <b>1,429</b>     | <b>429</b>             | <b>3,512</b> | <b>100.0%</b> | <b>25.2%</b>  | <b>144.9%</b> |

\*The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties.  
Source: Attom Data and DHCD, Housing and Economic Research Office

# Property Foreclosure Filings in Maryland

## Second Quarter 2023



Data Source: RealtyTrac and DHCD, Housing & Economic Research Office

## Notices of Mortgage Loan Default

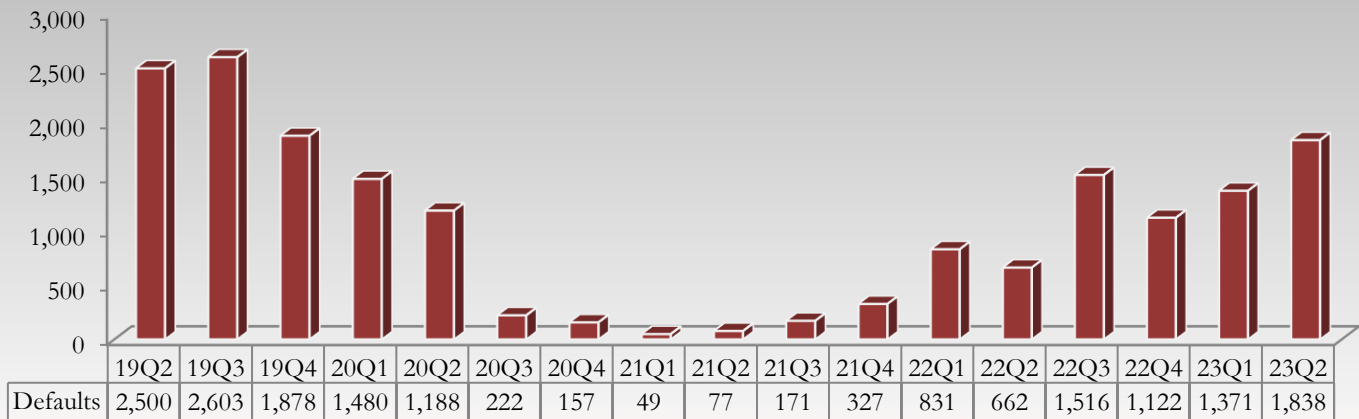
### SECOND QUARTER 2023

Default notices (the initial document filed by the lender to state the foreclosure process, also called pre-foreclosure stage) rose to 1,838 filings, a 34.1 percent increase since the first quarter of 2023 (Chart 3). This is a 177.6 percent increase from the second quarter of 2022. Over half of Maryland’s jurisdictions experienced increases in default notices since last quarter. Nearly all jurisdictions reported triple digit growth from the same period last year due in part to servicers resumption of pre-pandemic filing levels as restrictions are no longer in place. Default notices are at their highest point since the fourth quarter of 2019.

By jurisdiction, Prince George’s County accounted for the largest share of defaults with 28.7 percent of all filings statewide or 528 notices (Table 2). The county’s default notices increased 43.5 percent from the previous quarter and by 106.4 percent from year-ago levels when there were 256 defaults. Baltimore City, with 279 default notices (15.2 percent of the total), had the second-highest number of defaults in Maryland. The City’s pre-foreclosure filings rose 96.2 percent higher than the preceding quarter and increased 262.6 percent since this time last year. Baltimore County, with 262 default notices, or 14.2 percent share, had the third-highest number of notices, rose 19.0 percent from the prior quarter and by 234.6 percent above the same time in 2022.

Montgomery County’s 129 default notices were the fourth-highest, with a 7.0 percent share, followed by Anne Arundel County as the fifth highest with 122 notices or a 6.6 percent share. Together, these five jurisdictions represented 71.8 percent of all default notices issued statewide.

**CHART 3. NOTICES OF MORTGAGE LOAN DEFAULT**  
SECOND QUARTER 2023



Source: Attom Data and DHCD, Housing and Economic Research Office



**TABLE 2. NOTICES OF MORTGAGE LOAN DEFAULT**  
SECOND QUARTER 2023

| Jurisdiction    | 2023 Q2      |             | % Change from |               |
|-----------------|--------------|-------------|---------------|---------------|
|                 | Number       | % of Total  | 2023 Q1       | 2022 Q2       |
| Allegany        | 19           | 1.0%        | 55.2%         | 282.2%        |
| Anne Arundel    | 122          | 6.6%        | -8.7%         | 221.3%        |
| Baltimore       | 262          | 14.2%       | 19.0%         | 234.6%        |
| Baltimore City  | 279          | 15.2%       | 96.2%         | 262.6%        |
| Calvert         | 37           | 2.0%        | 31.4%         | 364.1%        |
| Caroline        | 10           | 0.5%        | 6.8%          | 59.5%         |
| Carroll         | 26           | 1.4%        | -13.6%        | 176.0%        |
| Cecil           | 27           | 1.5%        | -6.9%         | 80.0%         |
| Charles         | 75           | 4.1%        | 52.2%         | 185.9%        |
| Dorchester      | 13           | 0.7%        | 6.9%          | 547.0%        |
| Frederick       | 46           | 2.5%        | 4.9%          | 172.4%        |
| Garrett         | 6            | 0.3%        | 27.5%         | 103.5%        |
| Harford         | 78           | 4.2%        | 32.5%         | 357.7%        |
| Howard          | 41           | 2.2%        | 98.2%         | 273.4%        |
| Kent            | 11           | 0.6%        | 135.1%        | 358.9%        |
| Montgomery      | 129          | 7.0%        | 20.0%         | 207.7%        |
| Prince George's | 528          | 28.7%       | 43.5%         | 106.4%        |
| Queen Anne's    | 17           | 0.9%        | 60.6%         | 993.4%        |
| Somerset        | 5            | 0.3%        | 192.4%        | 93.4%         |
| St. Mary's      | 22           | 1.2%        | 21.5%         | 174.8%        |
| Talbot          | 5            | 0.3%        | -28.6%        | 66.7%         |
| Washington      | 46           | 2.5%        | 82.0%         | 131.3%        |
| Wicomico        | 23           | 1.3%        | 11.8%         | 115.7%        |
| Worcester       | 12           | 0.7%        | -13.7%        | 235.1%        |
| <b>Maryland</b> | <b>1,838</b> | <b>100%</b> | <b>34.1%</b>  | <b>177.6%</b> |

\*The sum of notices of foreclosure default may exceed the total. Total number of notices of foreclosure default includes events occurring in partial census tracts.

Source: Attom Data and DHCD, Housing and Economic Research Office

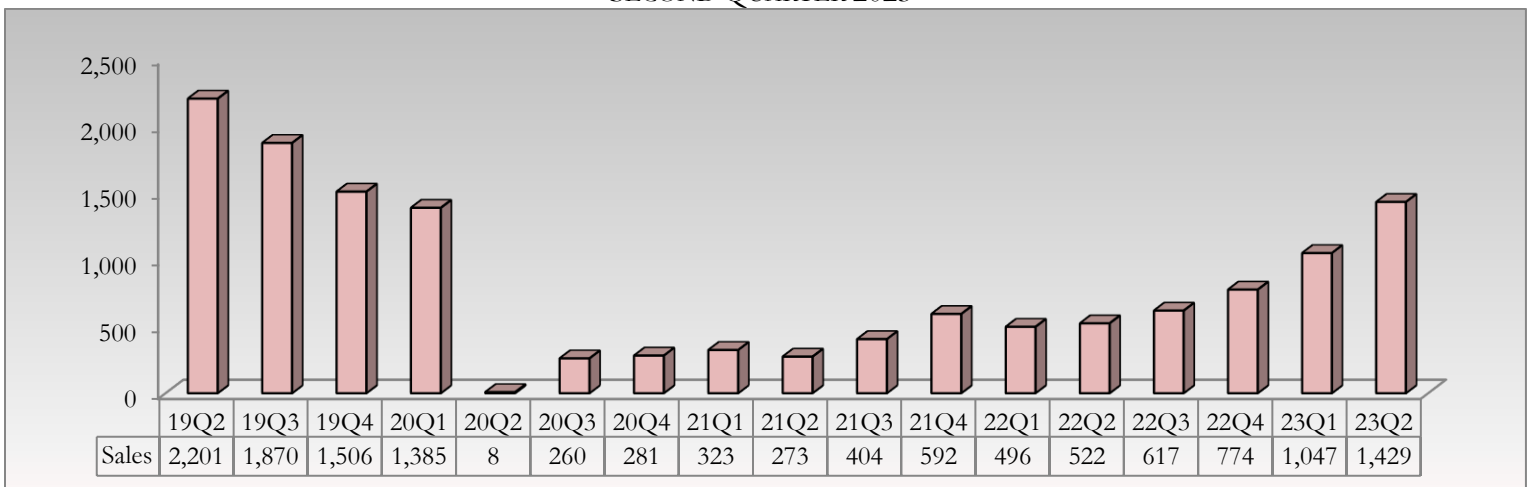
## Notices of Foreclosure Sales

### SECOND QUARTER 2023

Foreclosure sales notices or judgment of sales notices, (orders signed by a judge authorizing the sale of a property at a public auction) increased 36.5 percent from the prior quarter to 1,429 filings (Chart 4). Increasing sales can be attributed to declining affordability throughout the state as home prices and interest rates continue to rise, leading buyers to seek out bargains in the foreclosure market. Foreclosure sales increased from the previous quarter in 17 jurisdictions and declined in the remaining seven jurisdictions. Harford County had the most significant quarterly growth of 134.8 percent from the preceding quarter while Allegany County experienced the largest drop of 59.0 percent in sales from the preceding quarter. On an annual basis, sales rose 173.8 percent increasing in 22 of Maryland’s jurisdictions, while sales declined in Allegany and Wicomico Counties.

Prince George’s County was the jurisdiction with the highest share of foreclosure sales at 293 properties auctioned, or 20.5 percent of all Maryland foreclosure sales (Table 3). Current quarter sales rose by 26.9 percent in the County and by 153.8 percent since the second quarter of 2022. Baltimore City with 235 auctions, or 16.4 percent of the total, had the second-highest number of foreclosure sales in Maryland. Foreclosure sales in the City increased by 55.3 percent from the preceding quarter and by 137.8 percent compared with the same period in 2022. At 222 sales, or 15.6 percent of the total, Baltimore County had the third-highest number of foreclosure sales. Notices of sales in Baltimore County rose 57.5 percent from the previous quarter and by 149.1 percent from the same period last year. The fourth and fifth-highest shares of foreclosure sales this quarter occurred in Anne Arundel County (132 sales or 9.2 percent) and Montgomery County (101 sales or 7.1 percent). Together, these jurisdictions accounted for 68.8 percent of all notices of sales issued statewide.

**CHART 4. NOTICES OF FORECLOSURE SALES**  
SECOND QUARTER 2023



Source: Attom Data and DHCD, Housing and Economic Research Office

**TABLE 3. NOTICES OF FORECLOSURE SALES**  
SECOND QUARTER 2023

| Jurisdiction    | 2023 Q2          |               | % Change from |               |
|-----------------|------------------|---------------|---------------|---------------|
|                 | Notices of Sales | % of Total    | 2023 Q1       | 2022 Q2       |
| Allegany        | 4                | 0.3%          | -65.2%        | -58.6%        |
| Anne Arundel    | 132              | 9.3%          | 49.1%         | 274.7%        |
| Baltimore       | 222              | 15.6%         | 57.5%         | 149.1%        |
| Baltimore City  | 235              | 16.4%         | 55.3%         | 137.8%        |
| Calvert         | 31               | 2.2%          | -27.1%        | 415.7%        |
| Caroline        | 9                | 0.6%          | 70.5%         | 227.6%        |
| Carroll         | 34               | 2.4%          | 34.6%         | 238.7%        |
| Cecil           | 40               | 2.8%          | 81.8%         | 185.7%        |
| Charles         | 74               | 5.1%          | 49.5%         | 207.7%        |
| Dorchester      | 15               | 1.1%          | 20.3%         | 7142.9%       |
| Frederick       | 50               | 3.5%          | 46.9%         | 302.4%        |
| Garrett         | 3                | 0.2%          | -40.5%        | 9.7%          |
| Harford         | 73               | 5.1%          | 134.8%        | 219.7%        |
| Howard          | 29               | 2.0%          | -28.2%        | 739.5%        |
| Kent            | 5                | 0.3%          | -24.7%        | 97.6%         |
| Montgomery      | 101              | 7.0%          | 28.7%         | 190.4%        |
| Prince George's | 293              | 20.5%         | 26.9%         | 153.8%        |
| Queen Anne's    | 10               | 0.7%          | 32.5%         | 286.9%        |
| Somerset        | 4                | 0.3%          | 88.2%         | 124.0%        |
| St. Mary's      | 31               | 2.2%          | 45.9%         | 536.2%        |
| Talbot          | 8                | 0.6%          | 93.7%         | 100.0%        |
| Washington      | 13               | 0.9%          | -3.4%         | 12.6%         |
| Wicomico        | 7                | 0.5%          | -59.0%        | -38.8%        |
| Worcester       | 6                | 0.4%          | 29.0%         | 482.2%        |
| <b>Maryland</b> | <b>1,429</b>     | <b>100.0%</b> | <b>36.5%</b>  | <b>173.8%</b> |

\*The sum of notices of foreclosure sales may exceed the total. Total number of notices of foreclosure sales includes events occurring in partial census tracts.

Source: Attom Data and DHCD, Housing and Economic Research Office

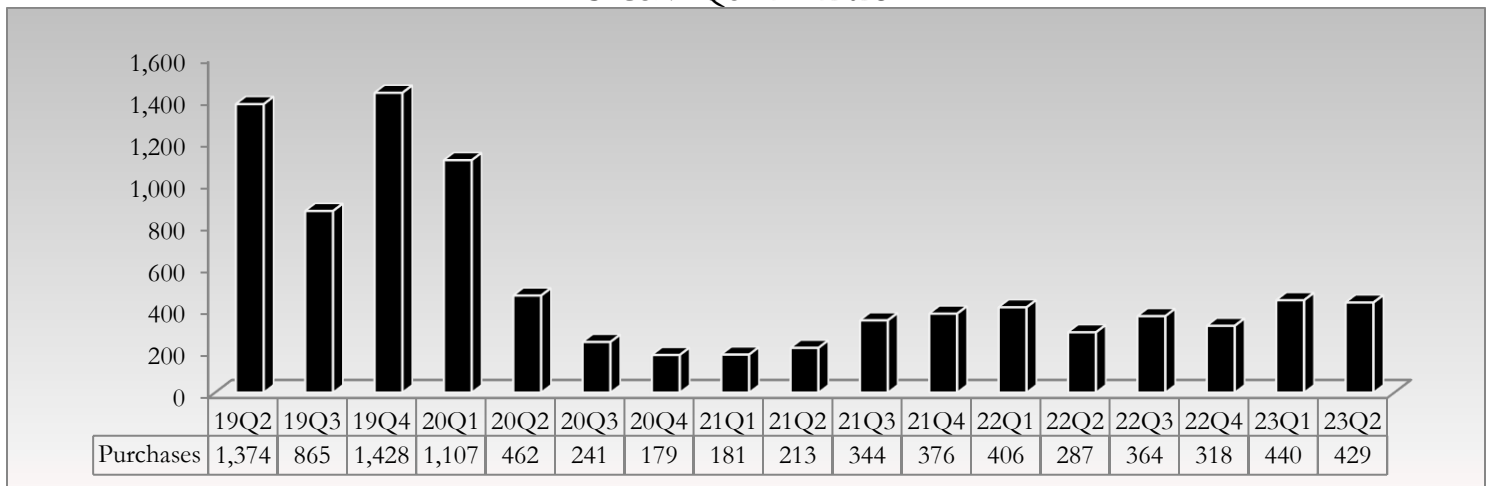
## Lender Purchases of Foreclosed Properties SECOND QUARTER 2023

Lender purchases, or real estate owned (REO) by the lender (the final step in the foreclosure process that conveys property ownership back to lender), declined 2.5 percent since the first quarter of 2023 to 429. Compared to activity in the second quarter of 2022, lender purchases increased by 49.5 percent. The largest quarterly and year-over-year increases were in Allegany County which rose by 174.3 percent above the preceding quarter and grew from one lender purchase this time last year to 14 purchases this quarter.

In the current quarter, Prince George’s County had the highest concentration in Maryland (Table 4) with 83 lender purchases or 19.4 percent of the total. Lender purchases in the county rose 37.8 percent since the first quarter of 2023 and by 112.5 percent above last year’s volume. REOs in Baltimore City, with a total of 65 purchases, accounted for the second-highest concentration at a 15.2 percent share of purchases statewide. Sales in the City increased by 16.6 percent from last quarter and rose 18.3 percent above year-ago levels. Baltimore County, with 53 REOs, recorded the third highest share (12.5 percent) in the second quarter. Montgomery County, with 37 lender purchases (8.7 percent of the total), had the fourth highest concentration statewide. Lender purchases in Montgomery County increased by 70.6 percent from the preceding quarter and rose 379.2 percent when compared with the levels a year ago. Together, these jurisdictions represented over half (55.5 percent) of all lender purchases.

Expect a steady decline in REO in the next few quarters as auctions rebound due sustained growth in home prices as interest rates remain high.

**CHART 5. LENDER PURCHASES OF FORECLOSED PROPERTIES**  
SECOND QUARTER 2023



Source: Attom Data and DHCD, Housing and Economic Research Office

**TABLE 4. LENDER PURCHASES OF FORECLOSED  
PROPERTIES  
SECOND QUARTER 2023**

| Jurisdiction    | 2023 Q2    |               | % Change from |              |
|-----------------|------------|---------------|---------------|--------------|
|                 | Number     | % of Total    | 2023 Q1       | 2022 Q2      |
| Allegany        | 14         | 3.4%          | 174.3%        | 2185.7%      |
| Anne Arundel    | 30         | 7.0%          | -71.6%        | 61.0%        |
| Baltimore       | 53         | 12.5%         | -3.7%         | -17.2%       |
| Baltimore City  | 65         | 15.1%         | 16.6%         | 18.3%        |
| Calvert         | 10         | 2.4%          | 16.3%         | 74.5%        |
| Caroline        | 1          | 0.2%          | -80.0%        | -64.2%       |
| Carroll         | 7          | 1.6%          | 26.9%         | 243.8%       |
| Cecil           | 2          | 0.5%          | -71.4%        | -33.3%       |
| Charles         | 18         | 4.2%          | -31.0%        | -14.5%       |
| Dorchester      | 1          | 0.2%          | -66.7%        | -54.8%       |
| Frederick       | 10         | 2.3%          | -7.6%         | -40.7%       |
| Garrett         | 3          | 0.6%          | n/a           | -51.6%       |
| Harford         | 14         | 3.3%          | 0.5%          | 129.0%       |
| Howard          | 20         | 4.6%          | 41.4%         | 271.9%       |
| Kent            | 2          | 0.6%          | 47.6%         | 42.5%        |
| Montgomery      | 37         | 8.7%          | 70.6%         | 379.2%       |
| Prince George's | 83         | 19.4%         | 37.8%         | 112.5%       |
| Queen Anne's    | 4          | 0.8%          | 6.0%          | 1253.8%      |
| Somerset        | 1          | 0.3%          | -31.0%        | -31.0%       |
| St. Mary's      | 14         | 3.3%          | 28.6%         | 135.3%       |
| Talbot          | 2          | 0.5%          | -33.3%        | 100.0%       |
| Washington      | 19         | 4.4%          | 112.9%        | 49.0%        |
| Wicomico        | 13         | 3.0%          | 61.3%         | 157.9%       |
| Worcester       | 6          | 1.4%          | 43.2%         | 91.8%        |
| <b>Maryland</b> | <b>429</b> | <b>100.0%</b> | <b>-2.5%</b>  | <b>49.5%</b> |

\*The sum of lender purchases may exceed the total. Total lender purchases include events occurring in partial census tracts.

Source: Attom Data and DHCD, Housing and Economic Research Office