Property Foreclosure Events in Maryland

Second Quarter: Apr – Jun 2026

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Executive Summary

Real Estate Market Foreclosure Analysis

Second Quarter (Q2) 2026

This report provides an in-depth analysis of foreclosure activity in Maryland during the second quarter of 2026, as detailed in Exhibit I and II (Statewide Foreclosure Events and Map). It focuses on three key indicators: Notices of Default (Default), Notices of Foreclosure Sales (Auction), and Lender Purchases of Foreclosed Properties (REO). The analysis highlights county-level differences, tracks quarterly (quarter-over-quarter - QoQ) shifts, and examines year-over-year (YoY) trends, offering insights into regional patterns and shifting market conditions.

Foreclosure Events Overview

Key Findings:

- Maryland foreclosure activity continued to intensify during the second quarter of 2026, extending the upward trajectory that emerged following the recent low in mid-2024. The state recorded 4,472 properties with foreclosure filings, the highest quarterly total in the period analyzed and an increase of 6.8% from Q1 2026 and 31.8% from Q2 2025. Foreclosure activity has now increased approximately 52% from the Q2 2024 low of 2,941 events, signaling a sustained resurgence in housing distress rather than a short-term fluctuation:
- Overall foreclosure activity reached a series high.
    - Maryland recorded 4,472 properties with foreclosure filings in Q2 2026, up 6.8% quarterly and 31.8% annually.
- Early-stage distress remains elevated despite quarterly improvement.
    - Notices of Default declined 14.1% from Q1 to 1,341, but remained 38.0% above Q2 2025, indicating that the underlying level of homeowner distress remains considerably higher than a year earlier.
- Foreclosure sales contracted dramatically.
    - Notices of Sale declined to 151, falling 69.4% quarter-over-quarter and 78.1% year-over-year. The decline occurred across nearly all jurisdictions and represents the most significant shift within the foreclosure pipeline.
- Lender purchases continued to rise.

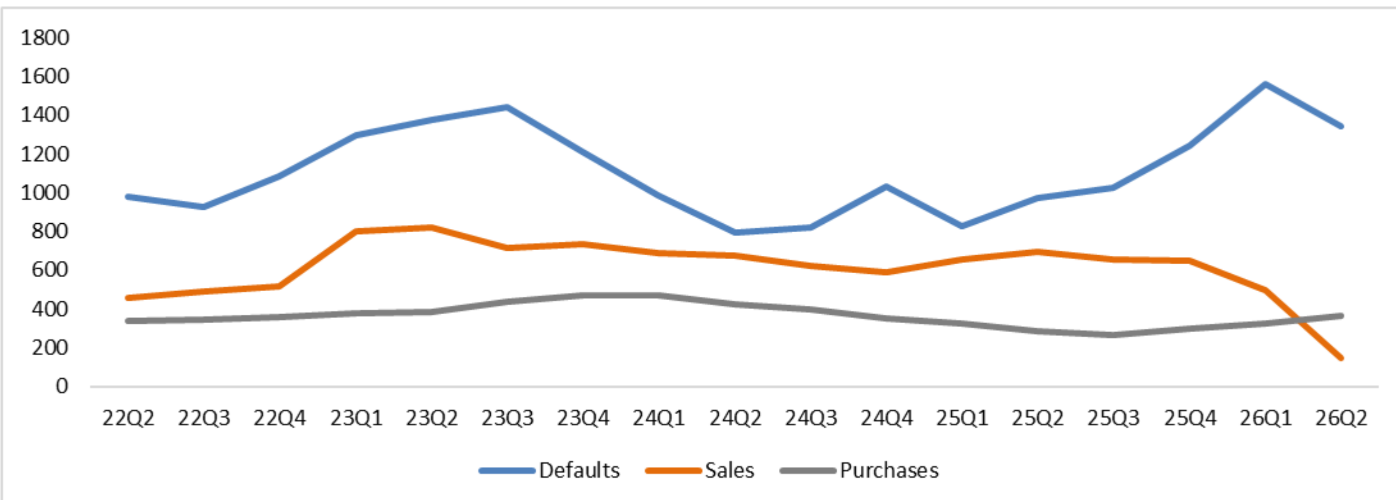
  - Lender purchases reached 367 properties, increasing 11.6% from Q1 and 29.2% from a year earlier, indicating continued movement of previously distressed properties into lender ownership.

- The foreclosure pipeline is increasingly divergent.

  - Elevated defaults, sharply declining sale notices, and rising lender purchases show that foreclosure stages are not moving uniformly.

Foreclosure Events in Maryland (Exhibit I)

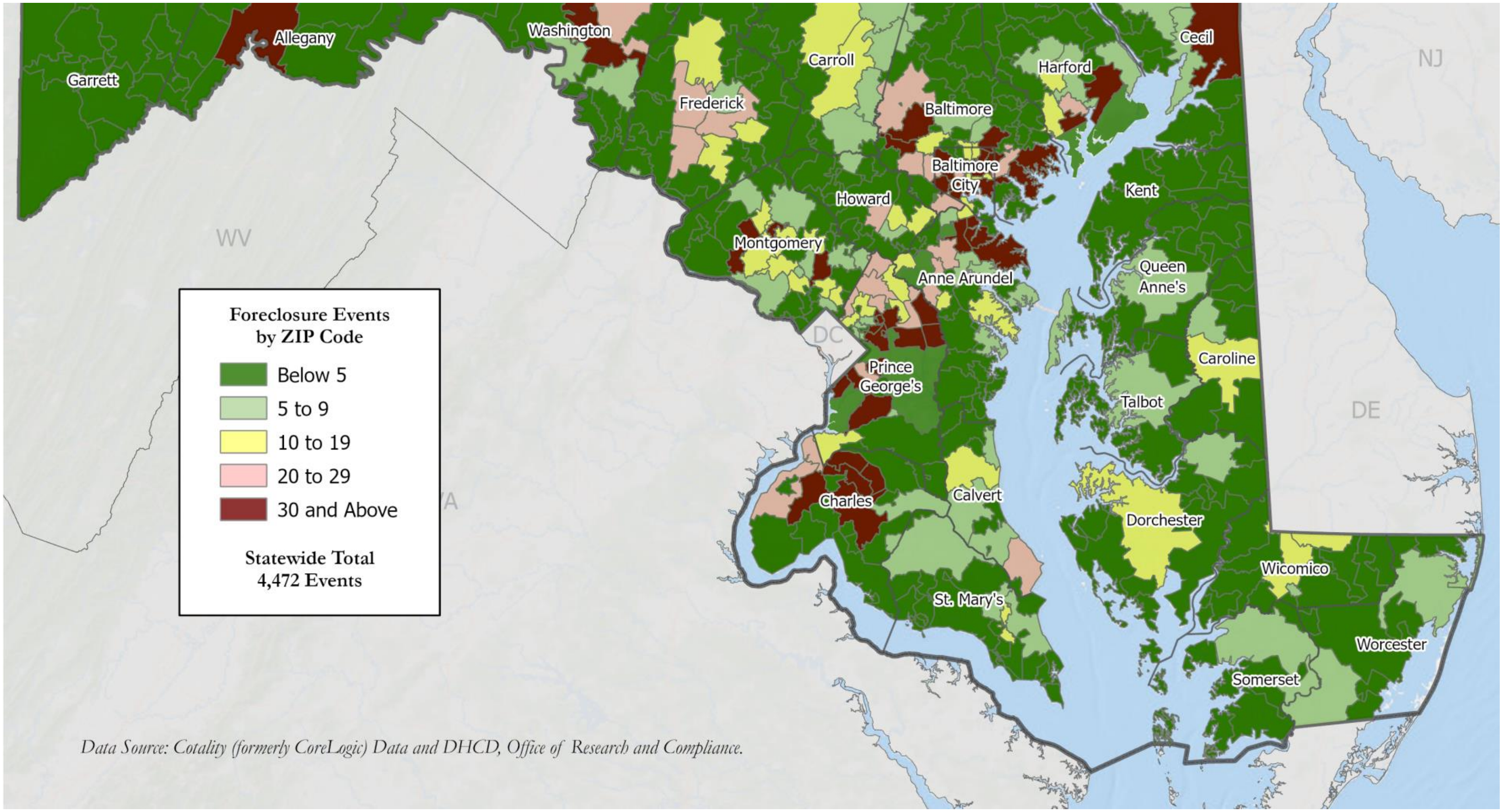
2022 – 2026



Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

Property Foreclosure Filings in Maryland (Exhibit II)

Second Quarter 2026



Jurisdiction-Level Trends

Foreclosure activity remained highly concentrated in Maryland's largest foreclosure markets.

- Prince George's County recorded the highest volume with 1,068 events, representing 23.9% of statewide activity, followed by Baltimore City with 728 (16.3%) and Baltimore County with 640 (14.3%). Together, these three jurisdictions accounted for 54.5% of all foreclosure events statewide.
- Including Montgomery County (359) and Charles County (312), the five highest-volume jurisdictions represented approximately 69.5% of Maryland's foreclosure activity.

The concentration was also evident within individual stages.

- Baltimore City, Prince George's County, and Baltimore County accounted for 57.7% of all Notices of Default and 58.9% of lender purchases. Baltimore City alone accounted for more than one-quarter of statewide defaults, while Baltimore City and Prince George's County together represented nearly 46% of lender purchases.

The increase in foreclosure activity extended beyond these traditional high-volume areas.

- Eighteen of Maryland's 24 jurisdictions experienced quarterly increases in total foreclosure events, while 19 recorded year-over-year increases.
- Among jurisdictions with meaningful foreclosure volumes, annual growth was particularly pronounced in Frederick (+62.6%), Charles (+52.2%), Harford (+51.8%), Baltimore City (+44.4%), and Baltimore County (+39.7%).

Notices of Default further illustrate the broader pattern of foreclosure pressures becoming more geographically widespread.

- While defaults declined quarterly in several major jurisdictions -including Prince George's, Anne Arundel, Baltimore City, and Baltimore counties- significant year-over-year increases occurred in Howard (+104.8%), Frederick (+104.5%), Charles (+73.7%), Harford (+69.2%), Montgomery (+48.5%), and Baltimore County (+46.0%).

Comparative Perspective

- Maryland's foreclosure activity also remained elevated relative to the nation and surrounding states.
    - With a foreclosure rate of 18.9, compared with 11.6 nationally, Maryland's rate was approximately 63% above the U.S. level and ranked 3rd highest in the nation.
- Maryland also recorded the highest rate among neighboring states, ahead of Delaware (17.1), Pennsylvania (13.3), Virginia (8.0), and West Virginia (6.4).

Conclusion

Maryland's Q2 2026 foreclosure data indicate that housing distress remains elevated. Foreclosure filings reached the highest quarterly level in the period analyzed, increased nearly 32% from a year earlier, and placed Maryland 3rd highest nationally for its foreclosure rate. The increase is especially significant given that statewide foreclosure activity has risen approximately 52% over the past two years.

However, the underlying foreclosure stages present a more nuanced picture. The quarterly decline in defaults offers some indication of moderation following the Q1 surge, but defaults remain substantially above year-ago levels. At the same time, the dramatic decline in foreclosure sale notices contrasts with rising lender purchases, creating a notable disconnect across stages of the foreclosure process.

Geographically, Prince George's County, Baltimore City, and Baltimore County remain the primary centers of foreclosure activity, accounting for more than half of statewide events. Yet widespread quarterly and annual increases across other jurisdictions indicate that foreclosure pressures are not confined to these areas.

Charts and Tables

Foreclosures in Maryland, Region and U.S.

Foreclosures in Maryland and U.S.:

Maryland vs. U.S.:

Maryland foreclosure activity continued to rise in the second quarter of 2026, although the pace of growth moderated from the previous quarter.

1. The state recorded 4,472 properties with foreclosure filings, an increase of 6.8% from Q1 2026 and 31.8% from Q2 2025.
2. The year-over-year increase slightly exceeded the 30.3% national increase, while Maryland's quarterly growth also outpaced the 4.6% increase nationwide.

The underlying foreclosure stages, however, showed divergent trends.

1. Notices of Default declined 14.2% from the previous quarter to 1,339, following the sharp increase recorded in Q1, but remained 38.0% above the prior-year level.
    1. Early-stage foreclosure activity remains substantially elevated compared with 2025.
    2. Nationally, defaults were comparatively stable quarter-over-quarter, increasing just 0.5%, and were up 7.3% year-over-year.
2. Notices of Sale fell sharply in Maryland to 149 events, declining 70.0% quarter-over-quarter and 78.5% year-over-year.
    1. In contrast, lender purchases increased to 366, up 11.6% from Q1 and 28.9% from a year earlier.
    2. Nationally, lender purchases followed a similar upward pattern, rising 15.7% quarterly and 30.1% annually.

Table 1a: Foreclosures in Maryland – 2026 Q2

Indicator	Notices of Default	Notices of Sale	Lender Purchases	Properties with Foreclosure Filings*
Number of Events	1,339	149	366	4,472
Change (Last Quarter)	-14.2%	-70.0%	11.6%	6.8%
Change (Last Year)	38.0%	-78.5%	28.9%	31.8%

*Default and Auction are measured over a period, while REO and Foreclosures are measured at a specific point in time. Because of these different measurement types, the sum of the three foreclosure stages may exceed the number of properties with Foreclosure Filings. The last column in this table shows the number of loans in the foreclosure process at a given point in time.

Table 1b: Foreclosures in US – 2026 Q2

Indicator	Notices of Default	Notices of Sale	Lender Purchases	Properties with Foreclosure Filings*
Number of Events	108,521	31,987	14,680	150,084
Change (Last Quarter)	0.5%	-2.6%	15.7%	4.6%
Change (Last Year)	7.3%	-15.2%	30.1%	30.3%

*Default and Auction are measured over a period, while REO and Foreclosures are measured at a specific point in time. Because of these different measurement types, the sum of the three foreclosure stages may exceed the number of properties with Foreclosure Filings. The last column in this table shows the number of loans in the foreclosure process at a given point in time.

Overall, Maryland entered Q2 2026 with foreclosure activity still moving upward and remaining considerably above year-ago levels. Although the quarterly decline in defaults signals some easing in newly initiated foreclosure activity, the combination of a 31.8% annual increase in properties with filings and continued growth in lender purchases indicates that foreclosure pressures remain elevated. Maryland has stronger year-over-year growth in defaults relative to the nation -38.0% compared with 7.3% nationally.

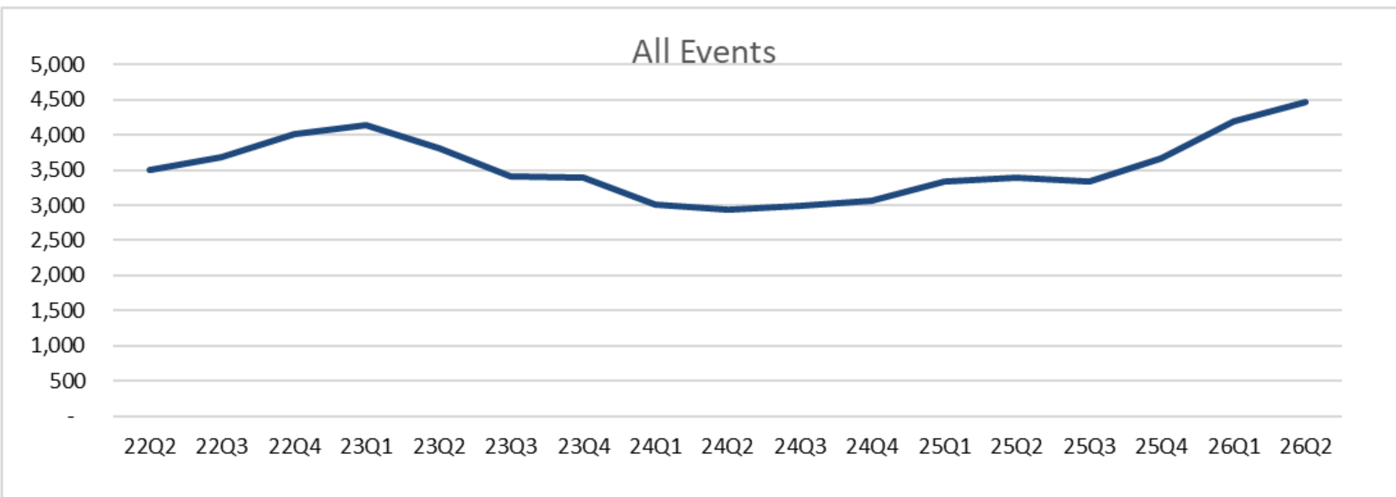
Foreclosure Events in Maryland:

Overall Trend

Maryland foreclosure activity has accelerated markedly over the past year, reaching the highest level in the period shown. After rising to 4,134 events in Q1 2023, foreclosure activity generally declined through 2023 and early 2024, reaching a low of 2,941 events in Q2 2024. Since then, the overall trend has reversed, with foreclosure events increasing in seven of the subsequent eight quarters.

- The upward trend strengthened during 2025 and into 2026. Foreclosure events increased from 3,394 in Q2 2025 to 4,472 in Q2 2026, a 31.8% year-over-year increase.
- Most recently, events rose from 4,186 in Q1 2026 to 4,472 in Q2, an increase of 6.8%, following a much larger increase in the preceding quarter.
- As a result, Q2 2026 surpassed the previous series high of 4,134 recorded in Q1 2023 by approximately 8.2% and stands about 52% above the Q2 2024 low.

Chart 1: Foreclosure Events in Maryland



Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

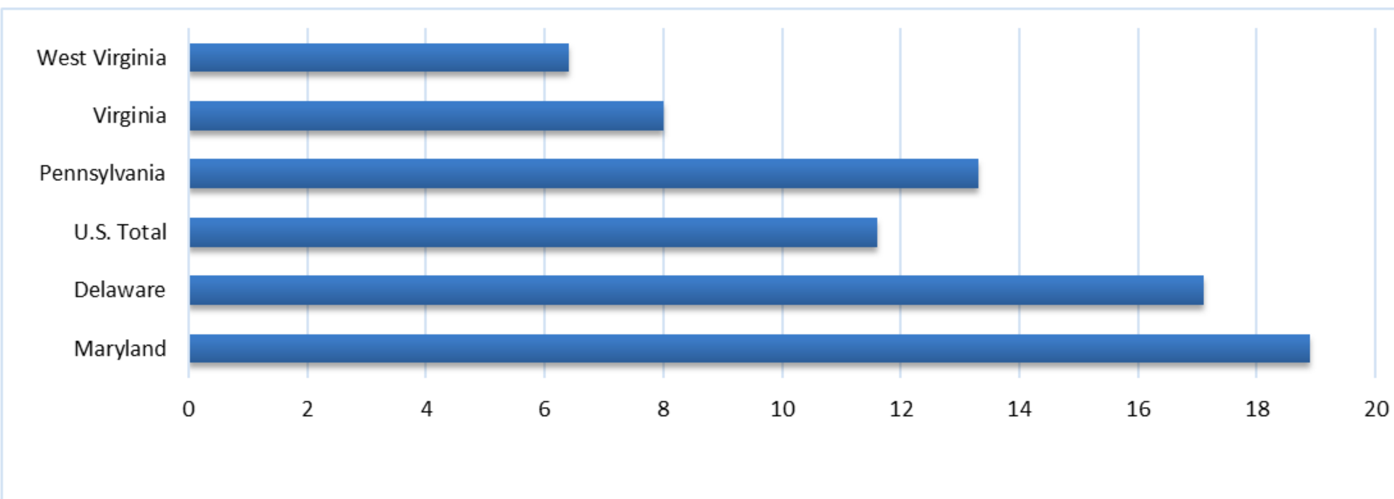
The data (in Table 1a, Table 1b, Chart 1) point to a sustained resurgence in foreclosure activity rather than a short-term quarterly fluctuation. While the rate of quarterly growth moderated in Q2 2026, foreclosure events reached a new series high and have risen substantially over the past two years, indicating that housing distress in Maryland remains elevated.

Foreclosure Rates and Rankings in the Region:

Maryland continued to experience substantially elevated foreclosure activity relative to both the nation and neighboring states in Q2 2026.

1. The state recorded a foreclosure rate of 18.9, well above the U.S. rate of 11.6, and ranked 3rd highest nationally.
2. Among neighboring states, Maryland had the highest foreclosure rate, followed by Delaware at 17.1, which ranked 6th nationally.
3. Pennsylvania posted a more moderate rate of 13.3, ranking 14th nationally, while Virginia and West Virginia remained well below the national rate at 8.0 and 6.4, ranking 36th and 46th, respectively.
4. Overall, the regional comparison highlights the heightened concentration of foreclosure activity in Maryland, with its rate approximately 63% above the national level and considerably higher than most neighboring states.

Chart 2: Foreclosure Rates in the Region



Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

Maryland's 3rd-place national ranking, combined with its above-average foreclosure rate, reinforces evidence from the quarterly trends that foreclosure distress remains elevated and is intensifying relative to much of the region and nation.

Stages of Foreclosure Activity in Maryland

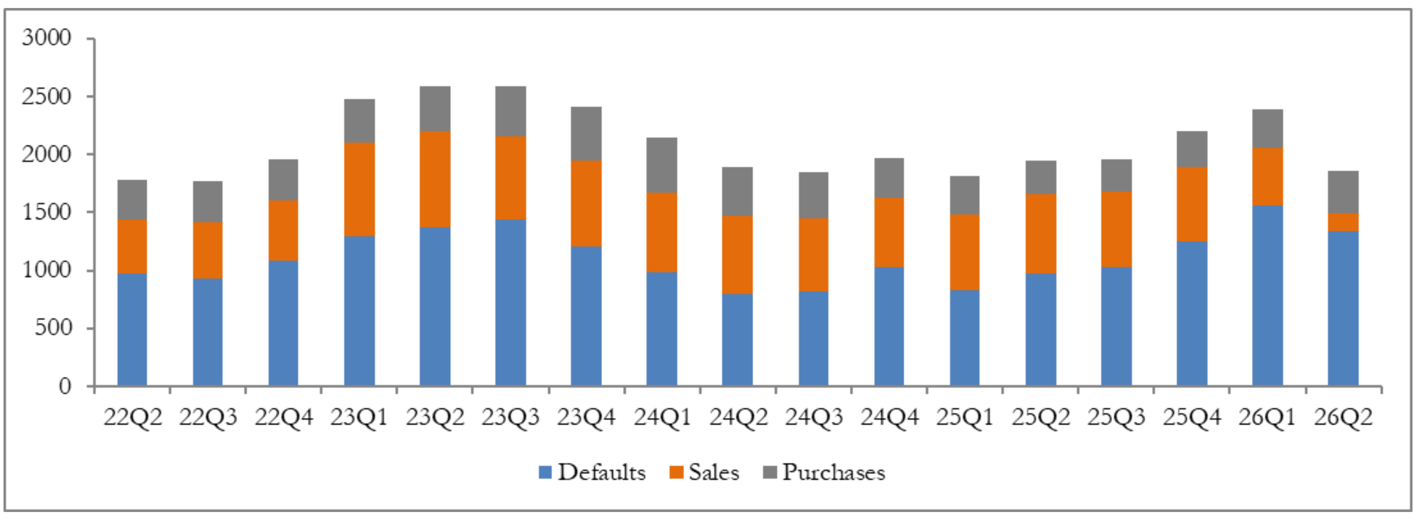
Foreclosure Activity in Maryland:

Maryland's foreclosure stages showed divergent trends in Q2 2026, even as overall foreclosure activity reached a series high of 4,472 events.

1. Notices of Default declined to 1,339, down 14.2% from Q1, but remained 38.0% above Q2 2025, indicating that early-stage foreclosure distress remains elevated despite some quarterly moderation
   - Defaults also remain well above the levels observed throughout most of 2024 and 2025.

2. The most notable shift occurred in Notices of Sale, which fell sharply from 496 in Q1 to 149 in Q2, a 70.0% quarterly decline and the lowest level in the series.
3. In contrast, lender purchases increased 11.6% to 366, continuing their recent upward movement and standing 28.9% above Q2 2025.

Chart 3: Stages of Foreclosure Activity in Maryland



Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

The Q2 data present a mixed foreclosure pipeline. Overall foreclosure activity continues to rise, and early-stage distress remains substantially higher than a year ago, while foreclosure sales declined dramatically, and lender purchases increased. This divergence suggests that the stages of foreclosure are not moving uniformly.

Property Foreclosure Activity in Maryland

Property Foreclosure Events in Maryland:

Property foreclosure events include notices of default; notices of foreclosure sales or auctions; and lender purchases of foreclosed properties (REO). Foreclosure activity in Maryland remained highly concentrated geographically in Q2 2026.

1. Prince George's County recorded the largest number of foreclosure events with 1,068, accounting for 23.9% of the statewide total, followed by Baltimore City with 728 (16.3%) and Baltimore County with 640 (14.3%).
   - Together, these three jurisdictions accounted for 54.5% of all foreclosure events statewide, underscoring the continued concentration of foreclosure distress in the Baltimore and Washington metropolitan areas.
   - Montgomery County (359) and Charles County (312) rounded out the five highest-volume jurisdictions; collectively, the top five accounted for approximately 69.5% of statewide activity.
2. Foreclosure activity also continued to increase across much of the state.
   - Eighteen of Maryland's 24 jurisdictions recorded quarter-over-quarter increases, contributing to the statewide increase of 6.8%.
   - Baltimore City, already one of the largest contributors, increased 12.0% from Q1, while Prince George's and Baltimore counties rose 5.0% and 4.4%, respectively. Frederick County posted a notable 21.1% quarterly increase.
3. Year-over-year trends were even more pronounced, with 19 jurisdictions recording increases.
   - Among jurisdictions with substantial foreclosure volumes, Frederick (+62.6%), Charles (+52.2%), Harford (+51.8%), Baltimore City (+44.4%), Baltimore County (+39.7%), and Montgomery (+26.9%) experienced particularly strong growth.
   - Smaller Wicomico County recorded the largest percentage increase at 82.1%, although from a relatively low base.

Table 2: Property Foreclosure Events in Maryland – 2026 Q2

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total* Events	Total* County Share	% Change in Total* from 2026 Q1	% Change in Total* from 2025 Q2
Allegany	8	4	9	49	1.1%	36.1%	36.1%
Anne Arundel	88	13	22	306	6.8%	4.4%	22.9%
Baltimore	184	7	48	640	14.3%	4.4%	39.7%
Baltimore City	367	28	88	728	16.3%	12.0%	44.4%
Calvert	18	2	5	70	1.6%	14.8%	-1.4%
Caroline	9	2	6	30	0.7%	-6.3%	15.4%
Carroll	20	9	5	68	1.5%	3.0%	33.3%
Cecil	14	3	9	59	1.3%	1.7%	20.4%
Charles	66	10	20	312	7.0%	9.9%	52.2%
Dorchester	10	2	6	30	0.7%	30.4%	20.0%
Frederick	45	5	7	161	3.6%	21.1%	62.6%
Garrett	2	4	2	10	0.2%	11.1%	0.0%
Harford	44	8	6	167	3.7%	8.4%	51.8%
Howard	43	2	4	102	2.3%	13.3%	21.4%
Kent	2	1	2	13	0.3%	18.2%	44.4%
Montgomery	101	9	15	359	8.0%	2.3%	26.9%
Prince George's	223	16	80	1068	23.9%	5.0%	20.5%
Queen Anne's	5	2	2	25	0.6%	-13.8%	-7.4%
Somerset	6	1	3	17	0.4%	-19.0%	-10.5%
St. Mary's	17	2	8	45	1.0%	-16.7%	4.7%
Talbot	6	0	0	10	0.2%	11.1%	-16.7%
Washington	31	12	8	104	2.3%	6.1%	42.5%
Wicomico	20	6	7	71	1.6%	16.4%	82.1%
Worcester	12	3	5	29	0.6%	-17.1%	11.5%
Maryland	***1,341***	***151***	***367***	***4,473***	***100.0%***	***6.8%***	***31.8%***

* Default and Auction are measured over a period, while REO and Foreclosures are measured at a specific point in time. Because of these different measurement types, the sum of the three foreclosure stages may exceed the number of properties with Foreclosure Filings. The last column in this table shows the number of loans in the foreclosure process at a given point in time.

Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

Q2 2026 foreclosure activity reflects both concentration and geographic expansion of housing distress. Prince George's County, Baltimore City, and Baltimore County continue to drive more than half of statewide foreclosure activity, while widespread quarterly and year-over-year increases indicate that the rise in foreclosures is not confined solely to the state's traditional high-volume jurisdictions.

Notices of Default in Maryland:

Notices of Default are the initial document filed by the lender to start the foreclosure process, also called the pre-foreclosure stage. Notices of Default in Maryland moderated in Q2 2026 but remained substantially elevated compared with a year earlier. Statewide defaults declined 14.1% from Q1 to 1,341, yet remained 38.0% above Q2 2025, indicating that early-stage foreclosure distress continues to be a significant concern despite the quarterly decline.

1. Default activity remained highly concentrated in the state's largest foreclosure markets.
    - Baltimore City recorded the most defaults with 367, representing 27.4% of the statewide total, followed by Prince George's County with 223 (16.6%) and Baltimore County with 184 (13.7%). Together, these three jurisdictions accounted for 57.7% of all defaults statewide.
    - Montgomery County (101) and Anne Arundel County (88) brought the five-jurisdiction share to approximately 71.8%.
2. There was a quarterly decline driven in part by reductions in several high-volume jurisdictions.
    - Anne Arundel (-38.5%), Prince George's (-35.4%), Baltimore City (-14.5%), and Baltimore County (-4.2%).
    - Other jurisdictions, however moved in the opposite direction, notably Harford (+69.2%), Howard (+34.4%), Frederick (+25.0%), Charles (+13.8%), and Montgomery (+13.5%).

Table 3: Notices of Default – 2026 Q2

Jurisdiction	2026 Q2 Defaults	2026 Q2 % of Total	% Change from 2026 Q1	% Change from 2025 Q2
Allegany	8	0.6%	-33.3%	-33.3%
Anne Arundel	88	6.6%	-38.5%	37.5%
Baltimore	184	13.7%	-4.2%	46.0%
Baltimore City	367	27.4%	-14.5%	27.9%
Calvert	18	1.3%	-30.8%	20.0%
Caroline	9	0.7%	50.0%	200.0%
Carroll	20	1.5%	11.1%	53.8%
Cecil	14	1.0%	-50.0%	40.0%
Charles	66	4.9%	13.8%	73.7%
Dorchester	10	0.7%	25.0%	400.0%
Frederick	45	3.4%	25.0%	104.5%
Garrett	2	0.1%	-50.0%	0.0%
Harford	44	3.3%	69.2%	69.2%
Howard	43	3.2%	34.4%	104.8%
Kent	2	0.1%	-66.7%	0.0%
Montgomery	101	7.5%	13.5%	48.5%
Prince George's	223	16.6%	-35.4%	5.2%
Queen Anne's	5	0.4%	-50.0%	25.0%
Somerset	6	0.4%	-62.5%	500.0%
St. Mary's	17	1.3%	41.7%	41.7%
Talbot	6	0.4%	100.0%	500.0%
Washington	31	2.3%	0.0%	72.2%
Wicomico	20	1.5%	-16.7%	100.0%
Worcester	12	0.9%	71.4%	300.0%
Maryland	***1,341***	***100%***	***-14.1%***	***38.0%***

Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

Although the Q2 decline provides some evidence of near-term moderation in new foreclosure activity, the 38.0% year-over-year increase indicates that default pressures remain considerably higher than a year ago. Particularly notable are substantial annual increases in several markets, including Howard (+104.8%), Frederick (+104.5%), Charles (+73.7%), Harford (+69.2%), Montgomery (+48.5%), and Baltimore County (+46.0%), suggesting that elevated early-stage foreclosure distress extends beyond the jurisdictions with the largest absolute volumes.

Notices Of Foreclosure Sales in Maryland:

Foreclosure sales notices or judgment of sales notices are orders signed by a judge authorizing the sale of a property at a public auction. Notices of Foreclosure Sales fell sharply and broadly across Maryland in Q2 2026, declining 69.4% from Q1 and 78.1% from Q2 2025 to just 151 notices statewide. The decline was geographically widespread, with 21 of 24 jurisdictions recording quarter-over-quarter decreases, one remaining unchanged, and only two posting increases.

1. Despite the overall decline, foreclosure sales remained concentrated in several jurisdictions.
    - Baltimore City recorded the largest number with 28 notices (18.5% of the statewide total), followed by Prince George's County with 16 (10.6%), Anne Arundel County with 13 (8.6%), Washington County with 12 (7.9%), and Charles County with 10 (6.6%).
    - Together, these five jurisdictions accounted for approximately 52% of all foreclosure sale notices statewide.
2. The steepest declines occurred in several historically high-volume jurisdictions.
    - Compared with Q1, notices fell 84.8% in Prince George's County, 78.6% in Baltimore City, and 78.1% in Baltimore County. These jurisdictions also experienced declines exceeding 85% from Q2 2025.
    - Washington County was a notable exception among higher-volume jurisdictions, recording a comparatively modest 20.0% quarterly and 14.3% annual decline.

Table 4: Notices of Foreclosure Sales – 2026 Q2

Jurisdiction	2026 Q2 Sales	2026 Q2 % of Total	% Change from 2026 Q1	% Change from 2025 Q2
Allegany	4	2.6%	-50.0%	-69.2%
Anne Arundel	13	8.6%	-38.1%	-51.9%
Baltimore	7	4.6%	-78.1%	-91.5%
Baltimore City	28	18.5%	-78.6%	-88.4%
Calvert	2	1.3%	-50.0%	-81.8%
Caroline	2	1.3%	-66.7%	-60.0%
Carroll	9	6.0%	80.0%	-81.3%
Cecil	3	2.0%	-50.0%	-40.0%
Charles	10	6.6%	-50.0%	-47.4%
Dorchester	2	1.3%	-84.6%	-60.0%
Frederick	5	3.3%	-61.5%	-54.5%
Garrett	4	2.6%	-42.9%	300.0%
Harford	8	5.3%	-52.9%	-55.6%
Howard	2	1.3%	-86.7%	-71.4%
Kent	1	0.7%	-50.0%	-66.7%
Montgomery	9	6.0%	-65.4%	-67.9%
Prince George's	16	10.6%	-84.8%	-85.6%
Queen Anne's	2	1.3%	0.0%	-50.0%
Somerset	1	0.7%	-90.0%	-85.7%
St. Mary's	2	1.3%	-77.8%	-77.8%
Talbot	0	0.0%	-100.0%	-100.0%
Washington	12	7.9%	-20.0%	-14.3%
Wicomico	6	4.0%	-53.8%	-50.0%
Worcester	3	2.0%	-62.5%	-62.5%
Maryland	***151***	***100.0%***	***-69.4%***	***-78.1%***

Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

The Q2 results indicate an unusually broad and substantial contraction in properties advancing to the foreclosure-sale stage. This pattern contrasts sharply with Maryland's elevated default activity and rising overall foreclosure events, reinforcing the divergence within the foreclosure pipeline.

Lender Purchases of Foreclosed Properties in Maryland:

Lender purchases or real estate owned (REO) by the lender is the final step in the foreclosure process that conveys property ownership back to the lender. Lender purchases of foreclosed properties continued to increase in Maryland during Q2 2026, rising 11.6% from Q1 to 367 properties and 29.2% from Q2 2025. Unlike the sharp decline in Notices of Sale, the increase in lender purchases indicates continued movement of previously distressed properties into lender ownership.

1. REO activity remained highly concentrated geographically.
    - Baltimore City recorded the most lender purchases with 88, representing 24.0% of the statewide total, followed closely by Prince George's County with 80 (21.8%) and Baltimore County with 48 (13.1%). Together, these three jurisdictions accounted for 58.9% of all Lender purchases statewide.
    - Anne Arundel (22) and Charles (20) brought the top-five share to approximately 70%.
2. REO trends varied across jurisdictions.
    - Among the major contributors, Baltimore County increased 29.7% from Q1 and 20.0% year-over-year, while Prince George's County rose 9.6% quarterly and 70.2% annually.
    - Charles County also experienced a notable increase, reaching 20 lender purchases - up 81.8% from Q1 and 300% from Q2 2025, although from a relatively small prior-year base.
    - Baltimore City remained the largest contributor despite a modest 3.3% quarterly decline.

Table 5: Lender Purchases of Foreclosed Properties – 2026 Q2

Jurisdiction	2026 Q2 Purchases	2026 Q2 % of Total	% Change from 2026 Q1	% Change from 2025 Q2
Allegany	9	2.5%	12.5%	-18.2%
Anne Arundel	22	6.0%	-4.3%	10.0%
Baltimore	48	13.1%	29.7%	20.0%
Baltimore City	88	24.0%	-3.3%	4.8%
Calvert	5	1.4%	0.0%	66.7%
Caroline	6	1.6%	20.0%	100.0%
Carroll	5	1.4%	-28.6%	25.0%
Cecil	9	2.5%	50.0%	50.0%
Charles	20	5.4%	81.8%	300.0%
Dorchester	6	1.6%	0.0%	200.0%
Frederick	7	1.9%	0.0%	133.3%
Garrett	2	0.5%	0.0%	-33.3%
Harford	6	1.6%	0.0%	-14.3%
Howard	4	1.1%	300.0%	33.3%
Kent	2	0.5%	0.0%	-33.3%
Montgomery	15	4.1%	25.0%	50.0%
Prince George's	80	21.8%	9.6%	70.2%
Queen Anne's	2	0.5%	0.0%	-50.0%
Somerset	3	0.8%	0.0%	50.0%
St. Mary's	8	2.2%	33.3%	-11.1%
Talbot	0	0.0%	-100.0%	n/a
Washington	8	2.2%	14.3%	33.3%
Wicomico	7	1.9%	133.3%	16.7%
Worcester	5	1.4%	25.0%	66.7%
Maryland	***367***	***100.0%***	***11.6%***	***29.2%***

Source: Cotality (formerly CoreLogic) Data and DHCD, Office of Research and Compliance

Lender purchases are moving in the opposite direction from Notices of Sale, increasing both quarterly and annually despite the substantial contraction in sale notices. The concentration of nearly six in ten lender purchases in Baltimore City, Prince George's County, and Baltimore County, together with strong growth in several jurisdictions, indicates that later-stage foreclosure outcomes remain elevated even as the current foreclosure pipeline exhibits significant differences across stages.