



FORECLOSURE HOT SPOTS IN MARYLAND

FIRST QUARTER 2023

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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FORECLOSURE HOT SPOTS

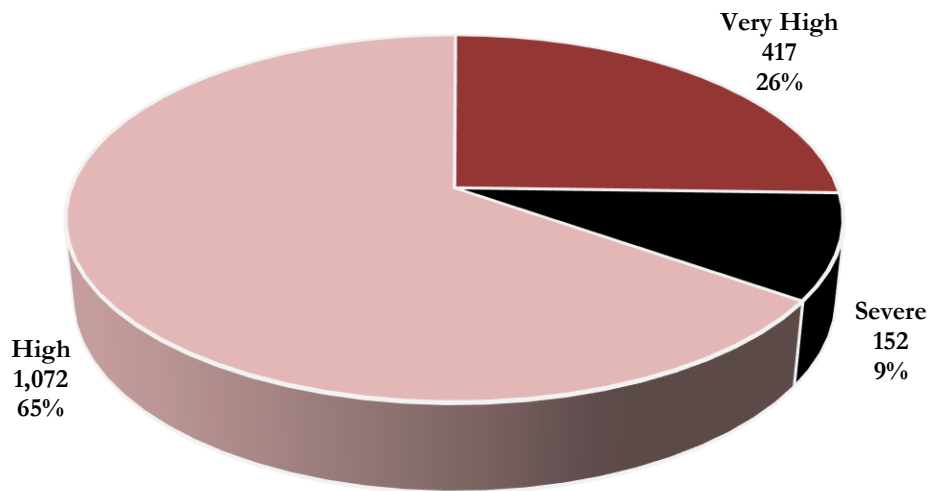
A foreclosure *hot spot* is defined as a community that has had more than 10 foreclosure events in a given quarter and has recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a *foreclosure index*. The index measures the extent to which a community's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

For instance, the Brandywine community in Prince George's County (ZIP Code 20613) recorded a total of 16 foreclosure events in the first quarter, resulting in a foreclosure rate of 205 homeowner households per foreclosure and a corresponding foreclosure index of 260. As a result, the foreclosure concentration in Brandywine is 160 percent above the state average index of 100.

Overall, a total of 1,641 foreclosure events—accounting for 58.5 percent of all foreclosures in the first quarter—occurred in 71 hot spot communities across Maryland.

These communities recorded an average foreclosure rate of 313 homeowner households per foreclosure and an average foreclosure index of 170. Hot Spots communities are further grouped into three broad categories: “high,” “very high,” and “severe” (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
FIRST QUARTER 2023



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

FORECLOSURE HOT SPOT CATEGORIES

- *High* foreclosure communities post foreclosure indices that fall between 100 and 200. There were 1,072 high foreclosure events recorded across 51 communities, representing 71.8 percent of foreclosures across all hot spots and 9.8 percent of foreclosures statewide (Table 1, Chart 2). These communities had an average foreclosure rate of 380 and an average foreclosure index of 140.
- The *very high* group includes jurisdictions that post foreclosure indices between 200 and 300. Locations with a very high foreclosure recorded 417 events in 17 communities, representing 23.9 percent of foreclosures across all hot spots and 3.3 percent of foreclosures statewide (Table 1, Chart 2). These communities had an average foreclosure rate of 217 and an average foreclosure index of 245.
- The *severe* foreclosure group consists of communities with foreclosure indices above 300. Three severe foreclosure communities recorded 152 foreclosure events, representing 4.2 percent of foreclosures across all hot spots and less than one percent of foreclosures in Maryland. (Table 1, Chart 2). Severe foreclosures had an average rate of 103 and an average index of 515.

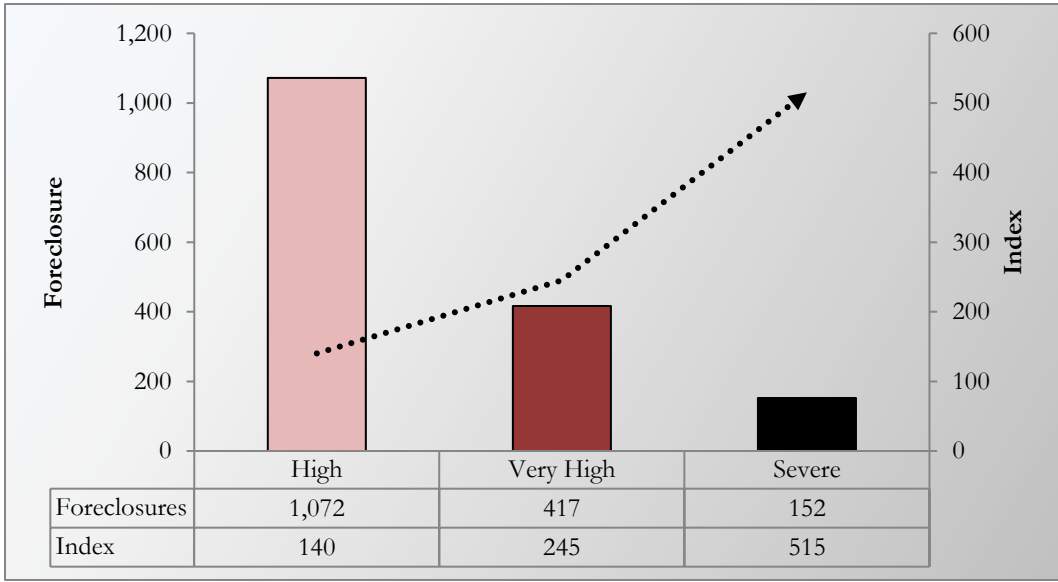
Characteristics of Foreclosure Hot Spots in Maryland

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

Category	High	Very High	Severe	<i>All Hot Spots Communities</i>
Number of Communities	51	17	3	71
% of <i>Hot Spots</i> Communities	71.8%	23.9%	4.2%	100.0%
% of <i>All</i> Communities	9.8%	3.3%	0.6%	13.7%
Foreclosures	1,072	417	152	1,641
% of <i>Hot Spots</i> Communities	65.3%	25.4%	9.3%	100.0%
% of <i>All</i> Communities	38.2%	14.8%	5.4%	58.5%
Average Foreclosure Rate	380	217	103	313
Average Foreclosure Index	140	245	515	170
Number of Households	407,449	90,564	15,745	513,757
% of <i>Hot Spots</i> Communities	79.3%	17.6%	3.1%	100.0%
% of <i>All</i> Communities	27.3%	6.1%	1.1%	34.4%

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

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



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

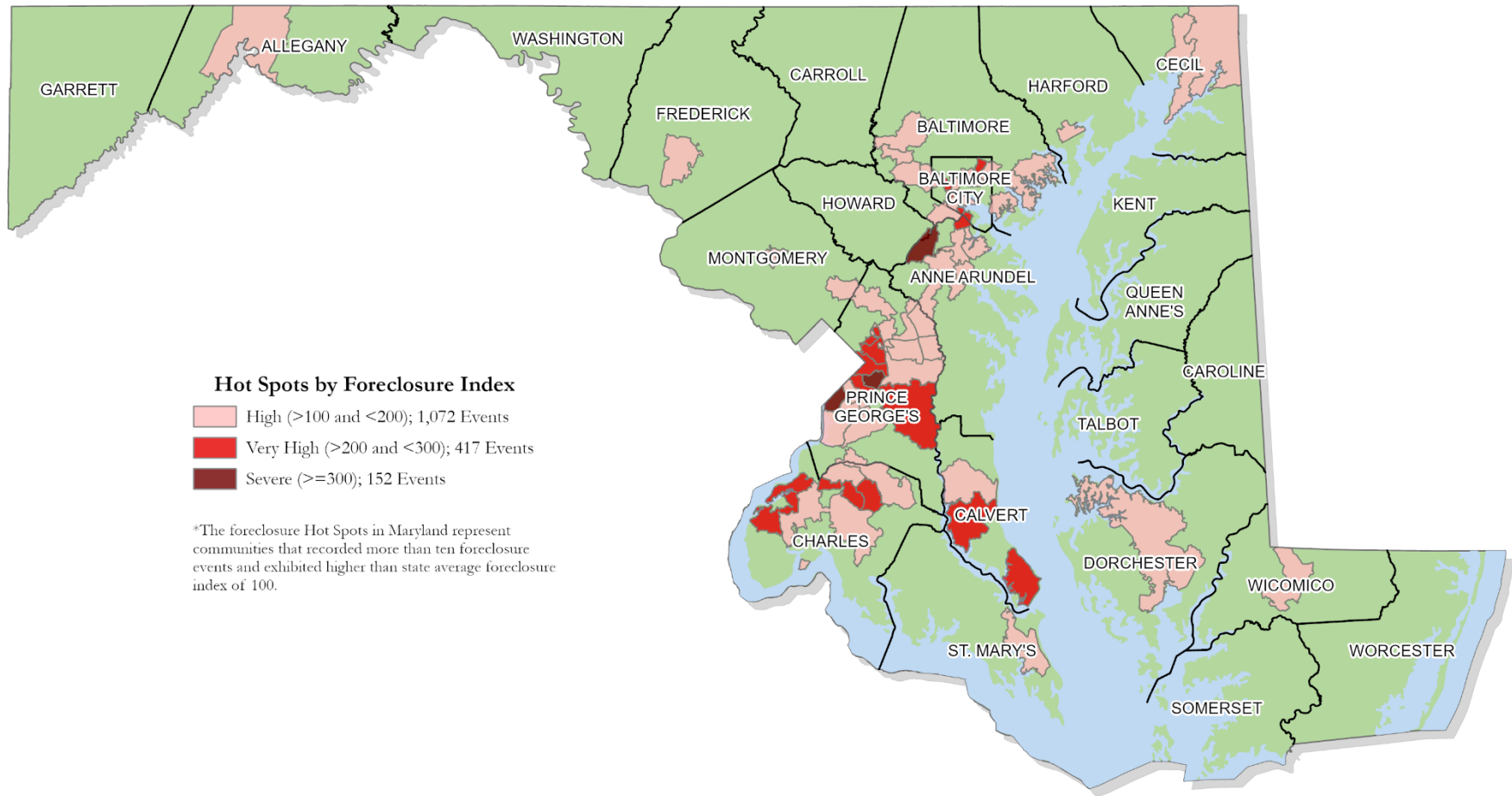
Table 2. Foreclosure Hot Spots
First Quarter 2023

Jurisdiction	ZIP	Foreclosures		Rate	Index	Households
	Codes	Events	Percent			
High Foreclosures						
Allegany	1	25	2.4%	486	110	12,147
Anne Arundel	5	110	10.4%	379	138	41,674
Baltimore	9	234	22.1%	352	152	82,420
Baltimore City	9	200	18.9%	343	160	68,511
Calvert	1	12	1.1%	373	143	4,471
Cecil	2	36	3.4%	456	129	16,406
Charles	3	47	4.4%	385	137	18,132
Dorchester	1	14	1.3%	337	158	4,719
Frederick	1	16	1.5%	514	104	8,225
Harford	2	33	3.1%	344	152	11,218
Montgomery	2	34	3.2%	506	105	17,100
Prince George's	12	273	25.8%	381	138	104,231
St. Mary's	2	25	2.4%	448	120	11,281
Wicomico	1	13	1.2%	532	100	6,913
Maryland	51	1,072	100.0%	380	140	407,449
Very High Foreclosures						
Anne Arundel	1	19	4.6%	215	248	4,160
Baltimore City	4	89	21.3%	228	238	20,166
Calvert	2	43	10.3%	208	256	8,929
Charles	3	46	11.0%	246	222	11,320
Prince George's	7	220	52.7%	209	251	45,989
Maryland	17	417	100.0%	217	245	90,564
Severe Foreclosures						
Anne Arundel	1	77	50.7%	38	1399	2,943
Prince George's	2	75	49.3%	171	315	12,802
Maryland	3	152	100.0%	103	515	15,745

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

Foreclosure Hot Spots in Maryland

First Quarter 2023



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

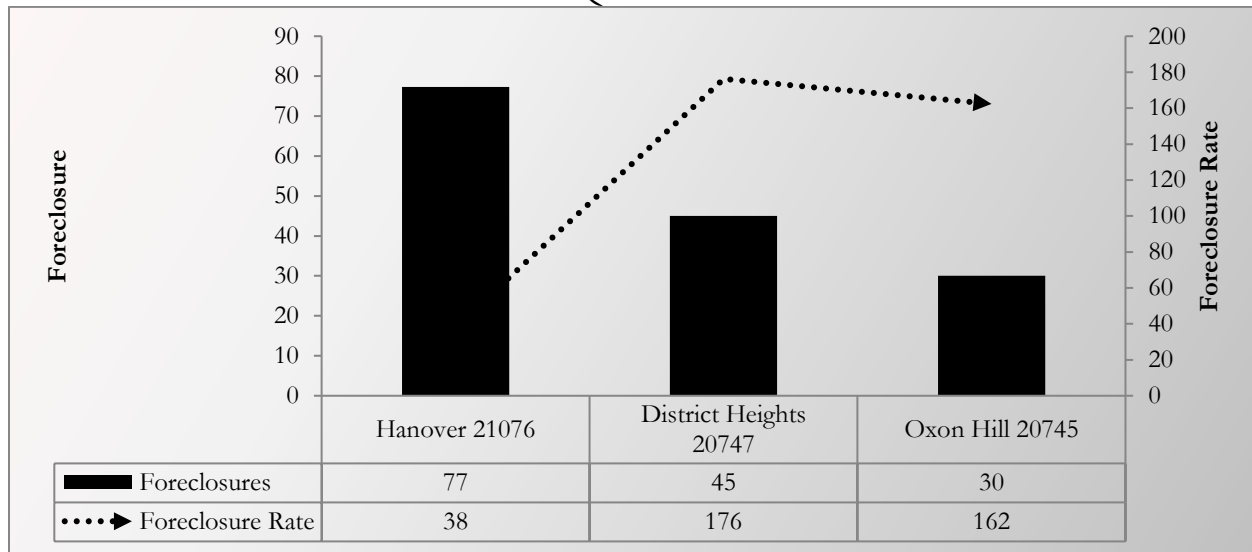
SEVERE FORECLOSURE HOT SPOTS

The *severe* group includes jurisdictions that posted foreclosure indices above 300. Two jurisdictions with severe foreclosure notices recorded 152 events across three communities, representing 4.2 percent of foreclosures across all hot spots and less than one percent of foreclosures statewide. These communities had an average foreclosure rate of 103 and an average foreclosure index of 515 (Table 3).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	77	50.7%	38	1,399	2,943
Prince George's	75	49.3%	171	315	12,802
Maryland	152	100.0%	103	515	15,745

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



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

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

Jurisdiction	ZIP Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21076	Hanover	77	38	1,399
Prince George's	20745	Oxon Hill	30	162	328
Prince George's	20747	District Heights	45	176	302
All Communities			152	103	515

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

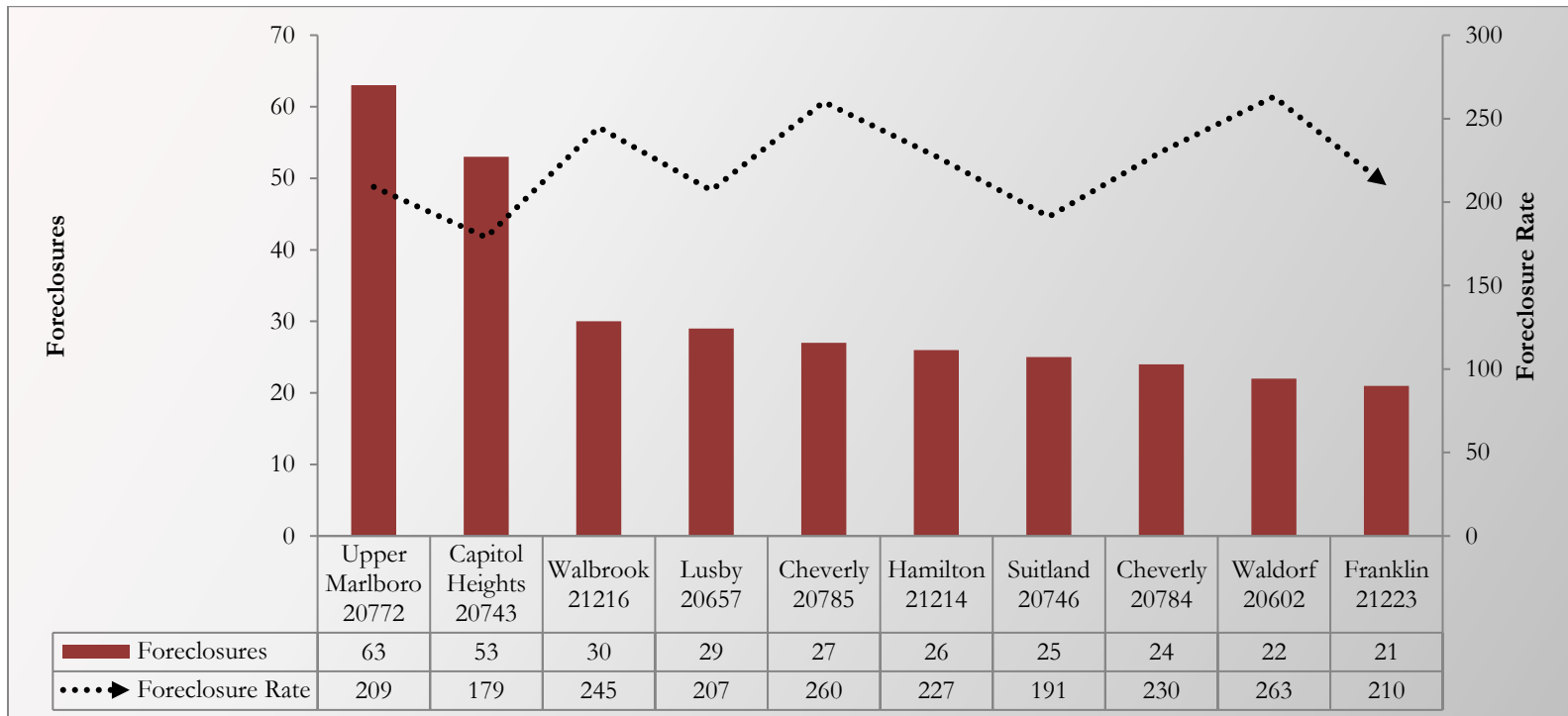
VERY HIGH FORECLOSURE HOT SPOTS

The *very high* group includes jurisdictions that posted foreclosure indices between 200 and 300. Five jurisdictions with very high foreclosure notices recorded 417 events in 17 communities, representing 23.9 percent of foreclosures across all hot spots and 3.3 percent of foreclosures statewide. This community had an average foreclosure rate of 217 and an average foreclosure index of 245 (Table 5).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	19	4.6%	215	248	4,160
Baltimore City	89	21.3%	228	238	20,166
Calvert	43	10.3%	208	256	8,929
Charles	46	11.0%	246	222	11,320
Prince George's	220	52.7%	209	251	45,989
Maryland	417	100.0%	217	245	90,564

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



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

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

Jurisdiction	ZIP Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	19	215	248
Baltimore City	21216	Walbrook	30	245	218
Baltimore City	21214	Hamilton	26	227	234
Baltimore City	21223	Franklin	21	210	254
Baltimore City	21225	Brooklyn	12	215	248
Calvert	20657	Lusby	29	207	257
Calvert	20678	Prince Frederick	14	209	255
Charles	20602	Waldorf	22	263	203
Charles	20695	White Plains	12	232	229
Charles	20640	Indian Head	12	229	233
Prince George's	20772	Upper Marlboro	63	209	255
Prince George's	20743	Capitol Heights	53	179	298
Prince George's	20785	Cheverly	27	260	205
Prince George's	20746	Suitland	25	191	279
Prince George's	20784	Cheverly	24	230	232
Prince George's	20613	Brandywine	16	205	260
Prince George's	20607	Accokeek	12	235	227
All Communities			417	217	245

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

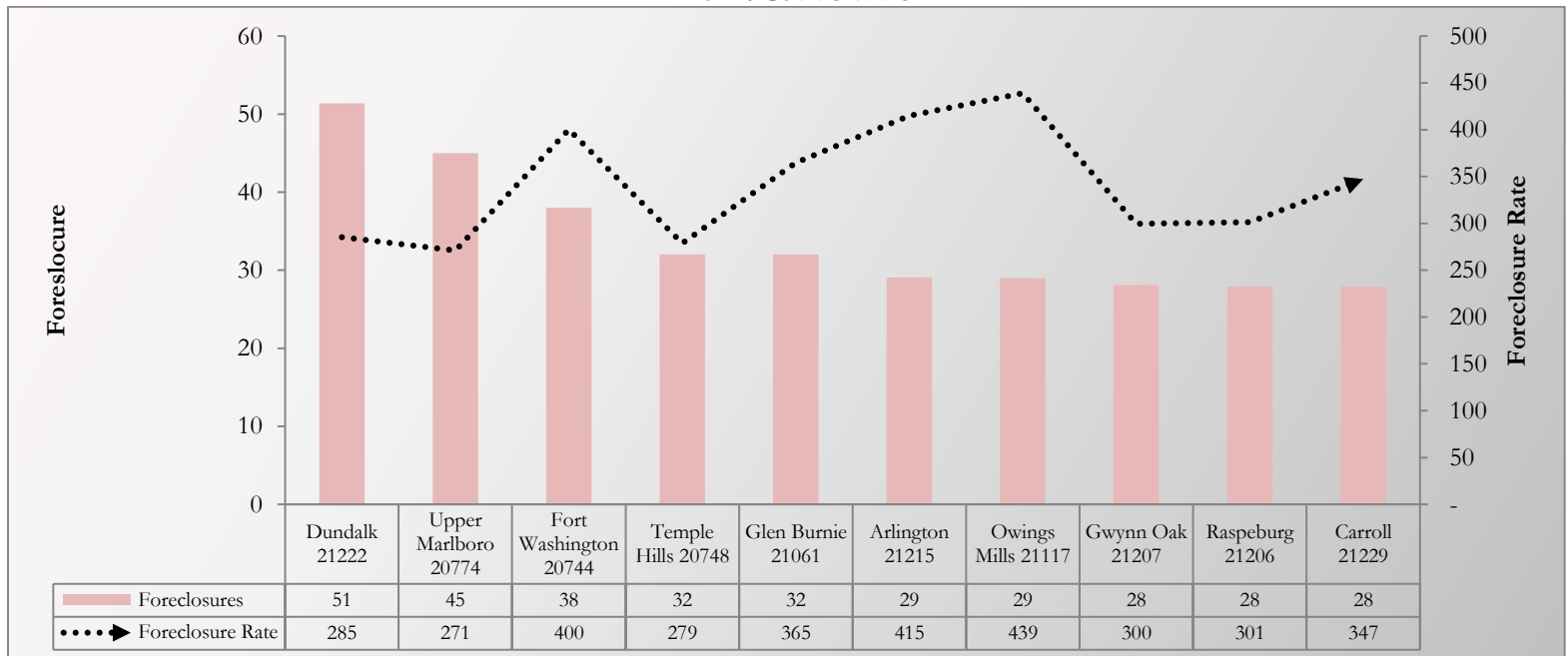
HIGH FORECLOSURE HOT SPOTS

The *high* group includes jurisdictions that posted foreclosure indices between 100 and 200. The largest percentage of hot spots occurred in 14 jurisdictions with high foreclosure notices recording 1,072 events in 51 communities, representing 71.8 percent of foreclosures across all hot spots and 9.8 percent of foreclosures statewide. These communities had an average foreclosure rate of 380 and an average foreclosure index of 140 (Table 7).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Allegany	25	2.3%	486	110	12,147
Anne Arundel	110	10.3%	379	138	41,674
Baltimore	234	21.8%	352	152	82,420
Baltimore City	200	18.7%	343	160	68,511
Calvert	12	1.1%	373	143	4,471
Cecil	36	3.4%	456	129	16,406
Charles	47	4.4%	385	137	18,132
Dorchester	14	1.3%	337	158	4,719
Frederick	16	1.5%	514	104	8,225
Harford	33	3.0%	344	152	11,218
Montgomery	34	3.2%	506	105	17,100
Prince George's	273	25.5%	381	138	104,231
St. Mary's	25	2.4%	448	120	11,281
Wicomico	13	1.2%	532	100	6,913
Maryland	1,072	100.0%	380	140	407,449

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



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

**TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2023**

Jurisdiction	ZIP Code	P.O. Name	Foreclosures	Rate	Index
Allegany	21502	Cumberland	25	486	110
Anne Arundel	21060	Glen Burnie	25	316	169
Anne Arundel	21061	Glen Burnie	32	365	146
Anne Arundel	21144	Severn	21	381	140
Anne Arundel	21113	Odenton	21	416	128
Anne Arundel	21108	Millersville	11	488	109
Baltimore	21222	Dundalk	51	285	187
Baltimore	21207	Gwynn Oak	28	300	178
Baltimore	21206	Raspeburg	13	301	177
Baltimore	21133	Randallstown	23	328	162
Baltimore	21244	Windsor Mill	19	363	147
Baltimore	21220	Middle River	27	366	146
Baltimore	21227	Halethorpe	20	410	130
Baltimore	21221	Essex	23	435	122
Baltimore	21117	Owings Mills	29	439	121
Baltimore City	21217	Druid	17	280	190
Baltimore City	21207	Gwynn Oak	11	300	178
Baltimore City	21206	Raspeburg	28	301	177
Baltimore City	21239	Northwood	16	324	164
Baltimore City	21218	Waverly	27	334	160
Baltimore City	21229	Carroll	28	347	153
Baltimore City	21213	Clifton	22	352	151
Baltimore City	21230	Morrell Park	22	377	141
Baltimore City	21215	Arlington	29	415	128
Calvert	20639	Huntingtown	12	373	143
Cecil	21901	North East	13	340	157
Cecil	21921	Elkton	23	521	102
Charles	20603	Waldorf	19	343	155
Charles	20601	Waldorf	16	373	143
Charles	20646	La Plata	12	468	114
Dorchester	21613	Cambridge	14	337	158
Frederick	21703	Frederick	16	514	104
Harford	21040	Edgewood	21	299	178
Harford	21085	Joppa	12	424	126
Montgomery	20904	Colesville	23	498	107
Montgomery	20877	Montgomery Village	11	520	102
Prince George's	20774	Upper Marlboro	45	271	197
Prince George's	20748	Temple Hills	32	279	191
Prince George's	20707	Laurel	19	363	147
Prince George's	20716	Mitchellville	16	378	141
Prince George's	20705	Beltsville	13	382	140
Prince George's	20720	Bowie	16	387	138
Prince George's	20744	Fort Washington	38	400	133

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**TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2023**

Jurisdiction	ZIP Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20706	Lanham	22	422	126
Prince George's	20735	Clinton	24	455	117
Prince George's	20721	Mitchellville	18	457	117
Prince George's	20783	Adelphi	14	499	107
Prince George's	20715	Bowie	16	519	103
St. Mary's	20653	Lexington Park	11	428	125
St. Mary's	20659	Mechanicsville	14	463	115
Wicomico	21801	Salisbury	13	532	100
All Communities			1,072	380	140

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