



FORECLOSURE HOT SPOTS IN MARYLAND

FIRST QUARTER 2019

MARCH 2019

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

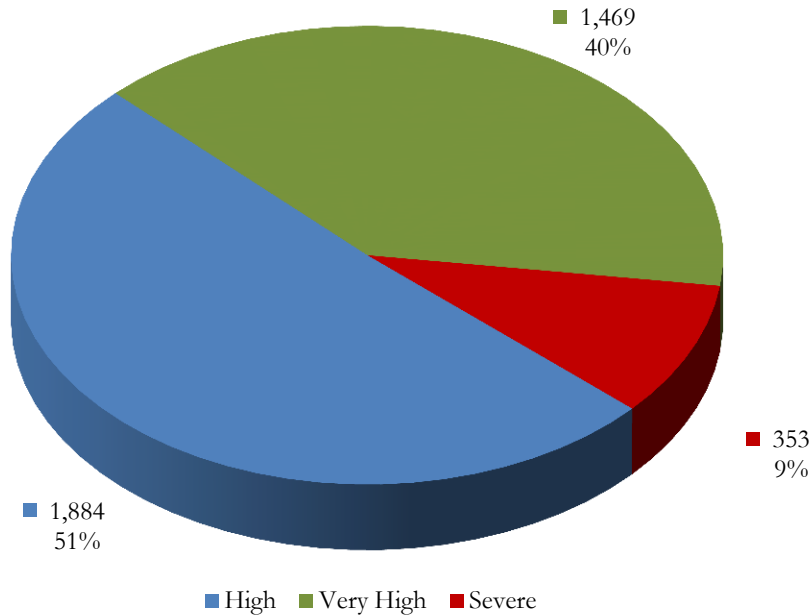
A foreclosure *hot spot* is defined as a community that had more than 10 foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's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

- For example, the Capitol Heights community in Prince George's (zip code 20743) recorded a total of 132 foreclosure events in the first quarter, resulting in a foreclosure rate of 72 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 3,707 foreclosure events, accounting for 63.0 percent of all foreclosures in the first quarter, occurred in 89 hot spots communities across Maryland.

These communities recorded an average foreclosure rate of 138 homeowner households per foreclosure and an average foreclosure index of 185. The hot spots communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
FIRST QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

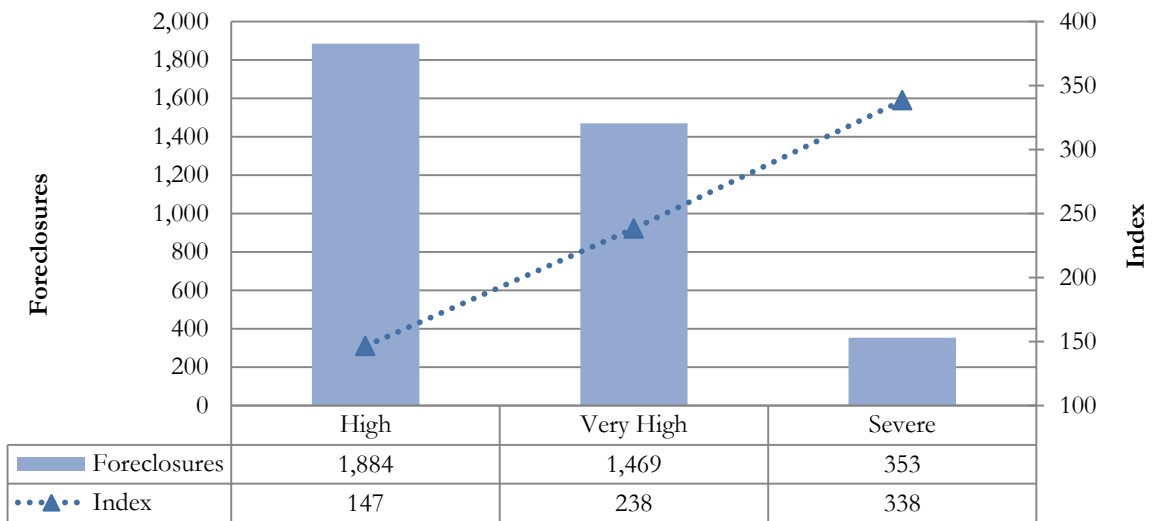
- “High” foreclosure communities post foreclosure indices that fall between 100 and 200. Jurisdictions with “high” foreclosure recorded a total of 1,884 foreclosures in 57 communities, accounting for 50.8 percent of foreclosures in all hot spots and 32.0 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 173 and an average foreclosure index of 147.
- The “very high” group includes jurisdictions that post foreclosure indices between 200 and 300. Locations with a “very high” foreclosure recorded 1,469 events in 26 communities, representing 39.6 percent of foreclosures across all hot spots and 25.0 percent of foreclosures statewide. These communities had an average foreclosure rate of 107 and an average foreclosure index of 238.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 353 foreclosures in six communities, accounting for 9.5 percent of all foreclosures in hot spots communities and 6.0 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 75 and an average foreclosure index of 338.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
FIRST QUARTER 2019

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	57	26	6	89
% of Hot Spots Communities	64.0%	29.2%	6.7%	100%
% of All Communities	11.0%	5.0%	1.2%	17.1%
Foreclosures	1,884	1,469	353	3,707
% of Hot Spots Communities	50.8%	39.6%	9.5%	100%
% of All Communities	32.0%	25.0%	6.0%	63.0%
Average Foreclosure Rate	173	107	75	138
Average Foreclosure Index	147	238	338	185
Number of Households	326,554	156,730	26,539	509,823
% of Hot Spots Communities	64.1%	30.7%	5.2%	100%
% of All Communities	21.8%	10.5%	1.8%	34.1%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

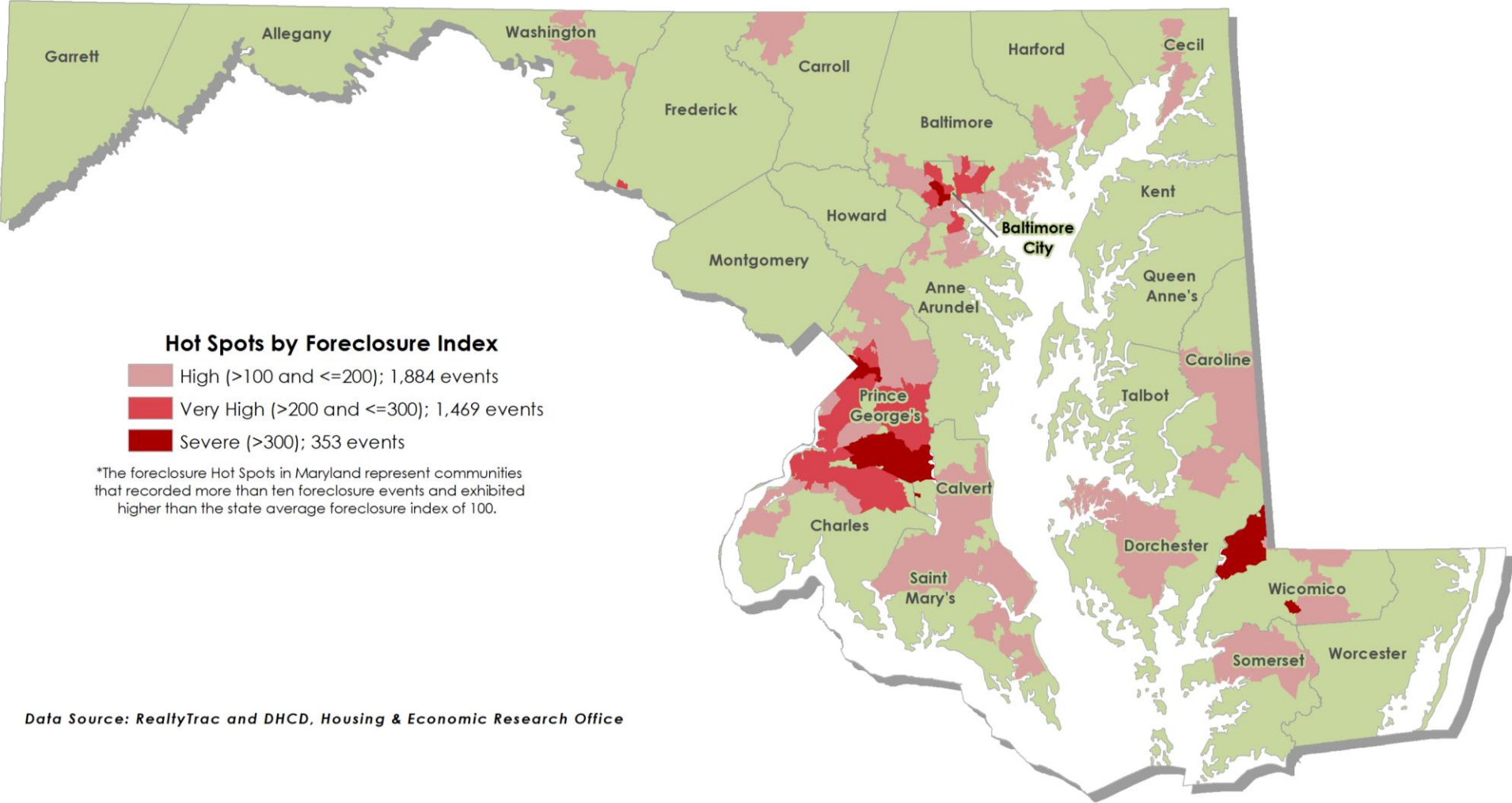
TABLE 2. FORECLOSURE HOT SPOTS
FIRST QUARTER 2019

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Baltimore	1	52	14.6%	76	312	3,956
Baltimore City	2	153	43.3%	77	330	11,758
Prince George's	2	175.48	49.6%	72	351	12,702
Wicomico	2	25	7.1%	83	305	2,079
Maryland	6	353	100%	75	338	26,539
Very High Foreclosures						
Anne Arundel	1	34	2.3%	121	210	4,160
Baltimore	3	67	4.6%	108	235	7,247
Baltimore City	10	626	42.6%	102	249	63,939
Charles	4	177	12.1%	114	223	20,162
Frederick	1	12	0.8%	117	217	1,402
Prince George's	7	553	37.6%	108	235	59,820
Maryland	26	1,469	100%	107	238	156,730
High Foreclosures						
Anne Arundel	4	139	7.4%	193	132	26,823
Baltimore	9	420	22.3%	174	146	73,021
Baltimore City	5	182	9.6%	178	143	32,236
Calvert	5	98	5.2%	190	134	18,634
Caroline	2	24	1.3%	174	146	4,176
Carroll	1	11	0.6%	232	110	2,632
Cecil	1	22	1.2%	201	126	4,421
Charles	2	33	1.8%	168	152	5,531
Dorchester	2	31	1.6%	208	122	6,438
Harford	4	96	5.1%	196	130	18,874
Prince George's	15	632	33.6%	148	172	93,258
Somerset	1	11	0.6%	185	138	2,031
St. Mary's	3	63	3.4%	222	114	14,068
Washington	1	73	3.9%	187	135	13,686
Wicomico	2	49	2.6%	220	115	10,724
Maryland	57	1,884	100%	173	147	326,554

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

First Quarter 2019



SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. During the first quarter, six communities in Baltimore City, Prince George’s County, and Wicomico County reported “severe” foreclosure concentrations. These communities reported a total of 353 foreclosure events, accounting for 9.5 percent of all foreclosures in hot spots communities and 6.0 percent of all foreclosures statewide (Table 3).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	153	43.3%	77	330	11,758
Prince George's	175	49.6%	72	351	12,702
Wicomico	25	7.1%	83	305	2,079
Maryland	353	100%	75	338	26,539

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21223	Franklin	63	70	363
Baltimore City	21216	Walbrook	90	82	311
Prince George's	20743	Capitol Heights	132	72	354
Prince George's	20613	Brandywine	43	74	343
Wicomico	21826	Fruitland	14	83	305
Wicomico	21837	Mardela Springs	11	83	305
All Communities			353	75	338

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

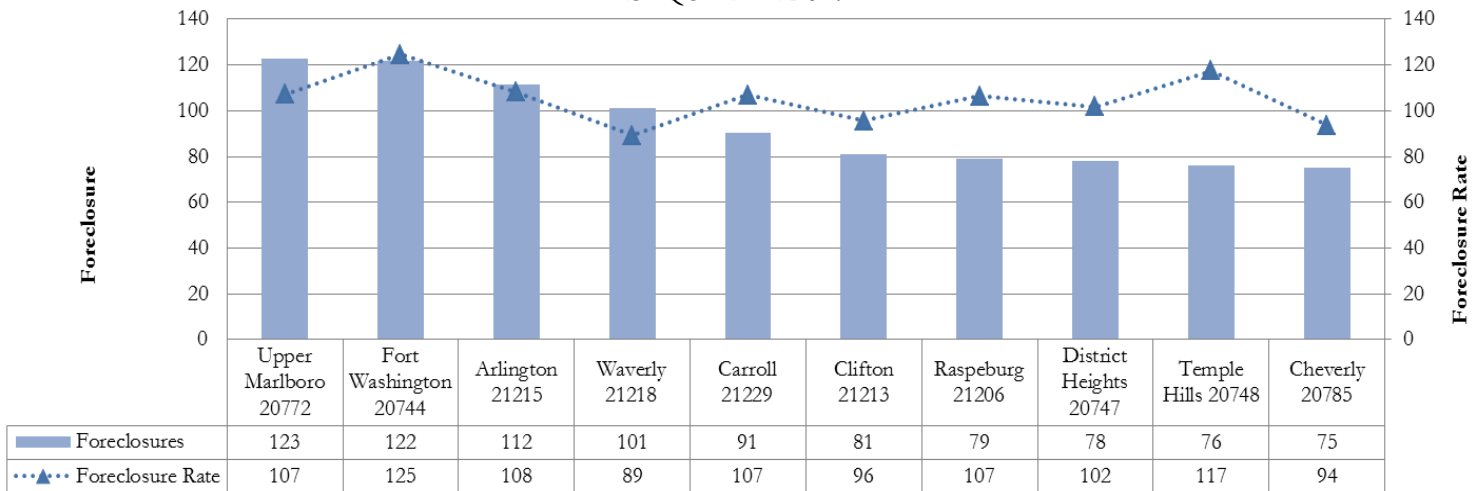
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,469 events in 26 communities, representing 39.6 percent of foreclosures across all hot spots and 25.0 percent of foreclosures statewide. These communities had an average foreclosure rate of 107 and an average foreclosure index of 238 (Table 5).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	34	2.3%	121	210	4,160
Baltimore	67	4.6%	108	235	7,247
Baltimore City	626	42.6%	102	249	63,939
Charles	177	12.1%	114	223	20,162
Frederick	12	0.8%	117	217	1,402
Prince George's	553	37.6%	108	235	59,820
Maryland	1,469	100%	107	238	156,730

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	34	121	210
Baltimore	21206	Raspeburg	37	107	238
Baltimore	21239	Northwood	16	113	225
Baltimore	21229	Carroll	13	107	238
Baltimore City	21215	Arlington	112	108	235
Baltimore City	21218	Waverly	101	89	285
Baltimore City	21229	Carroll	91	107	238
Baltimore City	21213	Clifton	81	96	266
Baltimore City	21206	Raspeburg	79	107	238
Baltimore City	21217	Druid	55	87	293
Baltimore City	21239	Northwood	47	113	225
Baltimore City	21205	Clifton East End	26	117	218
Baltimore City	21225	Brooklyn	21	121	210
Baltimore City	21202	Baltimore	15	98	260
Charles	20603	Waldorf	61	107	237
Charles	20602	Waldorf	50	116	219
Charles	20601	Waldorf	48	124	204
Charles	20616	Bryans Road	18	103	246
Frederick	21716	Brunswick	12	117	217
Prince George's	20772	Upper Marlboro	123	107	237
Prince George's	20744	Fort Washington	122	125	204
Prince George's	20747	District Heights	78	102	250
Prince George's	20748	Temple Hills	76	117	216
Prince George's	20785	Cheverly	75	94	271
Prince George's	20746	Suitland	52	92	276
Prince George's	20607	Accokeek	27	104	243
All Communities			1,469	107	238

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

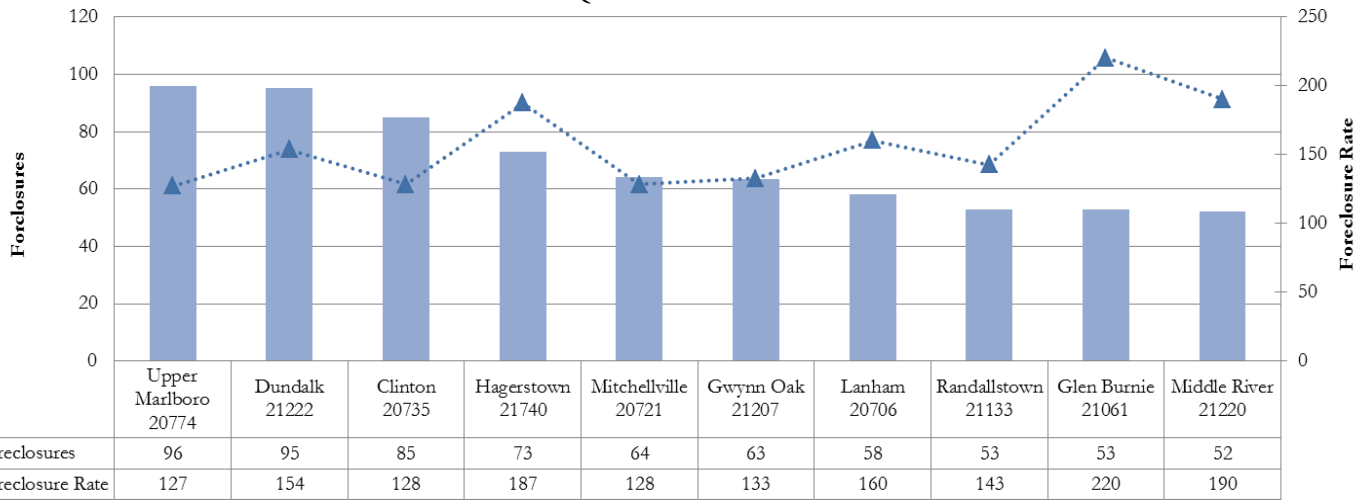
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,884 foreclosures in 57 communities, accounting for 50.8 percent of foreclosures in all hot spots and 32.0 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 173 and an average foreclosure index of 147 (Table 7).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	139	7.4%	193	132	26,823
Baltimore	420	22.3%	174	146	73,021
Baltimore City	182	9.6%	178	143	32,236
Calvert	98	5.2%	190	134	18,634
Caroline	24	1.3%	174	146	4,176
Carroll	11	0.6%	232	110	2,632
Cecil	22	1.2%	201	126	4,421
Charles	33	1.8%	168	152	5,531
Dorchester	31	1.6%	208	122	6,438
Harford	96	5.1%	196	130	18,874
Prince George's	632	33.6%	148	172	93,258
Somerset	11	0.6%	185	138	2,031
St. Mary's	63	3.4%	222	114	14,068
Washington	73	3.9%	187	135	13,686
Wicomico	49	2.6%	220	115	10,724
Maryland	1,884	100%	173	147	326,554

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21060	Glen Burnie	48	165	154
Anne Arundel	21076	Hanover	17	174	146
Anne Arundel	20724	Laurel	21	205	124
Anne Arundel	21061	Glen Burnie	53	220	115
Baltimore	21207	Gwynn Oak	63	133	191
Baltimore	21133	Randallstown	53	143	178
Baltimore	21222	Dundalk	95	154	165
Baltimore	21244	Windsor Mill	44	157	162
Baltimore	21220	Middle River	52	190	134
Baltimore	21221	Essex	46	218	117
Baltimore	21212	Govans	17	232	110
Baltimore	21224	Highlandtown	15	237	107
Baltimore	21227	Halethorpe	35	239	106
Baltimore City	21207	Gwynn Oak	25	133	191
Baltimore City	21214	Hamilton	44	134	189
Baltimore City	21230	Morrell Park	50	166	153
Baltimore City	21212	Govans	23	232	110
Baltimore City	21224	Highlandtown	39	237	107
Calvert	20657	Lusby	38	158	161
Calvert	20685	Saint Leonard	13	164	155
Calvert	20678	Prince Frederick	15	195	130
Calvert	20732	Chesapeake Beach	14	221	115
Calvert	20639	Huntingtown	18	248	102
Caroline	21632	Federalsburg	11	130	195
Caroline	21629	Denton	13	211	120
Carroll	21787	Taneytown	11	232	110
Cecil	21901	North East	22	201	126
Charles	20695	White Plains	21	133	191
Charles	20640	Indian Head	12	229	111
Dorchester	21643	Hurlock	11	156	163
Dorchester	21613	Cambridge	20	236	108
Harford	21017	Belcamp	13	130	195
Harford	21040	Edgewood	36	175	145
Harford	21001	Aberdeen	26	229	111
Harford	21085	Joppa	21	231	110
Prince George's	20774	Upper Marlboro	96	127	200
Prince George's	20735	Clinton	85	128	198
Prince George's	20721	Mitchellville	64	128	198
Prince George's	20745	Oxon Hill	37	132	193
Prince George's	20720	Bowie	47	132	193
Prince George's	20707	Laurel	50	139	182
Prince George's	20705	Beltsville	35	142	179
Prince George's	20706	Lanham	58	160	159
Prince George's	20716	Mitchellville	37	163	156
Prince George's	20769	Glenn Dale	11	166	153
Prince George's	20737	Riverdale	18	175	145

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20708	Laurel	22	178	143
Prince George's	20770	Greenbelt	24	184	138
Prince George's	20784	Cheverly	29	190	133
Prince George's	20782	West Hyattsville	19	250	102
Somerset	21853	Princess Anne	11	185	138
St. Mary's	20619	California	15	186	137
St. Mary's	20659	Mechanicsville	29	224	113
St. Mary's	20653	Lexington Park	19	248	103
Washington	21740	Hagerstown	73	187	135
Wicomico	21875	Delmar	12	145	175
Wicomico	21804	Salisbury	37	245	104
All Communities			1,884	173	147

Source: RealtyTrac and DHCD, Housing and Economic Research Office