



FORECLOSURE HOT SPOTS IN MARYLAND

FOURTH QUARTER 2019

DECEMBER 2019

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

7800 HARKINS ROAD

LANHAM, MD 20706

WWW.DHCD.MARYLAND.GOV

LARRY HOGAN, GOVERNOR
BOYD K. RUTHERFORD, LT. GOVERNOR
KENNETH C. HOLT, SECRETARY



FORECLOSURE HOT SPOTS

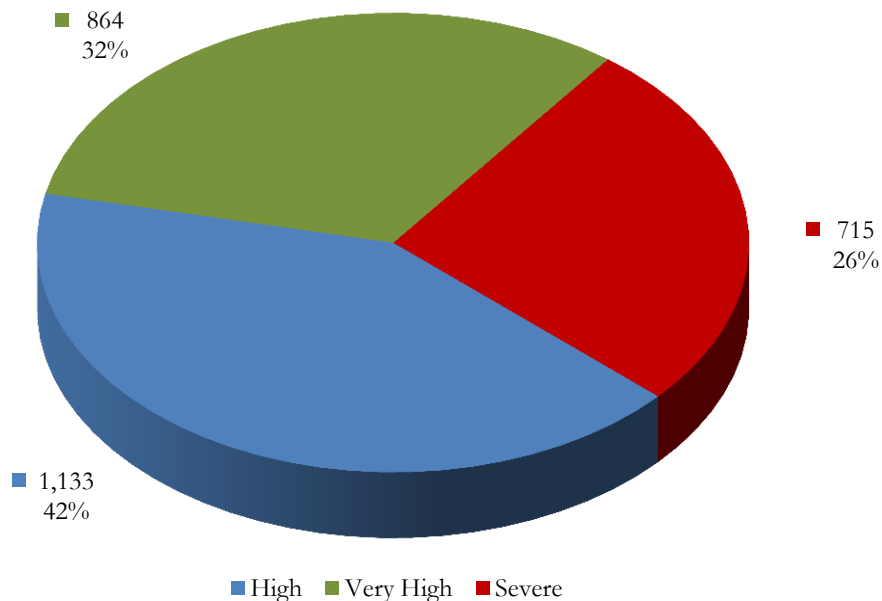
A foreclosure *hot spot* is defined as a community that had more than 10 foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's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

- For example, the Upper Marlboro community in Prince George's County (zip code 20774) recorded a total of 74 foreclosure events in the fourth quarter, resulting in a foreclosure rate of 165 homeowner households per foreclosure and a corresponding foreclosure index of 202. As a result, the foreclosure concentration in Upper Marlboro is 102 percent above the state average index of 100.

Overall, a total of 2,711 foreclosure events, accounting for 60.5 percent of all foreclosures in the fourth quarter, occurred in 69 hot spots communities across Maryland.

These communities recorded an average foreclosure rate of 168 homeowner households per foreclosure and an average foreclosure index of 198. Hot spots communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
FOURTH QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

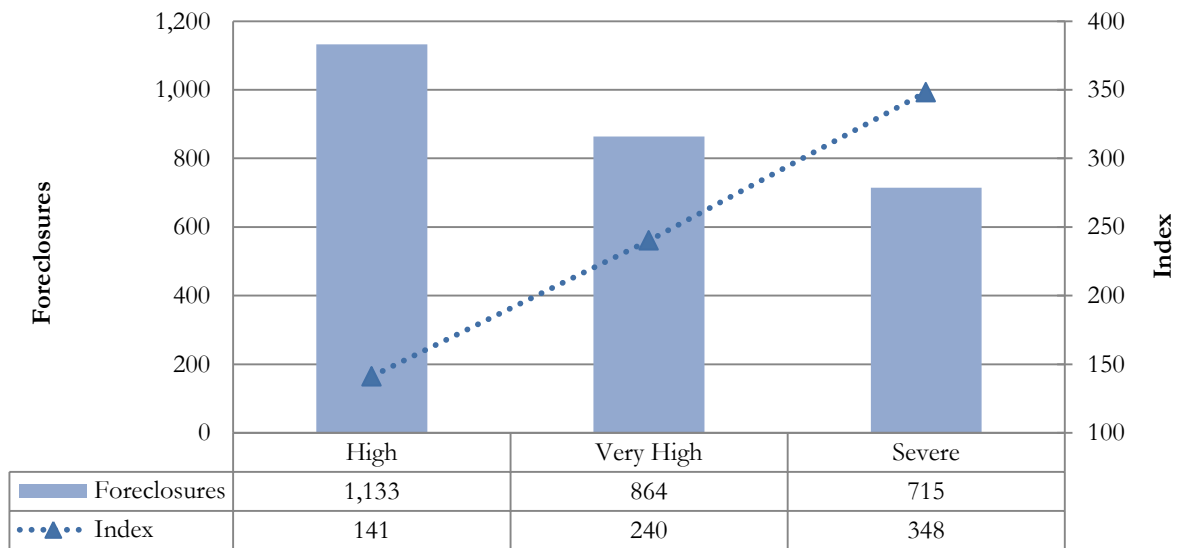
- *High* foreclosure communities post foreclosure indices that fall between 100 and 200. Jurisdictions with high foreclosure recorded a total of 1,133 foreclosures in 39 communities, accounting for 41.8 percent of foreclosures in all hot spots and 25.3 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 236 and an average foreclosure index of 141.
- The *very high* group includes jurisdictions that post foreclosure indices between 200 and 300. Locations with a very high foreclosure recorded 864 events in 19 communities, representing 31.9 percent of foreclosures across all hot spots and 19.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 139 and an average foreclosure index of 240.
- The *severe* foreclosure group consists of communities with foreclosure indices above 300. A total of 715 foreclosures in 11 communities accounted for 26.4 percent of all foreclosures in hot spots communities and 15.9 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 96 and an average foreclosure index of 348.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
FOURTH QUARTER 2019

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	39	19	11	69
% of Hot Spots Communities	56.5%	27.5%	15.9%	100.0%
% of All Communities	7.5%	3.7%	2.1%	13.3%
Foreclosures	1,133	864	715	2,711
% of Hot Spots Communities	41.8%	31.9%	26.4%	100.0%
% of All Communities	25.3%	19.3%	15.9%	60.5%
Average Foreclosure Rate	236	139	96	168
Average Foreclosure Index	141	240	348	198
Number of Households	267,558	119,909	68,457	455,924
% of Hot Spots Communities	58.7%	26.3%	15.0%	100.0%
% of All Communities	17.9%	8.0%	4.6%	30.5%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

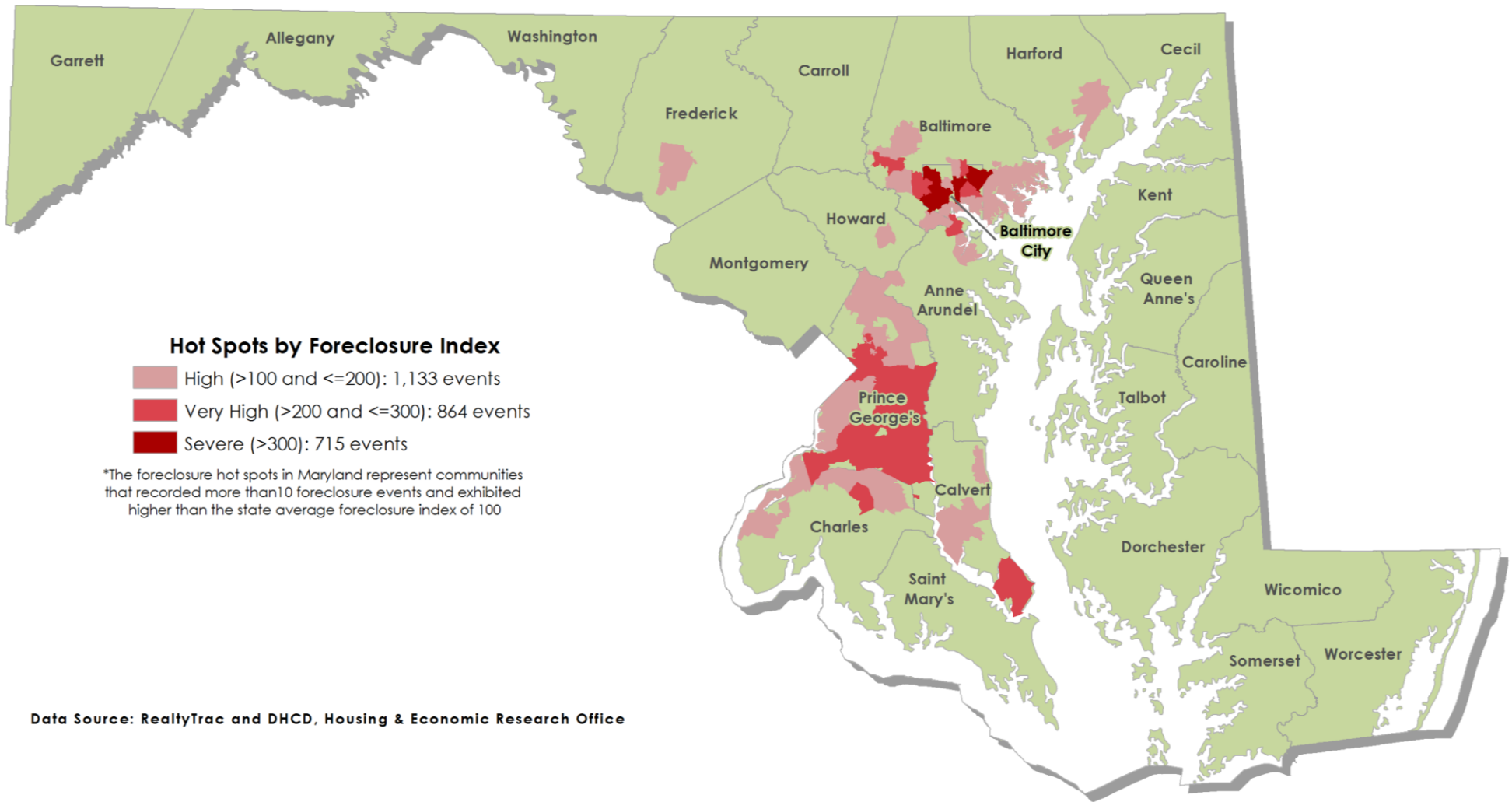
TABLE 2. FORECLOSURE HOT SPOTS
FOURTH QUARTER 2019

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Baltimore	2	51	7.2%	105	318	5,391
Baltimore City	9	664	92.8%	95	351	63,066
Maryland	11	715	100.0%	96	348	68,457
Very High Foreclosures						
Anne Arundel	1	32	3.7%	131	255	4,160
Baltimore	3	136	15.7%	132	254	17,819
Baltimore City	5	181	20.9%	121	276	21,814
Calvert	1	41	4.7%	146	228	6,006
Charles	1	37	4.3%	156	213	5,789
Prince George's	8	438	50.7%	147	227	64,321
Maryland	19	864	100.0%	139	240	119,909
High Foreclosures						
Anne Arundel	2	41	3.6%	298	112	12,210
Baltimore	9	308	27.2%	249	134	76,801
Baltimore City	5	132	11.7%	228	146	30,088
Calvert	2	23	2.0%	262	127	6,021
Charles	4	67	5.9%	255	131	17,117
Frederick	1	28	2.5%	294	114	8,225
Harford	2	47	4.1%	261	128	12,248
Howard	1	34	3.0%	319	105	10,850
Prince George's	13	452	39.9%	208	160	93,998
Maryland	39	1,133	100.0%	236	141	267,558

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

Fourth Quarter 2019



SEVERE FORECLOSURE HOT SPOTS

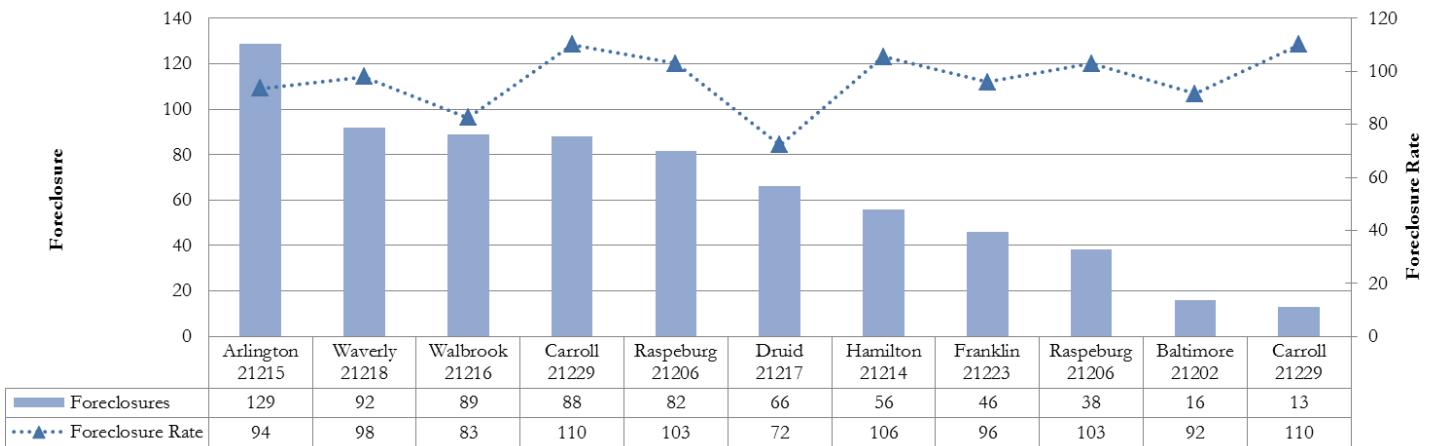
The severe group represents communities in which foreclosure indices exceeded 300. During the fourth quarter, 11 communities reported severe foreclosure concentrations with a total of 715 foreclosure events; this accounted for 26.4 percent of all foreclosures in hot spots communities and 15.9 percent of all foreclosures statewide (Table 3).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	51	7.2%	105	318	5,391
Baltimore City	664	92.8%	95	351	63,066
Maryland	715	100.0%	96	348	68,457

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN TOP 10 SEVERE HOT SPOTS COMMUNITIES
FOURTH QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21206	Raspeburg	38	103	324
Baltimore	21229	Carroll	13	110	303
Baltimore City	21217	Druid	66	72	462
Baltimore City	21216	Walbrook	89	83	404
Baltimore City	21202	Baltimore	16	92	364
Baltimore City	21215	Arlington	129	94	356
Baltimore City	21223	Franklin	46	96	348
Baltimore City	21218	Waverly	92	98	340
Baltimore City	21206	Raspeburg	82	103	324
Baltimore City	21214	Hamilton	56	106	316
Baltimore City	21229	Carroll	88	110	303
All Communities			715	96	348

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

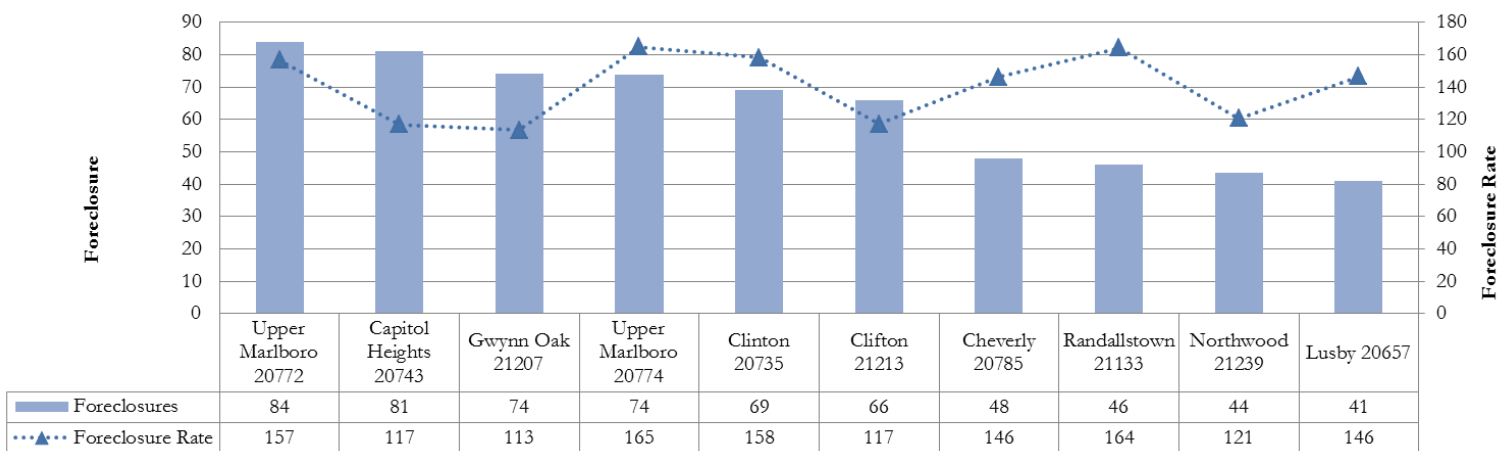
The very high group includes jurisdictions that posted foreclosure indices between 200 and 300. Jurisdictions with very high foreclosure notices recorded 864 events in 19 communities, representing 31.9 percent of foreclosures across all hot spots and 19.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 139 and an average foreclosure index of 240 (Table 5).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	32	3.7%	131	255	4,160
Baltimore	136	15.7%	132	254	17,819
Baltimore City	181	20.9%	121	276	21,814
Calvert	41	4.7%	146	228	6,006
Charles	37	4.3%	156	213	5,789
Prince George's	438	50.7%	147	227	64,321
Maryland	864	100.0%	139	240	119,909

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CHART 4. PROPERTY FORECLOSURES IN TOP 10 VERY HIGH HOT SPOTS COMMUNITIES
FOURTH QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	32	131	255
Baltimore	21207	Gwynn Oak	74	113	294
Baltimore	21133	Randallstown	46	164	203
Baltimore	21239	Northwood	15	121	276
Baltimore City	21213	Clifton	66	117	284
Baltimore City	21239	Northwood	44	121	276
Baltimore City	21207	Gwynn Oak	29	113	294
Baltimore City	21205	Clifton East End	23	132	253
Baltimore City	21225	Brooklyn	19	131	255
Calvert	20657	Lusby	41	146	228
Charles	20602	Waldorf	37	156	213
Prince George's	20772	Upper Marlboro	84	157	213
Prince George's	20743	Capitol Heights	81	117	285
Prince George's	20774	Upper Marlboro	74	165	202
Prince George's	20735	Clinton	69	158	211
Prince George's	20785	Cheverly	48	146	228
Prince George's	20784	Cheverly	34	162	205
Prince George's	20607	Accokeek	25	113	296
Prince George's	20613	Brandywine	23	139	239
All Communities			864	139	240

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

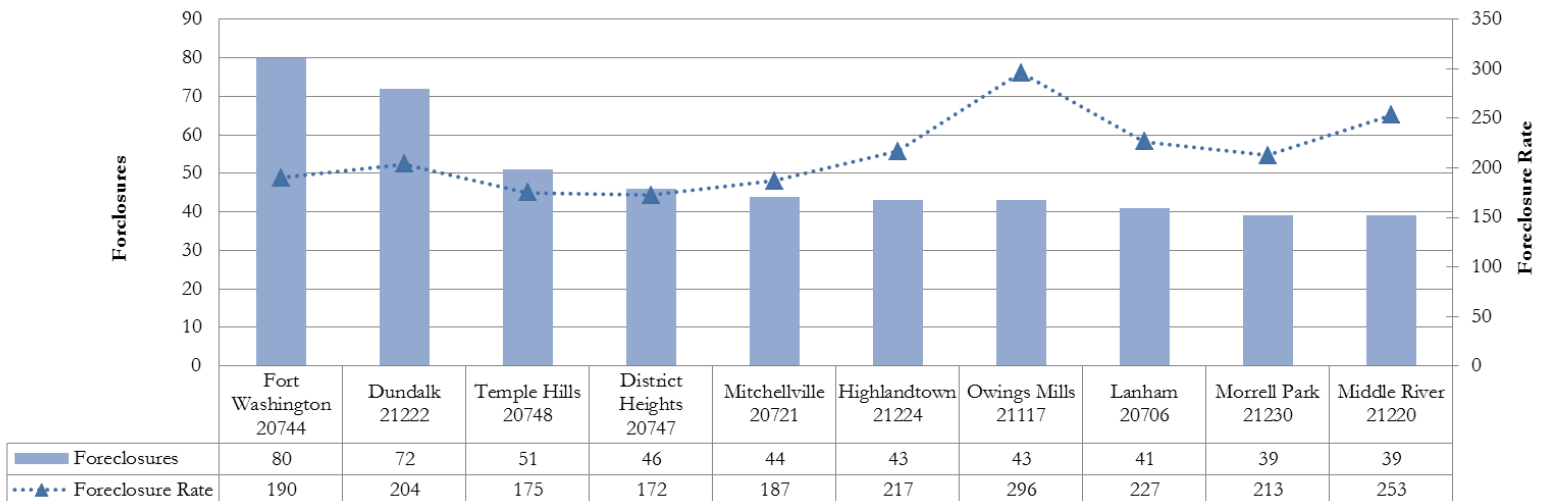
The high foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with high foreclosure recorded a total of 1,133 foreclosures in 39 communities, accounting for 41.8 percent of foreclosures in all hot spots and 25.3 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 236 and an average foreclosure index of 141 (Table 7).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	41	3.6%	298	112	12,210
Baltimore	308	27.2%	249	134	76,801
Baltimore City	132	11.7%	228	146	30,088
Calvert	23	2.0%	262	127	6,021
Charles	67	5.9%	255	131	17,117
Frederick	28	2.5%	294	114	8,225
Harford	47	4.1%	261	128	12,248
Howard	34	3.0%	319	105	10,850
Prince George's	452	39.9%	208	160	93,998
Maryland	1,133	100.0%	236	141	267,558

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 HIGH HOT SPOTS COMMUNITIES
FOURTH QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	20724	Laurel	16	269	124
Anne Arundel	21060	Glen Burnie	25	316	106
Baltimore	21222	Dundalk	72	204	164
Baltimore	21244	Windsor Mill	32	216	155
Baltimore	21224	Highlandtown	16	217	154
Baltimore	21220	Middle River	39	253	132
Baltimore	21227	Halethorpe	33	254	132
Baltimore	21237	Rosedale	26	275	121
Baltimore	21221	Essex	36	278	120
Baltimore	21117	Owings Mills	43	296	113
Baltimore	21212	Govans	12	320	104
Baltimore City	21231	Patterson	14	180	185
Baltimore City	21230	Morrell Park	39	213	157
Baltimore City	21224	Highlandtown	43	217	154
Baltimore City	21211	Hampden	19	237	140
Baltimore City	21212	Govans	17	320	104
Calvert	20678	Prince Frederick	12	244	137
Calvert	20732	Chesapeake Beach	11	282	118
Charles	20616	Bryans Road	11	169	197
Charles	20640	Indian Head	13	211	158
Charles	20601	Waldorf	23	259	129
Charles	20603	Waldorf	20	326	102
Frederick	21703	Frederick	28	294	114
Harford	21040	Edgewood	25	251	133
Harford	21001	Aberdeen	22	271	123
Howard	21045	Columbia	34	319	105
Prince George's	20720	Bowie	36	172	194
Prince George's	20747	District Heights	46	172	193
Prince George's	20748	Temple Hills	51	175	191
Prince George's	20721	Mitchellville	44	187	178
Prince George's	20745	Oxon Hill	26	187	178
Prince George's	20744	Fort Washington	80	190	176
Prince George's	20746	Suitland	25	191	174
Prince George's	20708	Laurel	20	196	171
Prince George's	20706	Lanham	41	227	147
Prince George's	20705	Beltsville	20	248	134
Prince George's	20715	Bowie	28	296	113
Prince George's	20770	Greenbelt	14	315	106
Prince George's	20707	Laurel	21	330	101
All Communities			1,133	236	141

Source: RealtyTrac and DHCD, Housing and Economic Research Office