



FORECLOSURE HOT SPOTS IN MARYLAND

THIRD QUARTER 2017

OCTOBER 2017

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

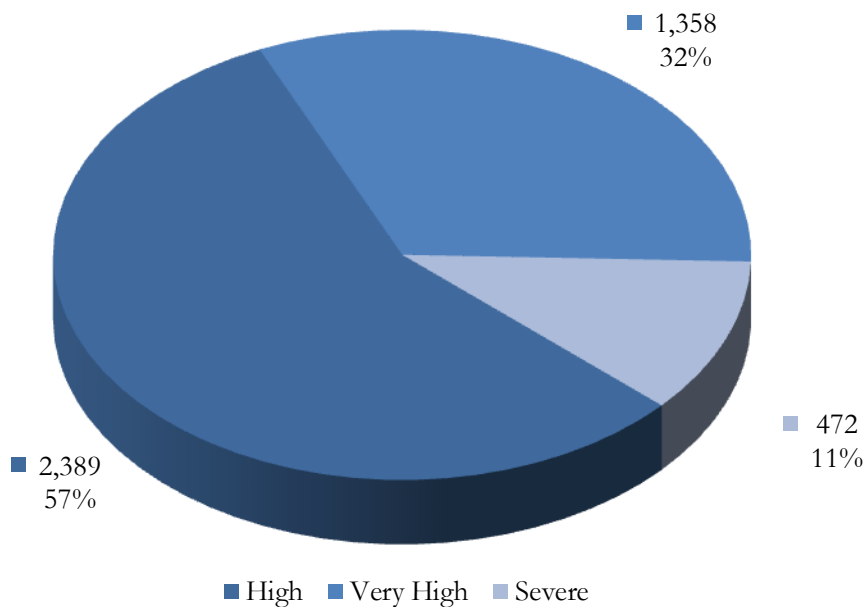
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's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

- For example, the Franklin community in Baltimore City (zip code 21223) recorded a total of 70 foreclosure events in the third quarter, resulting in a foreclosure rate of 63 homeowner households per foreclosure and a corresponding foreclosure index of 358. As a result, the foreclosure concentration in Franklin is 257.8 percent above the state average index of 100.

Overall, a total of 4,219 foreclosure events, accounting for 63.6 percent of all foreclosures in the third quarter, occurred in 85 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 129 homeowner households per foreclosure and an average foreclosure index of 174. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
THIRD QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

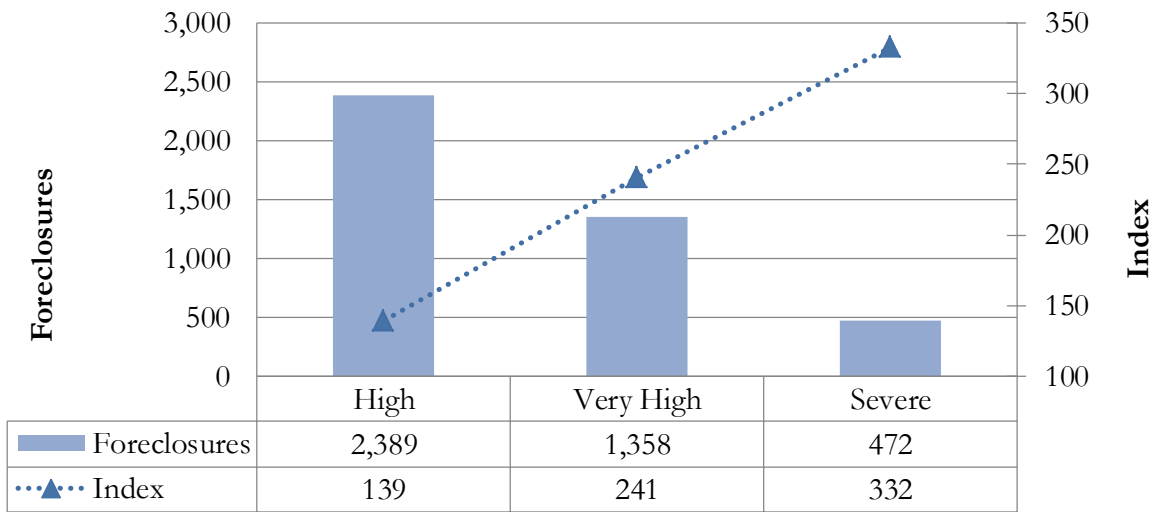
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 2,389 foreclosures in 58 communities, accounting for 68.2 percent of foreclosures in all Hot Spots and 11.2 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 162 and an average foreclosure index of 139.
- The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 1,358 events in 22 communities, representing 25.9 percent of foreclosures across all *Hot Spots* and 4.2 percent of foreclosures statewide. These communities had an average foreclosure rate of 94 and an average foreclosure index of 241.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 472 foreclosures in five communities, accounting for 5.9 percent of all foreclosures in *Hot Spots* communities and 1.0 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 68 and an average foreclosure index of 332.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
THIRD QUARTER 2017

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	58	22	5	85
% of <i>Hot Spots</i> Communities	68.2%	25.9%	5.9%	100.0%
% of <i>All</i> Communities	11.2%	4.2%	1.0%	16.4%
Foreclosures	2,389	1,358	472	4,219
% of <i>Hot Spots</i> Communities	56.6%	32.2%	11.2%	100.0%
% of <i>All</i> Communities	36.0%	20.5%	7.1%	63.6%
Average Foreclosure Rate	162	94	68	129
Average Foreclosure Index	139	241	332	174
Number of Households	386,676	127,275	32,010	545,961
% of <i>Hot Spots</i> Communities	70.8%	23.3%	5.9%	100.0%
% of <i>All</i> Communities	25.9%	8.5%	2.1%	36.5%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
 THIRD QUARTER 2017



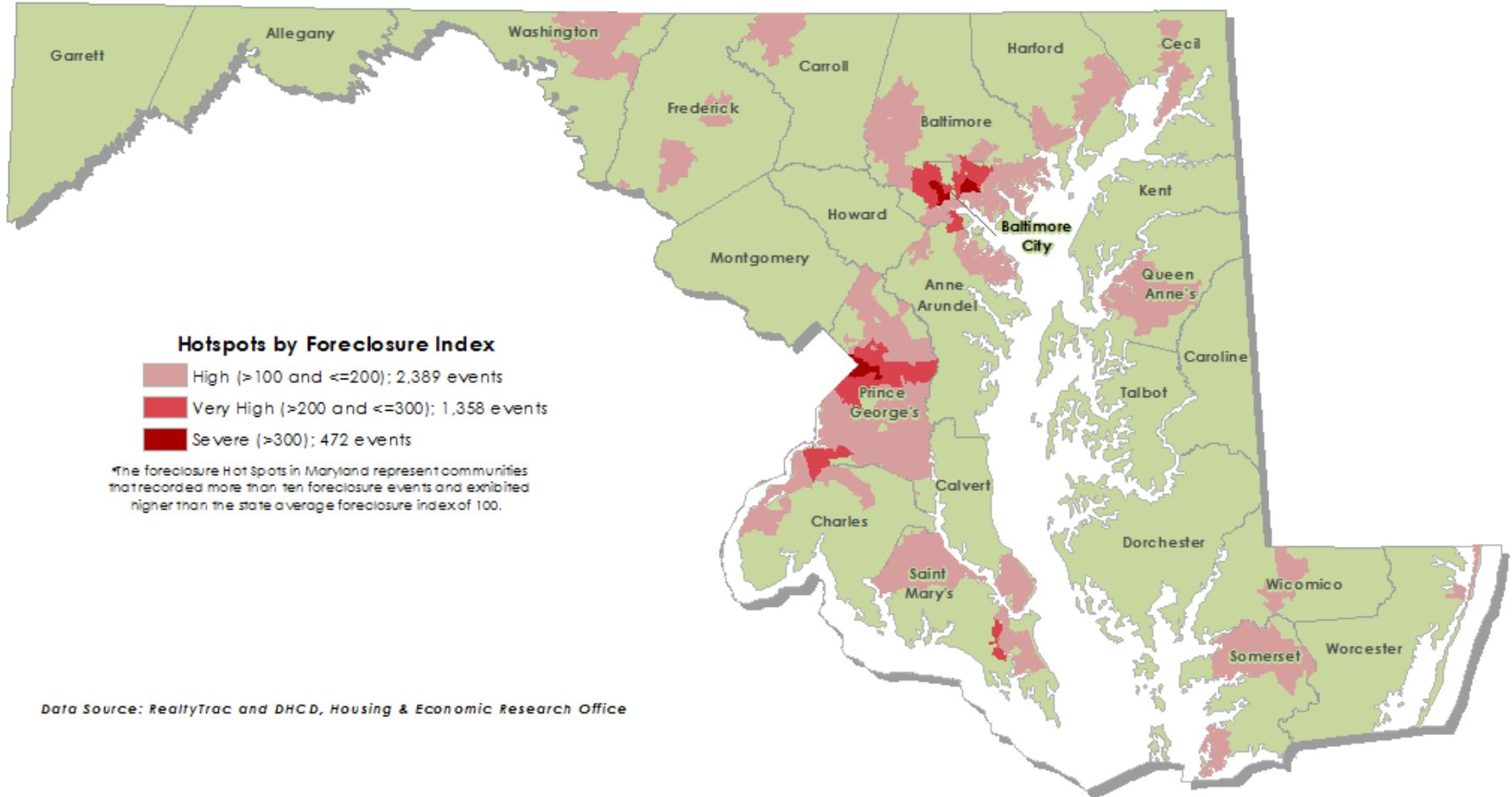
Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 2. FORECLOSURE *HOT SPOTS*
THIRD QUARTER 2017

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
<i>Severe</i>						
Baltimore City	4	339	71.8%	66	339	22,529
Prince George's	1	133	28.2%	71	316	9,481
<i>Maryland</i>	<i>5</i>	<i>472</i>	<i>100.0%</i>	<i>68</i>	<i>332</i>	<i>32,010</i>
<i>Very High Foreclosures</i>						
Anne Arundel	1	42	3.1%	98	230	4,160
Baltimore	4	170	12.5%	92	244	15,656
Baltimore City	10	683	50.3%	91	247	62,351
Prince George's	6	448	33.0%	98	231	43,640
St. Mary's	1	15	1.1%	98	230	1,469
<i>Maryland</i>	<i>22</i>	<i>1,358</i>	<i>100.0%</i>	<i>94</i>	<i>241</i>	<i>127,275</i>
<i>High Foreclosures</i>						
Anne Arundel	3	149	6.4%	199	113	29,539
Baltimore	12	652	28.2%	171	132	111,673
Baltimore City	4	152	6.6%	168	134	25,576
Calvert	1	32	1.4%	188	120	6,006
Carroll	1	17	0.7%	158	142	2,632
Cecil	1	21	0.9%	211	107	4,421
Charles	4	112	4.8%	151	149	16,916
Frederick	3	73	3.2%	172	131	12,557
Harford	5	147	6.4%	160	141	23,590
Prince George's	15	739	31.9%	140	162	103,171
Queen Anne's	1	16	0.7%	180	125	2,878
Somerset	2	22	1.0%	164	138	3,600
St. Mary's	2	61	2.6%	185	122	11,281
Washington	2	122	5.3%	179	126	21,819
Wicomico	1	46	2.0%	150	150	6,913
Worcester	1	29	1.2%	142	159	4,104
<i>Maryland</i>	<i>58</i>	<i>2,389</i>	<i>100.0%</i>	<i>162</i>	<i>139</i>	<i>386,676</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office

DISTRIBUTION OF FORECLOSURE *HOT SPOTS* MAP
 THIRD QUARTER 2017



SEVERE FORECLOSURE HOT SPOTS

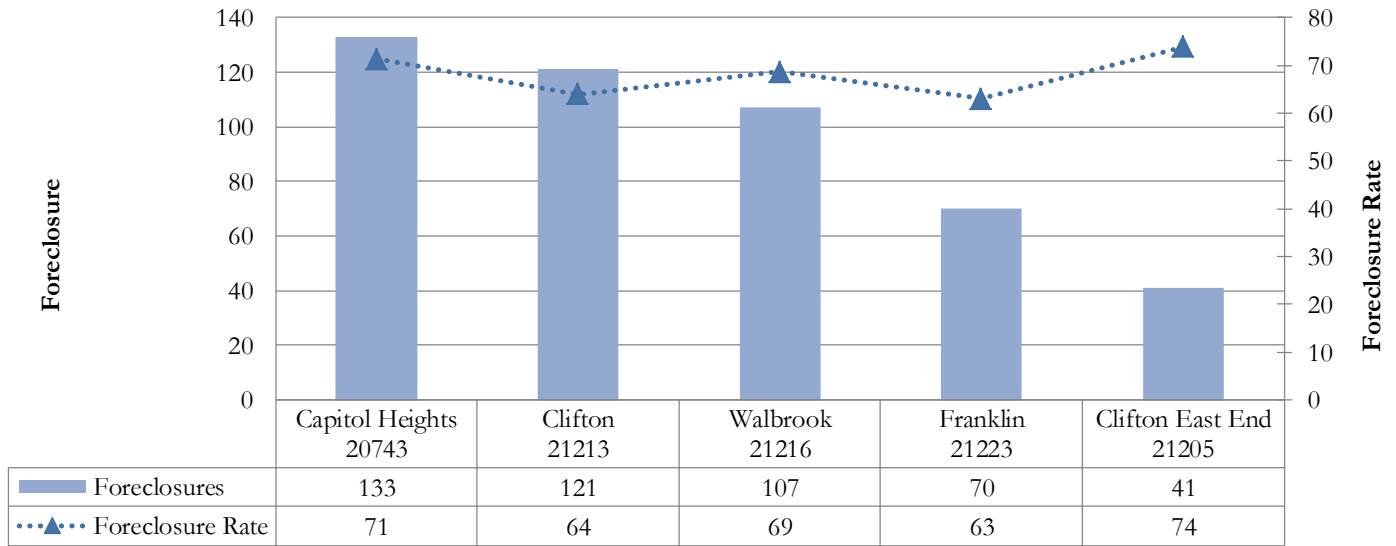
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the third quarter, four communities in Baltimore City and one community in Prince George’s County reported “severe” foreclosure concentrations. These communities reported a total of 472 foreclosure events, accounting for 5.9 percent of all foreclosures in *Hot Spots* communities and 1.0 percent of all foreclosures statewide (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
THIRD QUARTER 2017

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	339	71.8%	66	339	22,529
Prince George's	133	28.2%	71	316	9,481
Maryland	472	100.0%	68	332	32,010

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN “SEVERE” HOT SPOTS COMMUNITIES
THIRD QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY
THIRD QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21223	Franklin	70	63	358
Baltimore City	21213	Clifton	121	64	353
Baltimore City	21216	Walbrook	107	69	328
Baltimore City	21205	Clifton East End	41	74	305
Prince George's	20743	Capitol Heights	133	71	316
All Communities			472	68	332

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

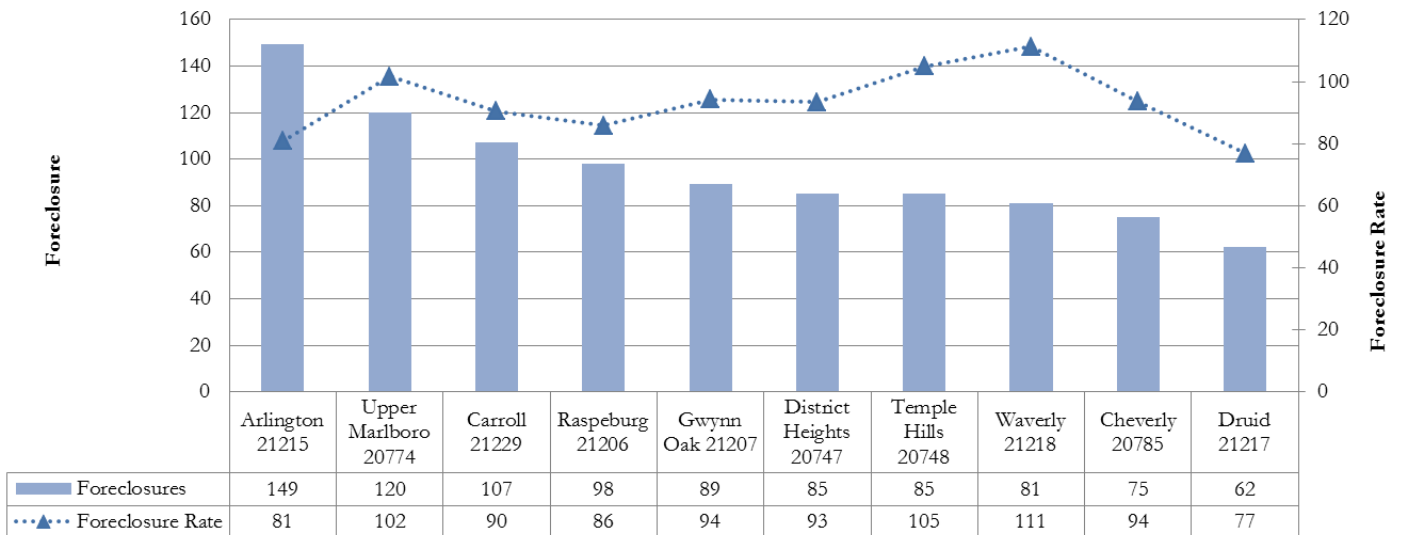
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with “very high” foreclosure notices recorded 1,358 events in 22 communities, representing 32.2 percent of foreclosures across all *Hot Spots* and 20.5 percent of foreclosures statewide. These communities had an average foreclosure rate of 94 and an average foreclosure index of 241 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
THIRD QUARTER 2017

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	42	3.1%	98	230	4,160
Baltimore	170	12.5%	92	244	15,656
Baltimore City	683	50.3%	91	247	62,351
Prince George's	448	33.0%	98	231	43,640
St. Mary's	15	1.1%	98	230	1,469
Maryland	1,358	100.0%	94	241	127,275

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 “VERY HIGH” HOT SPOTS COMMUNITIES
THIRD QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
THIRD QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	42	98	230
Baltimore	21207	Gwynn Oak	89	94	239
Baltimore	21206	Raspeburg	46	86	263
Baltimore	21239	Northwood	18	100	225
Baltimore	21229	Carroll	16	90	249
Baltimore City	21215	Arlington	149	81	279
Baltimore City	21229	Carroll	107	90	249
Baltimore City	21206	Raspeburg	98	86	263
Baltimore City	21218	Waverly	81	111	203
Baltimore City	21217	Druid	62	77	293
Baltimore City	21214	Hamilton	57	104	218
Baltimore City	21239	Northwood	53	100	225
Baltimore City	21207	Gwynn Oak	35	94	239
Baltimore City	21225	Brooklyn	26	98	230
Baltimore City	21202	Baltimore	16	92	246
Prince George's	20774	Upper Marlboro	120	102	222
Prince George's	20747	District Heights	85	93	242
Prince George's	20748	Temple Hills	85	105	215
Prince George's	20785	Cheverly	75	94	241
Prince George's	20746	Suitland	47	102	222
Prince George's	20607	Accokeek	36	78	288
St. Mary's	20634	Great Mills	15	98	230
All Communities			1,358	94	241

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

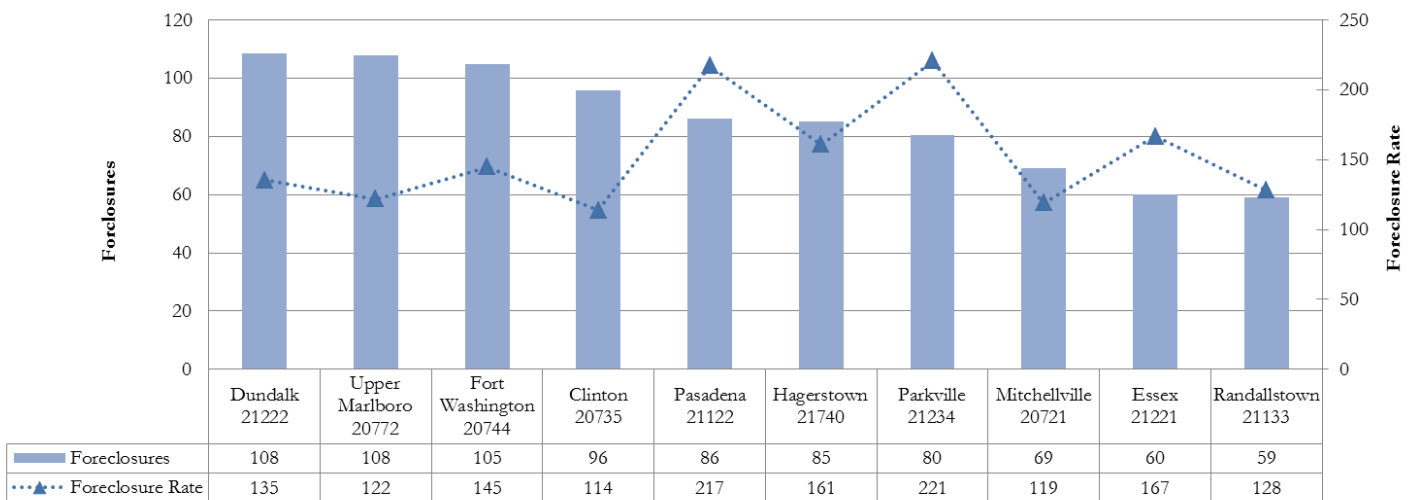
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 2,389 foreclosures in 58 communities, accounting for 56.6 percent of foreclosures in all *Hot Spots* and 36.0 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 162 and an average foreclosure index of 139 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
THIRD QUARTER 2017

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	3	149	6.4%	199	29,539
Baltimore	12	652	28.2%	171	111,673
Baltimore City	4	152	6.6%	168	25,576
Calvert	1	32	1.4%	188	6,006
Carroll	1	17	0.7%	158	2,632
Cecil	1	21	0.9%	211	4,421
Charles	4	112	4.8%	151	16,916
Frederick	3	73	3.2%	172	12,557
Harford	5	147	6.4%	160	23,590
Prince George's	15	739	31.9%	140	103,171
Queen Anne's	1	16	0.7%	180	2,878
Somerset	2	22	1.0%	164	3,600
St. Mary's	2	61	2.6%	185	11,281
Washington	2	122	5.3%	179	21,819
Wicomico	1	46	2.0%	150	6,913
Worcester	1	29	1.3%	142	4,104
Maryland	58	2,389	100.0%	162	386,676

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 “HIGH” HOT SPOTS COMMUNITIES
THIRD QUARTER 2017



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
THIRD QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21076	Hanover	19	158	143
Anne Arundel	21060	Glen Burnie	44	180	126
Anne Arundel	21122	Pasadena	86	217	104
Baltimore	21244	Windsor Mill	56	123	183
Baltimore	21133	Randallstown	59	128	176
Baltimore	21222	Dundalk	108	135	167
Baltimore	21221	Essex	60	167	135
Baltimore	21237	Rosedale	42	169	134
Baltimore	21224	Highlandtown	20	170	132
Baltimore	21136	Reisterstown	53	180	125
Baltimore	21227	Halethorpe	44	187	120
Baltimore	21220	Middle River	52	190	119
Baltimore	21212	Govans	18	216	105
Baltimore	21117	Owings Mills	59	216	105
Baltimore	21234	Parkville	80	221	102
Baltimore City	21230	Morrell Park	56	148	152
Baltimore City	21231	Patterson	16	158	143
Baltimore City	21224	Highlandtown	55	170	132
Baltimore City	21212	Govans	25	216	105
Calvert	20657	Lusby	32	188	120
Carroll	21787	Taneytown	17	158	142
Cecil	21901	North East	21	211	107
Charles	20602	Waldorf	41	141	160
Charles	20616	Bryans Road	13	143	158
Charles	20603	Waldorf	43	152	149
Charles	20640	Indian Head	15	183	123
Frederick	21716	Brunswick	11	127	177
Frederick	21793	Walkersville	17	172	131
Frederick	21703	Frederick	45	183	123
Harford	21040	Edgewood	49	128	176
Harford	21017	Belcamp	13	130	173
Harford	21078	Havre de Grace	28	168	134
Harford	21001	Aberdeen	33	181	125
Harford	21085	Joppa	24	203	111
Prince George's	20735	Clinton	96	114	198
Prince George's	20721	Mitchellville	69	119	189
Prince George's	20772	Upper Marlboro	108	122	185
Prince George's	20705	Beltsville	40	124	182
Prince George's	20745	Oxon Hill	37	132	171
Prince George's	20613	Brandywine	24	134	168
Prince George's	20707	Laurel	50	139	162
Prince George's	20720	Bowie	44	141	160
Prince George's	20744	Fort Washington	105	145	156
Prince George's	20716	Mitchellville	38	159	142
Prince George's	20706	Lanham	57	163	138
Prince George's	20769	Glenn Dale	11	166	136
Prince George's	20784	Cheverly	28	197	114
Prince George's	20770	Greenbelt	21	210	107

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
THIRD QUARTER 2017

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20781	Hyattsville	11	210	107
Queen Anne's	21617	Centreville	16	180	125
Somerset	21817	Crisfield	11	143	158
Somerset	21853	Princess Anne	11	185	122
St. Mary's	20659	Mechanicsville	38	174	130
St. Mary's	20653	Lexington Park	23	205	110
Washington	21740	Hagerstown	85	161	140
Washington	21742	Hagerstown	37	220	103
Wicomico	21801	Salisbury	46	150	150
Worcester	21842	Ocean City	29	142	159
<i>All Communities</i>			<i>2,389</i>	<i>162</i>	<i>139</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office