



FORECLOSURE HOT SPOTS IN MARYLAND

FIRST QUARTER 2018

APRIL 2018

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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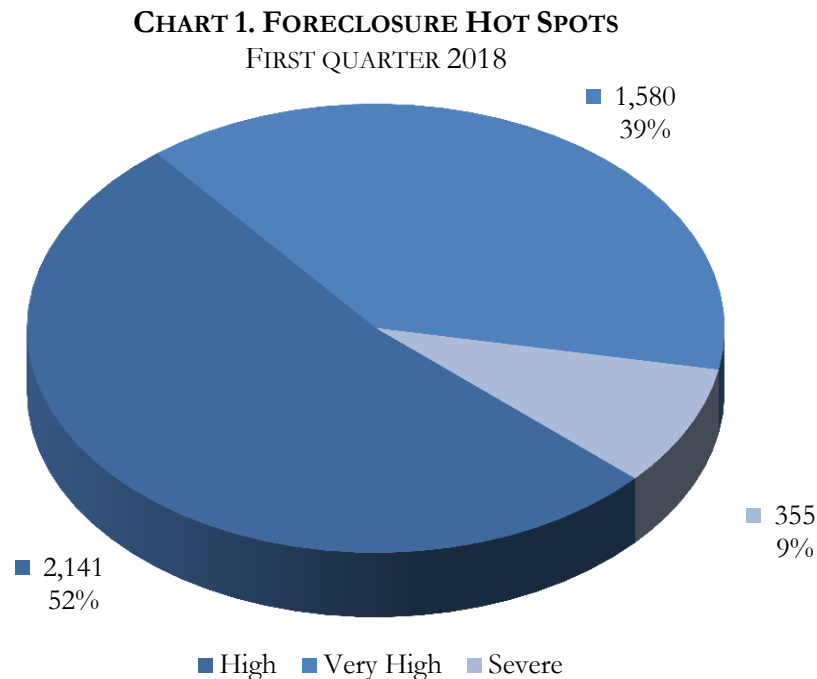
FORECLOSURE HOT SPOTS

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 Druid community in Baltimore City (zip code 21217) recorded a total of 69 foreclosure events in the first quarter, resulting in a foreclosure rate of 69 homeowner households per foreclosure and a corresponding foreclosure index of 344. As a result, the foreclosure concentration in Druid is 244 percent above the state average index of 100.

Overall, a total of 4,076 foreclosure events, accounting for 65.4 percent of all foreclosures in the first quarter, occurred in 81 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 132 homeowner households per foreclosure and an average foreclosure index of 181. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

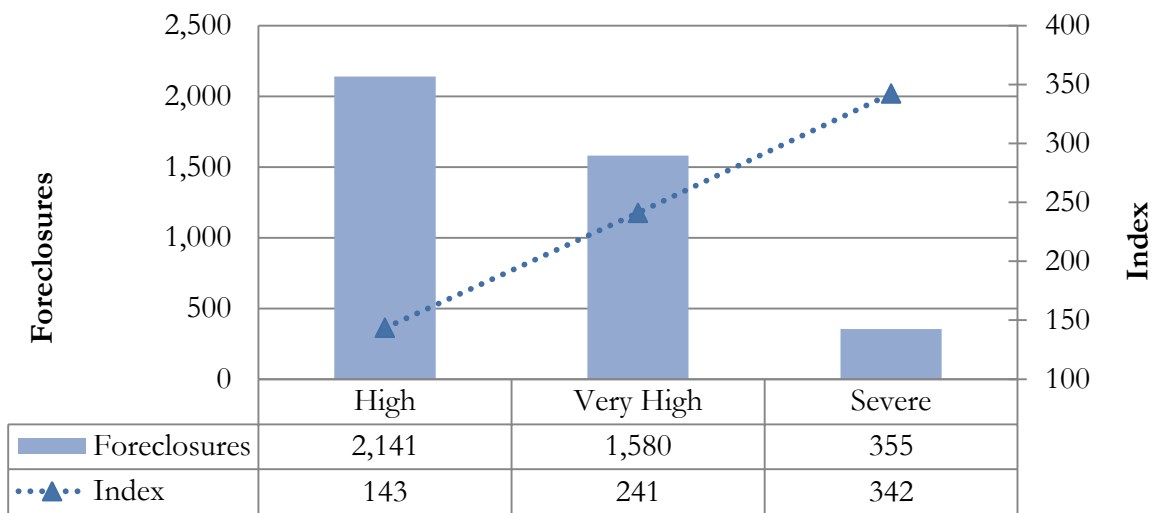
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 2,141 foreclosures in 51 communities, accounting for 52.5 percent of foreclosures in all Hot Spots and 34.4 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 166 and an average foreclosure index of 143.
- The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 1,580 events in 24 communities, representing 38.8 percent of foreclosures across all *Hot Spots* and 25.4 percent of foreclosures statewide. These communities had an average foreclosure rate of 99 and an average foreclosure index of 241.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 355 foreclosures in six communities, accounting for 8.7 percent of all foreclosures in *Hot Spots* communities and 5.7 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 70 and an average foreclosure index of 342.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
FIRST QUARTER 2018

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	51	24	6	81
% of <i>Hot Spots</i> Communities	63.0%	29.6%	7.4%	100.0%
% of <i>All</i> Communities	9.8%	4.6%	1.2%	15.6%
Foreclosures	2,141	1,580	355	4,076
% of <i>Hot Spots</i> Communities	52.5%	38.8%	8.7%	100.0%
% of <i>All</i> Communities	34.4%	25.4%	5.7%	65.4%
Average Foreclosure Rate	166	99	70	132
Average Foreclosure Index	143	241	342	181
Number of Households	355,574	156,084	24,661	536,318
% of <i>Hot Spots</i> Communities	66.3%	29.1%	4.6%	100.0%
% of <i>All</i> Communities	24.0%	10.5%	1.7%	36.2%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
 FIRST QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

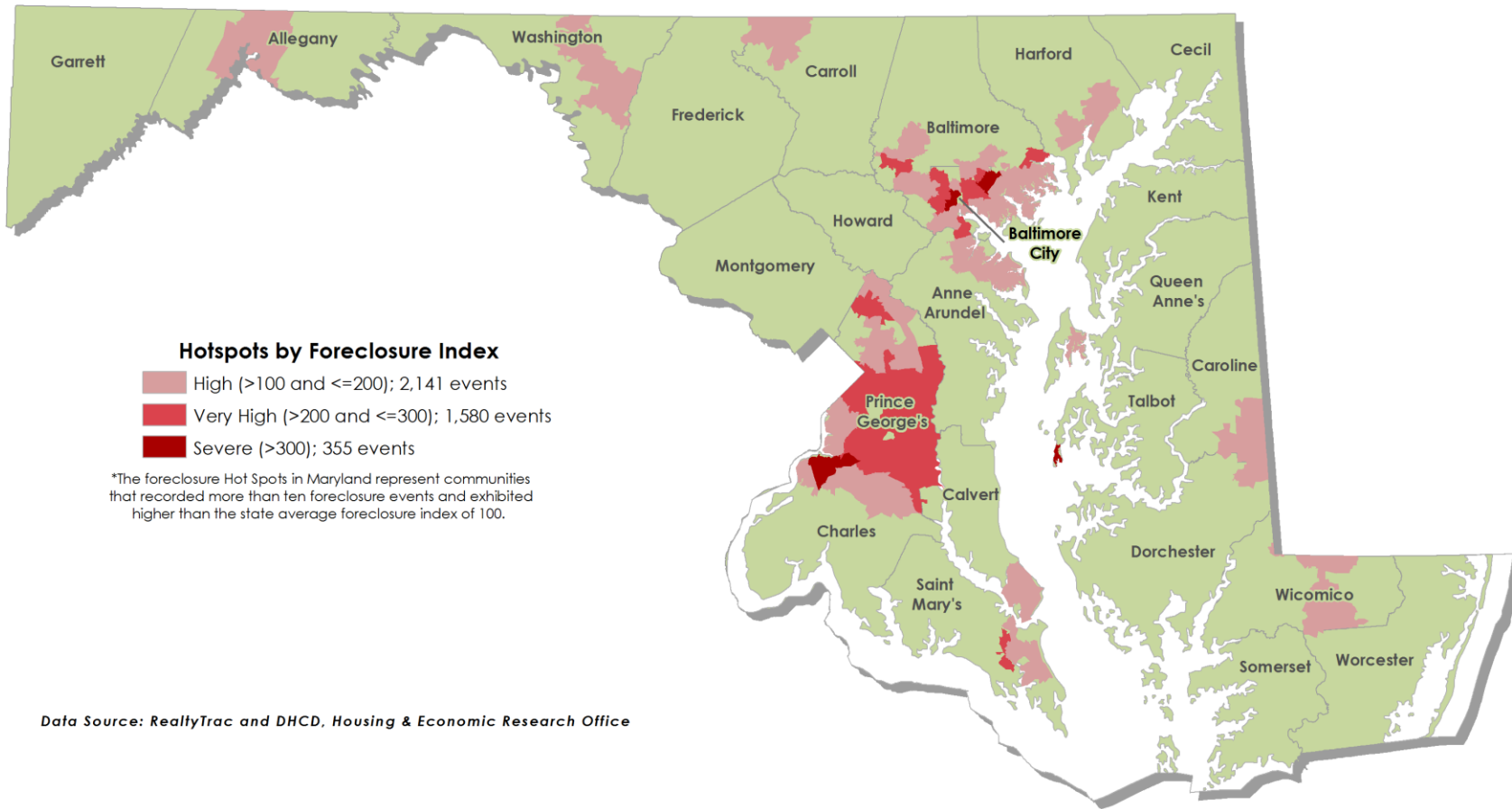
TABLE 2. FORECLOSURE *HOT SPOTS*
FIRST QUARTER 2018

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
<i>Severe</i>						
Baltimore	1	52	14.6%	76	312	3,956
Baltimore City	3	242	68.3%	73	328	17,576
Prince George's	1	40	11.2%	70	338	2,786
Talbot	1	21	5.9%	16	1,456	343
<i>Maryland</i>	<i>6</i>	<i>355</i>	<i>100%</i>	<i>70</i>	<i>342</i>	<i>24,661</i>
<i>Very High Foreclosures</i>						
Anne Arundel	1	44	2.8%	95	250	4,160
Baltimore	3	110	6.9%	92	259	10,061
Baltimore City	9	623	39.4%	94	252	58,759
Prince George's	10	789	49.9%	103	230	81,634
St. Mary's	1	15	0.9%	98	243	1,469
<i>Maryland</i>	<i>24</i>	<i>1,580</i>	<i>100%</i>	<i>99</i>	<i>241</i>	<i>156,084</i>
<i>High Foreclosures</i>						
Allegany	1	56	2.6%	217	110	12,147
Anne Arundel	3	207	9.7%	185	129	38,266
Baltimore	12	630	29.4%	166	143	104,810
Baltimore City	7	233	10.9%	166	143	38,632
Calvert	1	34	1.6%	177	135	6,006
Caroline	1	10	0.5%	140	170	1,432
Carroll	1	12	0.6%	215	111	2,632
Charles	4	111	5.2%	181	131	20,162
Harford	4	135	6.3%	167	142	22,558
Prince George's	11	530	24.8%	141	169	74,787
Queen Anne's	1	16	0.7%	131	182	2,089
St. Mary's	1	28	1.3%	168	142	4,705
Washington	2	86	4.0%	193	123	16,624
Wicomico	2	53	2.5%	204	117	10,724
<i>Maryland</i>	<i>51</i>	<i>2,141</i>	<i>100%</i>	<i>166</i>	<i>143</i>	<i>355,574</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

First Quarter 2018



SEVERE FORECLOSURE HOT SPOTS

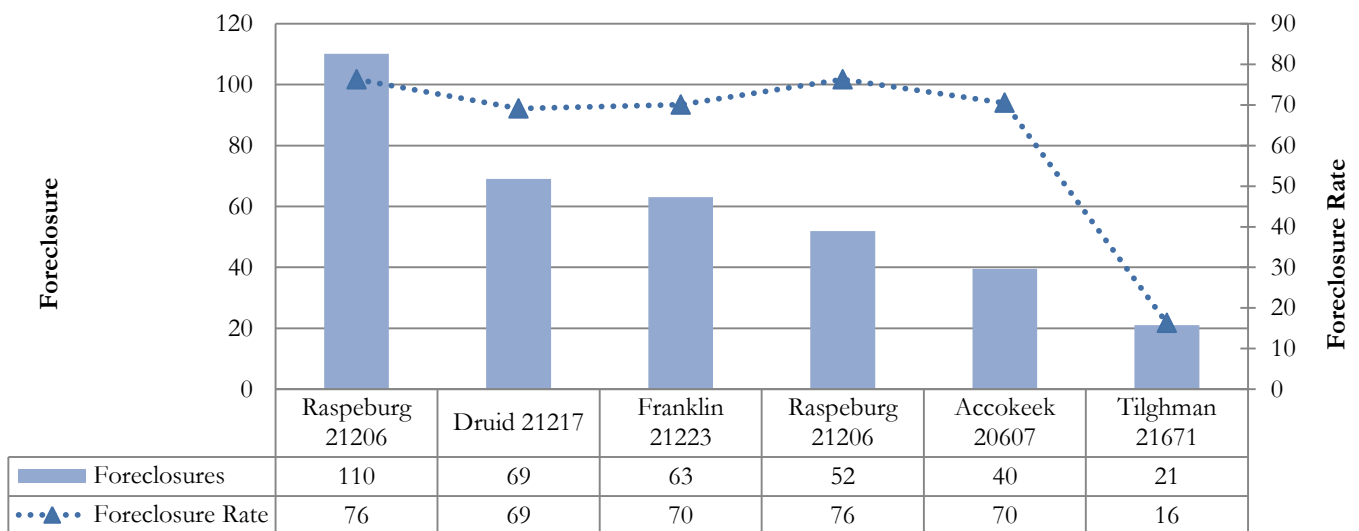
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the first quarter, six communities in Baltimore County, Baltimore City, Prince George’s County, and Talbot County reported “severe” foreclosure concentrations. These communities reported a total of 355 foreclosure events, accounting for 8.7 percent of all foreclosures in *Hot Spots* communities and 5.7 percent of all foreclosures statewide (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2018

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	52	14.6%	76	312	3,956
Baltimore City	242	68.2%	73	326	17,576
Prince George's	40	11.3%	70	340	2,786
Talbot	21	5.9%	16	1487	343
Maryland	355	100%	70	342	24,661

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN “SEVERE” HOT SPOTS COMMUNITIES
FIRST QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY
FIRST QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21206	Raspeburg	52	76	312
Baltimore City	21217	Druid	69	69	344
Baltimore City	21223	Franklin	63	70	340
Baltimore City	21206	Raspeburg	110	76	312
Prince George’s	20607	Accokeek	40	70	338
Talbot	21671	Tilghman	21	16	1,456
All Communities			355	70	342

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

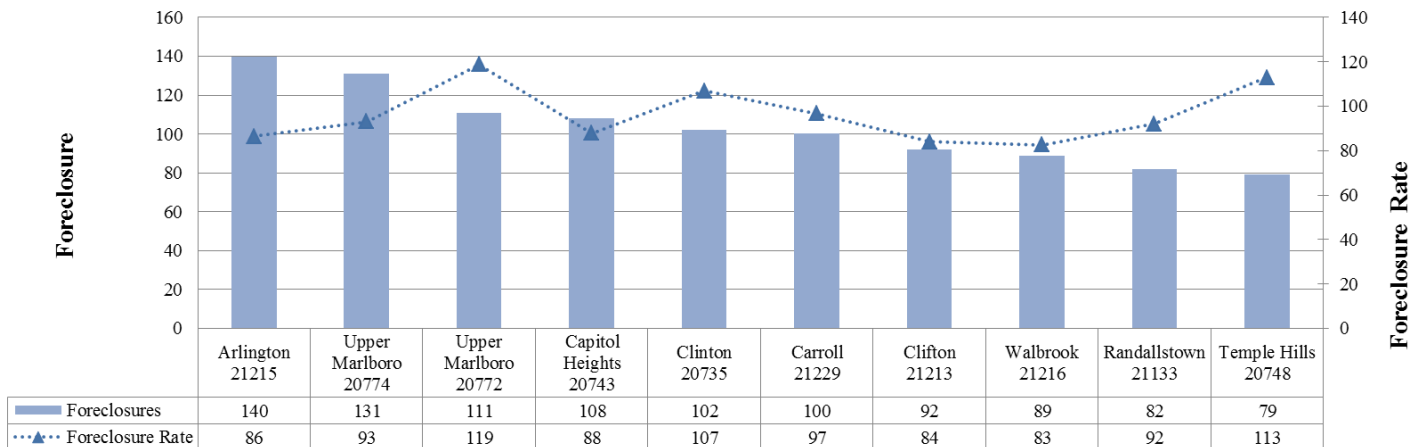
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,580 events in 24 communities, representing 38.8 percent of foreclosures across all *Hot Spots* and 25.4 percent of foreclosures statewide. These communities had an average foreclosure rate of 99 and an average foreclosure index of 241 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2018

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	44	2.8%	95	250	4,160
Baltimore	110	7.0%	92	259	10,061
Baltimore City	623	39.4%	94	252	58,759
Prince George's	789	49.9%	103	230	81,634
St. Mary's	15	0.9%	98	243	1,469
Maryland	1,580	100%	99	241	156,084

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 “VERY HIGH” HOT SPOTS COMMUNITIES
FIRST QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	44	95	250
Baltimore	21133	Randallstown	82	92	258
Baltimore	21229	Carroll	15	97	246
Baltimore	21162	White Marsh	13	85	281
Baltimore City	21215	Arlington	140	86	275
Baltimore City	21229	Carroll	100	97	246
Baltimore City	21213	Clifton	92	84	283
Baltimore City	21216	Walbrook	89	83	288
Baltimore City	21218	Waverly	76	119	201
Baltimore City	21214	Hamilton	60	98	242
Baltimore City	21205	Clifton East End	27	112	212
Baltimore City	21225	Brooklyn	26	95	250
Baltimore City	21202	Baltimore	13	113	211
Prince George's	20774	Upper Marlboro	131	93	255
Prince George's	20772	Upper Marlboro	111	119	200
Prince George's	20743	Capitol Heights	108	88	271
Prince George's	20735	Clinton	102	107	222
Prince George's	20748	Temple Hills	79	113	211
Prince George's	20747	District Heights	74	107	222
Prince George's	20716	Mitchellville	52	116	205
Prince George's	20746	Suitland	52	92	259
Prince George's	20705	Beltsville	43	115	206
Prince George's	20613	Brandywine	37	87	273
St. Mary's	20634	Great Mills	15	98	243
All Communities			1,580	99	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 2,141 foreclosures in 51 communities, accounting for 52.5 percent of foreclosures in all *Hot Spots* and 34.4 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 166 and an average foreclosure index of 143 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
FIRST QUARTER 2018

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Allegany	56	2.9%	217	110	12,147
Anne Arundel	207	9.7%	185	129	38,266
Baltimore	630	29.4%	166	143	104,810
Baltimore City	233	10.9%	166	143	38,632
Calvert	34	1.6%	177	135	6,006
Caroline	10	0.5%	140	170	1,432
Carroll	12	0.6%	215	111	2,632
Charles	111	5.2%	181	131	20,162
Harford	135	6.3%	167	142	22,558
Prince George's	530	24.8%	141	169	74,787
Queen Anne's	16	0.7%	131	182	2,089
St. Mary's	28	1.3%	168	142	4,705
Washington	86	4.0%	193	123	16,624
Wicomico	53	2.5%	204	117	10,724
Maryland	2,141	100%	166	143	355,574

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 “HIGH” HOT SPOTS COMMUNITIES
FIRST QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Allegany	21502	Cumberland	56	217	110
Anne Arundel	21060	Glen Burnie	55	144	166
Anne Arundel	21122	Pasadena	96	195	122
Anne Arundel	21061	Glen Burnie	56	208	114
Baltimore	21239	Northwood	15	123	194
Baltimore	21221	Essex	78	128	185
Baltimore	21222	Dundalk	111	132	180
Baltimore	21207	Gwynn Oak	58	144	165
Baltimore	21224	Highlandtown	22	156	153
Baltimore	21244	Windsor Mill	44	157	152
Baltimore	21237	Rosedale	44	158	151
Baltimore	21220	Middle River	60	165	144
Baltimore	21227	Halethorpe	40	210	113
Baltimore	21212	Govans	18	216	110
Baltimore	21234	Parkville	81	218	109
Baltimore	21117	Owings Mills	58	219	108
Baltimore City	21239	Northwood	43	123	194
Baltimore City	21207	Gwynn Oak	23	144	165
Baltimore City	21224	Highlandtown	60	156	153
Baltimore City	21231	Patterson	16	158	151
Baltimore City	21230	Morrell Park	47	176	135
Baltimore City	21212	Govans	25	216	110
Baltimore City	21211	Hampden	19	237	100
Calvert	20657	Lusby	34	177	135
Caroline	21632	Federalsburg	10	140	170
Carroll	21787	Taneytown	12	215	111
Charles	20602	Waldorf	40	145	164
Charles	20616	Bryans Road	12	155	154
Charles	20601	Waldorf	31	192	124
Charles	20603	Waldorf	28	233	102
Harford	21017	Belcamp	12	141	169
Harford	21009	Abingdon	54	160	149
Harford	21040	Edgewood	38	165	144
Harford	21001	Aberdeen	31	192	124
Prince George's	20784	Cheverly	46	120	198
Prince George's	20745	Oxon Hill	40	122	195
Prince George's	20720	Bowie	50	124	192
Prince George's	20721	Mitchellville	65	126	188
Prince George's	20785	Cheverly	53	132	180
Prince George's	20744	Fort Washington	104	146	163
Prince George's	20706	Lanham	63	148	161
Prince George's	20707	Laurel	45	154	154
Prince George's	20737	Riverdale	20	157	151
Prince George's	20770	Greenbelt	24	184	129
Prince George's	20708	Laurel	20	196	122
Queen Anne's	21619	Chester	16	131	182
St. Mary's	20653	Lexington Park	28	168	142
Washington	21740	Hagerstown	72	190	125
Washington	21713	Boonsboro	14	210	113

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
FIRST QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Wicomico	21875	Delmar	13	134	178
Wicomico	21804	Salisbury	40	227	105
<i>All Communities</i>			<i>2,141</i>	<i>166</i>	<i>143</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office