



FORECLOSURE HOT SPOTS IN MARYLAND

FOURTH QUARTER 2018

DECEMBER 2018

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

FOURTH QUARTER 2018

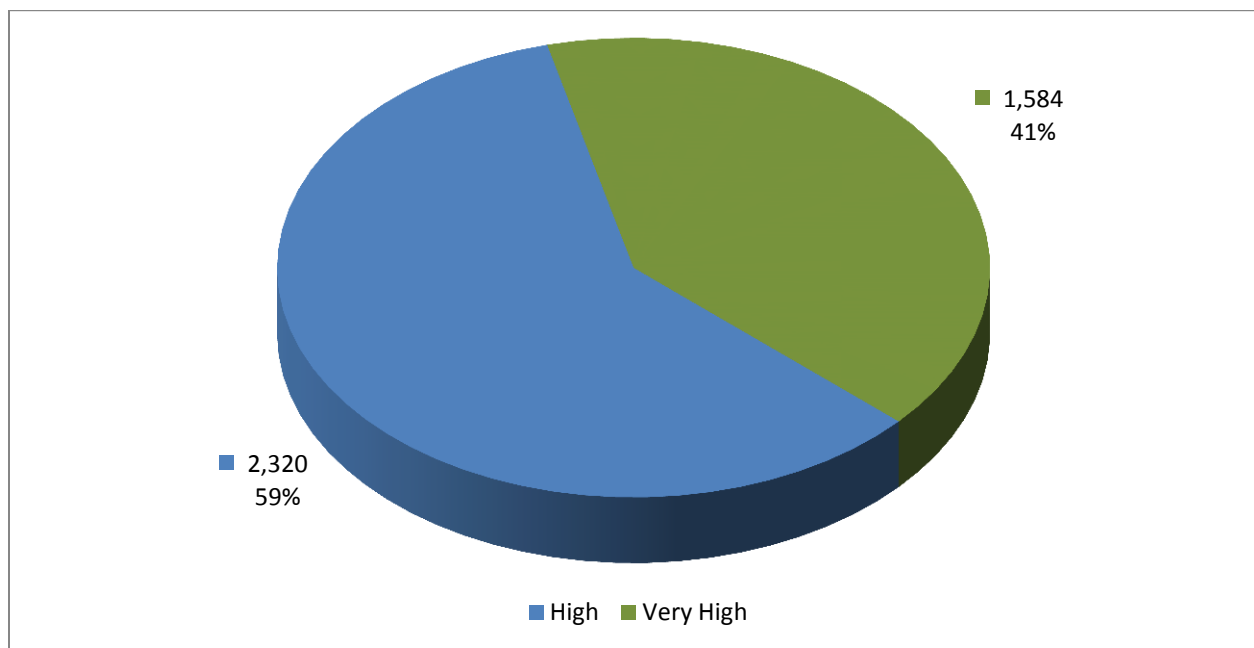
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's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

- For example, the Upper Marlboro community in Prince George's County (zip code 20772) recorded a total of 118 foreclosure events in the fourth quarter, resulting in a foreclosure rate of 112 homeowner households per foreclosure and a corresponding foreclosure index of 210. As a result, the foreclosure concentration in the Upper Marlboro community is 110 percent above the state average index of 100.

Overall, a total of 3,903 foreclosure events, accounting for 61.3 percent of all foreclosures in the fourth quarter, occurred in 85 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 138 homeowner households per foreclosure and an average foreclosure index of 171. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
FOURTH QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

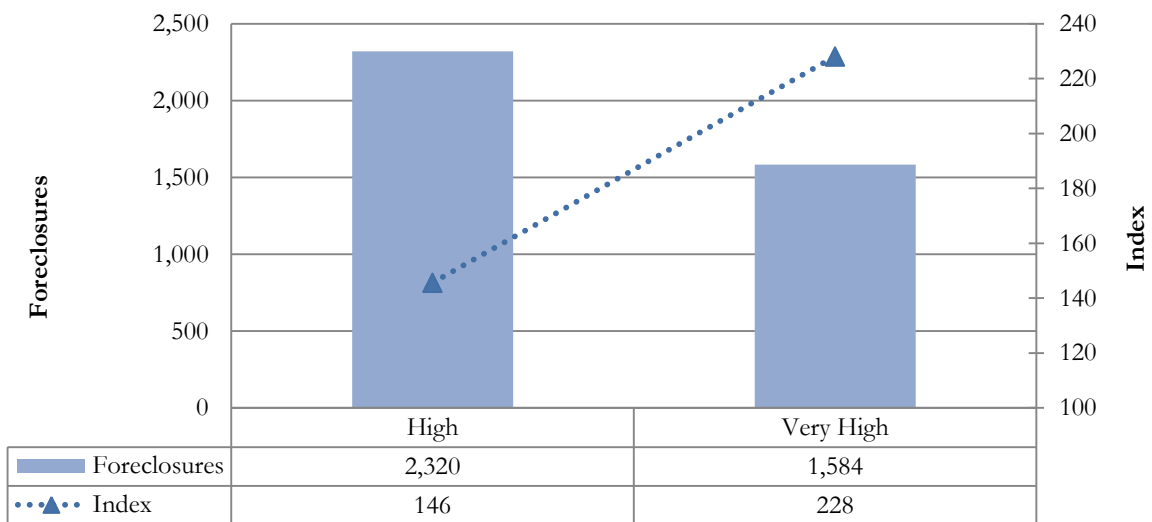
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 2,320 foreclosures in 59 communities, accounting for 59.4 percent of foreclosures in all Hot Spots and 36.4 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 161 and an average foreclosure index of 146.
- The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 1,584 events in 26 communities, representing 40.6 percent of foreclosures across all Hot Spots and 24.9 percent of foreclosures statewide. These communities had an average foreclosure rate of 103 and an average foreclosure index of 228.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. In the fourth quarter 2018, there were no communities with a “severe” level of foreclosures.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
FOURTH QUARTER 2018

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	59	26	0	85
% of <i>Hot Spots</i> Communities	69.4%	30.6%	0.0%	100.0%
% of <i>All</i> Communities	11.4%	5.0%	0.0%	16.4%
Foreclosures	2,320	1,584	0	3,903
% of <i>Hot Spots</i> Communities	59.4%	40.6%	0.0%	100.0%
% of <i>All</i> Communities	36.4%	24.9%	0.0%	61.3%
Average Foreclosure Rate	161	103	0	138
Average Foreclosure Index	146	228	0	171
Number of Households	374,019	163,031	0	537,049
% of <i>Hot Spots</i> Communities	69.6%	30.4%	0.0%	100.0%
% of <i>All</i> Communities	25.0%	10.9%	0.0%	35.9%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

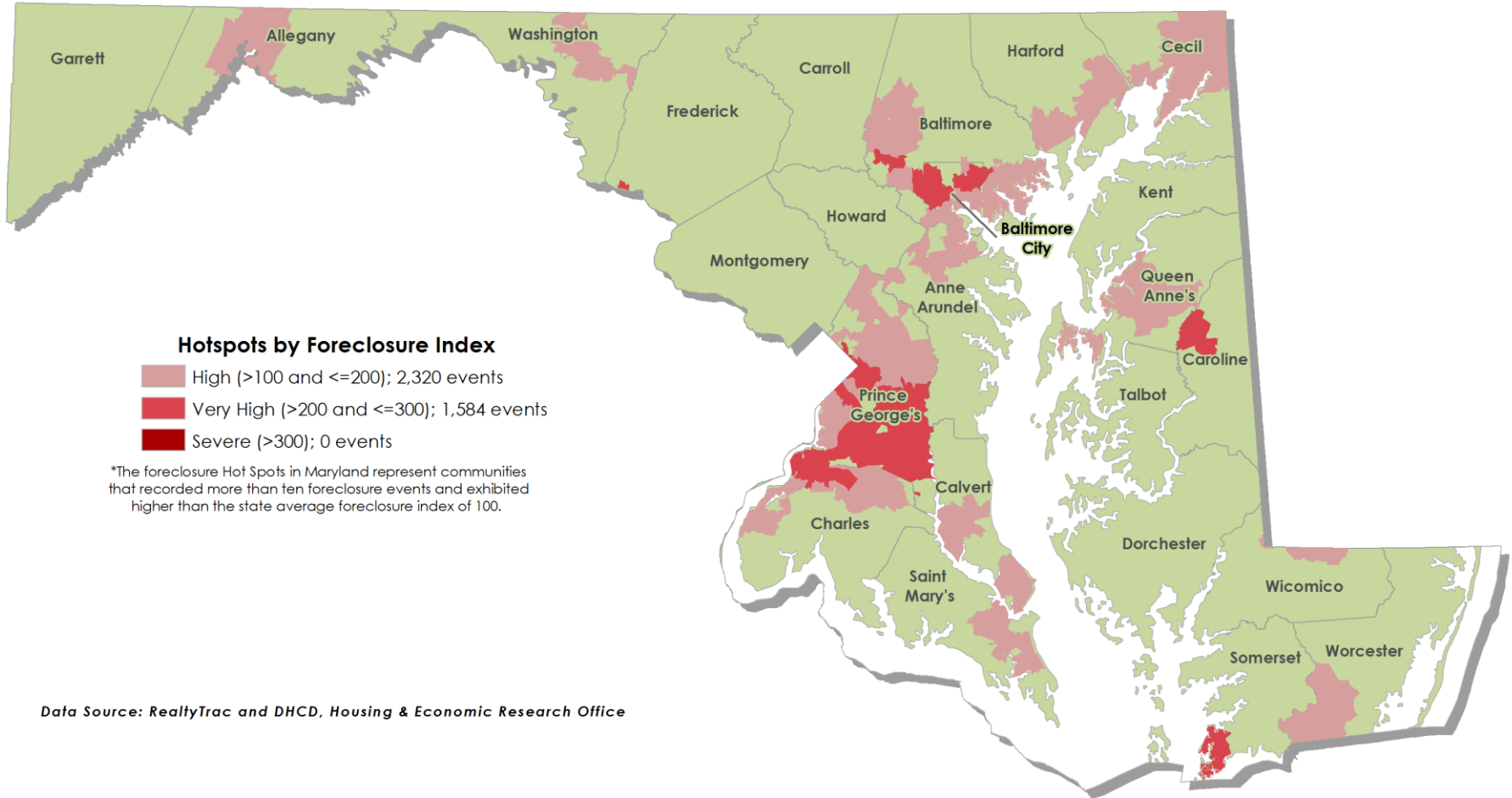
TABLE 2. FORECLOSURE *HOT SPOTS*
FOURTH QUARTER 2018

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
<i>Very High Foreclosures</i>						
Baltimore	4	200	12.6%	107	219	21,354
Baltimore City	10	741	46.8%	98	240	72,612
Charles	2	76	4.8%	110	213	8,383
Frederick	1	13	0.8%	108	218	1,402
Prince George's	8	539	34.0%	107	219	57,711
Somerset	1	15	0.9%	105	224	1,569
Maryland	26	1,584	100.0%	103	228	163,031
<i>High Foreclosures</i>						
Allegany	1	65	2.8%	187	126	12,147
Anne Arundel	6	229	9.9%	170	138	38,983
Baltimore	10	549	23.6%	154	153	84,379
Baltimore City	6	187	8.0%	166	141	30,962
Calvert	2	64	2.8%	140	168	8,929
Cecil	2	76	3.3%	216	109	16,406
Charles	4	125	5.4%	139	169	17,310
Harford	6	180	7.8%	179	131	32,207
Prince George's	16	680	29.3%	155	151	105,435
Queen Anne's	2	31	1.3%	144	164	4,450
St. Mary's	2	42	1.8%	178	132	7,492
Washington	1	81	3.5%	169	139	13,686
Worcester	1	12	0.5%	134	175	1,633
Maryland	59	2,320	100.0%	161	146	374,019

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

Fourth Quarter 2018



SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. During the fourth quarter, there were no communities that reported that reported “severe” foreclosure concentrations.

VERY HIGH FORECLOSURE HOT SPOTS

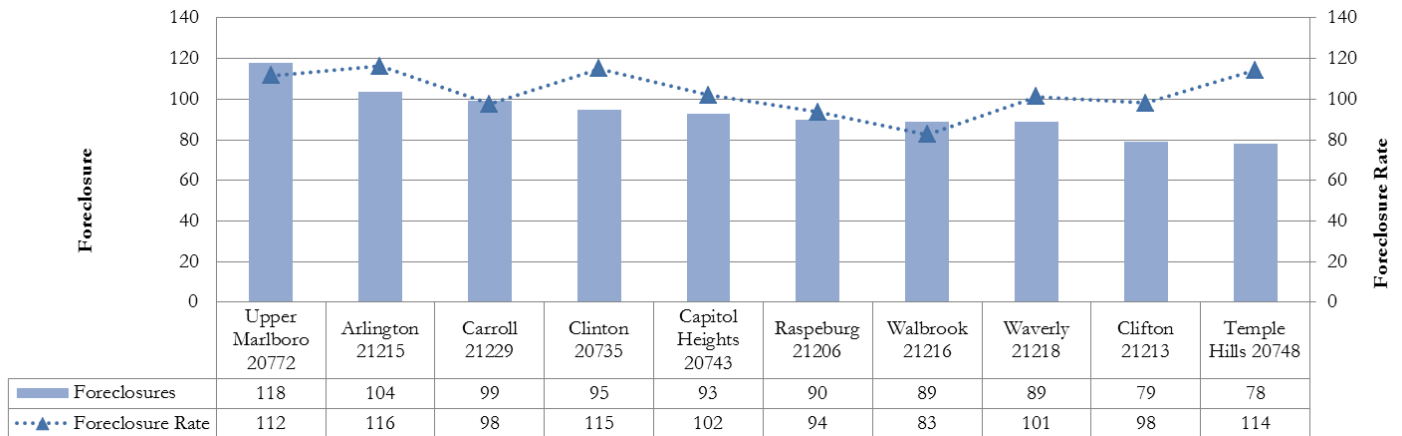
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,584 events in 26 communities, representing 40.6 percent of foreclosures across all Hot Spots and 24.9 percent of foreclosures statewide. These communities had an average foreclosure rate of 103 and an average foreclosure index of 228 (Table 5).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	200	12.6%	107	219	21,354
Baltimore City	741	46.8%	98	240	72,612
Charles	76	4.8%	110	213	8,383
Frederick	13	0.8%	108	218	1,402
Prince George's	539	34.0%	107	219	57,711
Somerset	15	0.9%	105	224	1,569
Maryland	1,584	100.0%	103	228	163,031

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21207	Gwynn Oak	76	111	211
Baltimore	21133	Randallstown	67	113	208
Baltimore	21206	Raspeburg	42	94	251
Baltimore	21229	Carroll	15	98	241
Baltimore City	21215	Arlington	104	116	202
Baltimore City	21229	Carroll	99	98	241
Baltimore City	21206	Raspeburg	90	94	251
Baltimore City	21216	Walbrook	89	83	284
Baltimore City	21218	Waverly	89	101	232
Baltimore City	21213	Clifton	79	98	240
Baltimore City	21214	Hamilton	59	100	234
Baltimore City	21217	Druid	58	82	286
Baltimore City	21223	Franklin	45	98	240
Baltimore City	21207	Gwynn Oak	29	111	211
Charles	20603	Waldorf	56	117	201
Charles	20616	Bryans Road	20	93	253
Frederick	21716	Brunswick	13	108	218
Prince George's	20772	Upper Marlboro	118	112	210
Prince George's	20735	Clinton	95	115	204
Prince George's	20743	Capitol Heights	93	102	230
Prince George's	20748	Temple Hills	78	114	205
Prince George's	20747	District Heights	74	107	219
Prince George's	20607	Accokeek	35	81	292
Prince George's	20613	Brandywine	34	94	249
Prince George's	20722	Brentwood	12	106	221
Somerset	21817	Crisfield	15	105	224
All Communities			1,584	103	228

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

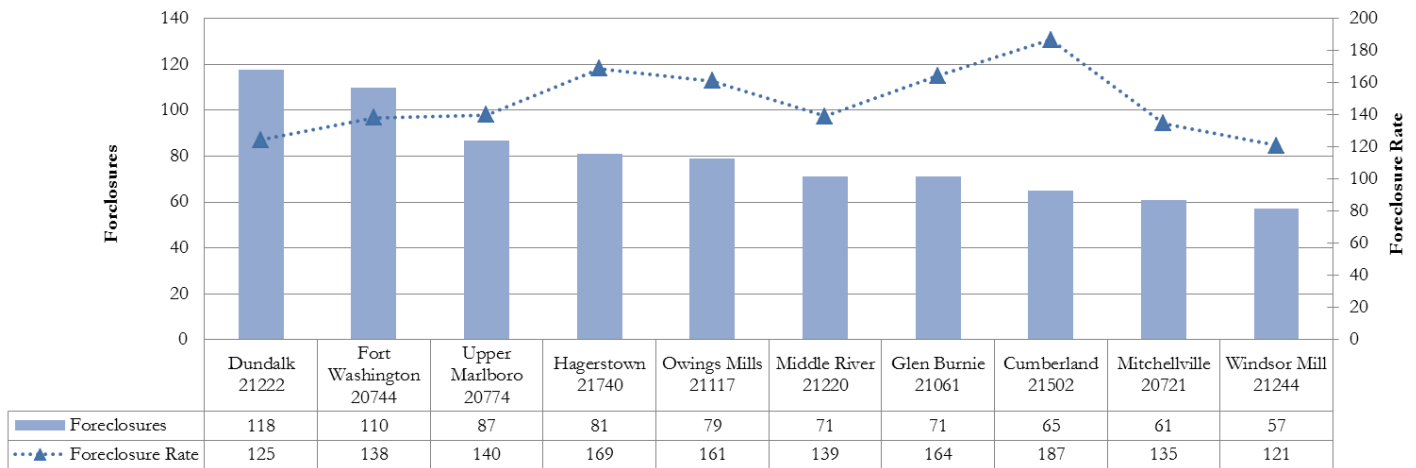
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 2,320 foreclosures in 59 communities, accounting for 59.4 percent of foreclosures in all Hot Spots and 36.4 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 161 and an average foreclosure index of 146 (Table 7).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Allegany	65	2.8%	187	126	12,147
Anne Arundel	229	9.9%	170	138	38,983
Baltimore	549	23.6%	154	153	84,379
Baltimore City	187	8.0%	166	141	30,962
Calvert	64	2.8%	140	168	8,929
Cecil	76	3.3%	216	109	16,406
Charles	125	5.4%	139	169	17,310
Harford	180	7.8%	179	131	32,207
Prince George's	680	29.3%	155	151	105,435
Queen Anne's	31	1.3%	144	164	4,450
St. Mary's	42	1.8%	178	132	7,492
Washington	81	3.5%	169	139	13,686
Worcester	12	0.5%	134	175	1,633
Maryland	2,320	100.0%	161	146	374,019

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP TEN “HIGH” HOT SPOTS COMMUNITIES
FOURTH QUARTER 2018



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Allegany	21502	Cumberland	65	187	126
Anne Arundel	21225	Brooklyn	32	131	180
Anne Arundel	21060	Glen Burnie	50	158	149
Anne Arundel	21061	Glen Burnie	71	164	143
Anne Arundel	21076	Hanover	17	174	135
Anne Arundel	20724	Laurel	22	196	120
Anne Arundel	21144	Severn	37	216	109
Baltimore	21244	Windsor Mill	57	121	194
Baltimore	21222	Dundalk	118	125	188
Baltimore	21239	Northwood	15	127	184
Baltimore	21220	Middle River	71	139	169
Baltimore	21117	Owings Mills	79	161	146
Baltimore	21227	Halethorpe	50	166	142
Baltimore	21237	Rosedale	42	169	139
Baltimore	21221	Essex	57	176	134
Baltimore	21224	Highlandtown	18	191	123
Baltimore	21136	Reisterstown	42	225	104
Baltimore City	21239	Northwood	41	127	184
Baltimore City	21225	Brooklyn	19	131	180
Baltimore City	21205	Clifton East End	22	138	170
Baltimore City	21224	Highlandtown	49	191	123
Baltimore City	21231	Patterson	13	194	121
Baltimore City	21230	Morrell Park	42	198	119
Calvert	20657	Lusby	51	118	199
Calvert	20678	Prince Frederick	13	225	104
Cecil	21921	Elkton	57	210	112
Cecil	21901	North East	19	233	101
Charles	20640	Indian Head	23	119	197
Charles	20602	Waldorf	48	121	195
Charles	20695	White Plains	20	139	168
Charles	20601	Waldorf	34	177	133
Harford	21040	Edgewood	51	123	191
Harford	21017	Belcamp	12	141	166
Harford	21078	Havre de Grace	25	189	124
Harford	21085	Joppa	25	196	120
Harford	21009	Abingdon	40	215	109
Harford	21001	Aberdeen	27	221	106
Prince George's	20746	Suitland	39	123	192
Prince George's	20705	Beltsville	37	134	175
Prince George's	20721	Mitchellville	61	135	174
Prince George's	20744	Fort Washington	110	138	170
Prince George's	20774	Upper Marlboro	87	140	167
Prince George's	20784	Cheverly	39	142	166
Prince George's	20769	Glenn Dale	12	152	154

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY - CONTINUED
FOURTH QUARTER 2018

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20785	Cheverly	45	156	150
Prince George's	20737	Riverdale	20	157	149
Prince George's	20745	Oxon Hill	30	162	145
Prince George's	20720	Bowie	38	163	144
Prince George's	20707	Laurel	38	186	126
Prince George's	20770	Greenbelt	23	192	122
Prince George's	20706	Lanham	48	194	121
Prince George's	20716	Mitchellville	31	195	120
Prince George's	20782	West Hyattsville	22	216	109
Queen Anne's	21638	Grasonville	12	131	179
Queen Anne's	21617	Centreville	19	151	155
St. Mary's	20653	Lexington Park	30	157	150
St. Mary's	20619	California	12	232	101
Washington	21740	Hagerstown	81	169	139
Worcester	21851	Pocomoke City	12	134	175
All Communities			2,320	161	146

Source: RealtyTrac and DHCD, Housing and Economic Research Office