



FORECLOSURE HOT SPOTS IN MARYLAND

THIRD QUARTER 2019

SEPTEMBER 2019

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

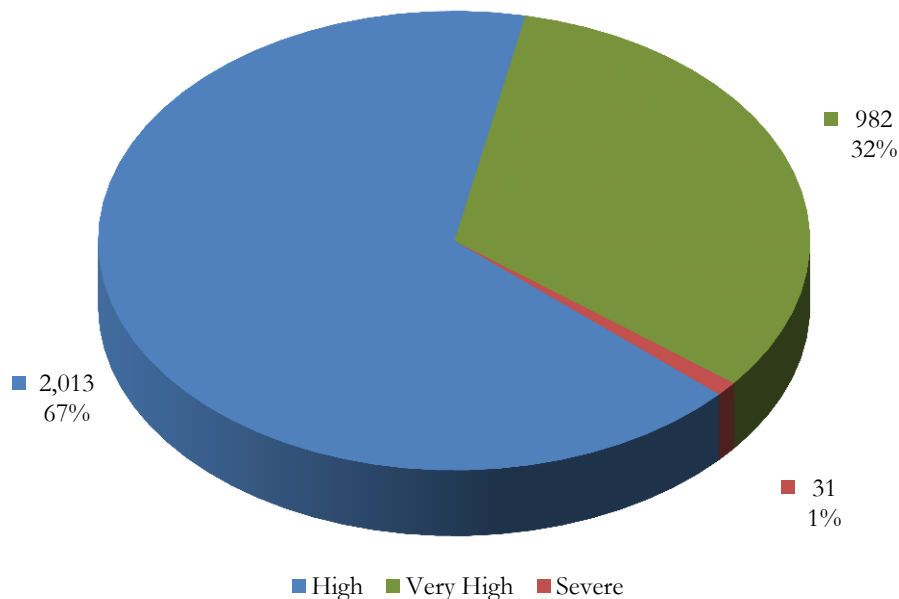
A foreclosure *hot spot* is defined as a community that had more than 10 foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's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

- For example, the Upper Marlboro community in Prince George's County (zip code 20774) recorded a total of 101 foreclosure events in the third quarter, resulting in a foreclosure rate of 121 homeowner households per foreclosure and a corresponding foreclosure index of 252. As a result, the foreclosure concentration in Upper Marlboro is 152 percent above the state average index of 100.

Overall, a total of 3,026 foreclosure events, accounting for 61.6 percent of all foreclosures in the third quarter, occurred in 86 hot spots communities across Maryland.

These communities recorded an average foreclosure rate of 181 homeowner households per foreclosure and an average foreclosure index of 168. 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 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

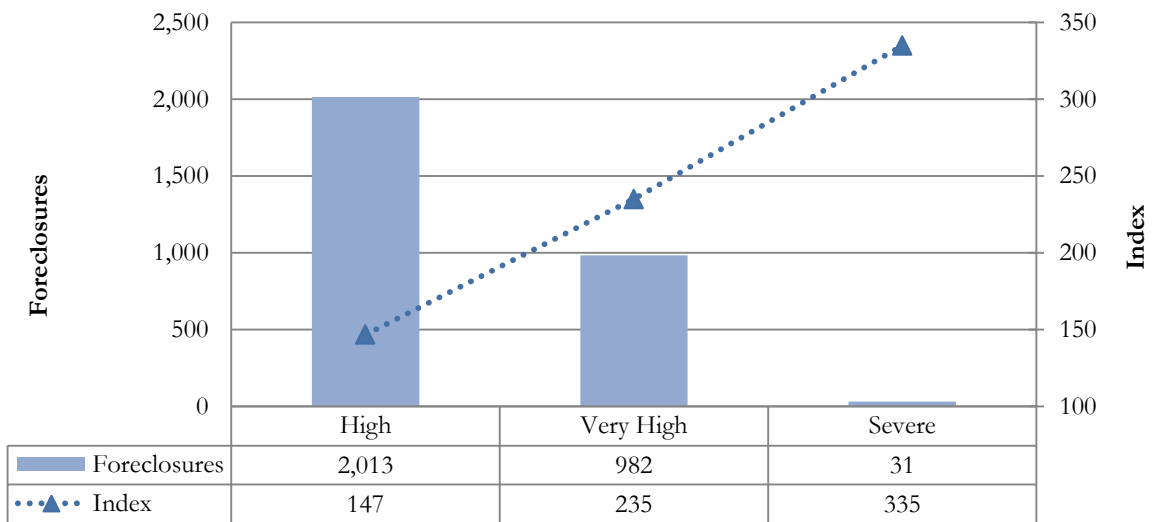
- *High* foreclosure communities post foreclosure indices that fall between 100 and 200. Jurisdictions with high foreclosure recorded a total of 2,013 foreclosures in 62 communities, accounting for 66.5 percent of foreclosures in all hot spots and 41.0 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 207 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 982 events in 23 communities, representing 32.5 percent of foreclosures across all hot spots and 20.0 percent of foreclosures statewide. These communities had an average foreclosure rate of 130 and an average foreclosure index of 235.
- The *severe* foreclosure group consists of communities with foreclosure indices above 300. A total of 31 foreclosures in a single severe community accounted for 1.0 percent of all foreclosures in hot spots communities and 0.6 percent of foreclosures statewide. This one community recorded an average foreclosure rate of 91 and an average foreclosure index of 335.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
THIRD QUARTER 2019

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	62	23	1	86
% of Hot Spots Communities	72.1%	26.7%	1.2%	100%
% of All Communities	11.9%	4.4%	0.2%	16.6%
Foreclosures	2,013	982	31	3,026
% of Hot Spots Communities	66.5%	32.5%	1.0%	100%
% of All Communities	41.0%	20.0%	0.6%	61.6%
Average Foreclosure Rate	207	130	91	181
Average Foreclosure Index	147	235	335	168
Number of Households	417,552	127,229	2,786	547,567
% of Hot Spots Communities	76.3%	23.2%	0.5%	100%
% of All Communities	27.9%	8.5%	0.2%	36.6%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

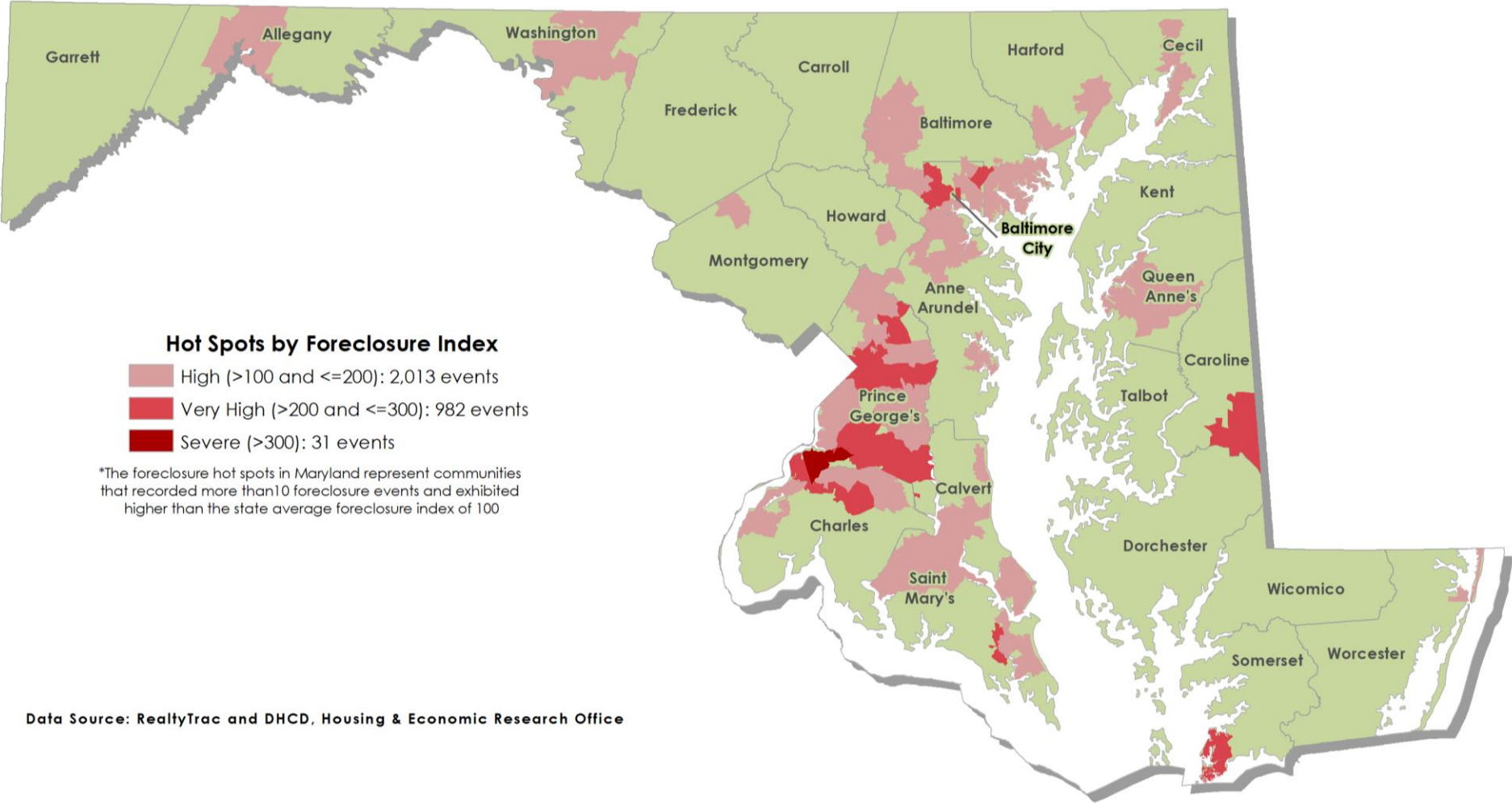
TABLE 2. FORECLOSURE HOT SPOTS
THIRD QUARTER 2019

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Prince George's	1	31	100%	91	335	2,786
Maryland	1	31	100%	91	335	2,786
Very High Foreclosures						
Baltimore	2	39	4.0%	137	222	5,391
Baltimore City	7	359	36.6%	134	227	48,142
Caroline	1	10	1.0%	140	217	1,432
Charles	3	84	8.6%	124	245	10,434
Prince George's	8	468	47.6%	126	242	58,791
Somerset	1	11	1.1%	143	213	1,569
St. Mary's	1	11	1.1%	134	228	1,469
Maryland	23	982	100%	130	235	127,229
High Foreclosures						
Allegany	1	48	2.4%	253	120	12,147
Anne Arundel	8	230	11.4%	212	143	48,802
Baltimore	12	479	23.8%	210	145	100,342
Baltimore City	9	283	14.0%	192	158	54,376
Calvert	3	54	2.7%	223	137	12,027
Cecil	1	20	1.0%	221	138	4,421
Charles	3	71	3.5%	216	141	15,259
Harford	3	76	3.8%	225	135	17,181
Howard	1	42	2.1%	258	118	10,850
Montgomery	1	10	0.5%	280	109	2,898
Prince George's	13	493	24.5%	195	156	96,311
Queen Anne's	1	13	0.6%	221	137	2,878
St. Mary's	2	55	2.7%	204	149	11,281
Washington	3	115	5.7%	215	142	24,675
Worcester	1	25	1.2%	164	185	4,104
Maryland	62	2,013	100%	207	147	417,552

Source: RealtyTrac and DHCD, Housing and Economic Research Office

Foreclosure Hot Spots in Maryland

Third Quarter 2019



SEVERE FORECLOSURE HOT SPOTS

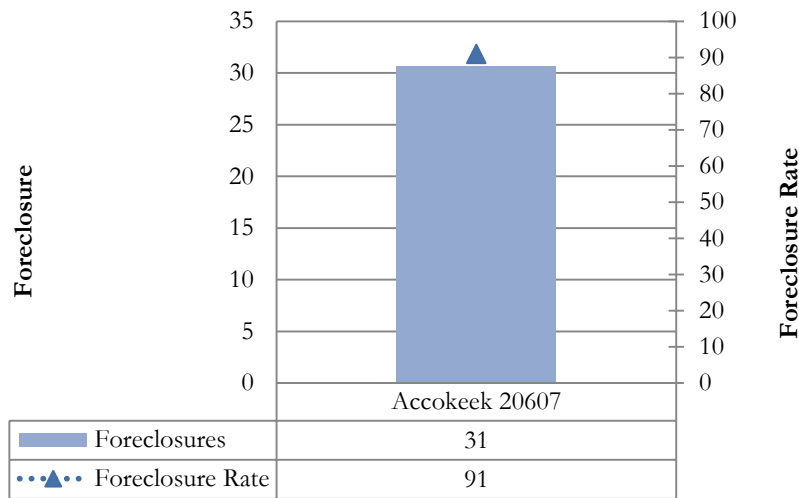
The severe group represents communities in which the foreclosure indices exceeded 300. During the third quarter, one community in Prince George’s County reported severe foreclosure concentrations. This community reported a total of 31 foreclosure events, accounting for 1.0 percent of all foreclosures in hot spots communities and 0.6 percent of all foreclosures statewide (Table 3).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Prince George's	31	100%	91	335	2,786
Maryland	31	100%	91	335	2,786

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN SEVERE HOT SPOTS COMMUNITIES
THIRD QUARTER 2019



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20607	Accokeek	31	91	335
All Communities			31	91	335

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

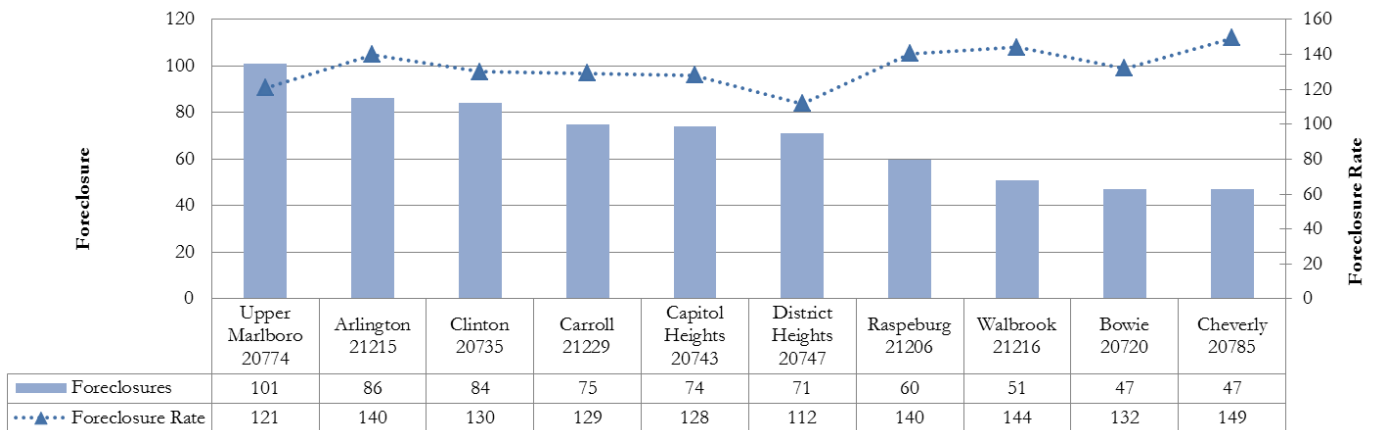
The very high group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a very high foreclosure notices recorded 982 events in 23 communities, representing 32.5 percent of foreclosures across all hot spots and 20.0 percent of foreclosures statewide. These communities had an average foreclosure rate of 130 and an average foreclosure index of 235 (Table 5).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	39	4.0%	137	222	5,391
Baltimore City	359	36.6%	134	227	48,142
Caroline	10	1.0%	140	217	1,432
Charles	84	8.6%	124	245	10,434
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Maryland	982	100%	130	235	127,229

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21206	Raspeburg	28	140	217
Baltimore	21229	Carroll	11	129	235
Baltimore City	21215	Arlington	86	140	218
Baltimore City	21229	Carroll	75	129	235
Baltimore City	21206	Raspeburg	60	140	217
Baltimore City	21216	Walbrook	51	144	211
Baltimore City	21217	Druid	39	122	249
Baltimore City	21223	Franklin	37	119	255
Baltimore City	21202	Baltimore	11	133	228
Caroline	21632	Federalsburg	10	140	217
Charles	20602	Waldorf	43	135	226
Charles	20695	White Plains	27	103	295
Charles	20616	Bryans Road	14	133	229
Prince George's	20774	Upper Marlboro	101	121	252
Prince George's	20735	Clinton	84	130	234
Prince George's	20743	Capitol Heights	74	128	238
Prince George's	20747	District Heights	71	112	272
Prince George's	20720	Bowie	47	132	231
Prince George's	20785	Cheverly	47	149	204
Prince George's	20613	Brandywine	29	112	271
Prince George's	20769	Glenn Dale	15	122	250
Somerset	21817	Crisfield	11	143	213
St. Mary's	20634	Great Mills	11	134	228
All Communities			982	130	235

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

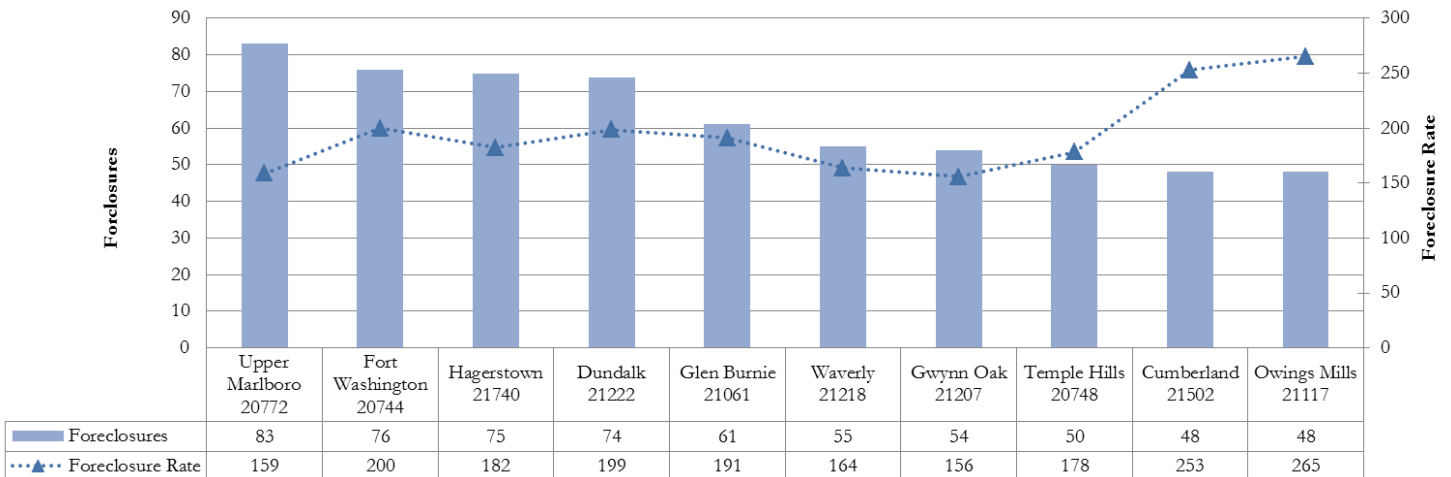
The high foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a high foreclosure problem recorded a total of 2,013 foreclosures in 62 communities, accounting for 66.5 percent of foreclosures in all hot spots and 41.0 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 207 and an average foreclosure index of 147 (Table 7).

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

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Allegany	48	2.4%	253	120	12,147
Anne Arundel	230	11.4%	212	143	48,802
Baltimore	479	23.8%	210	145	100,342
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Worcester	25	1.2%	164	185	4,104
Maryland	2,013	100%	207	147	417,552

Source: RealtyTrac and DHCD, Housing and Economic Research Office

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



Source: RealtyTrac and DHCD, Housing and Economic Research Office

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Allegany	21502	Cumberland	48	253	120
Anne Arundel	21060	Glen Burnie	44	180	169
Anne Arundel	21061	Glen Burnie	61	191	159
Anne Arundel	20724	Laurel	21	205	148
Anne Arundel	21225	Brooklyn	19	215	142
Anne Arundel	21144	Severn	36	222	137
Anne Arundel	21076	Hanover	12	237	129
Anne Arundel	21090	Linthicum Heights	12	267	114
Anne Arundel	21037	Edgewater	24	276	110
Baltimore	21207	Gwynn Oak	54	156	195
Baltimore	21244	Windsor Mill	43	160	190
Baltimore	21133	Randallstown	47	161	189
Baltimore	21239	Northwood	11	170	179
Baltimore	21222	Dundalk	74	199	153
Baltimore	21237	Rosedale	35	201	152
Baltimore	21220	Middle River	47	210	145
Baltimore	21221	Essex	42	238	128
Baltimore	21224	Highlandtown	13	261	117
Baltimore	21227	Halethorpe	32	261	117
Baltimore	21117	Owings Mills	48	265	115
Baltimore	21136	Reisterstown	33	292	104
Baltimore City	21207	Gwynn Oak	21	156	195
Baltimore City	21218	Waverly	55	164	186
Baltimore City	21239	Northwood	31	170	179
Baltimore City	21230	Morrell Park	45	184	165
Baltimore City	21214	Hamilton	31	191	160
Baltimore City	21213	Clifton	40	193	157
Baltimore City	21225	Brooklyn	12	215	142
Baltimore City	21205	Clifton East End	12	253	120
Baltimore City	21224	Highlandtown	36	261	117
Calvert	20657	Lusby	31	194	157
Calvert	20732	Chesapeake Beach	12	258	118
Calvert	20678	Prince Frederick	11	266	115
Cecil	21901	North East	20	221	138
Charles	20640	Indian Head	17	161	189
Charles	20601	Waldorf	29	210	145
Charles	20603	Waldorf	25	261	117
Harford	21040	Edgewood	33	190	160
Harford	21085	Joppa	21	231	132
Harford	21001	Aberdeen	22	271	112
Howard	21045	Columbia	42	258	118
Montgomery	20871	Clarksburg	10	280	109
Prince George's	20772	Upper Marlboro	83	159	192
Prince George's	20745	Oxon Hill	29	168	181
Prince George's	20746	Suitland	28	171	178
Prince George's	20748	Temple Hills	50	178	171
Prince George's	20721	Mitchellville	44	187	163

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

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20784	Cheverly	29	190	160
Prince George's	20744	Fort Washington	76	200	152
Prince George's	20705	Beltsville	24	207	147
Prince George's	20706	Lanham	44	211	144
Prince George's	20707	Laurel	31	227	134
Prince George's	20716	Mitchellville	25	242	126
Prince George's	20770	Greenbelt	17	260	117
Prince George's	20708	Laurel	13	301	101
Queen Anne's	21617	Centreville	13	221	137
St. Mary's	20653	Lexington Park	24	196	155
St. Mary's	20659	Mechanicsville	31	211	145
Washington	21740	Hagerstown	75	182	167
Washington	21795	Williamsport	13	220	139
Washington	21742	Hagerstown	27	301	101
Worcester	21842	Ocean City	25	164	185
All Communities			2,013	207	147

Source: RealtyTrac and DHCD, Housing and Economic Research Office