

# PROPERTY FORECLOSURES IN MARYLAND THIRD QUARTER 2009



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# PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2009

## TABLE OF CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY .....	ii
INTRODUCTION .....	1
NOTICES OF MORTGAGE LOAN DEFAULT .....	6
NOTICES OF FORECLOSURE SALES .....	9
LENDER PURCHASES OF FORECLOSED PROPERTIES.....	12
FORECLOSURE HOT SPOTS .....	15
SEVERE FORECLOSURE HOT SPOTS.....	20
VERY HIGH FORECLOSURE HOT SPOTS.....	22
HIGH FORECLOSURE HOT SPOTS.....	25

# **PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2009**

## **EXECUTIVE SUMMARY**

RealtyTrac reported a total of 937,840 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the third quarter of 2009, up 5.4 percent from the previous quarter and up 22.5 percent from the third quarter of 2008. One in every 136 U.S. households received a foreclosure filing during the quarter — the highest quarterly foreclosure rate since the first quarter of 2005.

Property foreclosures in Maryland increased to 14,803 events in the third quarter, up 58.8 percent from the previous quarter and up 85.6 percent from last year. The State's overall foreclosure rate deteriorated to 157 households per foreclosure, moving the State's national ranking from the 17<sup>th</sup> highest in the previous quarter to the 12<sup>th</sup> highest in the current quarter. Although the Maryland foreclosure concentration rate in the third quarter was 15.4 percent below the national average, the State recorded the highest foreclosure concentration in the region.

A total of 6,798 default notices were issued in the third quarter of 2009, compared with 6,543 notices issued in the previous quarter and 5,244 notices issued last year. As a result, notices of default grew by only 3.9 percent over the second quarter while they grew by 29.6 percent over last year. Notices of default accounted for 45.9 percent of all foreclosure events in the third quarter, the lowest share since the second quarter of last year. The number of new foreclosures in Maryland during the last four quarters has fluctuated between a low of 6,543 in the second quarter of 2009 to a high of 7,216 in the last quarter of 2008. Therefore, Maryland has witnessed no noticeable gains in the number of new foreclosures since the fourth quarter of last year despite rising unemployment rate and declining home values. Compared to the third quarter of 2008, the unemployment rate in Maryland grew by 2.7 percentage points while the State's median home sales price declined by 8.0 percent.

The significant rise in foreclosures during the third quarter was due to the soaring number of foreclosure sales notices. A total of 5,795 notices of foreclosure sales were issued in the third quarter of 2009, compared with 1,101 notices issued in the previous quarter and 625 notices issued last year. As a result, notices of foreclosure sales grew by 426.3 percent over the second quarter and grew by 827.2 percent over last year. Foreclosure sales or auctions represented 39.1 percent of the foreclosure inventory in the third quarter of 2009, compared with 11.8 percent in the previous quarter and 7.8 percent last year, the highest ratio since the first quarter of 2008.

Maryland lenders purchased 2,210 foreclosed properties in the third quarter, up 31.9 percent over the previous quarter and 5.0 percent above last year. Lender purchases represented 14.9 percent of the foreclosure activity in the third quarter of 2009, compared with 18.0 percent in the previous quarter and 26.4 percent last year.

The higher foreclosure sales ratio in the current quarter indicates that the lenders may be starting to release to the market some of the pent-up foreclosure inventory caused by high volumes of new foreclosure activity dating back to the second quarter of 2007. The higher foreclosure sales may also be due to the improvements in the State's real estate market. Maryland home sales started their upward trend in the second quarter of 2009 in which home sales increased to 12,907 units, representing a growth of 63.3 percent over the first quarter and 0.3 percent over last year. Home sales grew to 14,672 units in the third quarter, representing a rise of 13.7 percent over the previous quarter and an increase of 14.5 percent over last year. As a result, the supply of homes for sale declined by 15.5 percent to 9.1 months in the third quarter, a decrease of 24.1 percent from last year.

Prince George's County with 4,454 filings continued to have the largest number of foreclosures in Maryland, accounting for 30.1 percent of all foreclosure activity statewide. Montgomery County with 2,218 foreclosure filings (15.0 percent of the total) had the second highest number of foreclosures, followed by Baltimore City (1,656 foreclosures or 11.2 percent), Baltimore County (1,345 foreclosures or 9.1 percent), Anne Arundel County (1,001 foreclosures or 6.8 percent) and Frederick County (754 foreclosures or 5.1 percent). Together, these six jurisdictions represented 77.2 percent of all foreclosure activity statewide.

The foreclosure *Hot Spots* in Maryland represent communities that recorded more than ten foreclosure events and exhibited higher than the state average foreclosure index of 100. Overall, a total of 9,999 foreclosure events, accounting for 67.5 percent of all foreclosures in the third quarter, occurred in 97 *Hot Spots* communities across Maryland. These communities recorded an average foreclosure rate of 57 and an average foreclosure index of 178, indicating that the concentration of foreclosures in these communities was 78 percent above the state average.

Prince George's County *Hot Spots* accounted for 4,443 foreclosures, or 44.4 percent of all foreclosures in *Hot Spots* communities, the largest share. Montgomery County *Hot Spots* with 1,572 foreclosures (15.7 percent of the total) had the second highest number of properties in foreclosure, followed by Baltimore City with 1,429 foreclosures (14.3 percent), Frederick County with 585 foreclosures (5.9 percent), and Charles County with 499 foreclosures (5.0 percent). Together, these four jurisdictions represented 8,528 foreclosures in all *Hot Spots* communities or 85.3 percent of the total.

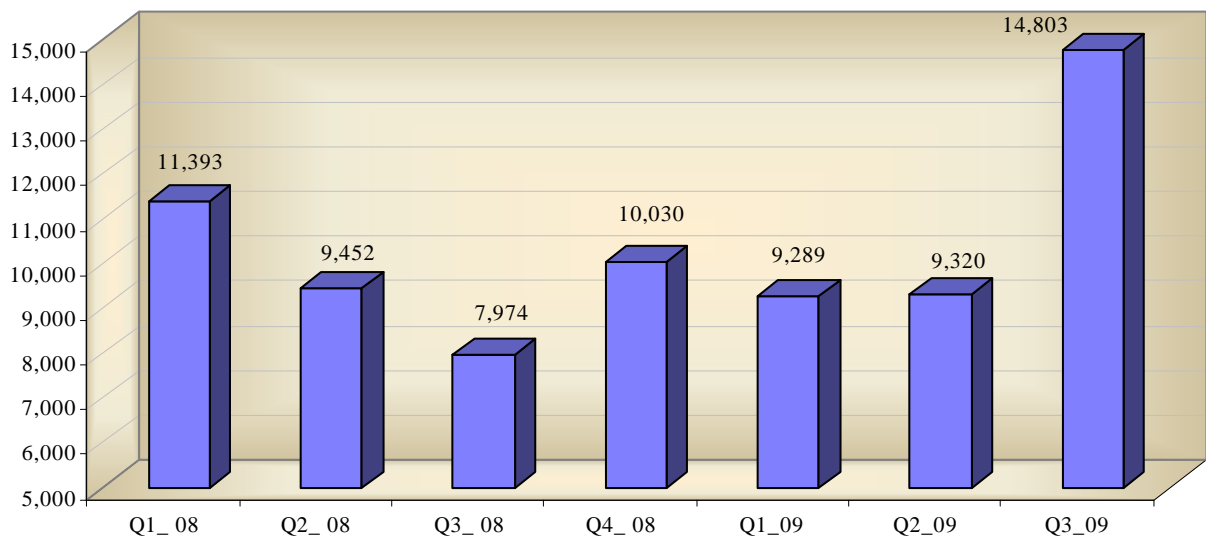
# PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2009

## INTRODUCTION

RealtyTrac reported a total of 937,840 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the third quarter of 2009, up 5.4 percent from the previous quarter and 22.5 percent from the third quarter of 2008. One in every 136 U.S. households received a foreclosure filing during the quarter — the highest quarterly foreclosure rate since the first quarter of 2005.

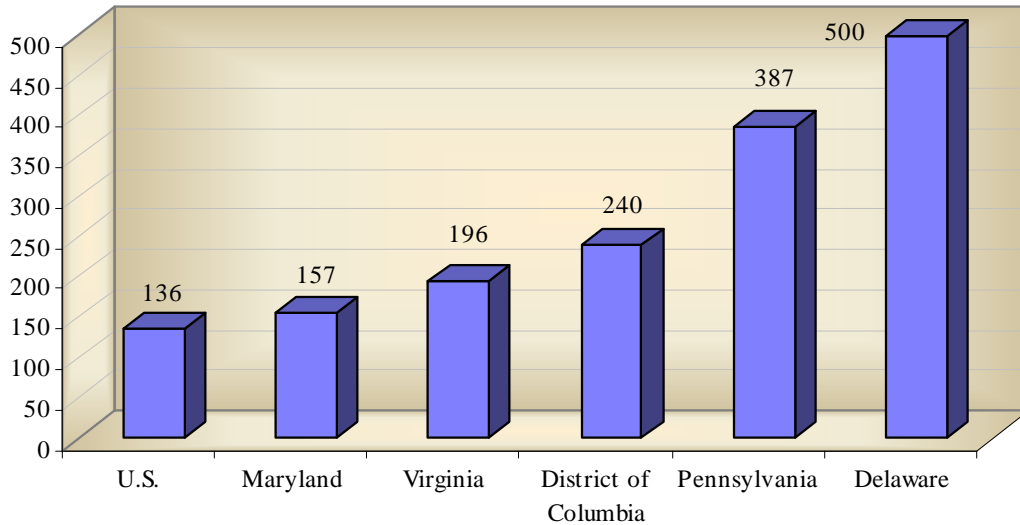
Property foreclosures in Maryland increased to 14,803 events in the third quarter, up 58.8 percent from the previous quarter and 85.6 percent from last year (Chart 1). The State's overall foreclosure rate deteriorated to 157 households per foreclosure, moving the State's national ranking from the 17<sup>th</sup> highest in the previous quarter to the 12<sup>th</sup> highest in the current quarter. Although the Maryland foreclosure concentration rate in the third quarter was 15.4 percent below the national average, the State recorded the highest foreclosure concentration in the region (Chart 2).

**CHART 1**  
**TOTAL FORECLOSURE ACTIVITY IN MARYLAND**



Source: RealtyTrac

**CHART 2**  
**FORECLOSURE RATES IN THE REGION**  
**THIRD QUARTER 2009**



Source: RealtyTrac

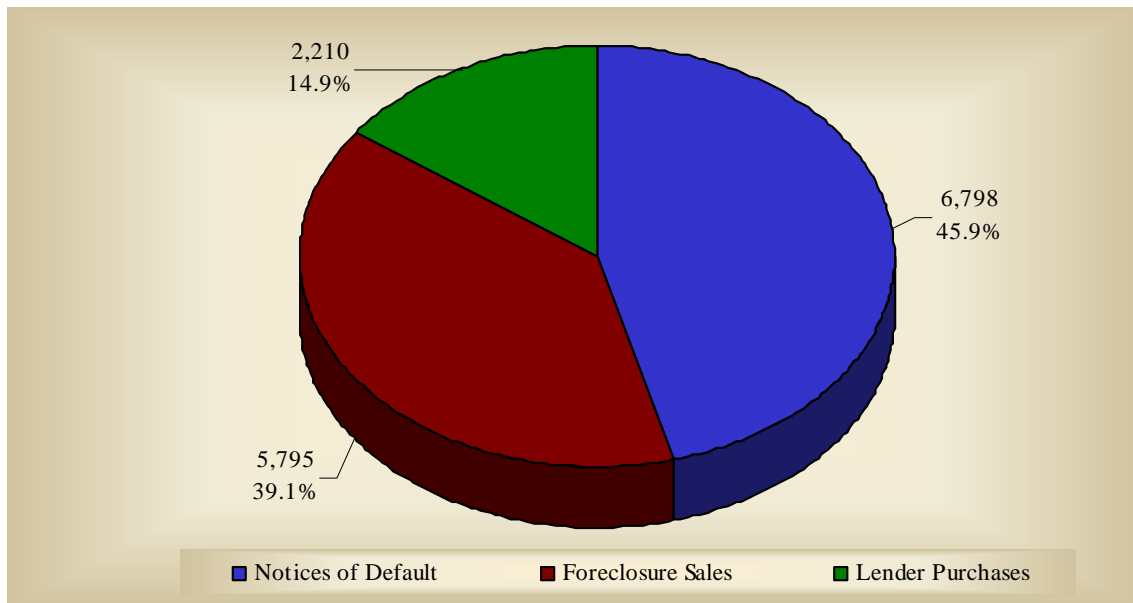
A total of 6,798 default notices were issued in the third quarter of 2009, compared with 6,543 notices issued in the previous quarter and 5,244 notices issued last year. As a result, notices of default grew by only 3.9 percent over the second quarter while they grew by 29.6 percent over last year. However, notices of default accounted for only 45.9 percent of all foreclosure events in the third quarter, the lowest share since the second quarter of last year (Chart 3).

The significant rise in foreclosures during the third quarter was due to the soaring number of foreclosure sales notices. A total of 5,795 notices of foreclosure sales were issued in the third quarter of 2009, compared with 1,101 notices issued in the previous quarter and 625 notices issued last year. As a result, notices of foreclosure sales grew by 426.3 percent over the second quarter and grew by 827.2 percent over last year. Foreclosure sales or auctions represented 39.1 percent of the foreclosure inventory in the third quarter of 2009, compared with 11.8 percent in the previous quarter and 7.8 percent last year, the highest ratio since the first quarter of 2008.

Maryland lenders purchased 2,210 foreclosed properties in the third quarter, up 31.9 percent over the previous quarter and 5.0 percent above last year. Lender purchases represented 14.9 percent of the foreclosure activity in the third quarter of 2009, compared with 18.0 percent in the previous quarter and 26.4 percent last year.

Prince George's County with 4,454 filings continued to have the largest number of foreclosures in Maryland, accounting for 30.1 percent of all foreclosure activity statewide (Table 1). Montgomery County with 2,218 foreclosure filings (15.0 percent of the total) had the second highest number of foreclosures, followed by Baltimore City (1,656 foreclosures or 11.2 percent), Baltimore County (1,345 foreclosures or 9.1 percent), Anne Arundel County (1,001 foreclosures or 6.8 percent) and Frederick County (754 foreclosures or 5.1 percent). Together, these six jurisdictions represented 77.2 percent of all foreclosure activity statewide.

**CHART 3**  
**FORECLOSURE EVENTS IN MARYLAND**  
**THIRD QUARTER 2009**



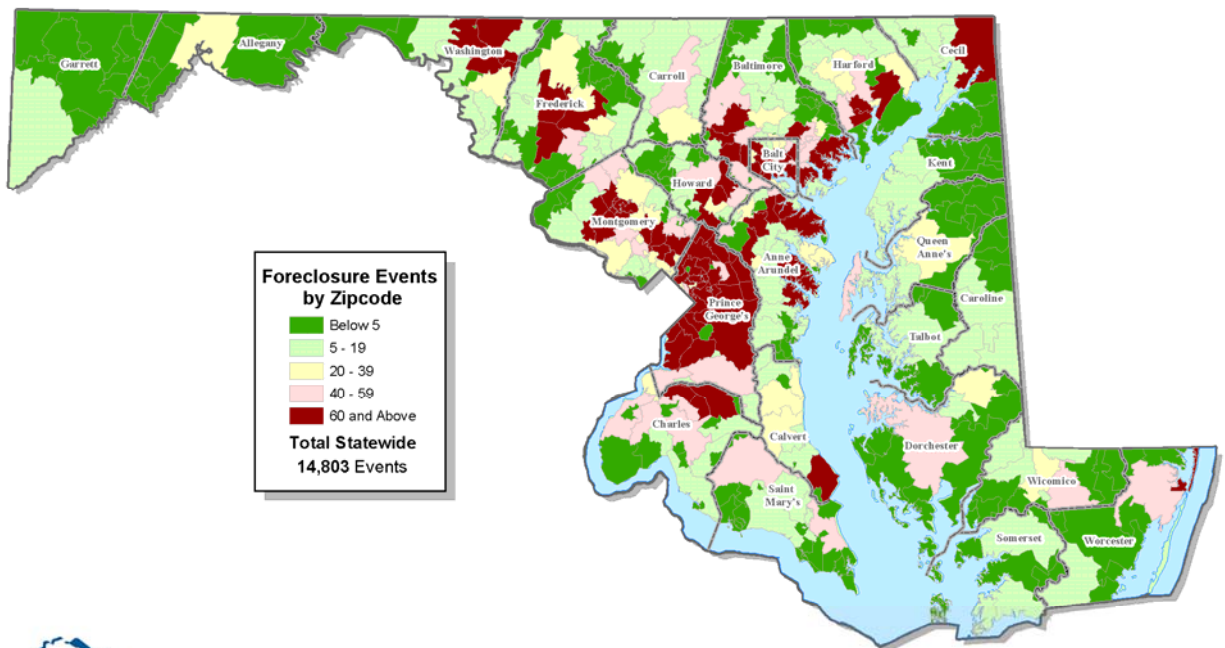
Source: RealtyTrac

**TABLE 1**  
**PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS**  
**THIRD QUARTER 2009**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2009Q2	2008 Q3
Allegany	21	4	11	36	0.2%	20.0%	4.5%
Anne Arundel	354	474	173	1,001	6.8%	87.3%	92.3%
Baltimore	641	520	184	1,345	9.1%	133.8%	77.2%
Baltimore City	565	831	260	1,656	11.2%	118.0%	87.7%
Calvert	122	75	39	236	1.6%	76.4%	168.8%
Caroline	16	1	12	29	0.2%	44.4%	-11.9%
Carroll	96	31	31	158	1.1%	10.7%	44.4%
Cecil	78	13	33	124	0.8%	113.8%	96.8%
Charles	261	284	63	607	4.1%	73.8%	140.0%
Dorchester	66	9	13	88	0.6%	104.4%	223.7%
Frederick	382	238	133	754	5.1%	57.4%	101.9%
Garrett	20	0	7	27	0.2%	17.4%	84.5%
Harford	278	190	61	530	3.6%	128.2%	154.8%
Howard	271	189	86	545	3.7%	130.1%	158.8%
Kent	10	12	4	26	0.2%	29.7%	-35.4%
Montgomery	864	986	368	2,218	15.0%	35.3%	97.4%
Prince George's	2,165	1,771	519	4,454	30.1%	30.0%	59.9%
Queen Anne's	70	33	16	119	0.8%	56.3%	224.2%
Somerset	24	1	5	30	0.2%	51.3%	51.7%
St. Mary's	40	85	26	151	1.0%	98.4%	105.8%
Talbot	30	6	6	42	0.3%	100.0%	221.9%
Washington	235	39	86	360	2.4%	42.0%	83.4%
Wicomico	88	2	33	123	0.8%	74.8%	121.6%
Worcester	102	3	40	145	1.0%	44.2%	166.7%
<b>Maryland</b>	<b>6,798</b>	<b>5,795</b>	<b>2,210</b>	<b>14,803</b>	<b>100.0%</b>	<b>58.8%</b>	<b>85.6%</b>

Source: RealtyTrac

**MAP 1  
DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND  
THIRD QUARTER 2009**



Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor  
Raymond A. Skinner, Secretary  
Clarence J. Snuggs, Deputy Secretary

Data Source: RealtyTrac.com

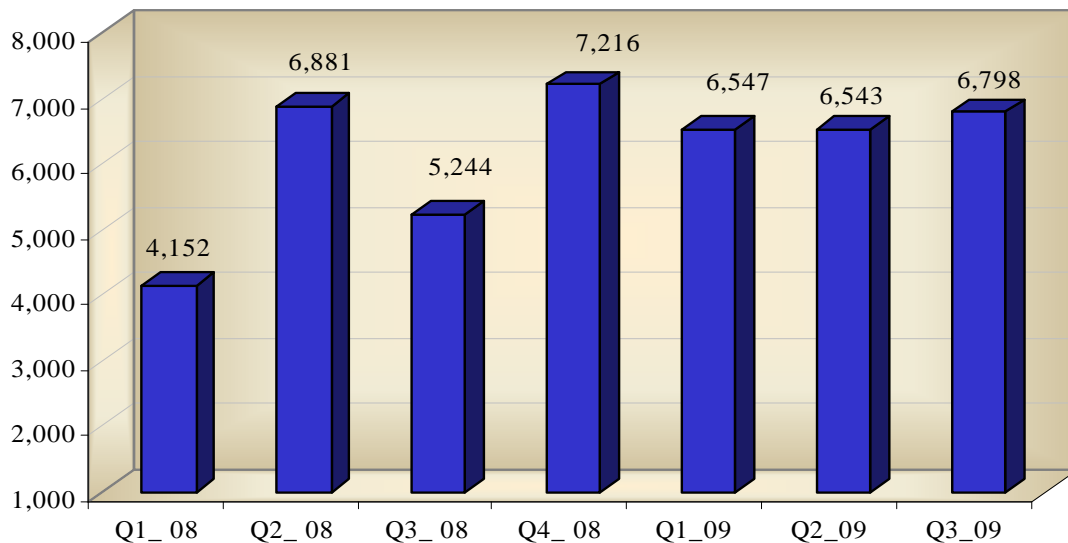
pub date: 10/22/2009

## NOTICES OF MORTGAGE LOAN DEFAULT

A total of 6,798 default notices were issued in the third quarter of 2009, compared with 6,543 notices issued in the previous quarter and 5,244 notices issued last year (Chart 4). As a result, notices of default grew by only 3.9 percent over the second quarter while they grew by 29.6 percent over last year. Notices of default accounted for 45.9 percent of all foreclosure events in the third quarter, the lowest share since the second quarter of last year (Chart 5). The number of new foreclosures in Maryland during the last four quarters has fluctuated between a low of 6,543 in the second quarter of 2009 to a high of 7,216 in the last quarter of 2008. Therefore, Maryland has witnessed no noticeable gains in the number of new foreclosures since the fourth quarter of last year despite rising unemployment rate and declining home values. Compared to the third quarter of 2008, the unemployment rate in Maryland grew by 2.7 percentage points while the State's median home sales price declined by 8.0 percent.

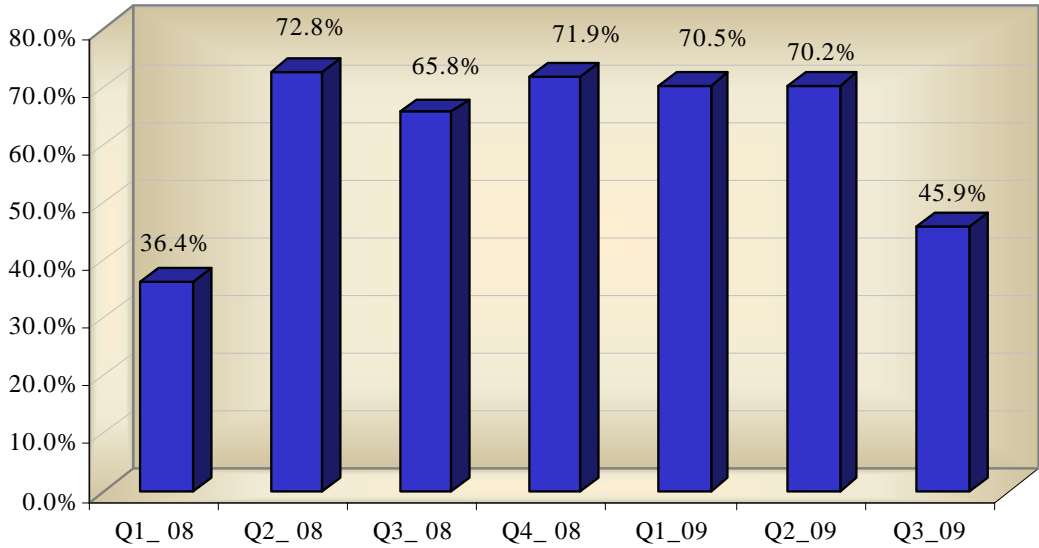
Residents of Prince George's County received 2,165 default notices in the third quarter, down 8.5 percent from the previous quarter but up 16.4 percent over last year. Loan defaults in Prince George's County accounted for 31.8 percent of the defaults statewide, the largest share among the State's twenty-four jurisdictions (Table 2). Montgomery County with 864 default notices (12.7 percent of the total) had the second highest number of defaults in Maryland. The county's loan defaults increased by 6.5 percent over the previous quarter and were up 47.8 percent over last year. Baltimore County with 641 default notices, or 9.4 percent of the total, had the third highest number of notices. Default notices in the County increased by 50.4 percent over the previous quarter and were up 24.8 percent over last year.

**CHART 4**  
**NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND**



Source: RealtyTrac

**CHART 5**  
**SHARE OF MORTGAGE LOAN DEFAULTS**  
**IN ALL MARYLAND FORECLOSURE EVENTS**



Source: RealtyTrac

**TABLE 2**  
**NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN**  
**MARYLAND 2009 Q3**

Jurisdiction	2009 Q3		% Change from	
	Number	% of Total	2009 Q2	2008Q3
Allegany	21	0.3%	-16.4%	-6.1%
Anne Arundel	354	5.2%	-11.5%	6.6%
Baltimore	641	9.4%	50.4%	24.8%
Baltimore City	565	8.3%	-8.5%	-5.5%
Calvert	122	1.8%	-1.0%	103.9%
Caroline	16	0.2%	-1.3%	-31.7%
Carroll	96	1.4%	-23.4%	21.1%
Cecil	78	1.1%	44.4%	59.2%
Charles	261	3.8%	-12.3%	52.4%
Dorchester	66	1.0%	108.7%	199.3%
Frederick	382	5.6%	10.6%	50.4%
Garrett	20	0.3%	-4.0%	135.8%
Harford	278	4.1%	44.6%	85.3%
Howard	271	4.0%	53.5%	80.6%
Kent	10	0.2%	-41.1%	-70.6%
Montgomery	864	12.7%	6.5%	47.8%
Prince George's	2,165	31.8%	-8.5%	16.4%
Queen Anne's	70	1.0%	1.7%	159.8%
Somerset	24	0.4%	75.0%	76.0%
St. Mary's	40	0.6%	-35.0%	-27.0%
Talbot	30	0.4%	58.2%	130.5%
Washington	235	3.5%	18.0%	70.5%
Wicomico	88	1.3%	48.8%	132.7%
Worcester	102	1.5%	33.4%	116.0%
<b>Maryland</b>	<b>6,798</b>	<b>100.0%</b>	<b>3.9%</b>	<b>29.6%</b>

Source: RealtyTrac

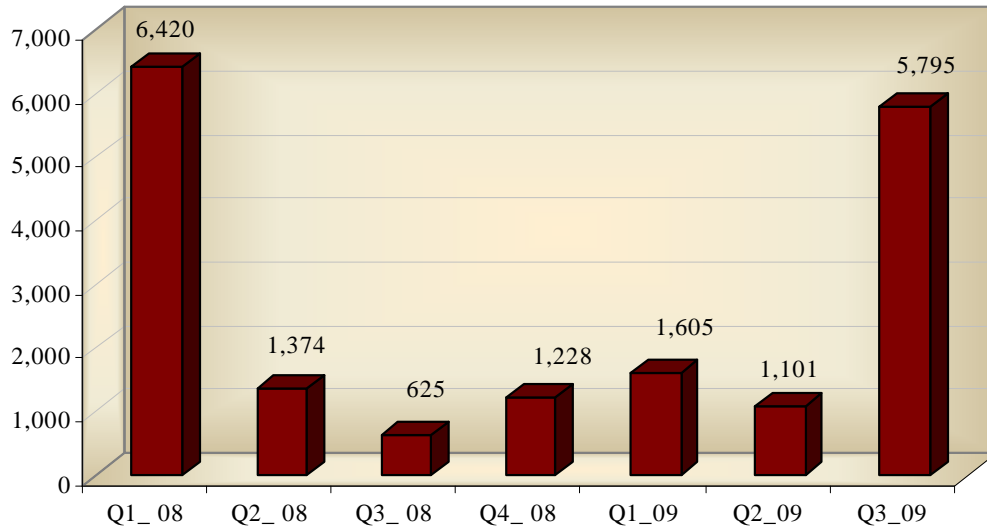
## NOTICES OF FORECLOSURE SALES

The significant rise in the number of foreclosure events during the third quarter was due to the soaring number of foreclosure sales notices. A total of 5,795 notices of foreclosure sales were issued in the third quarter of 2009, compared with 1,101 notices issued in the previous quarter and 625 notices issued last year (Chart 6). As a result, notices of foreclosure sales grew by 426.3 percent over the second quarter and grew by 827.2 percent over last year. Foreclosure sales or auctions represented 39.1 percent of the foreclosure inventory in the third quarter of 2009, compared with 11.8 percent in the previous quarter and 7.8 percent last year, the highest ratio since the first quarter of 2008 (Chart 7).

The higher foreclosure sales ratio in the current quarter indicates that the lenders may be starting to release to the market some of the pent-up foreclosure inventory caused by high volumes of new foreclosure activity dating back to the second quarter of 2007. The higher foreclosure sales may also be due to the improvements in the State's real estate market. Maryland home sales started their upward trend in the second quarter of 2009 in which home sales increased to 12,907 units, representing a growth of 63.3 percent over the first quarter and 0.3 percent over last year. Home sales grew to 14,672 units in the third quarter, representing a rise of 13.7 percent over the previous quarter and an increase of 14.5 percent over last year. As a result, the supply of homes for sale declined by 15.5 percent to 9.1 months in the third quarter, a decrease of 24.1 percent from last year.

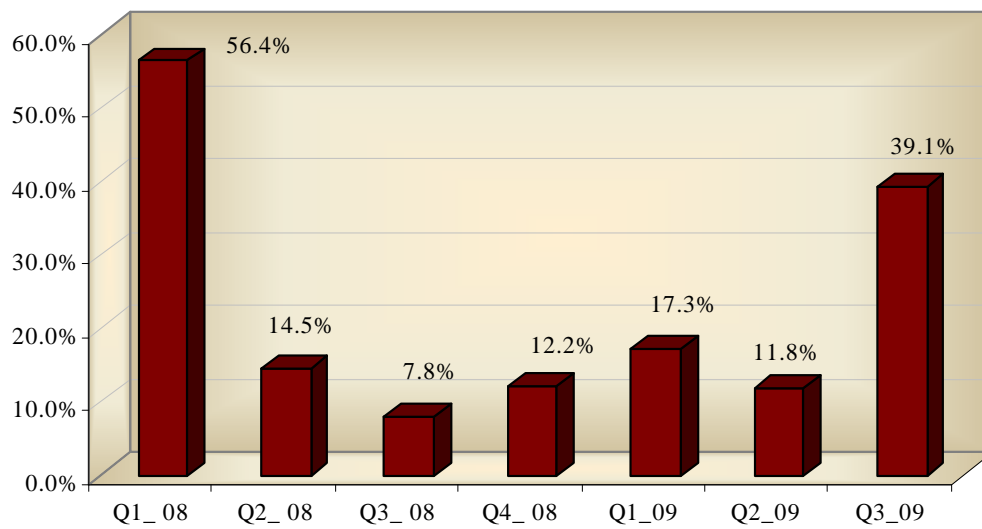
Foreclosure sales were heavily concentrated in Prince George's, Montgomery, Baltimore, and Anne Arundel counties as well as Baltimore City (Table 3). A total of 1,771 notices of sales were issued in Prince George's County, representing 30.6 percent of all foreclosure sales statewide. The county's foreclosure sales increased by 268.2 percent over the previous quarter and were up 730.6 percent above last year. Montgomery County with 986 foreclosure sales (17.0 percent of the total) had the second highest concentration in Maryland, followed by Baltimore City with 831 notices (14.3 percent), Baltimore County with 520 notices (9.0 percent), and Anne Arundel County with 474 notices (8.2 percent). Compared to the previous quarter, notices of foreclosure sales increased in all jurisdictions except in Somerset and Wicomico counties.

**CHART 6**  
**NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND**



Source: RealtyTrac

**CHART 7**  
**SHARE OF FORECLOSURE SALES**  
**IN ALL MARYLAND FORECLOSURE EVENTS**



Source: RealtyTrac

**Table 3**  
**Notices of Foreclosure Sales Issued in Maryland**  
**2009 Q3**

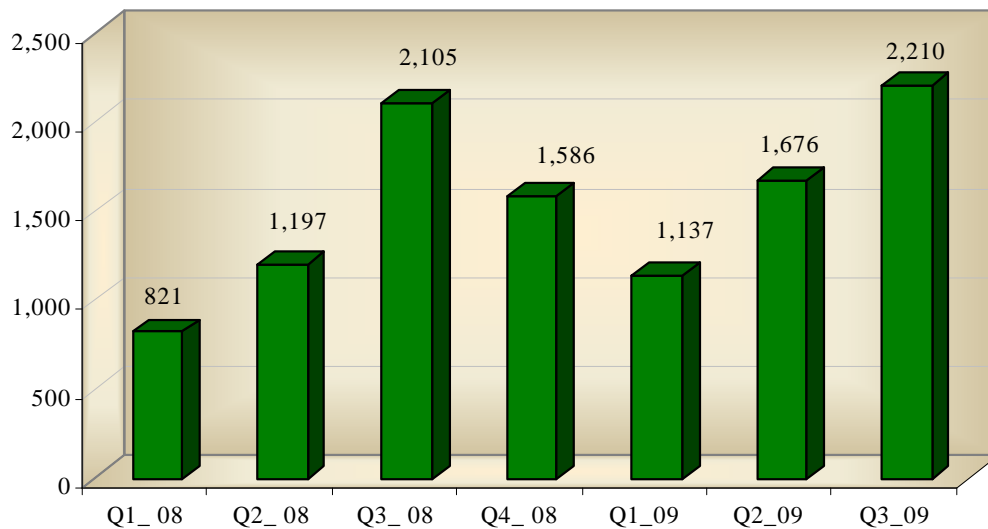
<b>Jurisdiction</b>	<b>2009 Q3</b>		<b>% Change from</b>	
	<b>Number</b>	<b>% of Total</b>	<b>2009 Q2</b>	<b>2008Q3</b>
Allegany	4	0.1%	n/a	-21.6%
Anne Arundel	474	8.2%	2918.6%	837.0%
Baltimore	520	9.0%	4992.0%	1221.5%
Baltimore City	831	14.3%	3713.2%	1980.8%
Calvert	75	1.3%	7363.1%	729.2%
Caroline	1	0.0%	n/a	n/a
Carroll	31	0.5%	n/a	433.0%
Cecil	13	0.2%	1200.0%	225.0%
Charles	284	4.9%	2162.8%	1558.6%
Dorchester	9	0.2%	821.5%	360.7%
Frederick	238	4.1%	1561.4%	432.6%
Garrett	0	0.0%	n/a	-84.2%
Harford	190	3.3%	6218.9%	2995.8%
Howard	189	3.3%	1708.7%	828.2%
Kent	12	0.2%	n/a	297.5%
Montgomery	986	17.0%	90.0%	623.7%
Prince George's	1,771	30.6%	268.2%	730.6%
Queen Anne's	33	0.6%	n/a	1553.8%
Somerset	1	0.0%	-45.7%	0.0%
St. Mary's	85	1.5%	8436.9%	1348.6%
Talbot	6	0.1%	n/a	n/a
Washington	39	0.7%	3711.8%	294.3%
Wicomico	2	0.0%	-32.9%	-71.9%
Worcester	3	0.0%	51.3%	n/a
<b>Maryland</b>	<b>5,795</b>	<b>100.0%</b>	<b>426.3%</b>	<b>827.2%</b>

*Source: RealtyTrac*  
*N/A denotes division by zero.*

## LENDER PURCHASES OF FORECLOSED PROPERTIES

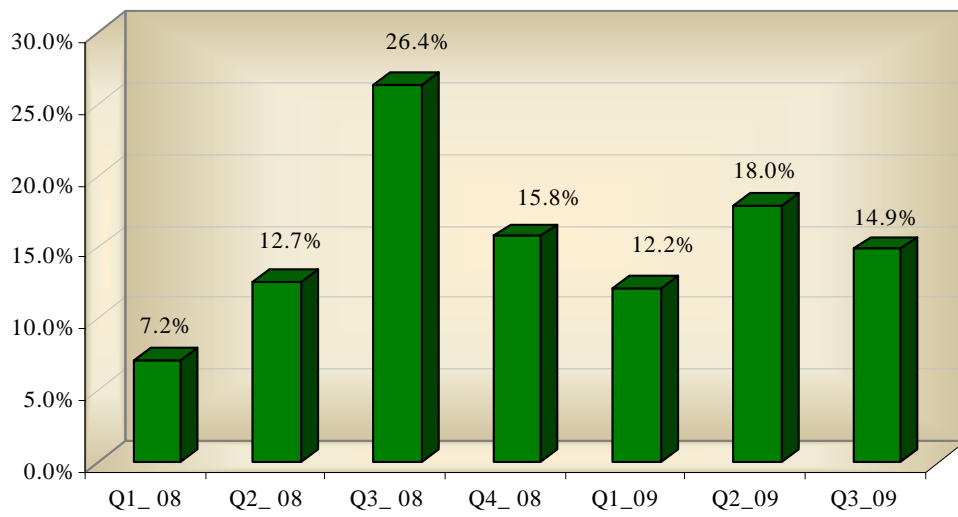
According to RealtyTrac, Maryland lenders purchased 2,210 foreclosed properties in the third quarter, up 31.9 percent over the previous quarter and up 5.0 percent above last year (Chart 8). Lender purchases represented 14.9 percent of the foreclosure activity in the third quarter of 2009, compared with 18.0 percent in the previous quarter and 26.4 percent last year (Chart 9). A total of 519 lender purchases occurred in Prince George's County, representing 23.5 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county declined by 10.6 percent from the previous quarter and were down 27.2 percent below last year. Montgomery County with 368 lender purchases (16.7 percent of the total) had the second highest concentration in Maryland. Lender purchases in Montgomery County increased by 19.3 percent over the previous quarter but were down 8.5 percent from last year. Baltimore City with 260 lender purchases (11.8 percent of the total) had the third highest concentration in Maryland. Lender purchases in Baltimore City increased by 116.1 percent above the last quarter and were up 6.4 percent over last year. Compared to the previous quarter, lender purchases increased in all Maryland jurisdictions except in Prince George's County.

**CHART 8**  
**LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND**



Source: RealtyTrac

**CHART 9**  
**SHARE OF LENDER PURCHASES**  
**IN ALL MARYLAND FORECLOSURE EVENTS**



*Source: RealtyTrac*

**TABLE 4**  
**LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND**  
**2009 Q3**

<b>Jurisdiction</b>	<b>2009 Q3</b>		<b>% Change from</b>	
	<b>Number</b>	<b>% of Total</b>	<b>2009 Q2</b>	<b>2008Q3</b>
Allegany	11	0.5%	172.6%	55.8%
Anne Arundel	173	7.8%	45.7%	25.5%
Baltimore	184	8.3%	32.6%	-10.5%
Baltimore City	260	11.8%	116.1%	6.4%
Calvert	39	1.8%	313.2%	107.2%
Caroline	12	0.5%	220.7%	29.8%
Carroll	31	1.4%	77.5%	28.1%
Cecil	33	1.5%	1000.0%	230.0%
Charles	63	2.9%	59.5%	-2.9%
Dorchester	13	0.6%	22.8%	307.7%
Frederick	133	6.0%	12.1%	79.2%
Garrett	7	0.3%	254.7%	77.4%
Harford	61	2.8%	68.8%	19.5%
Howard	86	3.9%	70.7%	111.7%
Kent	4	0.2%	57.2%	80.6%
Montgomery	368	16.7%	19.3%	-8.5%
Prince George's	519	23.5%	-10.6%	-27.2%
Queen Anne's	16	0.7%	114.1%	105.3%
Somerset	5	0.2%	22.0%	-4.3%
St. Mary's	26	1.2%	85.6%	99.2%
Talbot	6	0.3%	200.0%	n/a
Washington	86	3.9%	61.9%	77.6%
Wicomico	33	1.5%	306.7%	210.6%
Worcester	40	1.8%	81.3%	539.2%
<b>Maryland</b>	<b>2,210</b>	<b>100.0%</b>	<b>31.9%</b>	<b>5.0%</b>

*Source: RealtyTrac*  
*N/A denotes division by zero.*

## FORECLOSURE HOT SPOTS

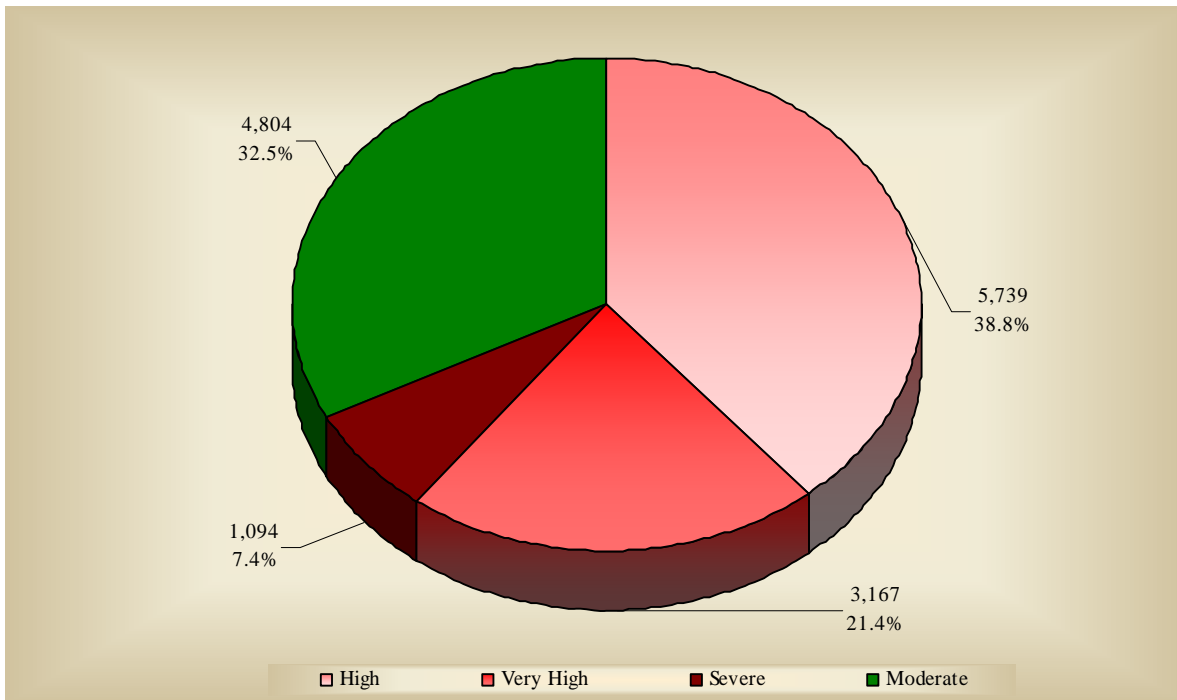
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 100 represents the weighted average foreclosure rate of 101 homeowner households per foreclosure in the third quarter. For example, the Riverdale community of Prince George's County recorded a total of 138 foreclosure events in the third quarter, resulting in a foreclosure rate of 23 homeowner households per foreclosure and a corresponding foreclosure index of 443. As a result, the foreclosure concentration in the Riverdale community was 343 percent above the state average. Overall, a total of 9,999 foreclosure events, accounting for 67.5 percent of all foreclosures in the third quarter, occurred in 97 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 57 and an average foreclosure index of 178. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 199. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 5,739 foreclosures in 68 communities, accounting for 57.4 percent of foreclosures in all *Hot Spots* and 38.8 percent of all foreclosures statewide (Charts 10 and 11). These jurisdictions recorded an average foreclosure rate of 70 and an average foreclosure index of 143.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 299. Jurisdictions with a "very high" foreclosure problem recorded 3,167 events in 20 communities, representing 31.7 percent of foreclosures across all *Hot Spots* and 21.4 percent of foreclosures statewide. These communities had an average foreclosure rate of 42 and an average foreclosure index of 242.

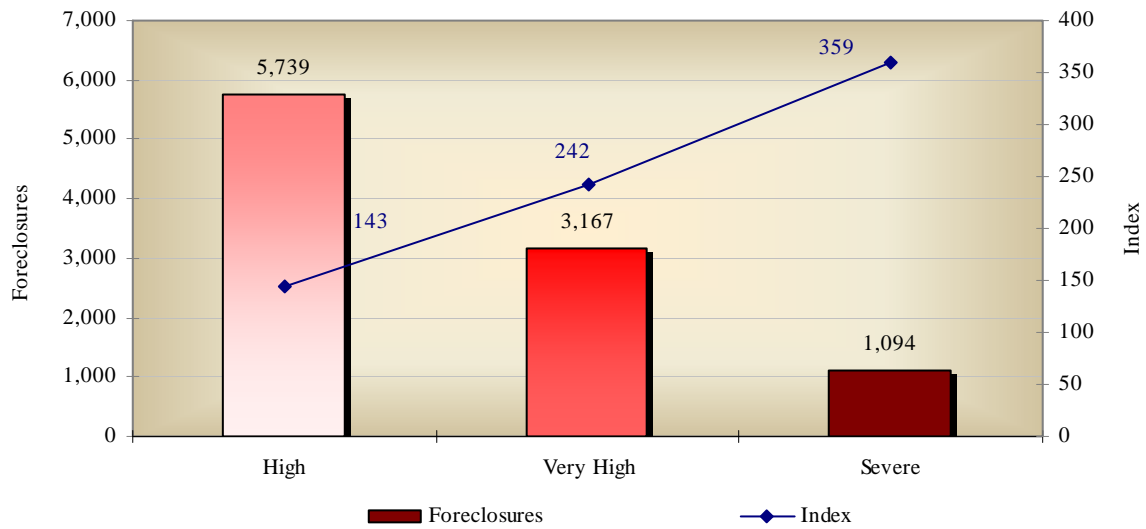
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem posted a total of 1,094 foreclosures in 9 communities, accounting for 10.9 percent of all foreclosures in *Hot Spots* communities, and 7.4 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 28 and an average foreclosure index of 359.

**CHART 10**  
**FORECLOSURE HOT SPOTS IN MARYLAND, THIRD QUARTER 2009**



Source: RealtyTrac and DHCD, Office of Research

**CHART 11**  
**FORECLOSURES AND FORECLOSURE INDEX**  
**IN MARYLAND'S HOT SPOTS COMMUNITIES, THIRD QUARTER 2009**



Source: RealtyTrac and DHCD, Office of Research

**TABLE 5**  
**CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND**  
**THIRD QUARTER 2009**

<b>Category</b>	<b>High</b>	<b>Very High</b>	<b>Severe</b>	<b>All Hot Spots Communities</b>
Number of Communities	68	20	9	97
% of <i>Hot Spots</i> Communities	70.1%	20.6%	9.3%	100.0%
% of <i>All</i> Communities	13.1%	3.9%	1.7%	18.7%
Foreclosures	5,739	3,167	1,094	9,999
% of <i>Hot Spots</i> Communities	57.4%	31.7%	10.9%	100.0%
% of <i>All</i> Communities	38.8%	21.4%	7.4%	67.5%
Average Foreclosure Rate	70	42	28	57
Average Foreclosure Index	143	242	359	178
Number of Households	404,058	132,183	30,786	567,027
% of <i>Hot Spots</i> Communities	71.3%	23.3%	5.4%	100.0%
% of <i>All</i> Communities	27.0%	8.8%	2.1%	37.9%

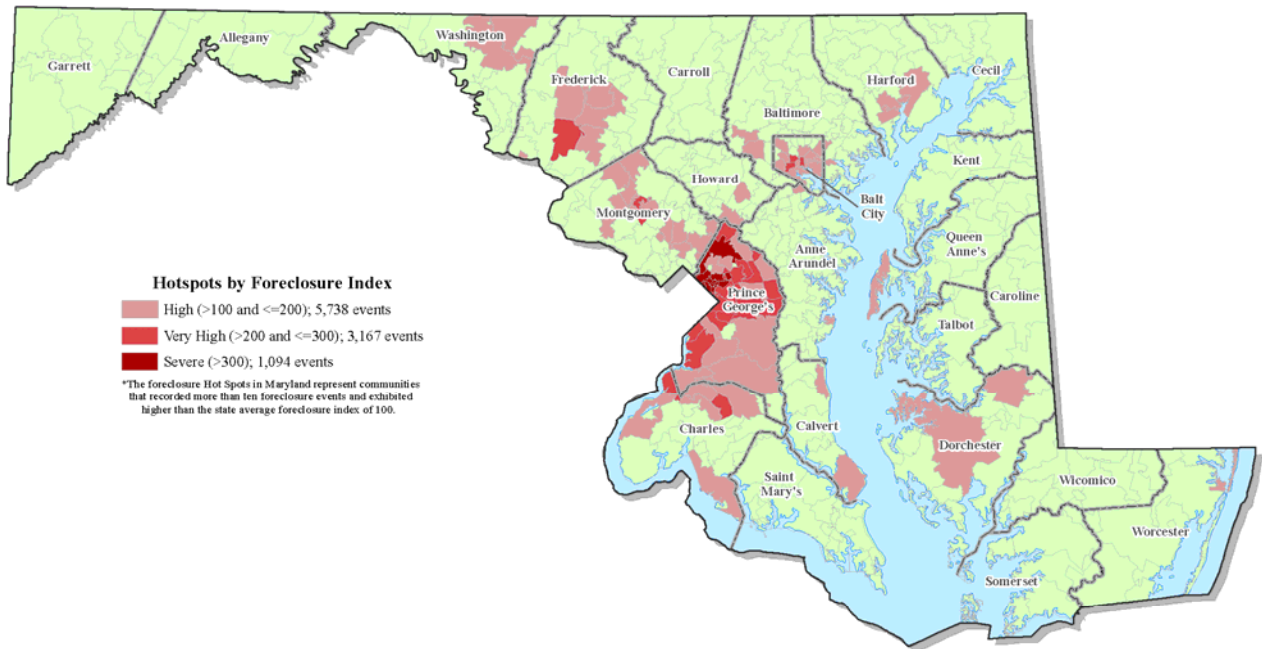
*Source: RealtyTrac and DHCD, Office of Research*

**TABLE 6**  
**FORECLOSURE *HOT SPOTS* IN MARYLAND**  
**THIRD QUARTER 2009**

Jurisdiction	Zip Codes	Foreclosures		Rate	Index	Households
		Events	Percent			
<i>Severe Foreclosures</i>						
Prince George's	9	1,094	100.0%	28	359	30,786
<i>Very High Foreclosures</i>						
Baltimore City	3	291	9.2%	37	276	10,644
Charles	2	175	5.5%	44	231	7,647
Frederick	1	182	5.7%	45	224	8,225
Montgomery	2	329	10.4%	42	240	13,834
Prince George's	12	2,190	69.1%	42	241	91,833
<b>Maryland</b>	<b>20</b>	<b>3,167</b>	<b>100.0%</b>	<b>42</b>	<b>242</b>	<b>132,183</b>
<i>High Foreclosures</i>						
Anne Arundel	3	79	1.4%	78	129	6,177
Baltimore	5	288	5.0%	81	125	23,277
Baltimore City	12	1,138	19.8%	71	142	80,764
Calvert	2	127	2.2%	72	141	9,104
Charles	5	324	5.7%	59	172	19,026
Dorchester	2	76	1.3%	85	119	6,438
Frederick	5	403	7.0%	66	152	26,704
Harford	4	293	5.1%	77	131	22,558
Howard	2	216	3.8%	84	121	18,047
Montgomery	12	1,243	21.7%	73	137	91,329
Prince George's	12	1,160	20.2%	61	166	70,444
Queen Anne's	1	46	0.8%	93	109	4,268
Washington	2	268	4.7%	81	124	21,819
Worcester	1	78	1.4%	53	192	4,104
<b>Maryland</b>	<b>68</b>	<b>5,739</b>	<b>100.0%</b>	<b>70</b>	<b>143</b>	<b>404,058</b>

Source: RealtyTrac and DHCD, Office of Research

## MAP 2 DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND THIRD QUARTER 2009



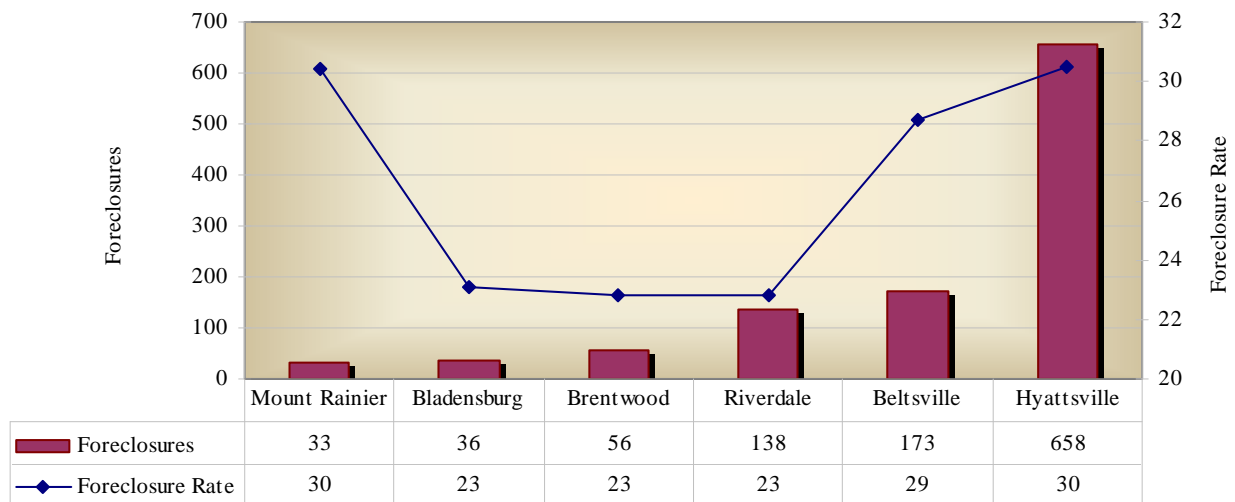
Source: RealtyTrac and DHCD Office of Research

pub. date: 10/20/2009

## SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. During the third quarter of 2009, Maryland jurisdictions with a “severe” foreclosure problem posted a total of 1,094 foreclosures in nine Prince George’s County communities, accounting for 10.9 percent of all foreclosures in *Hot Spots* communities, and 7.4 percent of the foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 28 and an average foreclosure index of 359. Communities with the highest foreclosure incidence include Riverdale, Bladensburg and Brentwood with 23 homeowner households per foreclosure each (Chart 12 and Table 7). The intensity of foreclosures in these communities was four times higher than the statewide average. Other highly impacted communities in this group include Beltsville, Hyattsville and Mount Rainier.

**CHART 12**  
**PROPERTY FORECLOSURES IN SEVERE *HOT SPOTS* JURISDICTIONS**  
**THIRD QUARTER 2009**



Source: RealtyTrac and DHCD, Office of Research

**TABLE 7**  
**SEVERE FORECLOSURE HOT SPOTS IN MARYLAND**  
**THIRD QUARTER 2009**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>P.O. Name</b>	<b>Foreclosures</b>	<b>Rate</b>	<b>Index</b>
Prince George's	20705	Beltsville	173	29	352
Prince George's	20710	Bladensburg	36	23	438
Prince George's	20722	Brentwood	56	23	443
Prince George's	20784	Hyattsville	232	24	424
Prince George's	20781	Hyattsville	73	32	319
Prince George's	20782	Hyattsville	143	33	304
Prince George's	20783	Hyattsville	210	33	304
Prince George's	20712	Mount Rainier	33	30	332
Prince George's	20737	Riverdale	138	23	443
<b><i>All Communities</i></b>			<b><i>1,094</i></b>	<b><i>28</i></b>	<b><i>359</i></b>

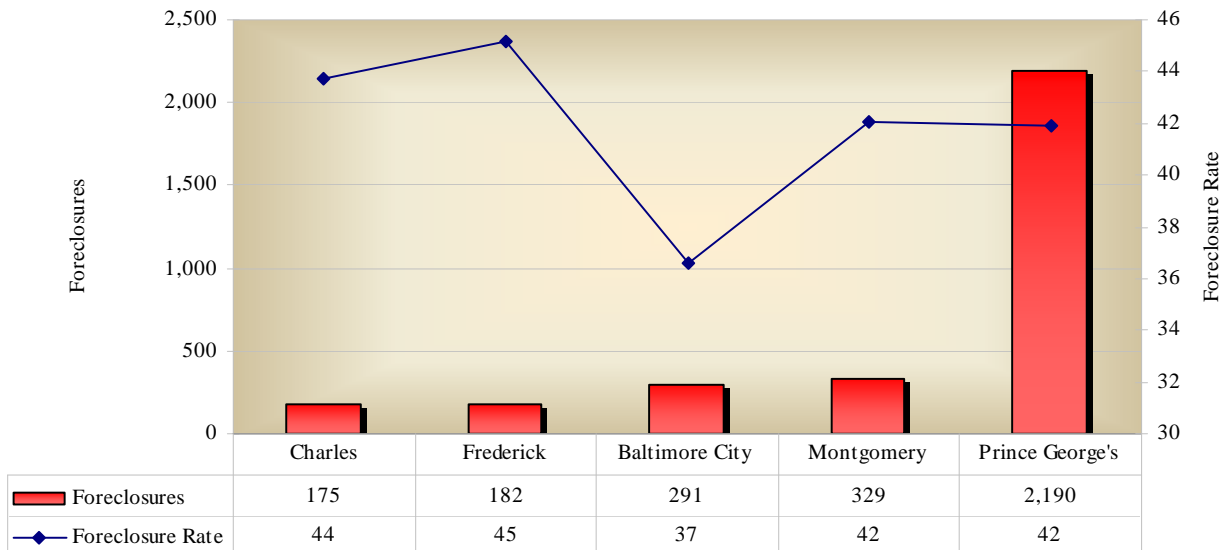
*Source: RealtyTrac and DHCD, Office of Research*

## VERY HIGH FORECLOSURE HOT SPOTS

A total of 3,167 foreclosure events, accounting for 31.7 percent of all foreclosures in *Hot Spots* areas took place in 20 communities with “very high” foreclosure concentration ratios during the third quarter of 2009. The group’s average foreclosure rate of 42 homeowner households per foreclosure translates into an average foreclosure index of 242. Property foreclosures in “very high” foreclosure *Hot Spots* were concentrated in Charles, Frederick, Montgomery and Prince George’s counties as well as Baltimore City (Chart 13 and Table 8).

Prince George’s County recorded the highest number of properties in the “very high” foreclosure group. Twelve Prince George’ County communities with 2,190 foreclosures accounted for 69.1 percent of all foreclosures in this group. The twelve county communities posted a weighted average foreclosure rate of 42 and an average foreclosure index of 241. Table 9 shows foreclosure data for all communities in this group.

**CHART 13  
PROPERTY FORECLOSURES IN VERY HIGH *HOT SPOTS* JURISDICTIONS  
THIRD QUARTER 2009**



Source: RealtyTrac and DHCD, Office of Research

**TABLE 8**  
**VERY HIGH FORECLOSURE HOT SPOTS**  
**THIRD QUARTER 2009**

<b>Jurisdiction</b>	<b>Foreclosure Events</b>		<b>Average Foreclosure Rate</b>	<b>Average Foreclosure Index</b>	<b>Homeowner Households</b>
	<b>Number</b>	<b>% of Total</b>			
Charles	2	175	5.5%	44	231
Frederick	1	182	5.7%	45	224
Baltimore City	3	291	9.2%	37	276
Montgomery	2	329	10.4%	42	240
Prince George's	12	2,190	69.1%	42	241
<b>Total</b>	<b>20</b>	<b>3,167</b>	<b>100.0%</b>	<b>42</b>	<b>242</b>

*Source: RealtyTrac and DHCD, Office of Research*

**Table 9**  
**Very High Foreclosure *Hot Spots* in Maryland**  
**Third Quarter 2009**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>P.O. Name</b>	<b>Foreclosures</b>	<b>Rate</b>	<b>Index</b>
Baltimore City	21202	East Case	43	34	296
Baltimore City	21223	Franklin	121	36	277
Baltimore City	21217	Druid	127	38	269
Charles	20602	Waldorf	137	42	239
Charles	20616	Bryans Road	38	49	207
Frederick	21703	Frederick	182	45	224
Montgomery	20877	Gaithersburg	143	40	252
Montgomery	20886	Montgomery Village	186	44	232
Prince George's	20720	Bowie	140	44	228
Prince George's	20716	Bowie	120	50	201
Prince George's	20743	Capitol Heights	224	42	239
Prince George's	20747	District Heights	175	45	223
Prince George's	20744	Fort Washington	347	44	231
Prince George's	20769	Glenn Dale	51	36	282
Prince George's	20785	Hyattsville	187	38	269
Prince George's	20706	Lanham	255	36	277
Prince George's	20707	Laurel	167	42	241
Prince George's	20745	Oxon Hill	132	37	274
Prince George's	20746	Suitland	100	48	211
Prince George's	20774	Upper Marlboro	292	42	242
<b><i>All Communities</i></b>			<b><i>3,167</i></b>	<b><i>42</i></b>	<b><i>242</i></b>

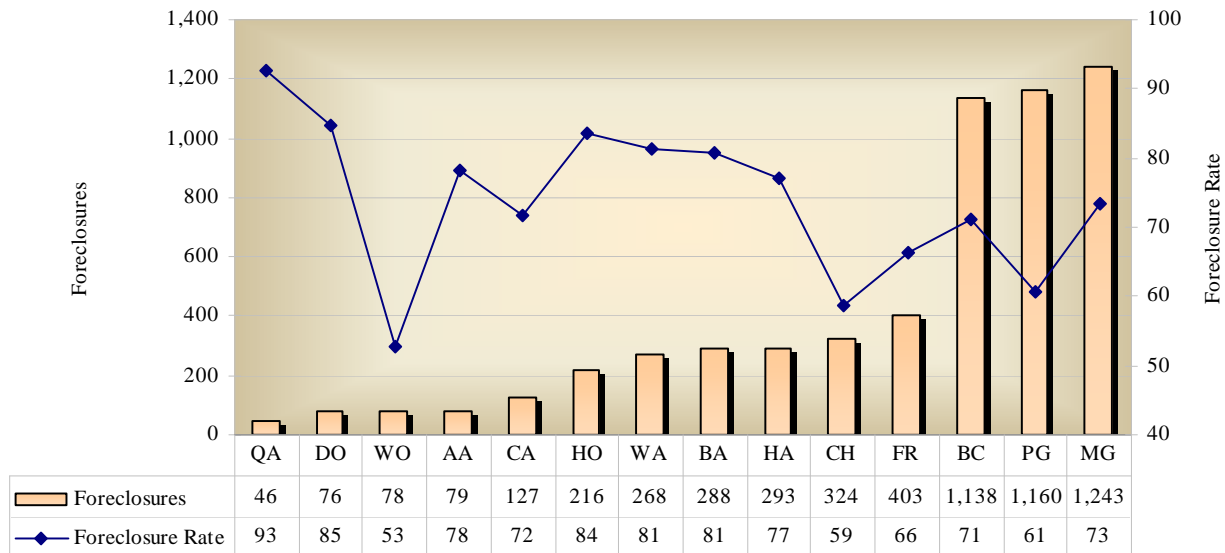
*Source: RealtyTrac and DHCD, Office of Research*

## HIGH FORECLOSURE HOT SPOTS

During the third quarter of 2009, 68 Maryland communities with “high” foreclosure concentration ratios reported a total of 5,739 foreclosure events, accounting for 57.4 percent of all foreclosures in *Hot Spots* areas. These communities posted a weighted average foreclosure rate of 70 homeowner households per foreclosure and an average foreclosure index of 143.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 14 jurisdictions including Anne Arundel, Baltimore, Calvert, Charles, Dorchester, Frederick, Harford, Howard, Montgomery, Prince George’s, Queen Anne’s, Washington and Worcester counties as well as Baltimore City (Chart 14). Twelve Montgomery County communities reported a total of 1,243 foreclosures (21.7 percent of the group), representing the largest concentration of properties in this category (Tables 10 and 11). Montgomery County communities in the “high” foreclosure group had an average foreclosure rate of 73 and an average foreclosure index of 137. Twelve Prince George’s County communities with 1,160 foreclosures had the second largest concentration of “high” foreclosures *Hot Spots*, followed by twelve communities in Baltimore City that posted a total of 1,138 foreclosures in the third quarter.

**CHART 14  
PROPERTY FORECLOSURES IN HIGH *HOT SPOTS* JURISDICTIONS  
THIRD QUARTER 2009**



Source: RealtyTrac and DHCD, Office of Research

**TABLE 10**  
**HIGH FORECLOSURE *HOT SPOTS***  
**THIRD QUARTER 2009**

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	79	1.4%	78	129	6,177
Baltimore	288	5.0%	81	125	23,277
Baltimore City	1,138	19.8%	71	142	80,764
Calvert	127	2.2%	72	141	9,104
Charles	324	5.7%	59	172	19,026
Dorchester	76	1.3%	85	119	6,438
Frederick	403	7.0%	66	152	26,704
Harford	293	5.1%	77	131	22,558
Howard	216	3.8%	84	121	18,047
Montgomery	1,243	21.7%	73	137	91,329
Prince George's	1,160	20.2%	61	166	70,444
Queen Anne's	46	0.8%	93	109	4,268
Washington	268	4.7%	81	124	21,819
Worcester	78	1.4%	53	192	4,104
<b>Maryland</b>	<b>5,739</b>	<b>100.0%</b>	<b>70</b>	<b>143</b>	<b>404,058</b>

Source: RealtyTrac and DHCD, Office of Research

**TABLE 11**  
**HIGH FORECLOSURE HOT SPOTS IN MARYLAND**  
**THIRD QUARTER 2009**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>P.O. Name</b>	<b>Foreclosures</b>	<b>Rate</b>	<b>Index</b>
Anne Arundel	20714	North Beach	11	59	171
Anne Arundel	21225	Brooklyn	52	79	127
Anne Arundel	20764	Shady Side	16	87	116
Baltimore	21224	Baltimore	52	66	154
Baltimore	21206	Baltimore	55	72	140
Baltimore	21244	Windsor Mill	79	87	116
Baltimore	21133	Randallstown	86	88	115
Baltimore	21229	Baltimore	16	90	113
Baltimore City	21205	Clifton East End	57	53	190
Baltimore City	21231	Patterson	44	57	176
Baltimore City	21216	Walbrook	122	60	168
Baltimore City	21201	West Case	13	63	160
Baltimore City	21230	Morrell Park	128	65	156
Baltimore City	21213	Clifton	119	65	155
Baltimore City	21224	Highlandtown	143	66	154
Baltimore City	21218	Waverly	136	66	152
Baltimore City	21206	Raspeburg	116	72	140
Baltimore City	21225	Brooklyn	32	79	127
Baltimore City	21229	Carroll	108	90	113
Baltimore City	21215	Arlington	120	100	101
Calvert	20657	Lusby	94	64	158
Calvert	20732	Chesapeake Beach	33	94	108
Charles	20603	Waldorf	122	53	189
Charles	20601	Waldorf	103	58	174
Charles	20640	Indian Head	47	58	173
Charles	20695	White Plains	41	68	149
Charles	20664	Newburg	11	89	113
Dorchester	21643	Hurlock	25	69	147
Dorchester	21613	Cambridge	51	93	109
Frederick	21702	Frederick	180	52	194
Frederick	21716	Brunswick	23	61	166
Frederick	21704	Frederick	40	76	132
Frederick	21701	Frederick	124	80	126
Frederick	21793	Walkersville	36	81	124
Harford	21017	Belcamp	30	56	179
Harford	21040	Edgewood	85	74	137
Harford	21001	Aberdeen	73	82	124
Harford	21009	Abingdon	105	82	123
Howard	21045	Columbia	131	83	122
Howard	20723	Laurel	85	85	119
Montgomery	20876	Germantown	107	55	182

**TABLE 11**  
**HIGH FORECLOSURE HOT SPOTS IN MARYLAND**  
**THIRD QUARTER 2009**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>P.O. Name</b>	<b>Foreclosures</b>	<b>Rate</b>	<b>Index</b>
Montgomery	20874	Germantown	267	57	178
Montgomery	20866	Burtonsville	54	62	163
Montgomery	20879	Gaithersburg	110	65	155
Montgomery	20871	Clarksburg	43	67	151
Montgomery	20872	Damascus	49	73	139
Montgomery	20851	Rockville	39	81	124
Montgomery	20902	Silver Spring	130	82	123
Montgomery	20906	Silver Spring	202	84	120
Montgomery	20903	Silver Spring	29	91	111
Montgomery	20904	Silver Spring	123	92	109
Montgomery	20853	Rockville	90	94	107
Prince George's	20607	Accokeek	45	61	165
Prince George's	20721	Bowie	154	53	189
Prince George's	20715	Bowie	83	100	101
Prince George's	20613	Brandywine	56	58	174
Prince George's	20623	Cheltenham	11	71	143
Prince George's	20735	Clinton	184	59	170
Prince George's	20740	College Park	100	51	199
Prince George's	20770	Greenbelt	65	68	149
Prince George's	20708	Laurel	64	61	165
Prince George's	20748	Temple Hills	166	54	188
Prince George's	20772	Upper Marlboro	219	60	168
Prince George's	20601	Waldorf	13	58	174
Queen Anne's	21666	Stevensville	46	93	109
Washington	21740	Hagerstown	186	74	137
Washington	21742	Hagerstown	82	99	102
Worcester	21842	Ocean City	78	53	192
<b>All</b>			<b>5,739</b>	<b>70</b>	<b>143</b>

Source: RealtyTrac and DHCD, Office of Research