



Division of Housing 1st Quarter 2011 Foreclosure Report

The Colorado Division of Housing is a division of the Colorado Department of Local Affairs

May 5, 2011

Summary and Methods

In response to recommendations from the Colorado Blue Ribbon Panel on Housing and the Colorado Foreclosure Prevention Task Force, the Colorado Division of Housing has compiled the attached information regarding foreclosures in Colorado.

During the 2009 legislative session, the legislature passed, and the governor signed, House Bill 1197 which mandates that the foreclosure totals contained in this report be considered the official foreclosure statistics of the state of Colorado. The legislation also required that statistics on cures now be included and that Public Trustees submit the required information to the Division of Housing.

These statistics have been collected to provide as accurate a view as possible of foreclosures in Colorado and to determine which regions of the state are most heavily impacted by foreclosures. The data is provided on a county-by-county basis and is based on foreclosure data reported by the Public Trustee's office of each county.

This report seeks to provide two essential pieces of information:

Foreclosure Filing Statistics:

The recording of the notice of election and demand (NED) is the event that begins the foreclosure process. In general, when a borrower is at least 3 months delinquent and in default, the lender will file an NED with the public trustee and the borrower will receive notice of the initial sale date. This notice will be sent from the public trustee's office in the county in which the property is located, and at this point, the property is in foreclosure.

The Public Trustee filings provide an objective measure of how many foreclosure proceedings have been initiated in a given county. Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale. However, Public Trustee numbers are a useful indicator of the number of loans in a county that have become seriously delinquent, and they provide insights into the overall health of the real estate market within that county.

We should note that in addition to single-family homes, condominiums, and townhomes, NED statistics include filings on agricultural, industrial, commercial, and multifamily properties. Vacant land is included as well.

Foreclosure Sale Statistics: Approximately 110-125 days after the initial filing, the property may be sold at the Public Trustee auction to a third party or to the mortgage company. Once the foreclosure sale takes place, eviction proceedings will proceed during the next several weeks.

As listed below, the foreclosure filings number and the foreclosure auction sales number are two independent numbers. In other words, the properties that went to final sale during the current quarter are not the same properties which entered the foreclosure process the same quarter. For example, among properties that went to sale during a given quarter, a large portion of those foreclosures were filed at least four months earlier, meaning a foreclosure filing and foreclosure sale do not occur within the same quarter. The period between the foreclosure filing and the foreclosure sale at auction is legally at least 110 days, but in some cases, this period may actually last much longer.

Why are both numbers important?

The foreclosure filings number provides a view of how many borrowers have become seriously delinquent on their loans. Foreclosure filings provide a good guide to foreclosure activity in a given county, and while a property may be withdrawn from the foreclosure process after a filing is made, the filings statistics nevertheless indicate where borrowers are delinquent and in default.

The foreclosure sale numbers generally indicate how many borrowers have lost all equity in the property as the result of it being sold to another party at auction, including the mortgage company, an investor, or others. Many households in the foreclosure process lose their properties through a variety of processes such as short sales and deed-in-lieu-of-foreclosure agreements. Losing the property through a foreclosure sale, however, is generally most damaging to the credit of the borrower, and foreclosure (unless the property is sold at auction for more than the value of the loan) does not allow for the borrower to preserve any of the equity he or she might still have in that property.

Study Findings

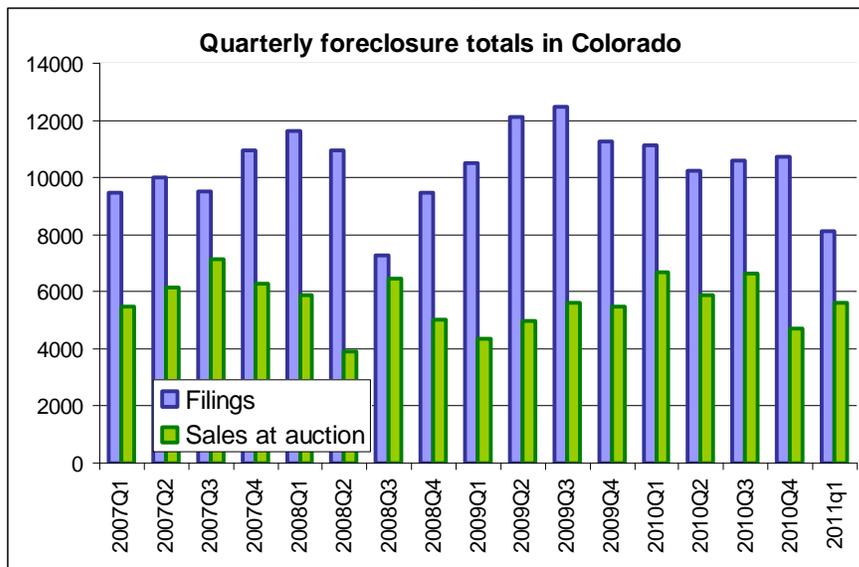
For the 1st quarter of 2011, Colorado public trustees reported 8,115 foreclosure filings and 5,605 sales at auction (completed foreclosures). For the 1st quarter of 2010, there were 11,136 filings and 6,686 sales. Comparing year-over-year for the first quarter, foreclosure filings fell 27.1 percent and completed foreclosures fell 16.2 percent.

Comparing the 4th quarter of 2010 to the 1st quarter of 2011, foreclosure filings fell 24.4 percent from 10,736 to 8,115. Foreclosure sales rose 19.5 percent from 4,691 to 5,605 during the same period.

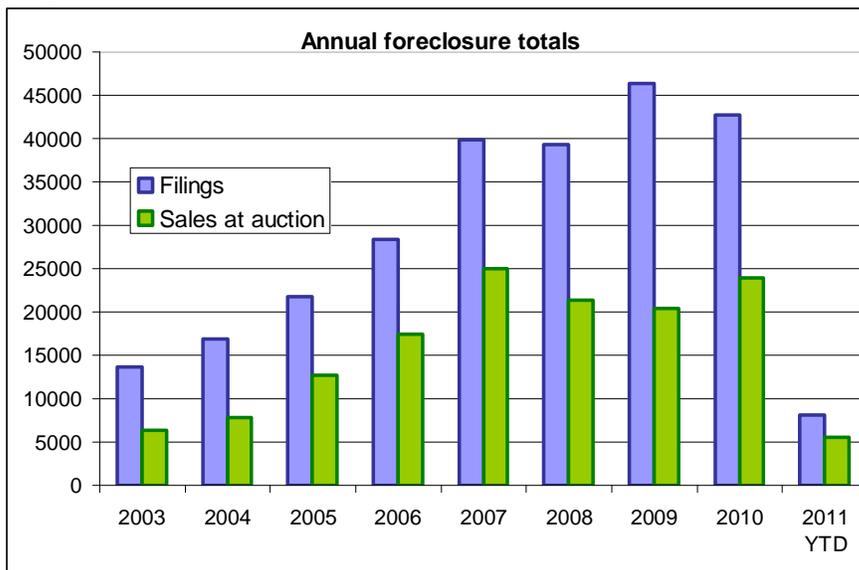
Recently collected quarterly and monthly totals indicate that foreclosure filings continue to fall from peak levels, and 2011's first-quarter total for foreclosure filings is 34.9 percent below 2009's third-quarter peak. On the other hand, foreclosure sales at auction continued along a generally flat trajectory that has been in place since 2007, with total sales remaining between 4,000 and 6,000 sales each quarter.

Below is a time series showing quarterly totals in foreclosure filings and sales. The large dip in sales shown during the second quarter of 2008 can be attributed to a change in the foreclosure time line that took effect on January 1, 2008 and led to a large temporary dip in the number of foreclosure sales during March, April and May of that year.

Graph 1: Quarterly Foreclosure Filings vs. Sales at Auction:



Graph 2: Annual Foreclosure Totals



Note: Annual totals are available since 2003, but quarterly totals are only available since 2007.

Table 1: Foreclosure Filings

Year	Foreclosure Filings
2003	13,573
2004	16,801
2005	21,782
2006	28,435
2007	39,920
2008	39,333
2009	46,394
2010	42,692
2011	8,115 (Jan-Mar)

Table 2: Foreclosure Sales at Auction

Year	Foreclosure Sales
2003	6,258
2004	7,782
2005	12,699
2006	17,451
2007	25,054
2008	21,306
2009	20,437
2010	23,891
2011	5,605 (Jan-Mar)

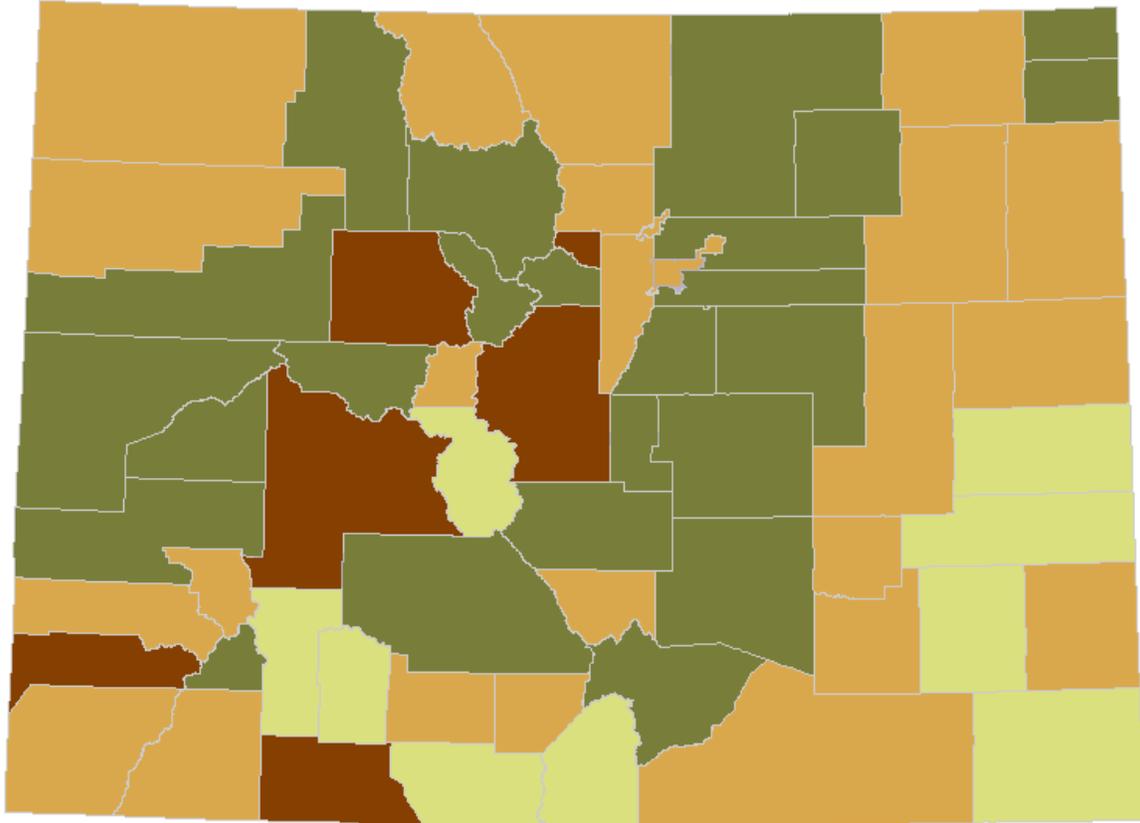
County Statistics

Trends in different counties throughout the state vary considerably. The 12 most populous counties in Colorado now account for slightly more than 80 percent of all foreclosure filings activity in Colorado. However, in 2007, the 12 most populous counties accounted for more than 90 percent of foreclosure activity in Colorado, indicating that foreclosure activity outside the metropolitan areas has become relatively more common.

Aggregate statewide totals and trends do not necessarily reflect changes in foreclosure totals at the county level as county-level changes were not uniform throughout the state.

The map below shows which counties reported the highest foreclosure rates in each county. Categories reflect proportions of households completing the foreclosure process.

Map 1: Foreclosure rates in Colorado counties



Foreclosure rates are split into 4 categories: 1. (burgundy) More than 0.5 percent of all households. 2. (green) From .25 up to and including .50 percent of all households. 3. (orange) From 0.1 up to and including 0.25 percent of all households. 4. (yellow) 0.1 percent, or less, of all households.

Rates of foreclosure for each county are listed in Table 3 of the appendix. Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 347 households for the first quarter of 2011.

Mesa County reported the highest foreclosure rate of the metropolitan counties, although all of the top ten counties with the highest foreclosure rates were found outside the metropolitan areas including: Park, Archuleta, Eagle, Gunnison, Delta, among others. See Table 3.

The metropolitan counties with the largest number of completed foreclosures per household were Mesa, Weld and Adams counties. Mesa County reported one foreclosure for every 221 households, while Weld and Adams counties reported 1 foreclosure for every 228 and 262 households, respectively.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 757 households.

From 2007 through 2008, few mountain counties or Western Slope counties were found among the counties with high foreclosure rates. In recent quarters, however, counties from these parts of the state are more common. Park, Archuleta, Teller, Routt, Gunnison and Eagle counties all moved into the top ten for counties with the highest foreclosure rates.

It is important to note, however, that counties with small populations are also prone to very volatile foreclosure rates as a small rise or fall in the total number of foreclosures can significantly change the foreclosure rate in a small county for a quarter. San Juan County, for example, reported one foreclosure, and now has the 18th highest foreclosure rate. One foreclosure, however, does not reveal much about foreclosure trends in San Juan County.

Nevertheless, affluent bedroom communities that serve metro areas have become much more common among counties with high foreclosure rates as more affluent communities are increasingly affected by foreclosure trends. For example, Park, Teller and Elbert Counties have all been among the counties with the highest foreclosure rates in recent quarters.

2011 Outlook

Foreclosure filings are now at the lowest level reported since the third quarter of 2008. This likely reflects some true stability in Colorado housing markets. Recent data from the Mortgage Bankers Association, for example, shows that new 30-day delinquencies were at a three-year low in Colorado during the 4th quarter of 2010.

The full extent of the decline in new filings however, cannot be attributed to market conditions since lenders and servicers continue to proceed with an unusually high degree of caution when processing foreclosures.

Like the 4th quarter of 2010, the 1st quarter of 2011 showed a drop off in the total number of foreclosure activity that may be attributed at least in part to the suspension or “slow-down” of many foreclosures by Bank of America, GMAC and other mortgage companies in response to the so-called “robo-signing” controversy. The slow-down began in October 2010 and was phased out in November 2010, but the speed with which foreclosures are being processed continues to be affected.

While foreclosure filings are presently in decline compared to 2009, a significant drop off in foreclosure activity will rely on strength in the larger economy and on job creation. With the initial job losses of 2008 in the past, a degree of stability has returned to local real estate markets, but more job creation is needed before a significant drop-off in foreclosure activity is likely to occur.

2010’s near record high of 23,891 foreclosure sales at auction is at least partially due to the effects of the very large number of new foreclosures filed during the second and third quarters of 2009. There are still a large number of properties in the foreclosure process

sitting “in the pipeline” and the large number of filings will need to be processed over several months and many will proceed to foreclosure sale. The fact that foreclosure sales have shown no established trend of decreases in recent quarters and months suggests that the inventory of pending foreclosures is still significant.

Only a portion of new filings proceed to the end of the process, and whether or not a large number of these new filings become foreclosure sales in 2011 will depend on the success of loss mitigation strategies and on conditions in the job market. Housing counseling and other loss mitigation services have helped to suppress the overall number of foreclosure sales, but a large number of new foreclosure filings, possibly brought on by a new wave of job losses, would nevertheless drive additional foreclosure sales in the following quarters.

Note: An examination of month-by-month data has shown that, generally speaking, there is a six to eight-month delay between trends in new foreclosure filings totals and a subsequent change in foreclosure sales. However, servicers and investors have often taken much longer to process foreclosures, and properties that entered the foreclosure process more than a year ago, may now be showing up as foreclosure sales at auction.

Methods

The Colorado Division of Housing has sought to collect foreclosure information on all 64 counties. Data is collected directly from the Public Trustee’s office in each county. Some numbers in this report reflect corrections made to statistics reported in earlier reports.

The per-household calculation for each county is based on 2008 (the most recent year available) estimates of occupied households provided by the Colorado State Demographer.

The household number is that of “total occupied housing units” in each county. Owner-occupant totals are only available for a minority of Colorado counties, so for purposes of consistency across all counties, occupied housing unit totals are used.

As of publication time, the following counties have no reported local foreclosure totals: Costilla, Gilpin, Kit Carson, Las Animas, Lincoln, Moffat, Otero, Prowers. Totals presented in the report for these counties are based on an average of the most recent four quarters. Totals will be revised as new data is submitted.

The Colorado Division of Housing wishes to acknowledge the invaluable assistance of Carol Snyder, the Public Trustee of Adams County, Robert Sagel, the Public Trustee of Morgan County, and the Public Trustee Association, although neither Ms. Snyder, Mr. Sagel nor the Association bear any responsibility for the conclusions and analysis contained in this summary.

Table 3: Foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units. 2009 household numbers are the most recent available.

County	2009 household estimates	2011 1st Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
Archuleta	5,015	42	0.84%	119
Park	6,802	48	0.71%	142
Dolores	836	5	0.60%	167
Gunnison	6,316	37	0.59%	171
Gilpin	2,406	14	0.58%	172
Eagle	19,755	108	0.55%	183
Elbert	8,041	40	0.50%	201
Delta	12,748	60	0.47%	212
Routt	9,773	45	0.46%	217
Teller	8,814	40	0.45%	220
Mesa	58,220	264	0.45%	221
Garfield	21,391	95	0.44%	225
Weld	89,445	393	0.44%	228
Grand	5,975	26	0.44%	230
Summit	11,615	50	0.43%	232
Montrose	16,584	71	0.43%	234
Adams	155,548	593	0.38%	262
San Juan	270	1	0.37%	270
Huerfano	2,879	10	0.35%	288
Pueblo	60,942	208	0.34%	293
Fremont	16,081	54	0.34%	298
Morgan	9,913	32	0.32%	310
Arapahoe	223,595	715	0.32%	313
Douglas	101,055	315	0.31%	321
Las Animas	6,549	19	0.29%	345
Saguache	2,786	8	0.29%	348
Sedgwick	1,050	3	0.29%	350
Clear Creek	3,948	11	0.28%	359
Philips	1,803	5	0.28%	361
Pitkin	8,045	22	0.27%	366
Lincoln	1,856	5	0.27%	371
El Paso	224,800	577	0.26%	390
San Miguel	3,532	9	0.25%	392
Denver	267,321	648	0.24%	413
Montezuma	9,951	24	0.24%	415
La Plata	20,453	47	0.23%	435
Washington	1,782	4	0.22%	446
Otero	7,360	16	0.22%	460
Jefferson	213,073	457	0.21%	466

Ouray	1,976	4	0.20%	494
Larimer	115,728	226	0.20%	512
Rio Blanco	2,605	5	0.19%	521
Rio Grande	4,763	9	0.19%	529
Custer	1,705	3	0.18%	568
Crowley	1,193	2	0.17%	597
Moffat	5,393	9	0.17%	599
Jackson	605	1	0.17%	605
Kit Carson	2,854	4	0.14%	714
Boulder	118,912	157	0.13%	757
Yuma	3,876	5	0.13%	775
Lake	3,157	4	0.13%	789
Prowers	4,821	6	0.12%	804
Alamosa	5,825	7	0.12%	832
Logan	7,731	9	0.12%	859
Broomfield	20,186	22	0.11%	918
Conejos	2,885	3	0.10%	962
Chaffee	7,034	6	0.09%	1172
Costilla	1,378	1	0.07%	1378
Bent	1,751	1	0.06%	1751
Baca	1,698	0	0.00%	n/a
Cheyenne	768	0	0.00%	n/a
Hinsdale	385	0	0.00%	n/a
Kiowa	562	0	0.00%	n/a
Mineral	425	0	0.00%	n/a
StateTotal	1,946,542	5605	0.29%	347

Table 4: Cures

Counties	2009 2nd Q cures	2009 3rd Q cures	2009 4th Q cures	2010 1st Q cures	2010 2ndQ cures	2010 3rdQ cures	2010 4th Q cures	2011 1stQ cures
Adams	16	16	29	24	34	41	45	34
Alamosa	0	1	2	0	0	0	0	0
Arapahoe	24	41	40	50	66	56	40	69
Archuleta	3	2	1	1	2	2	3	1
Baca	0	0	0	0	0	0	0	1
Bent	3	0	0	0	0		0	0
Broomfield	2	2	0	4	1	4	8	5
Boulder	15	17	14	20	24	37	29	29
Chaffee	0	5	0	2	1	2	2	7
Cheyenne	0	0	0	0	0	0	0	0
Clear Creek	0	1	0	3	0	0	0	3
Conejos	1	0	4	0	3	1		2
Costilla		0					1	
Crowley		1	1	1	1	1	0	0
Custer	1	1	0	0		0	0	1
Delta	0	1	0	3	7	4	3	4
Denver	32	31	51	57	42	48	69	63
Dolores	0	1	0	3	0	0	0	
Douglas	14	12	12	23	20	32	31	21
Eagle	2	7	15	3	5	4	8	8
Elbert	1	2	1	2	4	6	2	1
El Paso	38	30	57	43	73	98	48	73
Fremont	6	0	0	0	0	9	5	3
Garfield*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Gilpin	2	3	5	0	2	2	1	
Grand	1	3	1		2	4	9	1
Gunnison	2	0	1	0	1	2	1	3
Hinsdale	0	1	0	0	0	0		0
Huerfano	0	1	0			0	0	2
Jackson	0	0	0	0	0	0	0	0
Jefferson	26	41	35	30	46	49	56	73
Kiowa	0	0	0	0	0	0	0	0
Kit Carson	0	0	0	0	0	0		
La Plata	1	10	7	5	3	5	7	7
Lake	0	0	0	1	0	2	0	0
Larimer	21	10	20	14	22	30	38	34
Las Animas	0	1	1	0	0	1	3	
Lincoln	0	0	0	1		1	2	
Logan	0	0	2	0	0	2	1	2
Mesa	4	3	9	15	24	17	13	13

Mineral	0	0	0	0	1	0	1	0
Moffat	1	2	2	1	1	3	1	
Montezuma	0	0	6	3	3	2	2	2
Montrose	0	2	4	6	2	2	7	2
Morgan	1	3	2	0	1	5	1	4
Otero	8	1		9	0	6	2	
Ouray	0	1	0	1	2	1	1	0
Park	2	1	4	4	1	2	2	2
Philips	1	0	0	0	0	1	0	1
Pitkin	0	1	2	2	3	1	3	2
Prowers	0	0	0	1		0	1	
Pueblo	7	3	8	19	16	9	18	24
Rio Blanco	0	0	2	2	0	1	0	1
Rio Grande	0	0	0	0	0	1	1	3
Routt	1	0	0	1	4	6	3	5
Saguache	1	0	1	0		0	1	0
San Juan	0	0	0	0	0	0	0	0
San Miguel	1	1	2	1	11	2	6	1
Sedgwick	0	1	0		0	1	1	
Summit	1	4	6	4	5	4	4	4
Teller	1	4	3	0		6	9	1
Washington	0	0	0	1	0	0	1	1
Weld	4	5	24	18	29	24	33	24
Yuma	0	0	1	1	0	0	1	1
Totals	244	273	375	379	462	537	524	465

*Garfield County does not track cures.

Table 5: Percent change in year-over-year foreclosure filings and sales:

Counties	2010 1st Q Filings	2011 1st Q Filings	Percent change from 1st Q 2010 to 1st Q 2011	2010 1st Q Sales	2011 1st Q Sales	Percent change from 1st Q 2010 to 1st Q 2011
Adams	1308	902	-31.0	797	593	-25.6
Alamosa	8	11	37.5	4	7	75.0
Arapahoe	1490	990	-33.6	936	715	-23.6
Archuleta	70	51	-27.1	43	42	-2.3
Baca	3	2	-33.3	3	0	-100.0
Bent	5	6	20.0	0	1	
Boulder	345	231	-33.0	194	157	-19.1
Broomfield	75	58	-22.7	45	22	-51.1
Chaffee	22	23	4.5	7	6	-14.3
Cheyenne	3	1	-66.7	0	0	n/a
Clear Creek	22	32	45.5	18	11	-38.9
Conejos	6	9	50.0	1	3	n/a
Costilla	3	3	0.0	0	1	n/a
Crowley	4	2	-50.0	4	2	-50.0
Custer	10	12	20.0	0	3	n/a
Delta	57	74	29.8	34	60	76.5
Denver	1416	830	-41.4	802	648	-19.2
Dolores	7	3	-57.1	0	5	n/a
Douglas	655	458	-30.1	372	315	-15.3
Eagle	154	120	-22.1	64	108	68.8
Elbert	78	52	-33.3	43	40	-7.0
El Paso	1211	971	-19.8	736	577	-21.6
Fremont	77	76	-1.3	67	54	-19.4
Garfield	145	185	27.6	67	95	41.8
Gilpin	14	20	42.9	14	14	0.0
Grand	57	40	-29.8	36	26	-27.8
Gunnison	44	50	13.6	33	37	12.1
Hinsdale	2	3	50.0	0	0	
Huerfano	5	11	120.0	5	10	100.0
Jackson	1	0	-100.0	0	1	
Jefferson	966	713	-26.2	572	457	-20.1
Kiowa	4	0	-100.0	0	0	
Kit Carson	3	6	100.0	4	4	0.0
La Plata	69	57	-17.4	34	47	38.2
Lake	14	20	42.9	12	4	-66.7
Larimer	455	318	-30.1	270	226	-16.3
Las Animas	26	32	23.1	16	19	18.8
Lincoln	13	9	-30.8	7	5	-28.6
Logan	28	21	-25.0	21	9	-57.1
Mesa	397	276	-30.5	258	264	2.3
Mineral	2	2	0.0	0	0	
Moffat	22	27	22.7	4	9	125.0

Montezuma	36	30	-16.7	23	24	4.3
Montrose	104	73	-29.8	53	71	34.0
Morgan	52	34	-34.6	42	32	-23.8
Otero	35	30	-14.3	14	16	14.3
Ouray	12	9	-25.0	12	4	-66.7
Park	61	56	-8.2	66	48	-27.3
Philips	4	1	-75.0	1	5	400.0
Pitkin	35	28	-20.0	16	22	37.5
Prowers	12	11	-8.3	5	6	20.0
Pueblo	380	305	-19.7	255	208	-18.4
Rio Blanco	12	7	-41.7	6	5	-16.7
Rio Grande	14	16	14.3	16	9	-43.8
Routt	69	104	50.7	47	45	-4.3
Saguache	10	10	0.0	7	8	14.3
San Juan	1	4	300.0	0	1	
San Miguel	38	28	-26.3	10	9	-10.0
Sedgwick	4	4	0.0	1	3	n/a
Summit	95	77	-18.9	46	50	8.7
Teller	81	60	-25.9	44	40	-9.1
Washington	5	12	140.0	5	4	-20.0
Weld	771	501	-35.0	493	393	-20.3
Yuma	9	8	-11.1	1	5	400.0
Totals	11136	8115	-27.1	6,686	5,605	-16.2

Table 6: Percent change from 4th Q 2010 to 1st Q 2011:

Counties	2010			2011		
	4th Q Filings	1st Q Filings	Percent Change	4th Q Sales	1st Q Sales	Percent Change
Adams	1098	902	-17.9	510	593	16.3
Alamosa	13	11	-15.4	3	7	133.3
Arapahoe	1354	990	-26.9	651	715	9.8
Archuleta	56	51	-8.9	34	42	23.5
Baca	3	2	-33.3	1	0	-100.0
Bent	12	6	-50.0	1	1	0.0
Boulder	340	231	-32.1	111	157	41.4
Broomfield	66	58	-12.1	24	22	-8.3
Chaffee	17	23	35.3	10	6	-40.0
Cheyenne	2	1	-50.0	1	0	-100.0
Clear Creek	21	32	52.4	10	11	10.0
Conejos	0	9		0	3	
Costilla*	0	3		4	1	-75.0
Crowley	0	2		0	2	
Custer	9	12	33.3	7	3	-57.1
Delta	85	74	-12.9	61	60	-1.6
Denver	1228	830	-32.4	544	648	19.1
Dolores	16	3	-81.3	3	5	66.7
Douglas	571	458	-19.8	246	315	28.0
Eagle	182	120	-34.1	67	108	61.2
Elbert	66	52	-21.2	46	40	-13.0
El Paso	1251	971	-22.4	514	577	12.3
Fremont	105	76	-27.6	44	54	22.7
Garfield	202	185	-8.4	83	95	14.5
Gilpin	21	20	-4.8	21	14	-33.3
Grand	57	40	-29.8	33	26	-21.2
Gunnison	50	50	0.0	23	37	60.9
Hinsdale	0	3		0	0	
Huerfano	11	11	0.0	11	10	-9.1
Jackson	3	0	-100.0	0	1	0.0
Jefferson	1003	713	-28.9	385	457	18.7
Kiowa	1	0	-100.0	0	0	
Kit Carson	0	6		0	4	
La Plata	94	57	-39.4	42	47	11.9
Lake	8	20	150.0	8	4	-50.0
Larimer	488	318	-34.8	175	226	29.1
Las Animas	38	32	-15.8	8	19	137.5
Lincoln*	5	9	80.0	3	5	66.7
Logan	23	21	-8.7	9	9	
Mesa	454	276	-39.2	180	264	46.7
Mineral	1	2	100.0	0	0	0.0

Moffat	28	27	-3.6		7	9	28.6
Montezuma	39	30	-23.1		21	24	14.3
Montrose	103	73	-29.1		50	71	42.0
Morgan	48	34	-29.2		19	32	68.4
Otero	39	30	-23.1		9	16	77.8
Ouray	12	9	-25.0		12	4	-66.7
Park	80	56	-30.0		48	48	0.0
Philips	9	1	-88.9		3	5	66.7
Pitkin	39	28	-28.2		8	22	175.0
Prowers	14	11	-21.4		6	6	0.0
Pueblo	355	305	-14.1		161	208	29.2
Rio Blanco	16	7	-56.3		3	5	66.7
Rio Grande	18	16	-11.1		5	9	80.0
Routt	81	104	28.4		32	45	40.6
Saguache	10	10	0.0		2	8	300.0
San Juan	1	4	300.0		1	1	0.0
San Miguel	24	28	16.7		7	9	28.6
Sedgwick	6	4	-33.3		1	3	200.0
Summit	92	77	-16.3		27	50	85.2
Teller	78	60	-23.1		45	40	-11.1
Washington	3	12	300.0		5	4	-20.0
Weld	676	501	-25.9		344	393	14.2
Yuma	11	8	-27.3		2	5	150.0
Totals	10,736	8,115	-24.4		4,691	5,605	19.5

Table 7: Foreclosure totals in each county for past 5 quarters:

Counties	2010	2010	2010	2010	2011		2010	2010	2010	2010	2011
	1st Q Filings	2nd Q Filings	3rd Q Filings	4th Q Filings	1st Q Filings		1st Q Sales	2nd Q Sales	3rd Q Sales	4th Q Sales	1st Q Sales
Adams	1308	1209	1276	1098	902		797	745	804	510	593
Alamosa	8	9	10	13	11		4	3	11	3	7
Arapahoe	1490	1303	1353	1354	990		936	802	823	651	715
Archuleta	70	57	41	56	51		43	31	60	34	42
Baca	3	4	0	3	2		3	0	2	1	0
Bent	5	0	2	12	6		0	4	2	1	1
Boulder	345	314	353	340	231		194	151	160	111	157
Broomfield	75	80	75	66	58		45	30	49	24	22
Chaffee	22	24	15	17	23		7	5	11	10	6
Cheyenne	3	1	0	2	1		0	1	2	1	0
Clear Creek	22	21	33	21	32		18	19	19	10	11
Conejos	6	5	4		9		1	1	0		3
Costilla	3	4	3	0	3		0	0	0	4	1
Crowley	4	5	3		2		4	4	4		2
Custer	10	8	7	9	12		0	5	7	7	3
Delta	57	60	81	85	74		34	26	35	61	60
Denver	1416	1134	1275	1228	830		802	717	817	544	648
Dolores	7	5	3	16	3		0	2	1	3	5
Douglas	655	573	653	571	458		372	323	338	246	315
Eagle	154	148	156	182	120		64	61	82	67	108
Elbert	78	75	86	66	52		43	27	36	46	40
El Paso	1211	1209	1157	1251	971		736	634	746	514	577
Fremont	77	85	82	105	76		67	56	58	44	54
Garfield	145	148	174	202	185		67	60	109	83	95
Gilpin	14	22	24	21	20		14	8	12	21	14
Grand	57	61	60	57	40		36	46	38	33	26
Gunnison	44	55	61	50	50		33	28	37	23	37
Hinsdale	2	2	1		3		0	1	0		0
Huerfano	5	15	14	11	11		5	5	8	11	10
Jackson	1	0	0	3	0		0	0	0	0	1
Jefferson	966	951	929	1003	713		572	509	541	385	457
Kiowa	4	2	0	1	0		0	1	6	0	0
Kit Carson	3	10	11		6		4	2	8		4
La Plata	69	78	88	94	57		34	34	44	42	47
Lake	14	25	9	8	20		12	3	17	8	4
Larimer	455	403	478	488	318		270	215	243	175	226

Las Animas	26	25	38	38	32	16	32	17	8	19
Lincoln	13	11	6	5	9	7	5	5	3	5
Logan	28	18	21	23	21	21	17	22	9	9
Mesa	397	370	451	454	276	258	278	264	180	264
Mineral	2	2	0	1	2	0	1	0	0	0
Moffat	22	30	29	28	27	4	6	17	7	9
Montezuma	36	36	35	39	30	23	20	20	21	24
Montrose	104	74	111	103	73	53	57	68	50	71
Morgan	52	57	44	48	34	42	33	33	19	32
Otero	35	23	23	39	30	14	11	28	9	16
Ouray	12	22	13	12	9	12	11	15	12	4
Park	61	77	75	80	56	66	35	41	48	48
Philips	4	7	9	9	1	1	2	3	3	5
Pitkin	35	39	29	39	28	16	25	18	8	22
Prowers	12	8	9	14	11	5	7	7	6	6
Pueblo	380	324	323	355	305	255	178	244	161	208
Rio Blanco	12	7	6	16	7	6	11	10	3	5
Rio Grande	14	16	12	18	16	16	12	10	5	9
Routt	69	75	78	81	104	47	30	56	32	45
Saguache	10	3	7	10	10	7	5	5	2	8
San Juan	1	1	4	1	4	0	2	0	1	1
San Miguel	38	25	21	24	28	10	17	12	7	9
Sedgwick	4	3	0	6	4	1	0	3	1	3
Summit	95	95	67	92	77	46	32	69	27	50
Teller	81	87	74	78	60	44	34	59	45	40
Washington	5	3	7	3	12	5	3	4	5	4
Weld	771	685	626	676	501	493	458	426	344	393
Yuma	9	5	5	11	8	1	6	4	2	5
Totals	11136	10233	10640	10736	8115	6686	5887	6590	4691	5605