
Department of Local Affairs

Strengthening Colorado Communities

Division of Housing
3rd Quarter 2009 Foreclosure Report

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

November 19, 2009

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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 who 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 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 3rd quarter of 2009, Colorado public trustees reported 12,468 foreclosure filings and 5,618 sales at auction (completed foreclosures). For the same period of 2008, there were 7,285 filings and 6,461 sales. Comparing year-over-year for the third quarter, we find that foreclosure filings increased 71 percent and completed foreclosures decreased 13 percent. However, if we total the first three quarters of 2009 and then make a year-over-year comparison, we find that for the January-to-September period, foreclosure

filings increased from 29,852 to 35,112 for an increase of 18 percent, while sales fell from 16,265 to 14,971 for a decrease of 8 percent.

Comparing the 3rd quarter of 2009 to the 2nd quarter of 2009, foreclosure filings increased 3 percent from 12,135 to 12,468. Foreclosure sales rose 12 percent from 4,999 to 5,618.

Much of the new growth in foreclosure activity is taking place outside of the Denver Metro area. Growth in foreclosure sales has increased significantly in counties outside the Front Range such as Mesa, Montrose, Chaffee, Park, La Plata, and Eagle Counties. While no one of these counties has a substantial effect on statewide totals, as a group, these counties have driven much of the growth in foreclosure activity in Colorado. See Table 9 for complete listings.

El Paso County continues to drive increases in statewide totals as well. While most large metropolitan counties have reported flat or declining rates, El Paso County's foreclosure activity continues to increase.

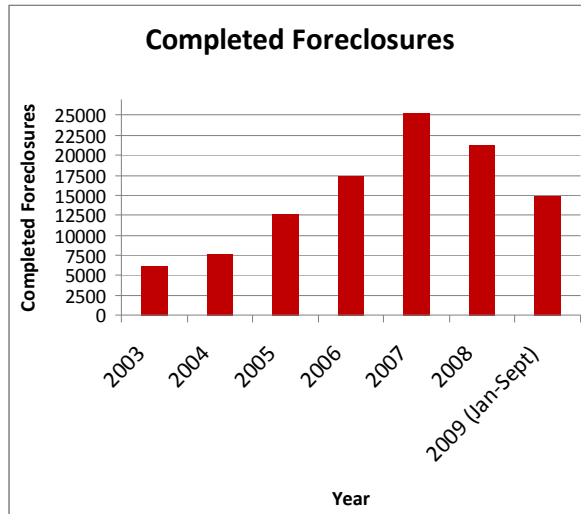
Table 1: Foreclosure Filings

Year	Foreclosure Filings
2003	13,573
2004	16,801
2005	21,782
2006	28,435
2007	39,920
2008	39,333
2009 (January-September)	35,112

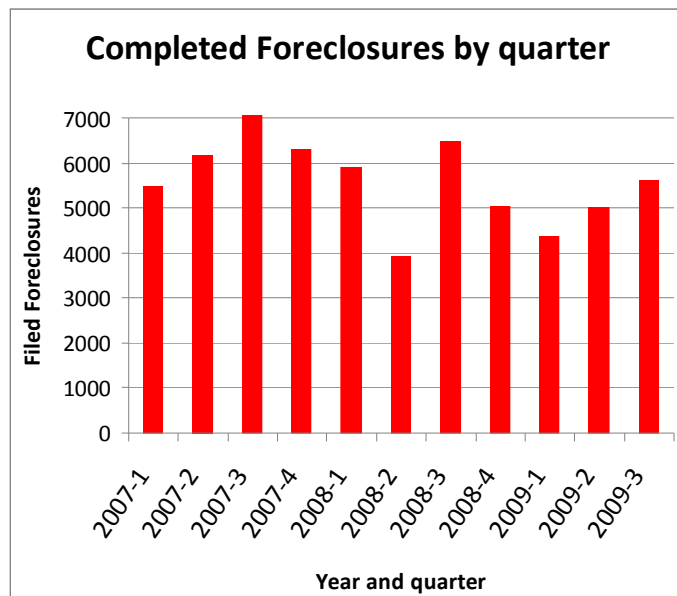
Table 2: Foreclosure Sales at Auction

Year	Foreclosure Sales
2003	6,258
2004	7,782
2005	12,699
2006	17,451
2007	25,054
2008	21,306
2009 (January-September)	14,971

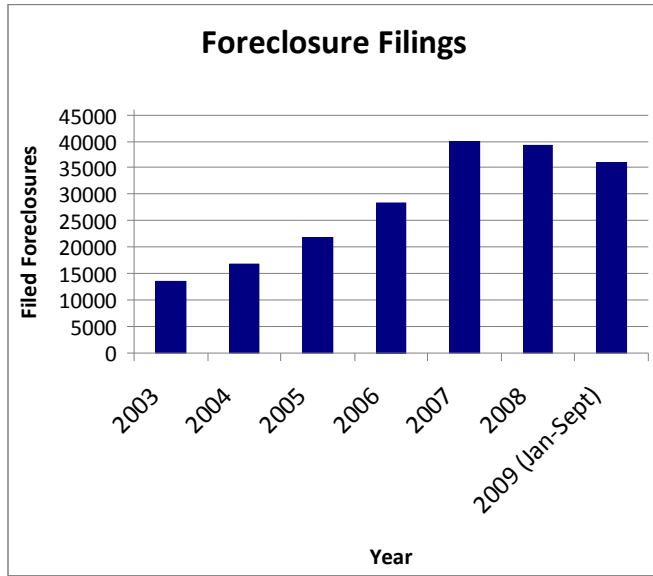
Graph 1: Completed foreclosures in Colorado



Graph 2: Completed foreclosures by quarter



Graph 3: Opened foreclosures in Colorado



Graph 4: Opened foreclosures by quarter



At 12,468, foreclosure filings have increased considerably as compared to the same period last year. However, an unusually small number of foreclosure filings took place during the third quarter of last year due to a new change in the foreclosure process. The change in law skewed 2008's 3rd quarter data, but does not appear to be having a similar effect on subsequent quarterly data.

New foreclosure filings are on pace to exceed totals for both 2007 and 2008, and are likely to top 40,000 new filings for the first time. Completed foreclosures, however, are on a pace to come in lower than 2007 totals when completed foreclosures peaked at 25,056.

County Statistics

Trends in different counties throughout the state vary considerably. The 12 most populous counties in Colorado account for over 87 percent of all foreclosure activity in Colorado, and most counties with high foreclosure rates tend to be restricted to the Front Range. See the appendix for full county-by-county data.

For the 3rd quarter of 2009, Colorado public trustees reported 12,468 foreclosure filings and 5,618 sales at auction (completed foreclosures). For the same period during 2008, there were 7,285 filings and 6,461 sales.

Aggregate statewide totals and trends do not necessarily reflect changes in foreclosure totals at the county level. County-level changes were not uniform throughout the state. As tables 3 and 4 show, changes in individual counties varied greatly:

Table 3: Year-over-year changes in 3rd Q foreclosure sales in metropolitan counties

County	2008 (3 rd Q only)	2009 (3 rd Q only)	Year-over-year % change
Adams	1013	790	-22%
Arapahoe	1003	743	-26%
Boulder	137	142	+4%
Broomfield	33	35	+6%
Denver	1359	808	-41%
Douglas	287	260	-9%
El Paso	675	698	+3%
Jefferson	563	441	-22%
Larimer	242	225	-7%
Mesa	32	100	+213%
Pueblo	210	208	-1%
Weld	436	459	+5%

Table 4: Year-over-year changes in 3rd Q foreclosure filings in metropolitan counties

County	2008 (3 rd Q only)	2009 (3 rd Q only)	Year-over-year % change
Adams	1069	1456	+36%
Arapahoe	963	1699	+76%
Boulder	201	447	+122%
Broomfield	58	78	+34%
Denver	979	1637	+67%
Douglas	340	739	+117%
El Paso	869	1427	+64%
Jefferson	713	1050	+47%
Larimer	346	555	+60%
Mesa	116	373	+222%
Pueblo	258	420	+63%
Weld	560	905	+62%

When looking at just the third quarters of 2008 and 2009, new foreclosure filings generally increased while completed foreclosures generally decreased.

Adams County, Arapahoe County and Denver County saw the largest drops in foreclosure sales totals while Mesa County reported the largest increase. Most metro counties reported decreases in foreclosure sales totals and no metro county reported an increase of more than 6 percent.

Mesa County reported a very large increase in completed foreclosures. This is likely due to a recent softening in the housing market in the Grand Junction area in response to diminished oil and gas development in the region. However, Mesa County's overall foreclosure rate remains lower than most metropolitan counties.

All metropolitan counties reported increases in new foreclosure filing activity. Mesa County, Boulder County, and Douglas County reported increases of over 100 percent.

Table 5: Year-over-year changes in 1st – 3rd Q foreclosure sales in metropolitan counties

County	Jan-Sept 2008	Jan-Sept 2009	Year-over-year % change
Adams	2593	2069	-20%
Arapahoe	2633	2114	-20%
Boulder	357	356	0%
Broomfield	90	86	-4%
Denver	3534	2331	-34%
Douglas	814	745	-8%
El Paso	1556	1842	+18%
Jefferson	1334	1206	-10%
Larimer	615	606	-1%
Mesa	74	202	+173%
Pueblo	584	576	-1%
Weld	1151	1171	+2%

Table 6: Year-over-year changes in 1st-3rd Q foreclosure filings in metropolitan counties

County	Jan-Sept 2008	Jan-Sept 2009	Year-over-year % change
Adams	4386	4419	+1%
Arapahoe	4492	4636	3%
Boulder	781	1086	+39%
Broomfield	210	254	+21%
Denver	4826	4790	-1%
Douglas	1575	2018	+28%
El Paso	3400	4106	+21%
Jefferson	2768	3039	+10%
Larimer	1266	1591	+26%
Mesa	343	812	+137%
Pueblo	973	1246	+28%
Weld	2154	2569	+19%

When looking at the first three quarters of 2009 as compared to the same period last year, volatility in single-quarter data is moderated, and most counties experienced much smaller increases in foreclosures filings than in single-quarter analysis. Most metro counties reported increases in foreclosure filings with Mesa County again leading with the largest increase.

Foreclosure sales continued to fall in most metropolitan counties as has often been the case since 2007. Adams, Arapahoe and Denver Counties all reported decreases, while Weld County remained largely flat and Mesa County reported significant increases.

Foreclosure Rates

See Table 7 for more information.

Differences in foreclosure rates between counties have changed little since 2007.

Statewide, there was approximately 1 completed foreclosure (sale) per 128 households during the first three quarters of 2009. During the same period of 2008, there was 1 completed foreclosure for every 116 households.

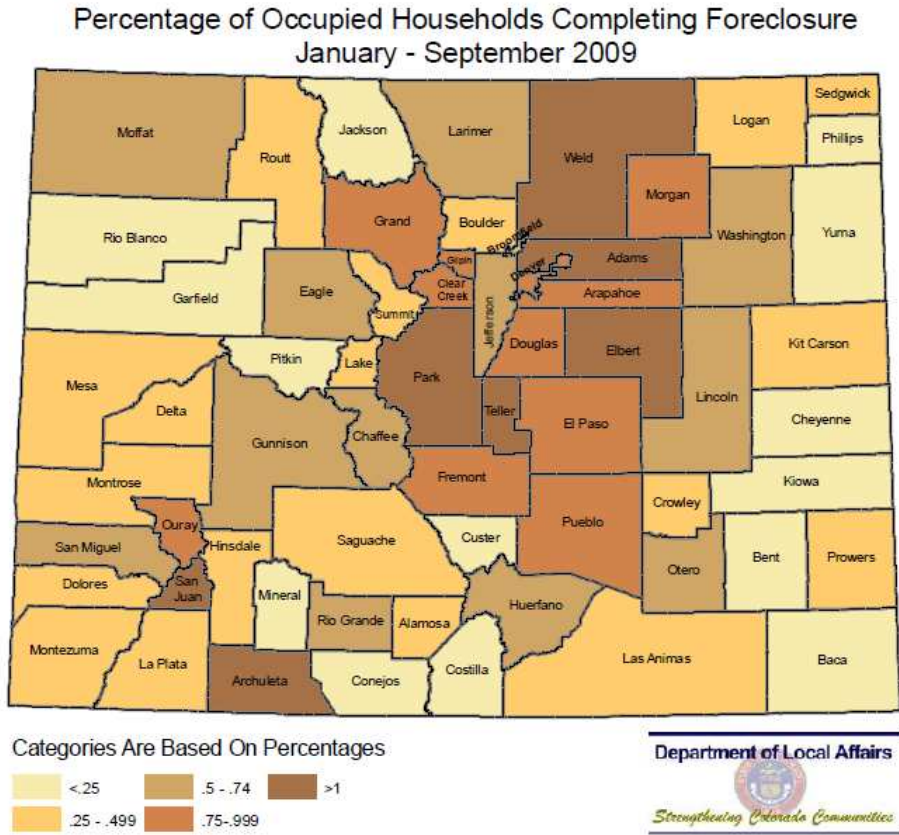
The most significant foreclosure activity is on the Front Range of Colorado. For example, the metropolitan counties with the largest number of completed foreclosures per household were Adams, Weld, Denver and Arapahoe Counties. Among metropolitan counties, Adams and Weld Counties topped the list with 1 filing per 74 households and 1 filing per 75 households respectively. In Arapahoe County, there was one completed foreclosure per 104 households, with Pueblo and Denver Counties reporting 1 filing per 105 households and 1 per 113 households respectively.

Boulder County reported the lowest foreclosure rate in the Denver metro area with 1 completed foreclosure per 329 households.

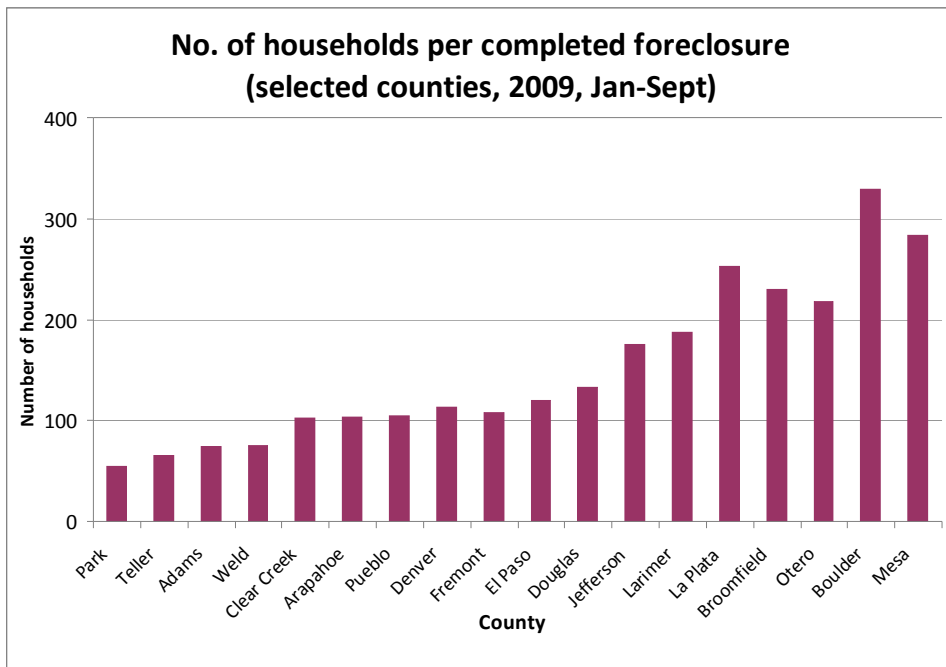
In the mountains and on the Western Slope, foreclosure rates were generally lower. Mesa County reported one completed foreclosure for every 283 households, while Garfield County reported only one completed foreclosure for every 619 households.

Foreclosure rates in mountain counties also often reflect foreclosures on second homes and time-shares.

Map 1: approximate completed foreclosure rates in Colorado Counties



Graph 5: Number of households per completed foreclosure. Higher numbers indicate a lower foreclosure rate.



Forecasts for 2009

The effects of the phase-out of several formal and informal moratoria on foreclosures are not yet clear. During the fourth quarter of 2008 and through the first quarter of 2009, Fannie Mae and many lenders and servicers imposed various types of moratoria on foreclosures. This had the effect of significantly slowing the foreclosure process for many homeowners. The purpose was to allow for more time to allow foreclosure prevention efforts to work. Since the first quarter of 2009, these moratoria have been slowly phased out, and new foreclosure filings have increased. It is unknown if the phase-out of these moratoria will significantly accelerate the pace of new foreclosure activity during the next quarter.

The fact that that new foreclosure filings are not decreasing from their elevated levels indicates that there are still a number of risks to the for-sale residential real estate markets in Colorado.

Foreclosure filings are on pace to be slightly higher than 2007 and 2008 totals. If the current trend continues, new foreclosure filings will pass the 40,000 mark, but overall, Colorado will likely not see a large increase over a 3-year plateau in new foreclosure filings that has been more or less flat for the past eleven quarters.

Completed foreclosures however, are not on pace to match 2007 totals, and unless foreclosure activity increases significantly during the rest of 2009, it is unlikely that totals of completed foreclosures will match 2007's peak levels, and will likely be similar to 2008 totals. Foreclosure rates remain at significantly elevated levels when compared to "normal" foreclosure rates as experienced during the late 1990's and early 2000's.

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. This is the number used by other organizations that publish foreclosure ranking data.

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 7: 2009 foreclosure rates based on the number of households per completed foreclosure and percentage of all households.

San Juan	46	2.20%
Park	55	1.82%
Teller	65	1.55%
Adams	74	1.35%
Weld	75	1.33%
Elbert	77	1.30%
Archuleta	93	1.07%
Clear		
Creek	102	0.98%
Arapahoe	104	0.96%
Pueblo	105	0.95%
Gilpin	106	0.94%
Fremont	108	0.93%
Ouray	110	0.91%
Denver	113	0.88%
Grand	115	0.87%
El Paso	120	0.83%
Morgan	129	0.78%
Douglas	133	0.75%
Gunnison	135	0.74%
Huerfano	146	0.69%
Rio Grande		
	154	0.65%
Lincoln	160	0.63%
Moffat	167	0.60%
Jefferson	176	0.57%
Washington		
	184	0.54%
Larimer	188	0.53%
Chaffee	189	0.53%
Eagle	190	0.53%
San Miguel		
	198	0.50%
Montrose	208	0.48%
Kit Carson	216	0.46%
Otero	218	0.46%
Summit	226	0.44%
Broomfield	230	0.44%
Logan	237	0.42%
Montezuma		
	243	0.41%
La Plata	253	0.40%
Saguache	253	0.40%
Prowers	258	0.39%
Delta	263	0.38%
Sedgwick	269	0.37%
Alamosa	278	0.36%

Mesa	283	0.35%
Dolores	287	0.35%
Boulder	329	0.30%
Routt	330	0.30%
Crowley	345	0.29%
Las Animas		
	347	0.29%
Hinsdale	395	0.25%
Lake	397	0.25%
Baca	436	0.23%
Bent	442	0.23%
Yuma	482	0.21%
Conejos	516	0.19%
Kiowa	592	0.17%
Philips	608	0.16%
Garfield	619	0.16%
Pitkin	654	0.15%
Cheyenne	789	0.13%
Rio Blanco	847	0.12%
Costilla	1436	0.07%
Custer	n/a	0.00%
Jackson	n/a	0.00%
Mineral	n/a	0.00%

Table 8: Cures

Counties	2009	2009
	2nd Q cures	3rd Q cures
Adams	16	16
Alamosa	0	1
Arapahoe	24	41
Archuleta	3	2
Baca	0	0
Bent	3	0
Broomfield	2	2
Boulder	15	17
Chaffee	0	5
Cheyenne	0	0
Clear Creek	0	1
Conejos	1	0
Costilla		0
Crowley		1
Custer	1	1
Delta	0	1
Denver	32	31
Dolores	0	1
Douglas	14	12
Eagle	2	7
Elbert	1	2
El Paso	38	30
Fremont	6	0
Garfield	n/a	n/a
Gilpin	2	3
Grand	1	3
Gunnison	2	0
Hinsdale	0	1
Huerfano	0	1
Jackson	0	0
Jefferson	26	41
Kiowa	0	0
Kit Carson	0	0
La Plata	1	10
Lake	0	0
Larimer	21	10
Las Animas	0	1
Lincoln	0	0
Logan	0	0
Mesa	4	3

Mineral	0	0
Moffat	1	2
Montezuma	0	0
Montrose	0	2
Morgan	1	3
Otero	8	1
Ouray	0	1
Park	2	1
Philips	1	
		0
Pitkin	0	1
Prowers	0	0
Pueblo	7	3
Rio Blanco	0	
		0
Rio Grande	0	0
Routt	1	0
Saguache	1	0
San Juan	0	
		0
San Miguel	1	1
Sedgwick	0	1
Summit	1	4
Teller	1	4
Washington	0	0
Weld	4	5
Yuma	0	0
Totals	244	273

Table 9: Percent change in foreclosure sales at auction, 2008 to 2009, Jan-Sept:

County	2008	2009	Percent Change
	Total Jan-Sept	Total Jan-Sept	
Adams	2,593	2,069	-20
Alamosa	16	21	31
Arapahoe	2,633	2,114	-20
Archuleta	19	55	189
Baca	0	4	n/a
Bent	0	4	n/a
Broomfield	90	86	-4
Boulder	357	356	0
Chaffee	5	37	640
Cheyenne	3	1	-67
Clear Creek	39	40	3
Conejos	2	6	200
Costilla	1	1	0
Crowley	7	4	-43
Custer	0	0	0
Delta	29	48	66
Denver	3,534	2,331	-34
Dolores	0	3	n/a
Douglas	814	745	-8
Eagle	35	103	194
Elbert	97	103	6
El Paso	1,556	1,842	18
Fremont	81	147	81
Garfield	4	34	750
Gilpin	9	21	133
Grand	44	52	18
Gunnison	15	46	207
Hinsdale	0	1	n/a
Huerfano	11	21	91
Jackson	1	0	-100
Jefferson	1,334	1206	-10
Kiowa	0	1	n/a
Kit Carson	7	13	86
La Plata	20	80	300
Lake	5	8	60
Larimer	615	606	-1
Las Animas	6	19	217
Lincoln	11	12	9
Logan	20	33	65
Mesa	74	202	173
Mineral	0	0	n/a
Moffat	3	32	967
Montezuma	11	41	273

Montrose	20	78	290
Morgan	52	77	48
Otero	49	34	-31
Ouray	2	18	800
Park	92	127	38
Philips	6	3	-50
Pitkin	4	12	200
Prowers	19	19	0
Pueblo	584	576	-1
Rio Blanco	0	3	n/a
Rio Grande	12	31	158
Routt	7	29	314
Saguache	11	11	0
San Juan	1	6	500
San Miguel	4	18	350
Sedgwick	2	4	100
Summit	38	51	34
Teller	92	137	49
Washington	10	10	0
Weld	1,151	1,171	2
Yuma	8	8	0
Totals	16,265	14,971	-8

Table 10: Percent Change in foreclosure filings, 2008-2009 (Jan-Sept):

County	2008 Filings Jan- Sept	2009 Filings Jan- Sept	Percent Change
Adams	4386	4419	1
Alamosa	40	43	8
Arapahoe	4492	4636	3
Archuleta	64	168	163
Baca	2	9	350
Bent	7	24	243
Boulder	781	1086	39
Broomfield	210	254	21
Chaffee	34	66	94
Cheyenne	6	0	-100
Clear Creek	76	83	9
Conejos	12	21	75
Costilla	6	8	33
Crowley	13	16	23
Custer	12	18	50
Delta	88	139	58
Denver	4826	4790	-1
Dolores	4	14	250
Douglas	1575	2018	28
Eagle	120	322	168
El Paso	3400	4106	21
Elbert	193	272	41
Fremont	225	274	22
Garfield	82	329	301
Gilpin	48	61	27
Grand	124	175	41
Gunnison	46	148	222
Hinsdale	3	3	0
Huerfano	43	41	-5
Jackson	5	1	-80
Jefferson	2768	3039	10
Kiowa	0	2	n/a
Kit Carson	19	24	26
La Plata	97	232	139
Lake	27	34	26
Larimer	1266	1591	26
Las Animas	47	68	45
Lincoln	28	26	-7
Logan	43	65	51
Mesa	343	812	137
Mineral	2	4	100
Moffat	10	63	530
Montezuma	52	91	75

Montrose	119	208	75
Morgan	113	170	50
Otero	84	68	-19
Ouray	2	53	2550
Park	197	252	28
Philips	13	6	-54
Pitkin	23	79	243
Prowers	26	28	8
Pueblo	973	1246	28
Rio Blanco	7	36	414
Rio Grande	49	66	35
Routt	40	131	228
Saguache	22	26	18
San Juan	5	3	-40
San Miguel	17	63	271
Sedgwick	6	5	-17
Summit	145	225	55
Teller	202	239	18
Washington	9	25	178
Weld	2154	2569	19
Yuma	21	19	-10
Totals	29852	35112	18

Table 11: Percent change in filings and sales for 3rd Q only

	2008	2009	Percent change year- over-year		2008	2009	Percent change year- over-year
	3rd Q Filings	3rd Q Filings			3rd Q Sales	3rd Q Sales	
Adams	1,069	1,456	36		1013	790	-22
Alamosa	9	16	78		9	7	-22
Arapahoe	963	1,699	76		1003	743	-26
Archuleta	29	52	79		17	29	71
Baca	0	2	n/a		0	1	n/a
Bent	2	13	550		0	2	n/a
Boulder	201	447	122		137	142	4
Broomfield	58	78	34		33	35	6
Chaffee	10	22	120		3	24	700
Cheyenne	6	0	-100		3	0	-100
Clear Creek	14	28	100		20	13	-35
Conejos	8	4	-50		2	0	-100
Costilla	1	5	400		1	0	-100
Crowley	5	7	40		3	1	-67
Custer	9	4	-56		0	0	n/a
Delta	33	60	82		15	23	53
Denver	979	1,637	67		1359	808	-41
Dolores	1	6	500		0	0	n/a
Douglas	340	1,637	381		287	260	-9
Eagle	41	142	246		21	47	124
Elbert	50	86	72		35	41	17
El Paso	869	1,427	64		675	698	3
Fremont	61	96	57		49	59	20
Garfield	25	121	384		2	20	900
Gilpin	10	22	120		7	9	29
Grand	41	65	59		26	22	-15
Gunnison	13	64	392		13	30	131
Hinsdale	3	0	-100		0	1	n/a
Huerfano	15	9	-40		3	1	-67
Jackson	1	1	0		0	0	n/a
Jefferson	713	1,050	47		563	441	-22
Kiowa	0	0	n/a		0	0	n/a
Kit Carson	5	10	100		4	4	0
La Plata	30	75	150		8	27	238
Lake	10	12	20		2	4	100
Larimer	346	555	60		242	225	-7
Las Animas	17	31	82		6	13	117
Lincoln	2	12	500		3	5	67
Logan	16	21	31		9	17	89

Mesa	116	373	222		32	100		213
Mineral	1	2	100		0	0	n/a	
Moffat	0	28	n/a		1	22		2100
Montezuma	21	32	52		2	15		650
Montrose	43	81	88		10	35		250
Morgan	34	63	85		20	33		65
Otero	24	21	-13		20	16		-20
Ouray	1	18	1700		2	10		400
Park	55	87	58		42	50		19
Philips	3	0	-100		2	1		-50
Pitkin	3	42	1300		4	10		150
Prowers	6	10	67		6	9		50
Pueblo	258	420	63		210	208		-1
Rio Blanco	2	11	450		0	1	n/a	
Rio Grande	19	25	32		6	14		133
Routt	10	58	480		2	16		700
Saguache	11	5	-55		4	5		25
San Juan	1	1	0		1	2		100
San Miguel	5	21	320		2	7		250
Sedgwick	2	3	50		1	0		-100
Summit	48	93	94		32	6		-81
Teller	46	82	78		46	50		9
Washington	4	10	150		3	4		33
Weld	560	905	62		436	459		5
Yuma	7	3	-57		4	3		-25
Totals	7,285	13,366	83		6461	5,618		-13

Table 12: Percent change from 2nd Q 2009 to 3rd Q 2009

County	2ndQ 2009 Filings	3rd Q 2009 Filings	Percent change	2ndQ 2009 Sales	3rd Q 2009 Sales	Percent change
Adams	1,636	1,456	-11	651	790	21
Alamosa	10	16	60	9	7	-22
Arapahoe	1,603	1,699	6	760	743	-2
Archuleta	71	52	-27	18	29	61
Baca	2	2	0	2	1	-50
Bent	3	13	333	2	2	0
Boulder	348	447	28	114	142	25
Broomfield	106	78	-26	29	35	21
Chaffee	26	22	-15	8	24	200
Cheyenne	0	0	n/a	0	0	n/a
Clear Creek	25	28	12	14	13	-7
Conejos	7	4	-43	2	0	-100
Costilla	1	5	400	0	0	n/a
Crowley	3	7	133	1	1	0
Custer	6	4	-33	0	0	n/a
Delta	41	60	46	14	23	64
Denver	1,629	1,637	0	792	808	2
Dolores	5	6	20	2	0	-100
Douglas	704	739	5	266	260	-2
Eagle	98	142	45	36	47	31
Elbert	90	86	-4	48	41	-15
El Paso	1,387	1,427	3	622	698	12
Fremont	99	96	-3	42	59	40
Garfield	154	121	-21	11	20	82
Gilpin	22	22	0	11	9	-18
Grand	55	65	18	25	22	-12
Gunnison	51	64	25	6	30	400
Hinsdale	1	0	-100	0	1	n/a
Huerfano	16	9	-44	9	1	-89
Jackson	0	1	n/a	0	0	n/a
Jefferson	1,063	1,050	-1	374	441	18
Kiowa	1	0	-100	1	0	-100
Kit Carson	5	10	100	3	4	33
La Plata	93	75	-19	32	27	-16
Lake	17	12	-29	2	4	100
Larimer	500	555	11	207	225	9
Las Animas	19	31	63	2	13	550
Lincoln	10	12	20	3	5	67
Logan	23	21	-9	8	17	113
Mesa	264	373	41	58	100	72
Mineral	0	2	n/a	0	0	n/a
Moffat	15	28	87	8	22	175

Montezuma	32	32	0		12	15	25
Montrose	73	81	11		27	35	30
Morgan	54	63	17		24	33	38
Otero	21	21	0		10	16	60
Ouray	18	18	0		3	10	233
Park	97	87	-10		41	50	22
Philips	5	0	-100		0	1	n/a
Pitkin	30	42	40		0	10	n/a
Prowers	10	10	0		7	9	29
Pueblo	405	420	4		217	208	-4
Rio Blanco	20	11	-45		2	1	-50
Rio Grande	26	25	-4		12	14	17
Routt	41	58	41		4	16	300
Saguache	10	5	-50		3	5	67
San Juan	1	1	0		2	2	0
San Miguel	20	21	5		5	7	40
Sedgwick	1	3	200		1	0	-100
Summit	77	93	21		22	6	-73
Teller	76	82	8		47	50	6
Washington	9	10	11		2	4	100
Weld	894	905	1		363	459	26
Yuma	6	3	-50		3	3	0
Totals	12,135	12,468	3		4,999	5,618	12

Table 13: Foreclosure totals in each county, 2009

Counties	2009	2009	2009	2009		2009	2009	2009	2009
	1st Q Filings	2ndQ Filings	3rd Q Filings	Total YTD		1st Q Sales	2nd Q Sales	3rd Q Sales	Total YTD
Adams	1,327	1,636	1,456	4,419		628	651	790	2,069
Alamosa	17	10	16	43		5	9	7	21
Arapahoe	1,334	1,603	1,699	4,636		611	760	743	2,114
Archuleta	45	71	52	168		8	18	29	55
Baca	5	2	2	9		1	2	1	4
Bent	8	3	13	24		0	2	2	4
Broomfield	70	106	78	254		22	29	35	86
Boulder	291	348	447	1,086		100	114	142	356
Chaffee	18	26	22	66		5	8	24	37
Cheyenne	0	0	0	0		1	0	0	1
Clear Creek	30	25	28	83		13	14	13	40
Conejos	10	7	4	21		4	2	0	6
Costilla	2	1	5	8		1	0	0	1
Crowley	6	3	7	16		2	1	1	4
Custer	8	6	4	18		0	0	0	0
Delta	38	41	60	139		11	14	23	48
Denver	1,524	1,629	1,637	4,790		731	792	808	2,331
Dolores	3	5	6	14		1	2	0	3
Douglas	575	704	739	2,916		219	266	260	745
Eagle	82	98	142	322		20	36	47	103
Elbert	96	90	86	272		14	48	41	103
El Paso	1,292	1,387	1,427	4,106		522	622	698	1,842
Fremont	79	99	96	274		46	42	59	147
Garfield	54	154	121	329		3	11	20	34
Gilpin	17	22	22	61		1	11	9	21
Grand	55	55	65	175		5	25	22	52
Gunnison	33	51	64	148		10	6	30	46
Hinsdale	2	1	0	3		0	0	1	1
Huerfano	16	16	9	41		11	9	1	21
Jackson	0	0	1	1		0	0	0	0
Jefferson	926	1,063	1,050	3,039		391	374	441	1206
Kiowa	1	1	0	2		0	1	0	1
Kit Carson	9	5	10	24		6	3	4	13
La Plata	64	93	75	232		21	32	27	80
Lake	5	17	12	34		2	2	4	8
Larimer	536	500	555	1,591		174	207	225	606
Las Animas	18	19	31	68		4	2	13	19
Lincoln	4	10	12	26		4	3	5	12
Logan	21	23	21	65		8	8	17	33

Counties	2009	2009	2009	2009		2009	2009	2009	2009
	1st Q Filings	2ndQ Filings	3rd Q Filings	Total YTD		1st Q Sales	2nd Q Sales	3rd Q Sales	Total YTD
Mesa	175	264	373	812		44	58	100	202
Mineral	2	0	2	4		0	0	0	0
Moffat	20	15	28	63		2	8	22	32
Montezuma	27	32	32	91		14	12	15	41
Montrose	54	73	81	208		16	27	35	78
Morgan	53	54	63	170		20	24	33	77
Otero	26	21	21	68		8	10	16	34
Ouray	17	18	18	53		5	3	10	18
Park	68	97	87	252		36	41	50	127
Philips	1	5	0	6		2	0	1	3
Pitkin	7	30	42	79		2	0	10	12
Prowers	8	10	10	28		3	7	9	19
Pueblo	421	405	420	1,246		151	217	208	576
Rio Blanco	5	20	11	36		0	2	1	3
Rio Grande	15	26	25	66		5	12	14	31
Routt	32	41	58	131		9	4	16	29
Saguache	11	10	5	26		3	3	5	11
San Juan	1	1	1	3		2	2	2	6
San Miguel	22	20	21	63		6	5	7	18
Sedgwick	1	1	3	5		3	1	0	4
Summit	55	77	93	225		23	22	6	51
Teller	81	76	82	239		40	47	50	137
Washington	6	9	10	25		4	2	4	10
Weld	770	894	905	2,569		349	363	459	1,171
Yuma	10	6	3	19		2	3	3	8
Totals	10,509	12,135	12,468	35,112		4,354	4,999	5,618	14,971

Table 14: Quarterly totals, 2008-2009

Counties	2009			2009			2008					2008				
	1st Q Filings	2ndQ Filings	3rd Q Filings	1st Q Sales	2nd Q Sales	3rd Q Sales	1st Q Filings	2nd Q Filings	3rd Q Filings	4th Q Filings	TOTAL	1st Q Sales	2nd Q Sales	3rd Q Sales	4th Q Sales	TOTAL
Adams	1,327	1,636	1,456	628	651	790	1,704	1,613	1,069	1,172	5,558	935	645	1013	836	3,429
Alamosa	17	10	16	5	9	7	9	22	9	17	57	5	2	9	7	23
Arapahoe	1,334	1,603	1,699	611	760	743	1,851	1,678	963	1,384	5,876	970	660	1003	743	3,376
Archuleta	45	71	52	8	18	29	35		29	31	95	2		17	19	38
Baca	5	2	2	1	2	1	2	0	0	2	4	0	0	0	0	0
Bent	8	3	13	0	2	2	3	2	2	5	12	0	0	0	2	2
Boulder	291	348	447	100	114	142	278	302	201	260	1041	134	86	137	112	469
Broomfield	70	106	78	22	29	35	79	73	58	63	273	35	22	33	31	121
Chaffee	18	26	22	5	8	24	14	10	10	11	45	0	2	3	4	9
Cheyenne	0	0	0	1	0	0			6	3	9			3	3	6
Clear Creek	30	25	28	13	14	13	30	32	14	28	104	8	11	20	6	45
Conejos	10	7	4	4	2	0		4	8	3	15		0	2	2	4
Costilla	2	1	5	1	0	0	3	2	1	9	15			1	1	2
Crowley	6	3	7	2	1	1	7	1	5	7	20	2	2	3	3	10
Custer	8	6	4	0	0	0		3	9	5	17		0	0	1	1
Delta	38	41	60	11	14	23	32	23	33	32	120	9	5	15	7	36
Denver	1,524	1,629	1,637	731	792	808	2,042	1,805	979	1,386	6,212	1,399	776	1359	828	4,362
Dolores	3	5	6	1	2	0		3	1	2	6		0	0	0	0
Douglas	575	704	739	219	266	260	665	570	340	605	2180	320	207	287	255	1069
Eagle	82	98	142	20	36	47	33	46	41	59	179	8	6	21	20	55
Elbert	96	90	86	14	48	41	77	66	50	69	262	35	27	35	24	121
El Paso	1,292	1,387	1,427	522	622	698	1,216	1,315	869	1,197	4,597	509	372	675	613	2,169
Fremont	79	99	96	46	42	59	91	73	61	70	295	0	32	49	44	125
Garfield	54	154	121	3	11	20	34	23	25	26	108	0	2	2	6	10
Gilpin	17	22	22	1	11	9	24	14	10	24	72	0	2	7	2	11
Grand	55	55	65	5	25	22	38	45	41	49	173	9	9	26	17	61
Gunnison	33	51	64	10	6	30	13	20	13	35	81	1	1	13	10	25
Hinsdale	2	1	0	0	0	1	0	0	3		3	0	0	0	0	0
Huerfano	16	16	9	11	9	1	16	12	15	9	52	8		3	15	26
Jackson	0	0	1	0	0	0	3	1	1	0	5	0	1	0	1	2
Jefferson	926	1,063	1,050	391	374	441	1010	1045	713	901	3669	455	316	563	420	1754
Kiowa	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Kit Carson	9	5	10	6	3	4	14		5	6	25	3		4	3	10
La Plata	64	93	75	21	32	27	23	44	30	51	148	7	5	8	6	26
Lake	5	17	12	2	2	4	6	11	10	4	31	1	2	2	2	7
Larimer	536	500	555	174	207	225	487	433	346	378	1644	228	145	242	176	791
Las Animas	18	19	31	4	2	13	30		17	23	70	0		6	11	17

Counties	2009	2009	2009	2009	2009	2009	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008
	1st Q Filings	2ndQ Filings	3rd Q Filings	1st Q Sales	2nd Q Sales	3rd Q Sales	1st Q Filings	2nd Q Filings	3rd Q Filings	4th Q Filings	TOTAL	1st Q Sales	2nd Q Sales	3rd Q Sales	4th Q Sales	TOTAL		
Lincoln	4	10	12	4	3	5	19	7	2	4	32	0	8	3	6	17		
Logan	21	23	21	8	8	17	18	9	16	19	62	9	2	9	11	31		
Mesa	175	264	373	44	58	100	119	108	116	126	469	24	18	32	37	111		
Mineral	2	0	2	0	0	0	1	0	1	2	4	0	0	0	0	0		
Moffat	20	15	28	2	8	22		10		15	25	1	1	1	1	4		
Montezuma	27	32	32	14	12	15	13	18	21	23	75	8	1	2	7	18		
Montrose	54	73	81	16	27	35	36	40	43	40	159	0	10	10	19	39		
Morgan	53	54	63	20	24	33	43	36	34	26	139	21	11	20	18	70		
Otero	26	21	21	8	10	16	37	23	24	11	95	23	6	20	14	63		
Ouray	17	18	18	5	3	10	1	0	1	8	10	0	0	2	0	2		
Park	68	97	87	36	41	50	78	64	55	68	265	25	25	42	37	129		
Philips	1	5	0	2	0	1	5	5	3	2	15	2	2	2	4	10		
Pitkin	7	30	42	2	0	10	9	11	3	12	35	0	0	4	1	5		
Prowers	8	10	10	3	7	9	13	7	6	7	33	8	5	6	4	23		
Pueblo	421	405	420	151	217	208	383	332	258	338	1311	206	168	210	173	757		
Rio Blanco	5	20	11	0	2	1	2	3	2	4	11	0	0	0	0	0		
Rio Grande	15	26	25	5	12	14	15	15	19	8	57	5	1	6	11	23		
Routt	32	41	58	9	4	16	14	16	10	13	53	3	2	2	4	11		
Saguache	11	10	5	3	3	5	5	6	11	8	30	7	0	4	0	11		
San Juan	1	1	1	2	2	2	1	3	1	1	6	0	0	1	0	1		
San Miguel	22	20	21	6	5	7	6	6	5	14	31	1	1	2	0	4		
Sedgwick	1	1	3	3	1	0	2	2	2	6	12	0	1	1	1	3		
Summit	55	77	93	23	22	6	46	51	48	48	193	0	6	32	20	58		
Teller	81	76	82	40	47	50	74	82	46	71	273	25	21	46	35	127		
Washington	6	9	10	4	2	4	3	2	4	4	13	4	3	3	0	10		
Weld	770	894	905	349	363	459	813	781	560	670	2,824	442	273	436	404	1,555		
Yuma	10	6	3	2	3	3	9	5	7	7	28	2	2	4	4	12		
Totals	10,509	12,135	12,468	4,354	4,999	5,618	11,634	10,933	7,285	9,481	39,333	5,899	3,905	6,461	5,041	21,306		