
Department of Local Affairs

Strengthening Colorado Communities

Division of Housing 4th Quarter 2009 Foreclosure Report

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

February 4, 2010

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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 4th quarter of 2009, Colorado public trustees reported 11,282 foreclosure filings and 5,466 sales at auction (completed foreclosures). For the same period of 2008, there were 9,481 filings and 5,041 sales. Comparing year-over-year for the fourth quarter, we find that foreclosure filings increased 19 percent and completed foreclosures increased 8 percent. However, totaling year-end totals for 2009, foreclosure filings increased from 39,333 to 46,394 for an increase of 18 percent, while sales fell from 21,306 to 20,437 for a decrease of 4 percent.

Comparing the 4th quarter of 2009 to the 3rd quarter of 2009, foreclosure filings fell 10 percent from 12,468 to 11,282. Foreclosure sales fell 3 percent from 5,618 to 5,466.

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 12 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.

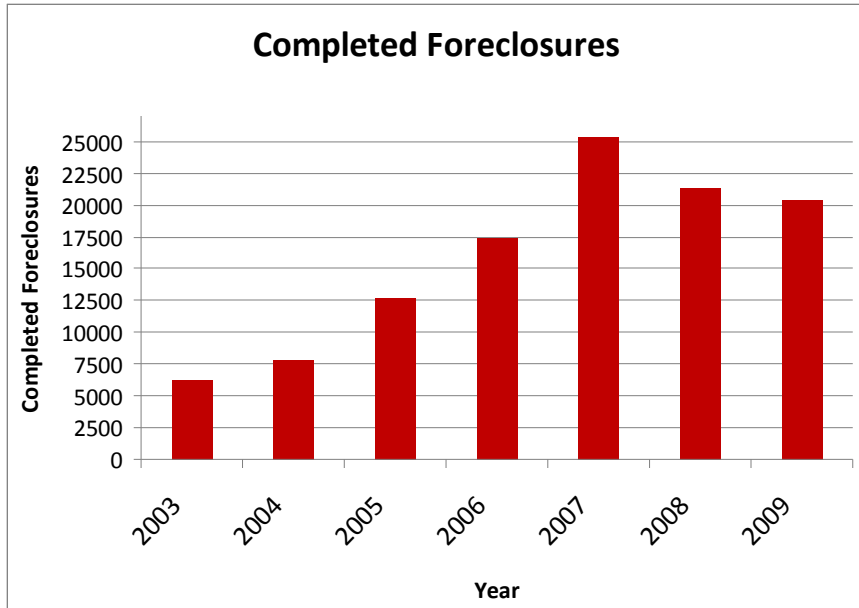
Table 1: Foreclosure Filings

Year	Foreclosure Filings
2003	13,573
2004	16,801
2005	21,782
2006	28,435
2007	39,920
2008	39,333
2009	46,394

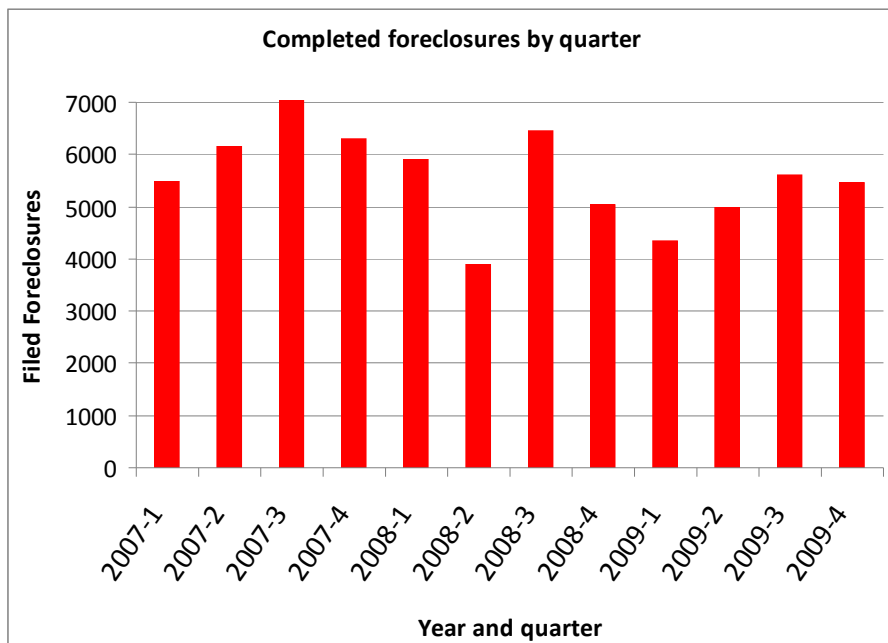
Table 2: Foreclosure Sales at Auction

Year	Foreclosure Sales
2003	6,258
2004	7,782
2005	12,699
2006	17,451
2007	25,054
2008	21,306
2009	20,437

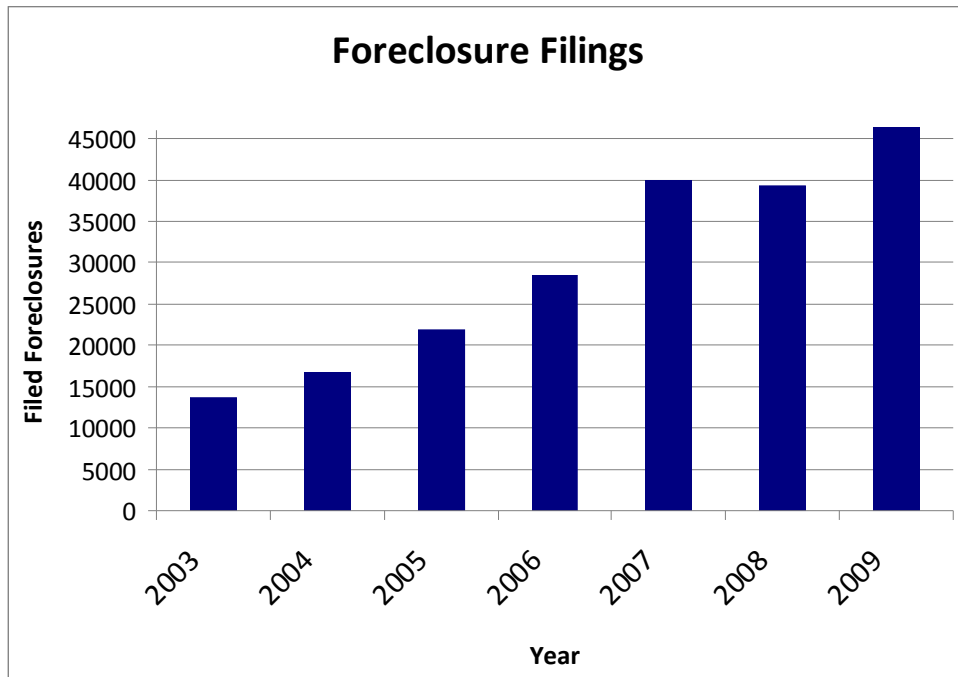
Graph 1: Completed foreclosures in Colorado



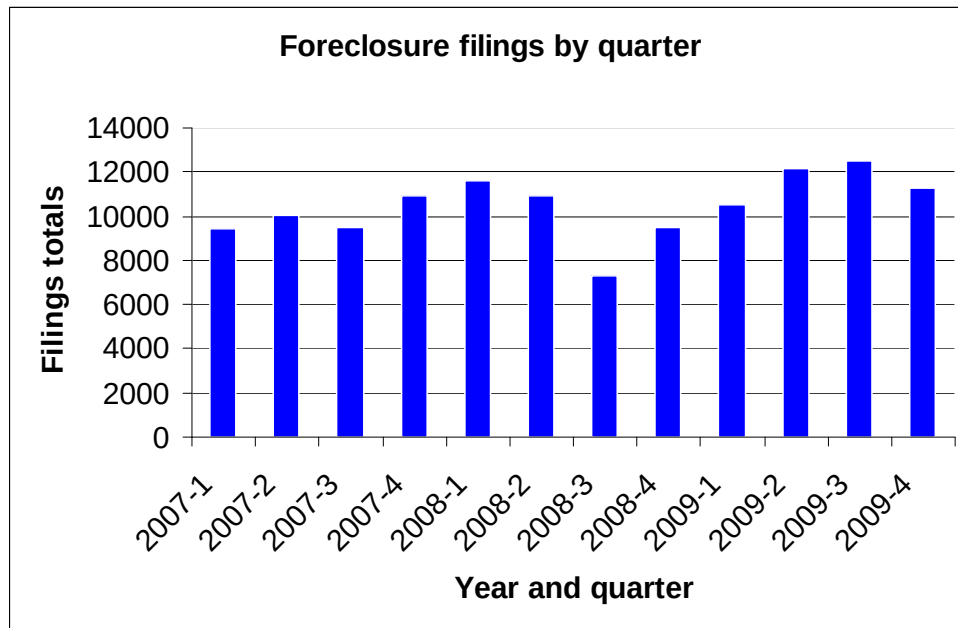
Graph 2: Completed foreclosures by quarter



Graph 3: Opened foreclosures in Colorado



Graph 4: Opened foreclosures by quarter



County Statistics

Trends in different counties throughout the state vary considerably. The 12 most populous counties in Colorado account for over 86 percent of all foreclosure activity in Colorado.

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 shows, changes in individual counties varied greatly.

Table 3: Year-over-year changes in 4th Q foreclosure sales and filings in metropolitan counties

Counties	2008 4th Q Filings	2009 4th Q Filings	Pct change since 2008		2008 4th Q Sales	2009 4th Q Sales	Pct change since 2008
Adams	1,172	1,228	4.78		836	670	-19.86
Arapahoe	1,384	1,597	15.39		743	726	-2.29
Boulder	260	351	35.00		112	143	27.68
Broomfield	63	83	31.75		31	35	12.90
Denver	1,386	1,351	-2.53		828	777	-6.16
Douglas	605	662	9.42		255	306	20.00
El Paso	1,197	1,364	13.95		613	577	-5.87
Jefferson	901	988	9.66		420	437	4.05
Larimer	378	500	32.28		176	211	19.89
Mesa	126	478	279.37		37	157	324.32
Pueblo	338	323	-4.44		173	208	20.23
Weld	670	785	17.16		404	444	9.90
Totals	8,480	9,710	14.50		4628	4,691	1.36

When looking at just the 4th quarters of 2008 and 2009, new foreclosure sales and new foreclosure filings generally increased.

Adams County, El Paso County, Arapahoe County and Denver County saw the largest drops in foreclosure sales totals while Mesa County reported the largest increase.

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, with the exceptions of Pueblo and Denver, reported increases in new foreclosure filing activity.

Table 4: Year-over-year changes in year-end totals for foreclosure sales in metropolitan counties

County	TOTAL Sales	Total Sales	Pct change since 2008
Adams	3429	2739	-20.12
Arapahoe	3376	2840	-15.88
Boulder	469	499	6.40
Broomfield	121	121	0.00
Denver	4362	3108	-28.75
Douglas	1069	1051	-1.68
El Paso	2169	2419	11.53
Jefferson	1754	1643	-6.33
Larimer	791	817	3.29
Mesa	111	359	223.42
Pueblo	757	784	3.57
Weld	1555	1615	3.86
Totals	21306	20437	-4.08

Table 5: Year-over-year changes in year-end total foreclosure filings in metropolitan counties

Counties	TOTAL Filings	TOTAL Filings	Pct change since 2008
Adams	5558	5647	1.60
Arapahoe	5876	6233	6.08
Boulder	1041	1437	38.04
Broomfield	273	337	23.44
Denver	6212	6141	-1.14
Douglas	2180	2680	22.94
El Paso	4597	5470	18.99
Jefferson	3669	4027	9.76
Larimer	1644	2091	27.19
Mesa	469	1290	175.05
Pueblo	1311	1569	19.68
Weld	2824	3354	18.77
Totals	39333	46394	17.95

When examining year-end totals 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 foreclosure sales than in single-quarter analysis. Some metro counties, such as Adams and Denver reported sizable decreases in foreclosure sales activity. Mesa County reports large increases in all comparisons.

Foreclosure filings rose in most metropolitan counties. Growth in the most urbanized areas and in the oldest suburbs moderated while growth in newer, more suburban, and more affluent counties, such as Douglas, Boulder and Broomfield Counties, was over 20 percent.

Foreclosure Rates

See Table 6 for more information.

Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 94 households for 2009.

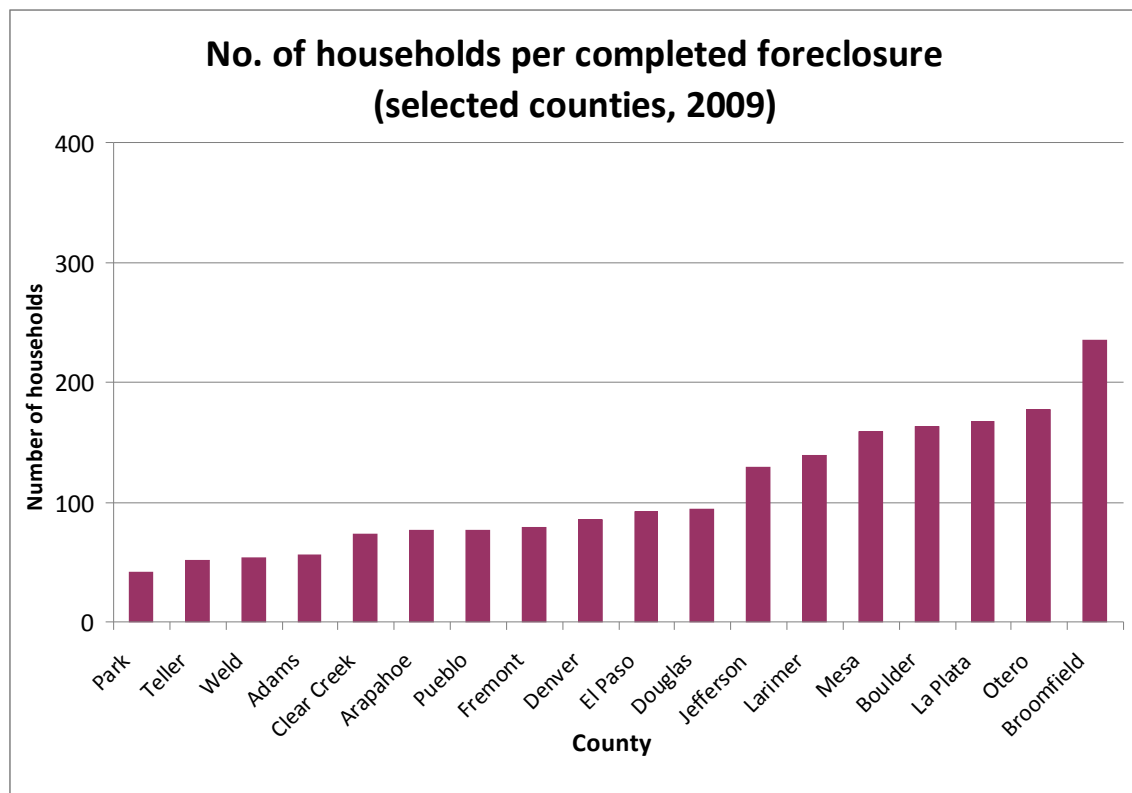
The largest amount of foreclosure activity is on the Front Range of Colorado. For example, the metropolitan counties with the largest number of completed foreclosures per household were Weld, Adams, Pueblo, Arapahoe, and Denver Counties. Among metropolitan counties, Weld and Adams Counties topped the list with 1 filing per 54 households and 1 filing per 56 households respectively. In Arapahoe County, there was one completed foreclosure per 77 households, with Pueblo and Denver Counties reporting 1 filing per 77 households and 1 per 85 households respectively.

Broomfield County reported the lowest foreclosure rate in the Denver metro area with 1 completed foreclosure per 235 households.

In the mountains and on the Western Slope, foreclosure rates were generally lower. Mesa County reported one completed foreclosure for every 159 households, while Garfield County reported only one completed foreclosure for every 256 households.

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

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



Forecasts for 2009

Decreases in the number of foreclosure sales at auction indicate that lenders, borrowers and housing counselors are meeting success in implementing a variety of loss mitigation strategies. However, the increases in new foreclosure filings indicates that foreclosure activity will continue in Colorado at least through the first half of 2010.

Whether or not a large number of these new filings become foreclosure sales in 2010 will depend on the success of loss mitigation strategies. The increase in new foreclosure filings activity also indicates that the number of Coloradans that have fallen behind on mortgage payments has not diminished in recent months.

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 6: 2009 foreclosure rates based on the number of households per completed foreclosure and percentage of all households.

County	foreclosure rate by percentage	no. of households per completed foreclosure
San Juan	2.6%	39
Park	2.4%	41
Teller	2.0%	51
Ouray	1.9%	52
Archuleta	1.9%	53
Weld	1.8%	54
Adams	1.8%	56
Elbert	1.7%	58
Gilpin	1.4%	72
Clear Creek	1.4%	73
Grand	1.4%	74
Pueblo	1.3%	77
Arapahoe	1.3%	77
Fremont	1.3%	79
Gunnison	1.3%	80
Denver	1.2%	85
Huerfano	1.1%	90
El Paso	1.1%	92
Rio Grande	1.1%	94
Douglas	1.1%	94
San Miguel	1.0%	96
Morgan	1.0%	96
Lincoln	0.9%	106
Washington	0.9%	115
Eagle	0.8%	122
Jefferson	0.8%	129
Summit	0.7%	139
Larimer	0.7%	139
Rio Blanco	0.7%	141
Montrose	0.7%	145
Moffat	0.6%	157
Mesa	0.6%	159
Logan	0.6%	159
Boulder	0.6%	163
La Plata	0.6%	167
Delta	0.6%	168

Chaffee	0.6%	171
Otero	0.6%	177
Lake	0.6%	179
Saguache	0.5%	186
Kit Carson	0.5%	187
Routt	0.5%	188
Las Animas		
	0.5%	194
Montezuma		
	0.5%	195
Prowers	0.5%	213
Sedgwick	0.5%	215
Alamosa	0.5%	216
Broomfield	0.4%	235
Garfield	0.4%	256
Crowley	0.4%	276
Dolores	0.3%	287
Philips	0.3%	304
Conejos	0.3%	344
Baca	0.3%	349
Bent	0.3%	354
Pitkin	0.3%	393
Hinsdale	0.3%	395
Yuma	0.2%	482
Custer	0.2%	581
Kiowa	0.2%	592
Cheyenne	0.1%	789
Costilla	0.1%	1436
Jackson	0.0%	
Mineral	0.0%	
StateTotal	1.1%	94

Table 7: Cures

Counties	2009 2nd Q cures	2009 3rd Q cures	2009 4th Q cures
Adams	16	16	29
Alamosa	0	1	2
Arapahoe	24	41	40
Archuleta	3	2	1
Baca	0	0	0
Bent	3		
		0	0
Broomfield	2	2	0
Boulder	15	17	14
Chaffee	0	5	0
Cheyenne	0	0	0
Clear Creek	0	1	0
Conejos	1	0	4
Costilla		0	
Crowley		1	1
Custer	1	1	0
Delta	0	1	0
Denver	32	31	51
Dolores	0	1	0
Douglas	14	12	12
Eagle	2	7	15
Elbert	1	2	1
El Paso	38	30	57
Fremont	6	0	0
Garfield	n/a	n/a	n/a
Gilpin	2	3	5
Grand	1	3	1
Gunnison	2	0	1
Hinsdale	0	1	0
Huerfano	0	1	0
Jackson	0	0	0
Jefferson	26	41	35
Kiowa	0		
		0	0
Kit Carson	0	0	0
La Plata	1	10	7
Lake	0	0	0
Larimer	21	10	20
Las Animas	0	1	1
Lincoln	0		
		0	0
Logan	0	0	2

Mesa	4	3	
Mineral	0	0	0
Moffat	1	2	2
Montezuma	0	0	6
Montrose	0	2	4
Morgan	1	3	2
Otero	8	1	
Ouray	0	1	0
Park	2	1	4
Philips	1		
		0	0
Pitkin	0	1	2
Prowers	0	0	0
Pueblo	7	3	8
Rio Blanco	0		
		0	2
Rio Grande	0	0	0
Routt	1	0	0
Saguache	1	0	1
San Juan	0		
		0	0
San Miguel	1	1	2
Sedgwick	0	1	0
Summit	1	4	6
Teller	1	4	3
Washington	0	0	0
Weld	4	5	24
Yuma	0	0	1
Totals	244	273	366

Table 8: Percent change in foreclosure sales at auction, 2008 to 2009, and 2007 to 2009:

County	2007 TOTAL Sales	2008 TOTAL Sales	2009 Total Sales	Pct change since 2007	Pct change since 2008
Adams	4454	3429	2739	-38.50	-20.12
Alamosa	23	23	27	17.39	17.39
Arapahoe	4177	3376	2840	-32.01	-15.88
Archuleta	17	38	96	464.71	152.63
Baca	7	0	5	-28.57	
Bent	10	2	5	-50.00	150.00
Boulder	577	469	499	-13.52	6.40
Broomfield	154	121	121	-21.43	0.00
Chaffee	27	9	41	51.85	355.56
Cheyenne	0	6	1		-83.33
Clear Creek	54	45	56	3.70	24.44
Conejos	9	4	9	0.00	125.00
Costilla	6	2	1	-83.33	-50.00
Crowley	6	10	5	-16.67	-50.00
Custer	8	1	3	-62.50	200.00
Delta	37	36	75	102.70	108.33
Denver	5079	4362	3108	-38.81	-28.75
Dolores	3	0	3	0.00	
Douglas	992	1069	1051	5.95	-1.68
Eagle	84	55	160	90.48	190.91
Elbert	160	121	137	-14.38	13.22
El Paso	2016	2169	2419	19.99	11.53
Fremont	100	125	200	100.00	60.00
Garfield	20	10	82	310.00	720.00
Gilpin	32	11	31	-3.13	181.82
Grand	22	61	81	268.18	32.79
Gunnison	6	25	78	1200.00	212.00
Hinsdale	0	0	1		
Huerfano	9	26	34	277.78	30.77
Jackson	1	2	0	-100.00	-100.00
Jefferson	2180	1754	1643	-24.63	-6.33
Kiowa	2	0	1	-50.00	
Kit Carson	20	10	15	-25.00	50.00
La Plata	36	26	113	213.89	334.62
Lake	8	7	19	137.50	171.43
Larimer	1006	791	817	-18.79	3.29
Las Animas	12	17	34	183.33	100.00
Lincoln	12	17	18	50.00	5.88
Logan	53	31	49	-7.55	58.06
Mesa	108	111	359	232.41	223.42
Mineral	0	0	0		
Moffat	10	4	34	240.00	750.00
Montezuma	14	18	51	264.29	183.33

Montrose	18	39	112	522.22	187.18
Morgan	113	70	103	-8.85	47.14
Otero	38	63	42	10.53	-33.33
Ouray	5	2	38	660.00	1800.00
Park	122	129	168	37.70	30.23
Philips	16	10	6	-62.50	-40.00
Pitkin	4	5	20	400.00	300.00
Prowers	26	23	23	-11.54	0.00
Pueblo	1029	757	784	-23.81	3.57
Rio Blanco	2	0	18	800.00	
Rio Grande	31	23	51	64.52	121.74
Routt	10	11	51	410.00	363.64
Saguache	8	11	15	87.50	36.36
San Juan	0	1	7		600.00
San Miguel	4	4	37	825.00	825.00
Sedgwick	3	3	5	66.67	66.67
Summit	27	58	83	207.41	43.10
Teller	113	127	174	53.98	37.01
Washington	11	10	16	45.45	60.00
Weld	1919	1555	1615	-15.84	3.86
Yuma	16	12	8	-50.00	-33.33
Totals	25056	21306	20437	-18.43	-4.08

Table 9: Percent Change in foreclosure filings, 2008-2009, and 2007-2009:

Counties	2007	2008	2009	Pct change since 2007	Pct change since 2008
	TOTAL	TOTAL	Total YTD		
Adams	6246	5558	5647	-9.59	1.60
Alamosa	47	57	53	12.77	-7.02
Arapahoe	6259	5876	6233	-0.42	6.08
Archuleta	44	95	219	397.73	130.53
Baca	8	4	11	37.50	175.00
Bent	13	12	28	115.38	133.33
Boulder	1009	1041	1437	42.42	38.04
Broomfield	246	273	337	36.99	23.44
Chaffee	62	45	78	25.81	73.33
Cheyenne	2	9	1	-50.00	-88.89
Clear Creek	87	104	117	34.48	12.50
Conejos	31	15	27	-12.90	80.00
Costilla	19	15	16	-15.79	6.67
Crowley	7	20	16	128.57	-20.00
Custer	27	17	26	-3.70	52.94
Delta	95	120	206	116.84	71.67
Denver	7909	6212	6141	-22.35	-1.14
Dolores	12	6	17	41.67	183.33
Douglas	1865	2180	2680	43.70	22.94
Eagle	129	179	459	255.81	156.42
Elbert	243	262	341	40.33	30.15
El Paso	3556	4597	5470	53.82	18.99
Fremont	307	295	362	17.92	22.71
Garfield	73	108	408	458.90	277.78
Gilpin	57	72	82	43.86	13.89
Grand	54	173	242	348.15	39.88
Gunnison	26	81	189	626.92	133.33
Hinsdale	0	3	4		33.33
Huerfano	23	52	55	139.13	5.77
Jackson	2	5	1	-50.00	-80.00
Jefferson	3588	3669	4027	12.24	9.76
Kiowa	0	0	3		
Kit Carson	26	25	28	7.69	12.00
La Plata	83	148	301	262.65	103.38
Lake	24	31	45	87.50	45.16
Larimer	1588	1644	2091	31.68	27.19
Las Animas	52	70	104	100.00	48.57
Lincoln	20	32	35	75.00	9.38
Logan	92	62	95	3.26	53.23
Mesa	393	469	1290	228.24	175.05
Mineral	1	4	4	300.00	0.00
Moffat	27	25	81	200.00	224.00
Montezuma	44	75	133	202.27	77.33

Montrose	101	159	290	187.13	82.39
Morgan	175	139	234	33.71	68.35
Otero	124	95	95	-23.39	0.00
Ouray	7	10	68	871.43	580.00
Park	200	265	342	71.00	29.06
Philips	26	15	9	-65.38	-40.00
Pitkin	15	35	103	586.67	194.29
Prowers	53	33	32	-39.62	-3.03
Pueblo	1504	1311	1569	4.32	19.68
Rio Blanco	9	11	52	477.78	372.73
Rio Grande	38	57	86	126.32	50.88
Routt	30	53	195	550.00	267.92
Saguache	18	30	34	88.89	13.33
San Juan	0	6	5		-16.67
San Miguel	20	31	98	390.00	216.13
Sedgwick	6	12	8	33.33	-33.33
Summit	99	193	311	214.14	61.14
Teller	174	273	313	79.89	14.65
Washington	24	13	33	37.50	153.85
Weld	2877	2824	3354	16.58	18.77
Yuma	27	28	23	-14.81	-17.86
Totals	39920	39333	46394	16.22	17.95

Table 10: Percent change in filings and sales for 4th Q only:

Counties	2007 4th Q Filings	2008 4th Q Filings	2009 4th Q Filings	YOY Pct change since 4 th Q 2007 Filings	YOY Pct change since 4 th Q 2008 Filings	2007 4th Q Sales	2008 4th Q Sales	2009 4th Q Sales	YOY Pct change since 4 th Q 2007 Sales	YOY Pct change since 4 th Q 2008 Sales
Adams	1,706	1,172	1,228	-28.02	4.78	1,019	836	670	-34.25	-19.86
Alamosa		17	10		-41.18		7	6		-14.29
Arapahoe	1,730	1,384	1,597	-7.69	15.39	1,023	743	726	-29.03	-2.29
Archuleta	9	31	51	466.67	64.52	2	19	41	1950.00	115.79
Baca	0	2	2		0.00	1	0	1	0.00	
Bent	10	5	4	-60.00	-20.00	5	2	1	-80.00	-50.00
Boulder	313	260	351	12.14	35.00	183	112	143	-21.86	27.68
Broomfield	69	63	83	20.29	31.75	43	31	35	-18.60	12.90
Chaffee	15	11	12	-20.00	9.09	2	4	4	100.00	0.00
Cheyenne	1	3	1	0.00	-66.67	0	3	0		-100.00
Clear Creek	14	28	34	142.86	21.43	9	6	16	77.78	166.67
Conejos	9	3	6	-33.33	100.00	2	2	3	50.00	50.00
Costilla		9	8		-11.11		1	0		-100.00
Crowley		7	0		-100.00		3	1		-66.67
Custer	4	5	8	100.00	60.00	1	1	3	200.00	200.00
Delta	27	32	67	148.15	109.38	3	7	27	800.00	285.71
Denver	2,030	1,386	1,351	-33.45	-2.53	1,352	828	777	-42.53	-6.16
Dolores	3	2	3	0.00	50.00	1	0	0	-100.00	
Douglas	598	605	662	10.70	9.42	227	255	306	34.80	20.00
Eagle	27	59	137	407.41	132.20	26	20	57	119.23	185.00
Elbert	65	69	69	6.15	0.00	32	24	34	6.25	41.67
El Paso	983	1,197	1,364	38.76	13.95	520	613	577	10.96	-5.87
Fremont	64	70	88	37.50	25.71	36	44	53	47.22	20.45
Garfield	18	26	79	338.89	203.85	8	6	48	500.00	700.00
Gilpin	15	24	21	40.00	-12.50	8	2	10	25.00	400.00
Grand	18	49	67	272.22	36.73	5	17	29	480.00	70.59
Gunnison	6	35	41	583.33	17.14	2	10	32	1500.00	220.00
Hinsdale	0		1			0		0		
Huerfano		9	14		55.56		15	13		-13.33
Jackson	0	0	0			1	1	0	-100.00	-100.00
Jefferson	1034	901	988	-4.45	9.66	579	420	437	-24.53	4.05
Kiowa	0	0	1			0	0	0		
Kit Carson	12	6	4	-66.67	-33.33	9	3	2	-77.78	-33.33
La Plata	14	51	69	392.86	35.29	10	6	33	230.00	450.00
Lake	4	4	11	175.00	175.00	1	2	11	1000.00	450.00
Larimer	482	378	500	3.73	32.28	243	176	211	-13.17	19.89
Las Animas		23	36		56.52		11	15		36.36
Lincoln		4	9		125.00		6	6		0.00
Logan	23	19	30	30.43	57.89	15	11	16	6.67	45.45
Mesa	107	126	478	346.73	279.37	34	37	157	361.76	324.32
Mineral	0	2	0		-100.00	0	0	0		
Moffat	9	15	18	100.00	20.00	2	1	2	0.00	100.00

Montezuma	15	23	42	180.00	82.61	4	7	10	150.00	42.86
Montrose	30	40	82	173.33	105.00	5	19	34	580.00	78.95
Morgan	39	26	64	64.10	146.15	17	18	26	52.94	44.44
Otero	32	11	27	-15.63	145.45	7	14	8	14.29	-42.86
Ouray	3	8	15	400.00	87.50	1	0	20	1900.00	
Park	54	68	90	66.67	32.35	37	37	41	10.81	10.81
Philips	4	2	3	-25.00	50.00	6	4	3	-50.00	-25.00
Pitkin	5	12	24	380.00	100.00	2	1	8	300.00	700.00
Prowers	15	7	4	-73.33	-42.86	4	4	4	0.00	0.00
Pueblo	424	338	323	-23.82	-4.44	252	173	208	-17.46	20.23
Rio Blanco	4	4	16	300.00	300.00	0	0	15		
Rio Grande	11	8	20	81.82	150.00	16	11	20	25.00	81.82
Routt		13	64		392.31		4	22		450.00
Saguache	11	8	8	-27.27	0.00	4	0	4	0.00	
San Juan		1	2		100.00		0	1		
San Miguel	4	14	35	775.00	150.00	0	0	19		
Sedgwick		6	3		-50.00		1	1		0.00
Summit		48	86		79.17		20	32		60.00
Teller	43	71	74	72.09	4.23	34	35	37	8.82	5.71
Washington	7	4	8	14.29	100.00	7	0	6	-14.29	
Weld	834	670	785	-5.88	17.16	496	404	444	-10.48	9.90
Yuma	6	7	4	-33.33	-42.86	1	4	0	-100.00	-100.00
Totals	10,960	9,481	11,282	2.94	19.00	6,297	5041	5,466	-13.20	8.43

Table 11: Percent change from 3rd Q 2009 to 4th Q 2009

Counties	2009 3rd Q Filings	2009 4th Q Filings	Pct Change from 3rd Q to 4th Q		2009 3rd Q Sales	2009 4th Q Sales	Pct Change from 3rd Q to 4th Q
Adams	1,456	1,228	-16		790	670	-15.19
Alamosa	16	10	-38		7	6	-14.29
Arapahoe	1,699	1,597	-6		743	726	-2.29
Archuleta	52	51	-2		29	41	41.38
Baca	2	2	0		1	1	0.00
Bent	13	4	-69		2	1	-50.00
Boulder	447	351	-21		142	143	0.70
Broomfield	78	83	6		35	35	0.00
Chaffee	22	12	-45		24	4	-83.33
Cheyenne	0	1			0	0	
Clear Creek	28	34	21		13	16	23.08
Conejos	4	6	50		0	3	
Costilla	5	8	60		0	0	
Crowley	7	0	-100		1	1	0.00
Custer	4	8	100		0	3	
Delta	60	67	12		23	27	17.39
Denver	1,637	1,351	-17		808	777	-3.84
Dolores	6	3	-50		0	0	
Douglas	739	662	-10		260	306	17.69
Eagle	142	137	-4		47	57	21.28
Elbert	86	69	-20		41	34	-17.07
El Paso	1,427	1,364	-4		698	577	-17.34
Fremont	96	88	-8		59	53	-10.17
Garfield	121	79	-35		20	48	140.00
Gilpin	22	21	-5		9	10	11.11
Grand	65	67	3		22	29	31.82
Gunnison	64	41	-36		30	32	6.67
Hinsdale	0	1			1	0	-100.00
Huerfano	9	14	56		1	13	1200.00
Jackson	1	0	-100		0	0	
Jefferson	1,050	988	-6		441	437	-0.91
Kiowa	0	1			0	0	
Kit Carson	10	4	-60		4	2	-50.00
La Plata	75	69	-8		27	33	22.22
Lake	12	11	-8		4	11	175.00
Larimer	555	500	-10		225	211	-6.22
Las Animas	31	36	16		13	15	15.38
Lincoln	12	9	-25		5	6	20.00
Logan	21	30	43		17	16	-5.88
Mesa	373	478	28		100	157	57.00
Mineral	2	0	-100		0	0	
Moffat	28	18	-36		22	2	-90.91

Montezuma	32	42	31	15	10	-33.33
Montrose	81	82	1	35	34	-2.86
Morgan	63	64	2	33	26	-21.21
Otero	21	27	29	16	8	-50.00
Ouray	18	15	-17	10	20	100.00
Park	87	90	3	50	41	-18.00
Philips	0	3		1	3	200.00
Pitkin	42	24	-43	10	8	-20.00
Prowers	10	4	-60	9	4	-55.56
Pueblo	420	323	-23	208	208	0.00
Rio Blanco	11	16	45	1	15	1400.00
Rio Grande	25	20	-20	14	20	42.86
Routt	58	64	10	16	22	37.50
Saguache	5	8	60	5	4	-20.00
San Juan	1	2	100	2	1	-50.00
San Miguel	21	35	67	7	19	171.43
Sedgwick	3	3	0	0	1	
Summit	93	86	-8	6	32	433.33
Teller	82	74	-10	50	37	-26.00
Washington	10	8	-20	4	6	50.00
Weld	905	785	-13	459	444	-3.27
Yuma	3	4	33	3	0	-100.00
Totals	12,468	11,282	-10	5,618	5,466	-2.71

Table 12: Foreclosure totals in each county, 2009

Counties	2009 1st Q Filings	2009 2ndQ Filings	2009 3rd Q Filings	2009 4th Q Filings	2009 Total		2009 1st Q Sales	2009 2nd Q Sales	2009 3rd Q Sales	2009 4th Q Sales	2009 Total
Adams	1,327	1,636	1,456	1,228	5,647		628	651	790	670	2,739
Alamosa	17	10	16	10	53		5	9	7	6	27
Arapahoe	1,334	1,603	1,699	1,597	6,233		611	760	743	726	2,840
Archuleta	45	71	52	51	219		8	18	29	41	96
Baca	5	2	2	2	11		1	2	1	1	5
Bent	8	3	13	4	28		0	2	2	1	5
Boulder	291	348	447	351	1,437		100	114	142	143	499
Broomfield	70	106	78	83	337		22	29	35	35	121
Chaffee	18	26	22	12	78		5	8	24	4	41
Cheyenne	0	0	0	1	1		1	0	0	0	1
Clear Creek	30	25	28	34	117		13	14	13	16	56
Conejos	10	7	4	6	27		4	2	0	3	9
Costilla	2	1	5	8	16		1	0	0	0	1
Crowley	6	3	7	0	16		2	1	1	1	5
Custer	8	6	4	8	26		0	0	0	3	3
Delta	38	41	60	67	206		11	14	23	27	75
Denver	1,524	1,629	1,637	1,351	6,141		731	792	808	777	3,108
Dolores	3	5	6	3	17		1	2	0	0	3
Douglas	575	704	739	662	2,680		219	266	260	306	1051
Eagle	82	98	142	137	459		20	36	47	57	160
Elbert	96	90	86	69	341		14	48	41	34	137
El Paso	1,292	1,387	1,427	1,364	5,470		522	622	698	577	2,419
Fremont	79	99	96	88	362		46	42	59	53	200
Garfield	54	154	121	79	408		3	11	20	48	82
Gilpin	17	22	22	21	82		1	11	9	10	31
Grand	55	55	65	67	242		5	25	22	29	81
Gunnison	33	51	64	41	189		10	6	30	32	78
Hinsdale	2	1	0	1	4		0	0	1	0	1
Huerfano	16	16	9	14	55		11	9	1	13	34
Jackson	0	0	1	0	1		0	0	0	0	0
Jefferson	926	1,063	1,050	988	4,027		391	374	441	437	1643
Kiowa	1	1	0	1	3		0	1	0	0	1
Kit Carson	9	5	10	4	28		6	3	4	2	15
La Plata	64	93	75	69	301		21	32	27	33	113
Lake	5	17	12	11	45		2	2	4	11	19
Larimer	536	500	555	500	2,091		174	207	225	211	817
Las Animas	18	19	31	36	104		4	2	13	15	34
Lincoln	4	10	12	9	35		4	3	5	6	18
Logan	21	23	21	30	95		8	8	17	16	49
Mesa	175	264	373	478	1,290		44	58	100	157	359
Mineral	2	0	2	0	4		0	0	0	0	0
Moffat	20	15	28	18	81		2	8	22	2	34
Montezuma	27	32	32	42	133		14	12	15	10	51

Montrose	54	73	81	82	290	16	27	35	34	112
Morgan	53	54	63	64	234	20	24	33	26	103
Otero	26	21	21	27	95	8	10	16	8	42
Ouray	17	18	18	15	68	5	3	10	20	38
Park	68	97	87	90	342	36	41	50	41	168
Philips	1	5	0	3	9	2	0	1	3	6
Pitkin	7	30	42	24	103	2	0	10	8	20
Prowers	8	10	10	4	32	3	7	9	4	23
Pueblo	421	405	420	323	1,569	151	217	208	208	784
Rio Blanco	5	20	11	16	52	0	2	1	15	18
Rio Grande	15	26	25	20	86	5	12	14	20	51
Routt	32	41	58	64	195	9	4	16	22	51
Saguache	11	10	5	8	34	3	3	5	4	15
San Juan	1	1	1	2	5	2	2	2	1	7
San Miguel	22	20	21	35	98	6	5	7	19	37
Sedgwick	1	1	3	3	8	3	1	0	1	5
Summit	55	77	93	86	311	23	22	6	32	83
Teller	81	76	82	74	313	40	47	50	37	174
Washington	6	9	10	8	33	4	2	4	6	16
Weld	770	894	905	785	3,354	349	363	459	444	1,615
Yuma	10	6	3	4	23	2	3	3	0	8
Totals	10,509	12,135	12,468	11,282	46,394	4,354	4,999	5,618	5,466	20,437