



Division of Housing 1st Quarter 2010 Foreclosure Report

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

May 13, 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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 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 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 2010, Colorado public trustees reported 11,136 foreclosure filings and 6,686 sales at auction (completed foreclosures). For the same period of 2009, there were 10,509 filings and 4,354 sales. Comparing year-over-year for the first quarter, foreclosure filings increased 6.0 percent and completed foreclosures increased 53.6 percent.

Comparing the 1st quarter of 2010 to the 4th quarter of 2009, foreclosure filings fell 1.3 percent from 11,282 to 11,136. Foreclosure sales rose 22.3 percent from 5,466 to 6,686.

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, 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 10 for complete listings.

A note on comparisons with the first quarter of 2009: Comparing year over year, the number of foreclosure sales increased 53.6 percent from the first quarter of 2009 to the first quarter of this year. Caution should be exercised if basing conclusions about Colorado’s real estate markets on this information. The large increase in sales does not necessarily signal a wave of new delinquencies. The data largely reflects a substantial dip in the number of foreclosure sales during the first quarter of 2009 caused by the implementation of moratoria on foreclosures by several major servicers and investors.

In the chart below, it is clear that the total number of foreclosure sales fell off rapidly as lenders slowed the processing of foreclosures during the second half of 2008 and the first half of 2009. Consequently, an artificially low number of foreclosures proceeded to sale at auction during the first and second quarters of 2009.

Thus, any comparisons between the first quarter of 2010 and the first quarter of 2009 will show a very large increase in the year-over-year comparisons.

The large dip 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.

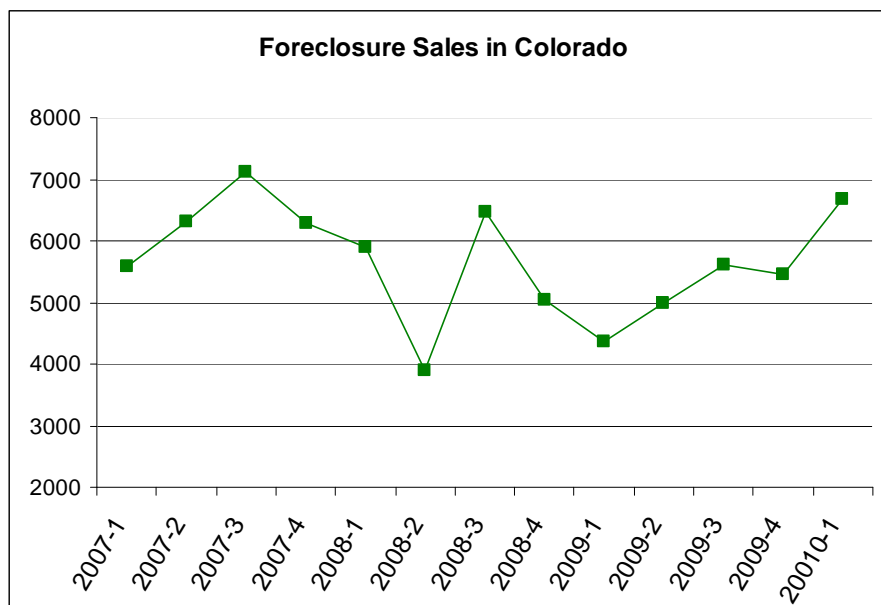


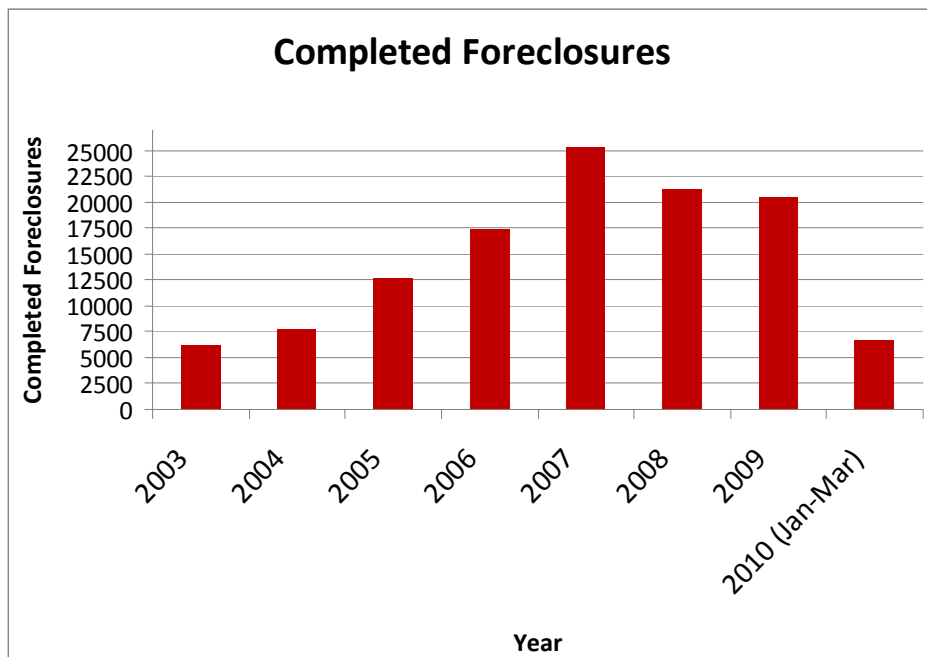
Table 1: Foreclosure Filings

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	11,136 (Jan-Mar)

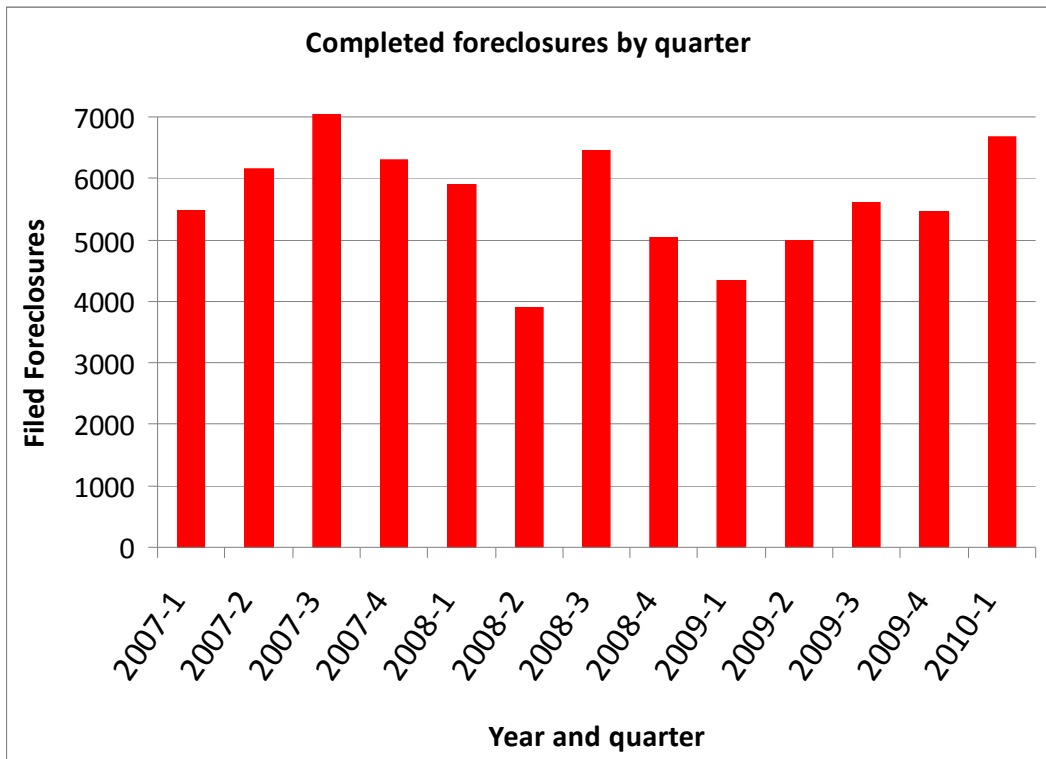
Table 2: Foreclosure Sales at Auction

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	6,686 (Jan-Mar)

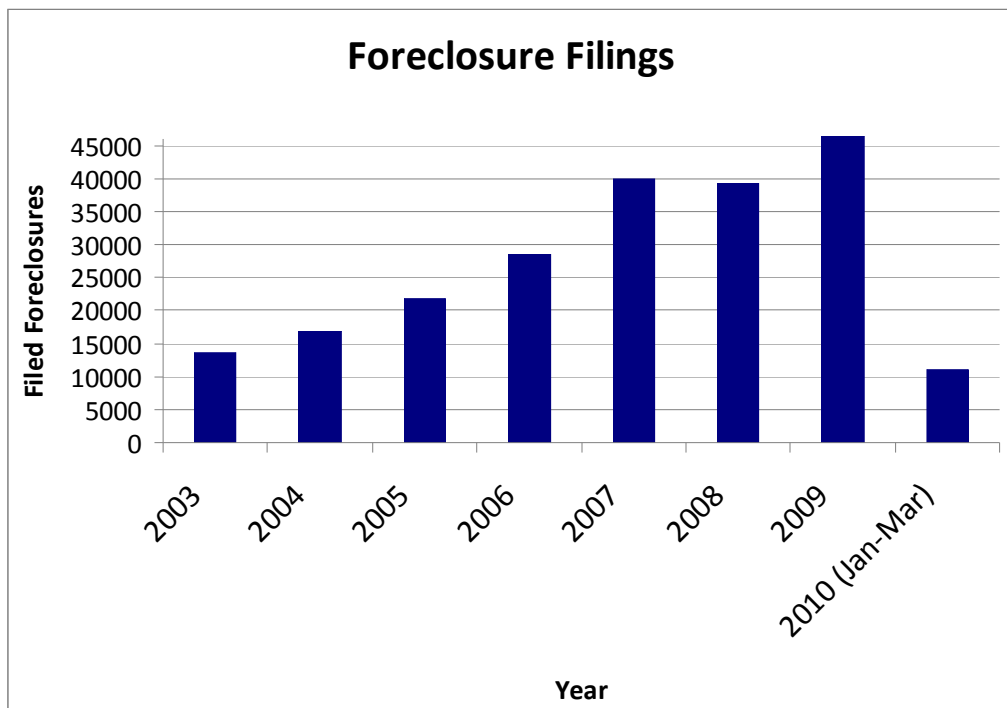
Graph 1: Completed foreclosures in Colorado



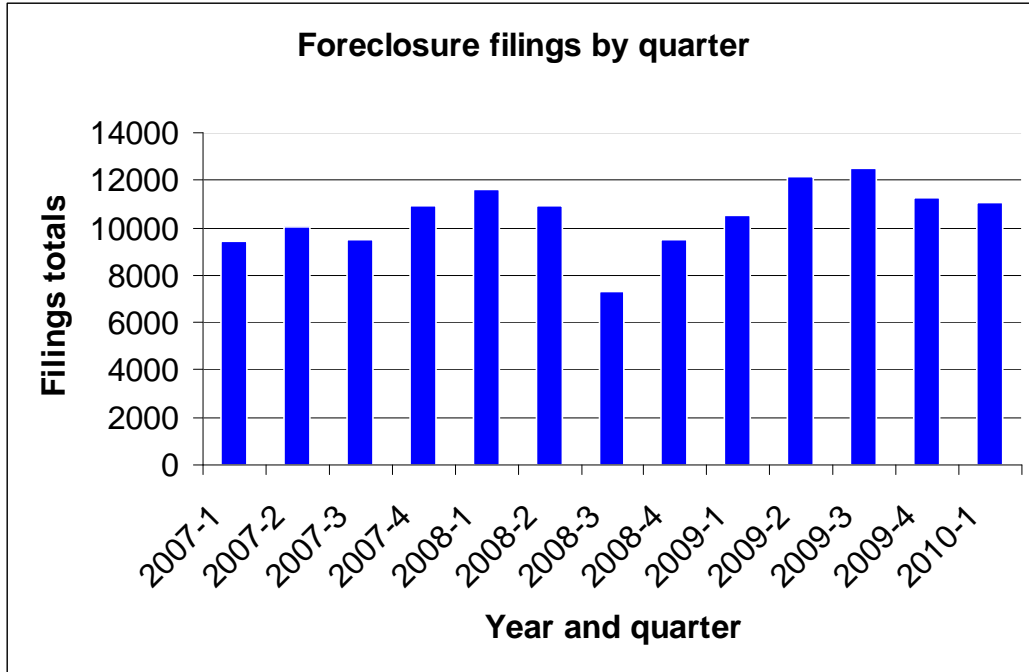
Graph 2: Completed foreclosures by quarter



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 85 percent of all foreclosure activity in Colorado. However, in 2007, the 12 most populous counties accounted for 93 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. County-level changes were not uniform throughout the state. As tables 3 below 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	2009	2010	Filings Pct change since 2008	Filings Pct change since 2009	2008	2009	2010	Sales Pct change since 2008	Sales Pct change since 2009
	1st Q Filings	1st Q Filings	1st Q Filings			1st Q Sales	1st Q Sales	1st Q Sales		
Adams	1,704	1,327	1308	-23.24	-1.43	935	628	797	-14.76	26.91
Arapahoe	1,851	1,334	1490	-19.50	11.69	970	611	936	-3.51	53.19
Boulder	278	291	345	24.10	18.56	134	100	194	44.78	94.00
Broom.	79	70	75	-5.06	7.14	35	22	45	28.57	104.55
Denver	2,042	1,524	1416	-30.66	-7.09	1,399	731	802	-42.67	9.71
Douglas	665	575	655	-1.50	13.91	320	219	372	16.25	69.86
El Paso	1,216	1,292	1211	-0.41	-6.27	509	522	736	44.60	41.00
Jefferson	1010	926	966	-4.36	4.32	455	391	572	25.71	46.29
Larimer	487	536	455	-6.57	-15.11	228	174	270	18.42	55.17
Mesa	119	175	397	233.61	126.86	24	44	258	975.00	486.36
Pueblo	383	421	380	-0.78	-9.74	206	151	255	23.79	68.87
Weld	813	770	771	-5.17	0.13	442	349	493	11.54	41.26
Totals	10,647	9,241	9469	-11.06	2.47	5,657	3,942	5,730	1.29	45.36

As noted above, foreclosure sales totals were driven down by the enactment of moratoria on foreclosure processing by several major servicers and investors. This most heavily affected foreclosure sales which dipped to a very low total of 3,942 during the 1st quarter of 2009.

Nevertheless, comparison among counties can still yield useful information about foreclosure activity. Comparing the first quarter of 2010 to the same period of 2009, Adams County and Denver County reported the smallest increases in foreclosure sales while Boulder, Broomfield, and Mesa counties showed the largest increases.

Adams, Denver, Larimer and Pueblo counties all experienced drops in total foreclosure filings from 2009's first quarter to the same period this year, while Mesa, Boulder and Douglas counties showed the largest increases.

Table 4: Quarter-over-quarter changes for foreclosure filings and sales in metropolitan counties

Counties	2009			2010		
	4th Q Filings	1st Q Filings	Pct change	4th Q Sales	1st Q Sales	Pct change
Adams	1,228	1308	6.51	670	797	18.96
Arapahoe	1,597	1490	-6.70	726	936	28.93
Boulder	351	345	-1.71	143	194	35.66
Broomfield	83	75	-9.64	35	45	28.57
Denver	1,351	1416	4.81	777	802	3.22
Douglas	662	655	-1.06	306	372	21.57
El Paso	1,364	1211	-11.22	577	736	27.56
Jefferson	988	966	-2.23	437	572	30.89
Larimer	500	455	-9.00	211	270	27.96
Mesa	478	397	-16.95	157	258	64.33
Pueblo	323	380	17.65	208	255	22.60
Weld	785	771	-1.78	444	493	11.04
Totals	9,710	9469	-2.48	4,691	5,730	22.15

From 2009's fourth quarter to 2010's first quarter, foreclosure filings fell in most metropolitan counties. Only Pueblo County and Denver County reported higher totals with increases of 17.7 percent and 4.8 percent, respectively.

Foreclosure sales totals increased in all metropolitan counties rose during the same period.

Foreclosure Rates

See Table 5 for more information.

Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 287 households for the first quarter of 2010.

The largest amount of foreclosure activity is on the Front Range of Colorado. The metropolitan counties with the largest number of completed foreclosures per household were Adams, Weld, Mesa, Arapahoe and Pueblo Counties. Among metropolitan counties, Weld and Adams Counties topped the list with 1 filing per 178 households and 1 filing

per 192 households respectively. In Mesa County, there was one completed foreclosure per 221 households, with Arapahoe and Pueblo counties reporting 1 filing per 234 households and 1 per 237 households, respectively.

Boulder County reported the lowest foreclosure rate in the Denver metro area with 1 completed foreclosure per 605 households.

In the mountains and on the Western Slope, foreclosure rates were generally slightly lower. Summit County reported one completed foreclosure for every 251 households, while Eagle County and Garfield County reported one completed foreclosure for every 305 and 314 households, respectively.

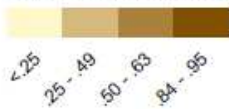
Foreclosure rates in mountain counties also often reflect foreclosures on second homes and time-shares.

Map 1:

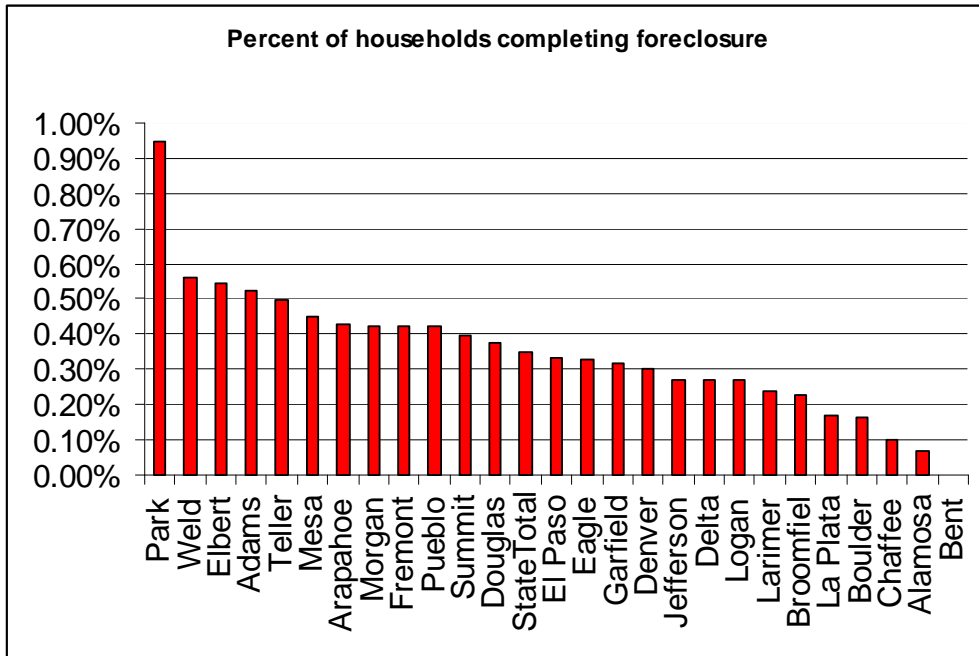
Percentage of Occupied Households Completing Foreclosure First Quarter 2010



Categories Are Based On Percentages



Graph 5: Foreclosure rates in select counties.



Forecasts for 2010

Continued stability in the total number of new foreclosure filings indicates that while foreclosure activity is not expected to increase significantly, it is not expected to drop off significantly either. Continued weakness in the job market and in personal income growth will continue to contribute to mortgage delinquencies and defaults.

An examination of month-by-month data has shown that, generally speaking, there is a six to eight-month delay between a change in new foreclosure filings totals, and a subsequent change in foreclosure sales. The rise in foreclosure sales totals reflects the very high totals for foreclosure filings that occurred during the second and third quarters of last year when new foreclosure filings topped 12,000 each quarter. These high filings numbers will likely continue to drive relatively high foreclosure sales totals for the next several months.

However, recent totals in filings and sales also show that only about 50-55 percent of foreclosure filings have been proceeding to sale in recent quarters. This indicates that lenders, borrowers and housing counselors are meeting success in implementing a variety of loss mitigation strategies.

Whether or not a large number of these new filings become foreclosure sales in 2010 will depend on the success of loss mitigation strategies.

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 5: 2010 foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units.

County	2010 1st Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
Park	66	0.95%	106
Archuleta	43	0.84%	119
Gilpin	14	0.63%	159
Ouray	12	0.61%	165
Grand	36	0.60%	167
Weld	493	0.56%	178
Elbert	43	0.54%	184
Gunnison	33	0.53%	189
Adams	797	0.52%	192
Teller	44	0.50%	201
Routt	47	0.49%	204
Mesa	258	0.45%	221
Clear Creek	18	0.44%	226
Arapahoe	936	0.43%	234
Morgan	42	0.42%	236
Fremont	67	0.42%	237
Pueblo	255	0.42%	237
Summit	46	0.40%	251
Lake	12	0.38%	265
Douglas	372	0.38%	265
Lincoln	7	0.37%	274
StateTotal	6,686	0.35%	287
Rio Grande	16	0.34%	298
El Paso	736	0.33%	302
Eagle	64	0.33%	305
Montrose	53	0.33%	306
Garfield	67	0.32%	314
Denver	802	0.30%	329
Crowley	4	0.29%	345
San Miguel	10	0.28%	357
Washington	5	0.27%	367
Jefferson	572	0.27%	370
Delta	34	0.27%	371
Logan	21	0.27%	372
Saguache	7	0.25%	398
Las Animas	16	0.24%	412
Larimer	270	0.24%	422
Rio Blanco	6	0.24%	424
Montezuma	23	0.23%	433
Broomfield	45	0.23%	439
Pitkin	16	0.20%	491

Otero	14	0.19%	530
Baca	3	0.17%	582
La Plata	34	0.17%	595
Boulder	194	0.17%	605
Huerfano	5	0.16%	612
Kit Carson	4	0.14%	702
Prowers	5	0.10%	981
Chaffee	7	0.10%	1000
Sedgwick	1	0.09%	1074
Moffat	4	0.07%	1338
Alamosa	4	0.07%	1458
Philips	1	0.05%	1825
Conejos	1	0.03%	3094
Yuma	1	0.03%	3857
Bent	0	0.00% n/a	
Cheyenne	0	0.00% n/a	
Costilla	0	0.00% n/a	
Custer	0	0.00% n/a	
Dolores	0	0.00% n/a	
Hinsdale	0	0.00% n/a	
Jackson	0	0.00% n/a	
Kiowa	0	0.00% n/a	
Mineral	0	0.00% n/a	
San Juan	0	0.00% n/a	

Table 6: Cures

Counties	2009 2nd Q cures	2009 3rd Q cures	2009 4th Q cures	2010 1st Q cures
Adams	16	16	29	24
Alamosa	0	1	2	0
Arapahoe	24	41	40	50
Archuleta	3	2	1	1
Baca	0	0	0	0
Bent	3	0	0	0
Broomfield	2	2	0	4
Boulder	15	17	14	20
Chaffee	0	5	0	2
Cheyenne	0	0	0	0
Clear Creek	0	1	0	3
Conejos	1	0	4	0
Costilla		0		
Crowley		1	1	1
Custer	1	1	0	0
Delta	0	1	0	3
Denver	32	31	51	57
Dolores	0	1	0	3
Douglas	14	12	12	23
Eagle	2	7	15	3
Elbert	1	2	1	2
El Paso	38	30	57	
Fremont	6	0	0	0
Garfield	n/a	n/a	n/a	n/a
Gilpin	2	3	5	0
Grand	1	3	1	
Gunnison	2	0	1	0
Hinsdale	0	1	0	0
Huerfano	0	1	0	
Jackson	0	0	0	0
Jefferson	26	41	35	30
Kiowa	0	0	0	0
Kit Carson	0	0	0	0
La Plata	1	10	7	5
Lake	0	0	0	1
Larimer	21	10	20	14
Las Animas	0	1	1	0
Lincoln	0	0	0	1
Logan	0	0	2	0
Mesa	4	3		

Mineral	0	0	0	0
Moffat	1	2	2	1
Montezuma	0	0	6	
Montrose	0	2	4	6
Morgan	1	3	2	0
Otero	8	1		9
Ouray	0	1	0	1
Park	2	1	4	4
Philips	1	0	0	0
Pitkin	0	1	2	2
Prowers	0	0	0	1
Pueblo	7	3	8	19
Rio Blanco	0	0	2	2
Rio Grande	0	0	0	0
Routt	1	0	0	1
Saguache	1	0	1	0
San Juan	0	0	0	0
San Miguel	1	1	2	1
Sedgwick	0	1	0	
Summit	1	4	6	4
Teller	1	4	3	0
Washington	0	0	0	1
Weld	4	5	24	18
Yuma	0	0	1	1
Totals	244	273	366	318

Table 7: Percent change in year-over-year foreclosure sales at auction:

Counties	2007	2008	2009	2010	Sales Pct change since 2008	Sales Pct change since 2009
	1 st Q Sales	1st Q Sales	1st Q Sales	1st Q Sales		
Adams	1,000	935	628	797	-14.76	26.91
Alamosa	12	5	5	4	-20.00	-20.00
Arapahoe	969	970	611	936	-3.51	53.19
Archuleta	3	2	8	43	2050.00	437.50
Baca	4	0	1	3	n/a	200.00
Bent		0	0	0	n/a	n/a
Boulder	128	134	100	194	44.78	94.00
Broomfield	45	35	22	45	28.57	104.55
Chaffee	9	0	5	7	n/a	40.00
Cheyenne			1	0	n/a	-100.00
Clear Creek	11	8	13	18	125.00	38.46
Conejos	2		4	1	n/a	-75.00
Costilla	2		1	0	n/a	-100.00
Crowley	2	2	2	4	100.00	100.00
Custer	0		0	0	n/a	n/a
Delta	13	9	11	34	277.78	209.09
Denver	900	1,399	731	802	-42.67	9.71
Dolores	1		1	0	n/a	-100.00
Douglas	228	320	219	372	16.25	69.86
Eagle	8	8	20	64	700.00	220.00
Elbert	36	35	14	43	22.86	207.14
El Paso	462	509	522	736	44.60	41.00
Fremont		0	46	67	n/a	45.65
Garfield	6	0	3	67	n/a	2133.33
Gilpin	3	0	1	14	n/a	1300.00
Grand	8	9	5	36	300.00	620.00
Gunnison	1	1	10	33	3200.00	230.00
Hinsdale	0	0	0	0	n/a	n/a
Huerfano		8	11	5	-37.50	-54.55
Jackson	0	0	0	0	n/a	n/a
Jefferson	527	455	391	572	25.71	46.29
Kiowa		0	0	0	n/a	n/a
Kit Carson		3	6	4	33.33	-33.33
La Plata	14	7	21	34	385.71	61.90
Lake	2	1	2	12	1100.00	500.00
Larimer	271	228	174	270	18.42	55.17
Las Animas	3	0	4	16	n/a	300.00
Lincoln	2	0	4	7	n/a	75.00
Logan	7	9	8	21	133.33	162.50
Mesa	9	24	44	258	975.00	486.36
Mineral	0	0	0	0	n/a	n/a
Moffat		1	2	4	300.00	100.00
Montezuma	1	8	14	23	187.50	64.29
Montrose	8	0	16	53	n/a	231.25
Morgan	28	21	20	42	100.00	110.00
Otero	14	23	8	14	-39.13	75.00

Ouray	2	0	5	12	n/a	140.00
Park	33	25	36	66	164.00	83.33
Philips	3	2	2	1	-50.00	-50.00
Pitkin	1	0	2	16	n/a	700.00
Prowers	11	8	3	5	-37.50	66.67
Pueblo	247	206	151	255	23.79	68.87
Rio Blanco	1	0	0	6	n/a	n/a
Rio Grande		5	5	16	220.00	220.00
Routt	8	3	9	47	1466.67	422.22
Saguache		7	3	7	0.00	133.33
San Juan	0	0	2	0	n/a	-100.00
San Miguel	2	1	6	10	900.00	66.67
Sedgwick	0	0	3	1	n/a	-66.67
Summit	1	0	23	46	n/a	100.00
Teller		25	40	44	76.00	10.00
Washington	1	4	4	5	25.00	25.00
Weld	425	442	349	493	11.54	41.26
Yuma	3	2	2	1	-50.00	-50.00
Totals	5,476	5,899	4,354	6,686	13.34	53.56

Table 8: Percent change in year-over-year foreclosure filings:

Counties	2007	2008	2009	2010	Filings Pct change since 2008	Filings Pct change since 2009
	1 st Q Filings	1st Q Filings	1st Q Filings	1st Q Filings		
Adams	1,456	1,704	1,327	1308	-23.24	-1.43
Alamosa	18	9	17	8	-11.11	-52.94
Arapahoe	1,569	1,851	1,334	1490	-19.50	11.69
Archuleta	6	35	45	70	100.00	55.56
Baca	4	2	5	3	50.00	-40.00
Bent		3	8	5	66.67	-37.50
Boulder	214	278	291	345	24.10	18.56
Broomfield	53	79	70	75	-5.06	7.14
Chaffee	14	14	18	22	57.14	22.22
Cheyenne			0	3	n/a	n/a
Clear Creek	30	30	30	22	-26.67	-26.67
Conejos	6		10	6	n/a	-40.00
Costilla	4	3	2	3	0.00	50.00
Crowley	2	7	6	4	-42.86	-33.33
Custer	8		8	10	n/a	25.00
Delta	19	32	38	57	78.13	50.00
Denver	1,940	2,042	1,524	1416	-30.66	-7.09
Dolores	5		3	7	n/a	133.33
Douglas	373	665	575	655	-1.50	13.91
Eagle	14	33	82	154	366.67	87.80
Elbert	66	77	96	78	1.30	-18.75
El Paso	828	1,216	1,292	1211	-0.41	-6.27
Fremont	79	91	79	77	-15.38	-2.53
Garfield	18	34	54	145	326.47	168.52
Gilpin	16	24	17	14	-41.67	-17.65
Grand	13	38	55	57	50.00	3.64
Gunnison	9	13	33	44	238.46	33.33
Hinsdale	0	0	2	2	n/a	0.00
Huerfano		16	16	5	-68.75	-68.75
Jackson	0	3	0	1	-66.67	n/a
Jefferson	839	1010	926	966	-4.36	4.32
Kiowa		0	1	4	n/a	300.00
Kit Carson		14	9	3	-78.57	-66.67
La Plata	17	23	64	69	200.00	7.81
Lake	5	6	5	14	133.33	180.00
Larimer	382	487	536	455	-6.57	-15.11
Las Animas	25	30	18	26	-13.33	44.44
Lincoln	6	19	4	13	-31.58	225.00
Logan	26	18	21	28	55.56	33.33
Mesa	102	119	175	397	233.61	126.86
Mineral		1	2	2	100.00	0.00
Moffat			20	22	n/a	10.00
Montezuma	7	13	27	36	176.92	33.33
Montrose	32	36	54	104	188.89	92.59
Morgan	46	43	53	52	20.93	-1.89

Otero	39	37	26	35	-5.41	34.62
Ouray	2	1	17	12	1100.00	-29.41
Park	51	78	68	61	-21.79	-10.29
Philips	10	5	1	4	-20.00	300.00
Pitkin	4	9	7	35	288.89	400.00
Prowers	14	13	8	12	-7.69	50.00
Pueblo	383	383	421	380	-0.78	-9.74
Rio Blanco	3	2	5	12	500.00	140.00
Rio Grande		15	15	14	-6.67	-6.67
Routt	9	14	32	69	392.86	115.63
Saguache		5	11	10	100.00	-9.09
San Juan	0	1	1	1	0.00	0.00
San Miguel	7	6	22	38	533.33	72.73
Sedgwick	0	2	1	4	100.00	300.00
Summit	16	46	55	95	106.52	72.73
Teller		74	81	81	9.46	0.00
Washington	3	3	6	5	66.67	-16.67
Weld	647	813	770	771	-5.17	0.13
Yuma	8	9	10	9	0.00	-10.00
Totals	9,443	11,634	10,509	11,136	-4.28	5.97

Table 9: Percent change from 4thQ 2009 to 1stQ 2010

Counties	2009		Pct change	2010		Pct change
	4th Q Filings	1st Q Filings		4th Q Sales	1st Q Sales	
Adams	1,228	1308	6.51	670	797	18.96
Alamosa	10	8	-20.00	6	4	-33.33
Arapahoe	1,597	1490	-6.70	726	936	28.93
Archuleta	51	70	37.25	41	43	4.88
Baca	2	3	50.00	1	3	200.00
Bent	4	5	25.00	1	0	-100.00
Boulder	351	345	-1.71	143	194	35.66
Broomfield	83	75	-9.64	35	45	28.57
Chaffee	12	22	83.33	4	7	75.00
Cheyenne	1	3	200.00	0	0	n/a
Clear Creek	34	22	-35.29	16	18	12.50
Conejos	6	6	0.00	3	1	-66.67
Costilla	8	3	-62.50	0	0	n/a
Crowley	0	4	n/a	1	4	300.00
Custer	8	10	25.00	3	0	-100.00
Delta	67	57	-14.93	27	34	25.93
Denver	1,351	1416	4.81	777	802	3.22
Dolores	3	7	133.33	0	0	n/a
Douglas	662	655	-1.06	306	372	21.57
Eagle	137	154	12.41	57	64	12.28
Elbert	69	78	13.04	34	43	26.47
El Paso	1,364	1211	-11.22	577	736	27.56
Fremont	88	77	-12.50	53	67	26.42
Garfield	79	145	83.54	48	67	39.58
Gilpin	21	14	-33.33	10	14	40.00
Grand	67	57	-14.93	29	36	24.14
Gunnison	41	44	7.32	32	33	3.13
Hinsdale	1	2	100.00	0	0	n/a
Huerfano	14	5	-64.29	13	5	-61.54
Jackson	0	1	n/a	0	0	n/a
Jefferson	988	966	-2.23	437	572	30.89
Kiowa	1	4	300.00	0	0	n/a
Kit Carson	4	3	-25.00	2	4	100.00
La Plata	69	69	0.00	33	34	3.03
Lake	11	14	27.27	11	12	9.09
Larimer	500	455	-9.00	211	270	27.96
Las Animas	36	26	-27.78	15	16	6.67
Lincoln	9	13	44.44	6	7	16.67
Logan	30	28	-6.67	16	21	31.25
Mesa	478	397	-16.95	157	258	64.33
Mineral	0	2	n/a	0	0	n/a
Moffat	18	22	22.22	2	4	100.00
Montezuma	42	36	-14.29	10	23	130.00
Montrose	82	104	26.83	34	53	55.88
Morgan	64	52	-18.75	26	42	61.54
Otero	27	35	29.63	8	14	75.00

Ouray	15	12	-20.00		20	12	-40.00
Park	90	61	-32.22		41	66	60.98
Philips	3	4	33.33		3	1	-66.67
Pitkin	24	35	45.83		8	16	100.00
Prowers	4	12	200.00		4	5	25.00
Pueblo	323	380	17.65		208	255	22.60
Rio Blanco	16	12	-25.00		15	6	-60.00
Rio Grande	20	14	-30.00		20	16	-20.00
Routt	64	69	7.81		22	47	113.64
Saguache	8	10	25.00		4	7	75.00
San Juan	2	1	-50.00		1	0	-100.00
San Miguel	35	38	8.57		19	10	-47.37
Sedgwick	3	4	33.33		1	1	0.00
Summit	86	95	10.47		32	46	43.75
Teller	74	81	9.46		37	44	18.92
Washington	8	5	-37.50		6	5	-16.67
Weld	785	771	-1.78		444	493	11.04
Yuma	4	9	125.00		0	1	n/a
Totals	11,282	11,136	-1.29		5,466	6,686	22.32

Table 10: Foreclosure totals in each county for most recent five quarters

Counties	2009	2009	2009	2009	2010		2009	2009	2009	2009	2010
	1st Q Filings	2ndQ 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	1,327	1,636	1,456	1,228	1,308		628	651	790	670	797
Alamosa	17	10	16	10	8		5	9	7	6	4
Arapahoe	1,334	1,603	1,699	1,597	1,490		611	760	743	726	936
Archuleta	45	71	52	51	70		8	18	29	41	43
Baca	5	2	2	2	3		1	2	1	1	3
Bent	8	3	13	4	5		0	2	2	1	0
Boulder	291	348	447	351	345		100	114	142	143	194
Broomfield	70	106	78	83	75		22	29	35	35	45
Chaffee	18	26	22	12	22		5	8	24	4	7
Cheyenne	0	0	0	1	3		1	0	0	0	0
Clear Creek	30	25	28	34	22		13	14	13	16	18
Conejos	10	7	4	6	6		4	2	0	3	1
Costilla	2	1	5	8	3		1	0	0	0	0
Crowley	6	3	7	0	4		2	1	1	1	4
Custer	8	6	4	8	10		0	0	0	3	0
Delta	38	41	60	67	57		11	14	23	27	34
Denver	1,524	1,629	1,637	1,351	1,416		731	792	808	777	802
Dolores	3	5	6	3	7		1	2	0	0	0
Douglas	575	704	739	662	655		219	266	260	306	372
Eagle	82	98	142	137	154		20	36	47	57	64
Elbert	96	90	86	69	78		14	48	41	34	43
El Paso	1,292	1,387	1,427	1,364	1,211		522	622	698	577	736
Fremont	79	99	96	88	77		46	42	59	53	67
Garfield	54	154	121	79	145		3	11	20	48	67
Gilpin	17	22	22	21	14		1	11	9	10	14
Grand	55	55	65	67	57		5	25	22	29	36
Gunnison	33	51	64	41	44		10	6	30	32	33
Hinsdale	2	1	0	1	2		0	0	1	0	0
Huerfano	16	16	9	14	5		11	9	1	13	5
Jackson	0	0	1	0	1		0	0	0	0	0
Jefferson	926	1,063	1,050	988	966		391	374	441	437	572
Kiowa	1	1	0	1	4		0	1	0	0	0
Kit Carson	9	5	10	4	3		6	3	4	2	4
La Plata	64	93	75	69	69		21	32	27	33	34
Lake	5	17	12	11	14		2	2	4	11	12
Larimer	536	500	555	500	455		174	207	225	211	270
Las Animas	18	19	31	36	26		4	2	13	15	16
Lincoln	4	10	12	9	13		4	3	5	6	7
Logan	21	23	21	30	28		8	8	17	16	21
Mesa	175	264	373	478	397		44	58	100	157	258
Mineral	2	0	2	0	2		0	0	0	0	0
Moffat	20	15	28	18	22		2	8	22	2	4
Montezuma	27	32	32	42	36		14	12	15	10	23
Montrose	54	73	81	82	104		16	27	35	34	53
Morgan	53	54	63	64	52		20	24	33	26	42
Otero	26	21	21	27	35		8	10	16	8	14
Ouray	17	18	18	15	12		5	3	10	20	12
Park	68	97	87	90	61		36	41	50	41	66

Philips	1	5	0	3	4	2	0	1	3	1
Pitkin	7	30	42	24	35	2	0	10	8	16
Prowers	8	10	10	4	12	3	7	9	4	5
Pueblo	421	405	420	323	380	151	217	208	208	255
Rio Blanco	5	20	11	16	12	0	2	1	15	6
Rio Grande	15	26	25	20	14	5	12	14	20	16
Routt	32	41	58	64	69	9	4	16	22	47
Saguache	11	10	5	8	10	3	3	5	4	7
San Juan	1	1	1	2	1	2	2	2	1	0
San Miguel	22	20	21	35	38	6	5	7	19	10
Sedgwick	1	1	3	3	4	3	1	0	1	1
Summit	55	77	93	86	95	23	22	6	32	46
Teller	81	76	82	74	81	40	47	50	37	44
Washington	6	9	10	8	5	4	2	4	6	5
Weld	770	894	905	785	771	349	363	459	444	493
Yuma	10	6	3	4	9	2	3	3	0	1
Totals	10,509	12,135	12,468	11,282	11,136	4,354	4,999	5,618	5,466	6,686