

Division of Housing 2nd Quarter 2010 Foreclosure Report

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

August 5, 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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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-lieuof-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 2nd quarter of 2010, Colorado public trustees reported 10,233 foreclosure filings and 5,885 sales at auction (completed foreclosures). For the same period of 2009, there were 12,135 filings and 4,999 sales. Comparing year-over-year for the second quarter, foreclosure filings fell 15.7 percent and completed foreclosures increased 17.7 percent.

Comparing the 2nd quarter of 2010 to the 1st quarter of 2010, foreclosure filings fell 8.1 percent from 11,136 to 10,233. Foreclosure sales fell 12 percent from 6,686 to 5,885 during the same period.

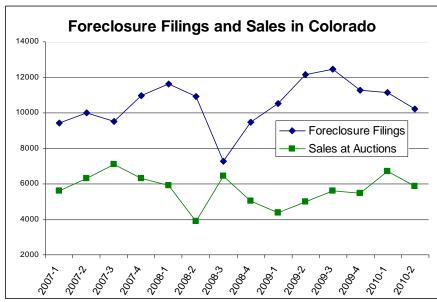
Much of the new growth in foreclosure activity is taking place outside of the Denver metro area. Growth in foreclosure sales has increased significantly in counties outside the Front Range such as Mesa, Delta, Montezuma, Summit and Eagle Counties. While no one of these counties has a substantial effect on statewide totals, as a group, these counties have driven much of the growth in foreclosure activity in Colorado. See Table 11 for complete listings.

A note on comparisons with the first quarter of 2009: Comparing year over year, the number of foreclosure sales increased 34.4 percent from the first half of 2009 to the first half 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 and second quarters 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 half of 2010 and the first half of 2009 will show a very large increase in the year-over-year comparisons.

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: Foreclosure Filings vs. Sales at Auction:

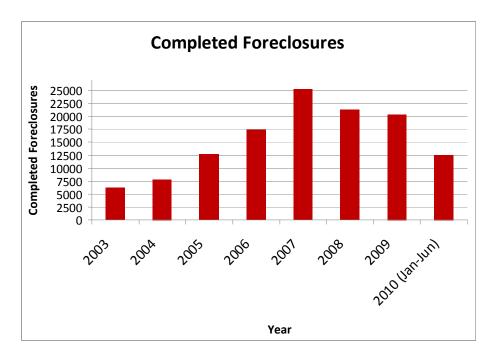
Table 1: Foreclosure Filings

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	21,369 (Jan-Jun)

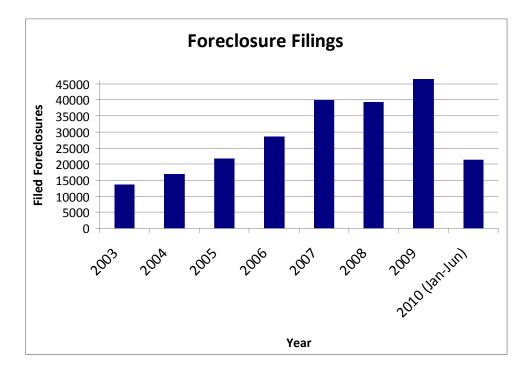
Table 2: Foreclosure Sales at Auction

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	12,571 (Jan-Jun)

Graph 2: Completed foreclosures in Colorado



Graph 3: Opened foreclosures in Colorado



County Statistics

Trends in different counties throughout the state vary considerably. The 12 most populous counties in Colorado account for slightly less than 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.

The tables below provide comparisons among the state's largest counties for foreclosure filings and foreclosure sales.

Counties	2009	2010	Pct Change	2009	2010	Pct Change
	2ndQ Filings	2nd Q Filings	j	2nd Q Sales	2nd Q Sales	g-
Adams	1,636	1209	-26.1	651	745	14.4
Arapahoe	1,603	1303	-18.7	760	802	5.5
Boulder	348	314	-9.8	114	151	32.5
Broomfield	106	80	-24.5	29	30	3.4
Denver	1,629	1134	-30.4	792	717	-9.5
Douglas	704	573	-18.6	266	323	21.4
El Paso	1,387	1209	-12.8	622	634	1.9
Jefferson	1,063	951	-10.5	374	509	36.1
Larimer	500	403	-19.4	207	215	3.9
Mesa	264	370	40.2	58	278	379.3
Pueblo	405	324	-20.0	217	178	-18.0
Weld	894	685	-23.4	363	458	26.2

 Table 3: Year-over-year changes in 2nd Q foreclosure sales and filings in metropolitan counties

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

Counties	2010 1st Q Filings	2010 2nd Q Filings	Pct Change from 1st Q to 2nd Q	2010 1st Q Sales	2010 2nd Q Sales	Pct Change from 1st Q to 2nd Q
Adams	1308	1209	-7.6	797	745	-6.5
Arapahoe	1490	1303	-12.6	936	802	-14.3
Boulder	345	314	-9.0	194	151	-22.2
Broomfield	75	80	6.7	45	30	-33.3
Denver	1416	1134	-19.9	802	717	-10.6
Douglas	655	573	-12.5	372	323	-13.2
El Paso	1211	1209	-0.2	736	634	-13.9
Jefferson	966	951	-1.6	572	509	-11.0
Larimer	455	403	-11.4	270	215	-20.4
Mesa	397	370	-6.8	258	278	7.8
Pueblo	380	324	-14.7	255	178	-30.2
Weld	771	685	-11.2	493	458	-7.1

	2009 Jan- Jun Filings Totals	2010 Jan- Jun Filings Totals	Pct Change	2009 Jan- Jun Sales Totals	2010 Jan- Jun Sales Totals	Pct Change
Adams	2963	2517	-15.1	1,279	1542	20.6
Arapahoe	2937	2793	-4.9	1,371	1738	26.8
Boulder	639	659	3.1	214	345	61.2
Broomfield	176	155	-11.9	51	75	47.1
Denver	3153	2550	-19.1	1,523	1519	-0.3
Douglas	1279	1228	-4.0	485	695	43.3
El Paso	2679	2420	-9.7	1,144	1370	19.8
Jefferson	1989	1917	-3.6	765	1081	41.3
Larimer	1036	858	-17.2	381	485	27.3
Mesa	439	767	74.7	102	536	425.5
Pueblo	826	704	-14.8	368	433	17.7
Weld	1664	1456	-12.5	712	951	33.6

Table 5: Comparisons for the period of January through June:

Foreclosure Rates

See Table 6 for more information.

Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 327 households for the second quarter of 2010.

The largest foreclosure rates can generally be found on the Front Range of Colorado, although a variety of mountain and Western Slope Counties are becoming more common among counties with higher foreclosure rates. The metropolitan counties with the largest number of completed foreclosures per household were Weld, Adams, Mesa, Arapahoe and Pueblo Counties. Among metropolitan counties, Weld, Adams and Mesa Counties topped the list. Weld County reported one foreclosure for every 192 households, while Adams and Mesa Counties both reported 1 foreclosure for every 205 households.

Boulder County reported the lowest foreclosure rate in the Denver metro area with 1 completed foreclosure per 777 households.

From 2007 to 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. Grand, Archuleta, Ouray and Park Counties all moved into the top five for counties with the highest foreclosure rates. None-metro counties found in the top ten included Las Animas, San Miguel and Clear Creek Counties.

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. 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 experienced significant increases in their foreclosure rates in recent quarters.

Foreclosure totals in rural resort counties have also increased, although foreclosure rates in such areas also often reflect foreclosures on second homes and time-shares.

Forecasts for 2010

The sustained declines in new foreclosure filings totals likely indicate that households are finding ways to avoid entering the foreclosure process and that mortgage companies are initiating fewer foreclosures for a variety of reasons. Reports from housing counselors and lenders suggest that job losses and lowered income are major factors in new households reporting difficulty in making payments.

While foreclosure filings are presently in decline, a significant drop off in foreclosure activity will rely on strength in the larger economy and on job creation.

Persistence in foreclosure sales at auction is at least partially due to the very large number of new foreclosures filed during the second and third quarters of 2009. The large number of filings will need to be processed over several months and many will proceed to foreclosure sale. Eventually, however, recent declines in new filings will be reflected in foreclosure sales at auction.

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. The drop off in filings that began during the fourth quarter of 2009 will likely begin to be felt in foreclosure sales during the third quarter of 2010, and has already been noted in monthly foreclosure data reported by the state's larger counties.

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 2010 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.

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. Owneroccupant totals are only available for a minority of Colorado counties, so for purposes of consistency across all counties, occupied housing unit totals are used.

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

County	households	2010 2nd Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
Grand	6,000	46	0.77%	130
Archuleta	5,117	31	0.61%	165
Ouray	1,975	11	0.56%	180
Weld	87,925	458	0.52%	192
Park	6,963	35	0.50%	199
Adams	152,825	745	0.49%	205
Mesa	57,092	278	0.49%	205
Las Animas	6,587	32	0.49%	206
San Miguel	3,567	17	0.48%	210
Clear Creek	4,062	19	0.47%	214
Gunnison	6,228	28	0.45%	222
Rio Blanco	2,541	11	0.43%	231
Teller	8,848	34	0.38%	260
Arapahoe	219,432	802	0.37%	274
Gilpin	2,227	8	0.36%	278
Fremont	15,861	56	0.35%	283
Montrose	16,238	57	0.35%	285
Elbert	7,923	27	0.34%	293
Morgan	9,932	33	0.33%	301
Douglas	98,758	323	0.33%	306
Pitkin	7,851	25	0.32%	314
Routt	9,568	30	0.31%	319
Eagle	19,526	61	0.31%	320
StateTotal	1,922,212	5,883	0.31%	327
Pueblo	60,513	178	0.29%	340
Crowley	1,381	4	0.29%	345
El Paso	221,959	634	0.29%	350
Garfield	21,032	60	0.29%	351
Summit	11,549	32	0.28%	361
Denver	264,119	717	0.27%	368
Lincoln	1,915	5	0.26%	383
Rio Grande	4,774	12	0.25%	398
Jefferson	211,739	509	0.24%	416
Logan	7,807	17	0.22%	459
Delta	12,617	26	0.21%	485
Montezuma	9,963	20	0.20%	498
Larimer	113,848	215	0.19%	530
Saguache	2,784	5	0.18%	557
La Plata	20,243	34	0.17%	595
Huerfano	3,060	5	0.16%	612

Washington	1,836	3	0.16%	612
Yuma	3,857	6	0.16%	643
Broomfield	19,749	30	0.15%	658
Otero	7,421	11	0.15%	675
Prowers	4,904	7	0.14%	701
Boulder	117,287	151	0.13%	777
Moffat	5,353	6	0.11%	892
Lake	3,175	3	0.09%	1058
Chaffee	6,998	5	0.07%	1400
Kit Carson	2,807	2	0.07%	1404
Philips	1,825	1	0.05%	1825
Alamosa	5,831	3	0.05%	1944
Conejos	3,094	1	0.03%	3094
Baca	1,745	0	0.00%	n/a
Bent	1,768	1	0.06%	n/a
Cheyenne	789	1	0.13%	n/a
Costilla	1,436	0	0.00%	n/a
Custer	1,744	5	0.29%	n/a
Dolores	861	2	0.23%	n/a
Hinsdale	395	1	0.25%	n/a
Jackson	601	0	0.00%	n/a
Kiowa	592	1	0.17%	n/a
Mineral	448	1	0.22%	n/a
San Juan	273	2	0.73%	n/a
Sedgwick	1,074	0	0.00%	n/a

Table 7: Cures

Counties	2009 2nd Q cures	2009 3rd Q cures	2009 4th Q cures	2010 1st Q cures	2010 2ndQ cures
Adams	16	16	29	24	34
Alamosa	0	1	2	0	0
Arapahoe	24	41	40	50	66
Archuleta	3	2	1	1	2
Baca	0	0	0	0	0
Bent	3	0	0	0	0
Broomfield	2	2	0	4	1
Boulder	15	17	14	20	24
Chaffee	0	5	0	2	11
Cheyenne	0	0	0	0	0
Clear Creek	0	1	0	3	0
Conejos	1	0	4	0	3
Costilla		0			
Crowley		1	1	1	1
Custer	1	1	0	0	
Delta	0	1	0	3	7
Denver	32	31	51	57	42
Dolores	0	1	0	3	0
Douglas	14	12	12	23	20
Eagle	2	7	15	3	5
Elbert	1	2	1	2	4
El Paso	38	30	57	43	73
Fremont	6	0	0	0	0
Garfield	n/a	n/a	n/a	n/a	n/a
Gilpin	2	3	5	0	2
Grand	1	3	1		2
Gunnison	2	0	1	0	1
Hinsdale	0	1	0	0	0
Huerfano	0	1	0		
Jackson	0	0	0	0	0
Jefferson	26	41	35	30	46
Kiowa	0	0	0	0	0
Kit Carson	0	0	0	0	0
La Plata	1	10	7	5	3
Lake	0	0	0	1	0
Larimer	21	10	20	14	22
Las Animas	0	1	1	0	0
Lincoln	0	0	0	1	0
Logan	0	0	2	0	0
Mesa	4	3	9	15	24

Mineral	0	0	0	0	1
Moffat	1	2	2	1	1
Montezuma	0	2	2 6	3	3
Montrose	0	•	6 4	-	-
Morgan	1	2 3	4	6	2 1
Otero	8		2	0	-
Ouray	0	1	0	9	0
Park	2	1	0	1	2
		1	4	4	1
Philips	1	0	0	0	0
Pitkin	0	1	2	2	3
Prowers	0	0	0	1	
Pueblo	7	3	8	19	16
Rio Blanco	0	0	2	2	0
Rio Grande	0	0	0	0	0
Routt	1	0	0	1	4
Saguache	1	0	1	0	
San Juan	0	0	0	0	0
San Miguel	1	1	2	1	11
Sedgwick	0	1	0		0
Summit	1	4	6	4	5
Teller	1	4	3	0	
Washington	0	0	0	1	0
Weld	4	5	24	18	29
Yuma	0	0	1	1	0
Totals	244	273	375	379	472

Table 8: Percent change in YTD totals:

County	2009 Jan-Jun	2010 Jan-Jun	Percent Change		2009 Jan-Jun	2010 Jan-Jun	Percent Change
	filings total	filings total		1	sales total	sales total	
	total	total			total	total	
	_						
Adams	2963	2517	-15.1		1,279	1542	20.6
Alamosa	27	17	-37.0		14	7	-50.0
Arapahoe	2937	2793	-4.9		1,371	1738	26.8
Archuleta	116	127	12.9		26	74	192.3
Baca	7	7	0.0		3	3	0.0
Bent	11	5	-54.5		2	1	-50.0
Boulder Broomfield	639	659	3.1		214	345	61.2
	176	155	-11.9		51	75	47.1
Chaffee	44	46	4.5		13	12	-7.7
Cheyenne	0	4	n/a		1	1	0.0
Clear Creek							
Conejos	55	43	-21.8		27	37	37.0
Costilla*	17	11	-35.3		6	2	-66.7
Crowley	3	7	133.3		1	0	-100.0
Custer	9	9	0.0		3	8	166.7
Delta	14 79	18 117	28.6 48.1		0 25	5 60	n/a 140.0
Denver	79 3153	2550	40.1 -19.1		1,523	1519	-0.3
Dolores	3153 8	2550 12	50.0		3	2	-0.3
Douglas	1279	1228	-4.0		485	695	43.3
Eagle	180	302	67.8		56	125	123.2
Elbert	186	153	-17.7		62	70	12.9
El Paso	2679	2420	-9.7		1,144	1370	19.8
Fremont	178	162	-9.0		88	123	39.8
Garfield	208	293	40.9		14	127	807.1
Gilpin	39	36	-7.7		12	22	83.3
Grand	110	118	7.3		30	82	173.3
Gunnison	84	99	17.9		16	61	281.3
Hinsdale	3	4	33.3		0	1	n/a
Huerfano	32	20	-37.5		20	10	-50.0
Jackson	0	1	n/a		0	0	n/a
Jefferson	1989	1917	-3.6		765	1081	41.3
Kiowa	2	6	200.0		1	1	0.0
Kit Carson							
	14	13	-7.1		9	6	-33.3
La Plata	157	147	-6.4		53	68	28.3
Lake	22	39	77.3		4	15	275.0
Larimer Las Animas	1036	858	-17.2		381	485	27.3
	37	51	37.8		6	48	700.0
Lincoln	14	24	71.4		7	12	71.4
Logan	44	46	4.5		16	38	137.5

Mesa	439	767	74.7	102	536	425.5
Mineral	2	4	100.0	0	1	n/a
Moffat	35	52	48.6	10	10	0.0
Montezuma						
	59	72	22.0	26	43	65.4
Montrose	127	178	40.2	43	110	155.8
Morgan	107	109	1.9	44	75	70.5
Otero	47	58	23.4	18	25	38.9
Ouray	35	34	-2.9	8	23	187.5
Park	165	138	-16.4	77	101	31.2
Philips	6	7	16.7	2	2	0.0
Pitkin	37	74	100.0	2	41	1950.0
Prowers	18	20	11.1	10	12	20.0
Pueblo	826	704	-14.8	368	433	17.7
Rio Blanco						
	25	19	-24.0	2	17	750.0
Rio Grande						
	41	30	-26.8	17	28	64.7
Routt	73	144	97.3	13	77	492.3
Saguache	21	13	-38.1	6	12	100.0
San Juan	2	2	0.0	4	2	-50.0
San Miguel						
	42	63	50.0	11	27	145.5
Sedgwick	2	7	250.0	4	1	-75.0
Summit	132	190	43.9	45	78	73.3
Teller	157	168	7.0	87	78	-10.3
Washington						
	15	8	-46.7	6	8	33.3
Weld	1664	1456	-12.5	712	951	33.6
Yuma	16	14	-12.5	5	7	40.0
Totals	22644	21365	-5.6	9,353	12,569	34.4

County	2009	2010	Pct Change	2009	2010	Pct Change
	2ndQ Filings	2nd Q Filings	Change	2nd Q Sales	2nd Q Sales	Change
	J -	J-				
Adams	1,636	1209	-26.1	651	745	14.4
Alamosa	10	9	-10.0	9	3	-66.7
Arapahoe	1,603	1303	-18.7	760	802	5.5
Archuleta	71	57	-14.1	18	31	83.3
Baca	2	4	100.0	2	0	-100.0
Bent	3	0	-100.0	2	1	-50.0
Boulder	348	314	-9.8	114	151	32.5
Broomfield	106	80	-24.5	29	30	3.4
Chaffee	26	24	-7.7	8	5	-37.5
Cheyenne	0	1	n/a	0	1	n/a
Clear Creek	25	21	-16.0	 14	19	35.7
Conejos	7	5	-28.6	2	1	-50.0
Costilla*	1	4	300.0	0	0	n/a
Crowley	3	5	66.7	1	4	300.0
Custer	6	8	33.3	0	5	n/a
Delta	41	60	46.3	14	26	85.7
Denver	1,629	1134	-30.4	792	717	-9.5
Dolores	5	5	0.0	2	2	0.0
Douglas	704	573	-18.6	266	323	21.4
Eagle	98	148	51.0	36	61	69.4
Elbert	90	75	-16.7	48	27	-43.8
El Paso	1,387	1209	-12.8	622	634	1.9
Fremont	99	85	-14.1	42	56	33.3
Garfield	154	148	-3.9	11	60	445.5
Gilpin	22	22	0.0	 11	8	-27.3
Grand	55	61	10.9	25	46	84.0
Gunnison	51	55	7.8	6	28	366.7
Hinsdale	1	2	100.0	0	1	n/a
Huerfano	16	15	-6.3	 9	5	-44.4
Jackson	0	0	n/a	 0	0	n/a
Jefferson	1,063	951	-10.5	374	509	36.1
Kiowa	1	2	100.0	1	1	0.0
Kit Carson	5	10	100.0	3	2	-33.3
La Plata	93	78	-16.1	 32	34	6.3
Lake	17	25	47.1	2	3	50.0
Larimer	500	403	-19.4	207	215	3.9
Las Animas	19	25	31.6	2	32	1500.0
Lincoln	10	11	10.0	3	5	66.7
Logan	23	18	-21.7	8	17	112.5

Table 9: Percent change in year-over-year foreclosure filings and sales:

Mesa	264	370	40.2		58	278	379.3
Mineral	0	2	n/a		0	1	n/a
Moffat	15	30	100.0		8	6	-25.0
Montezuma	32	36	12.5		12	20	66.7
Montrose	73	74	1.4		27	57	111.1
Morgan	54	57	5.6		24	33	37.5
Otero	21	23	9.5		10	11	10.0
Ouray	18	22	22.2		3	11	266.7
Park	97	77	-20.6		41	35	-14.6
Philips	5	3	-40.0		0	1	n/a
Pitkin	30	39	30.0		0	25	n/a
Prowers	10	8	-20.0		7	7	0.0
Pueblo	405	324	-20.0	— —	217	178	-18.0
Rio Blanco	20	7	-65.0		2	11	450.0
Rio Grande	26	16	-38.5		12	12	0.0
Routt	41	75	82.9		4	30	650.0
Saguache	10	3	-70.0		3	5	66.7
San Juan	1	1	0.0		2	2	0.0
San Miguel	20	25	25.0		5	17	240.0
Sedgwick	1	3	200.0		1	0	-100.0
Summit	77	95	23.4		22	32	45.5
Teller	76	87	14.5		47	34	-27.7
Washington	9	3	-66.7		2	3	50.0
Weld	894	685	-23.4		363	458	26.2
Yuma	6	5	-16.7		3	6	100.0
Totals	12,135	10229	-15.7		4,999	5,885	17.7

Counties	2010	2010	Pct Change	 2010	2010	Pct Change
	1st Q	2nd Q	Ţ	1st Q	2nd Q	Ũ
	Filings	Filings		Sales	Sales	
Adams	1308	1209	-7.6	797	745	-6.5
Alamosa	8	9	12.5	4	3	-25.0
Arapahoe	1490	1303	-12.6	 936	802	-14.3
Archuleta	70	57	-12.9	43	31	-23.3
Baca	3	4	33.3	3	0	-100.0
Bent	5	0	-100.0	0	1	n/a
Boulder Broomfield	345	314	-9.0	194	151	-22.2
Broomfield	75	80	6.7	45	30	-33.3
Chaffee	22	24	9.1	7	5	-28.6
Cheyenne	3	1	-66.7	 0	1	n/a
Clear Creek Conejos	22 6	21 5	-4.5 -16.7	18 1	19	5.6
Costilla*	3	4	33.3	0	1	0.0
Crowley	3 4	5	25.0	4	0	n/a
Custer		8	-20.0	 - - 0	4	0.0
Delta	57	60	5.3	34	5	n/a
Denver	1416	1134	-19.9	802	26	-23.5
Dolores	7	5	-28.6	002	717	-10.6
Douglas	655	573	-12.5	372	2	n/a
Eagle	154	148	-3.9	 64	323 61	-13.2 -4.7
Elbert	78	75	-3.8	43	27	-4.7 -37.2
El Paso	1211	1209	-0.2	736	634	-37.2
Fremont	77	85	10.4	67	56	-16.4
Garfield	145	148	2.1	67	60	-10.4
Gilpin	14	22	57.1	 14	8	-42.9
Grand	57	61	7.0	36	46	27.8
Gunnison	44	55	25.0	33	28	-15.2
Hinsdale	2	2	0.0	0	1	n/a
Huerfano	5	15	200.0	5	5	0.0
Jackson	1	0	-100.0	 0	0	n/a
Jefferson	966	951	-1.6	572	509	-11.0
Kiowa	4	2	-50.0	0	1	n/a
Kit Carson	3	10	233.3	4	2	-50.0
La Plata	69	78	13.0	34	34	0.0
Lake	14	25	78.6	12	3	-75.0
Larimer	455	403	-11.4	270	215	-20.4
Las Animas	26	25	-3.8	16	32	100.0
Lincoln	13	11	-15.4	7	5	-28.6
Logan	28	18	-35.7	21	17	-19.0

Table 10: Percent change from 1stQ 2010 to 2ndQ 2010:

Mesa	397	370	-6.8		258	278	7.8
Mineral	2	2	0.0		0	1	n/a
Moffat	22	30	36.4	— —	4	6	50.0
Montezuma	36	36	0.0		23	20	-13.0
Montrose	104	74	-28.8		53	57	7.5
Morgan	52	57	9.6		42	33	-21.4
Otero	35	23	-34.3		14	11	-21.4
Ouray	12	22	83.3		12	11	-8.3
Park	61	77	26.2		66	35	-47.0
Philips	4	3	-25.0		1	1	0.0
Pitkin	35	39	11.4		16	25	56.3
Prowers	12	8	-33.3		5	7	40.0
Pueblo	380	324	-14.7	— —	255	178	-30.2
Rio Blanco	12	7	-41.7		6	11	83.3
Rio Grande	14	16	14.3		16	12	-25.0
Routt	69	75	8.7		47	30	-36.2
Saguache	10	3	-70.0		7	5	-28.6
San Juan	1	1	0.0		0	2	n/a
San Miguel	38	25	-34.2		10	17	70.0
Sedgwick	4	3	-25.0		1	0	-100.0
Summit	95	95	0.0		46	32	-30.4
Teller	81	87	7.4		44	34	-22.7
Washington	5	3	-40.0		5	3	-40.0
Weld	771	685	-11.2		493	458	-7.1
Yuma	9	5	-44.4		1	6	500.0
Totals	11136	10229	-8.1		6,686	5,885	-12.0

Counties	2009	2009	2009	2010	2010		2009	2009	2009	2010	2010
	2ndQ Filings	3rd Q Filings	4th Q Filings	1st Q Filings	2nd Q Filings		2nd Q Sales	3rd Q Sales	4th Q Sales	1st Q Sales	2nd Q Sales
	T migs	T mings	i iiiigs	i iiiigs	i iiiigs		Gales	Cales	Cales	Cales	Gales
Adams	1,636	1,456	1,228	1308	1209		651	790	670	797	745
Alamosa	1,000	1,400	1,220	8	9		9	7	6	4	745 3
Arapahoe	1,603	1,699	1,597	1490	1303		760	743	726	936	802
Archuleta	71	52	51	70	57		18	29	41	43	31
Baca	2	2	2	3	4	- È	2	1	1	3	0
Bent	3	13	4	5	0	- <u> </u>	2	2	1	0	1
Boulder	348	447	351	345	314	— È	114	142	143	194	151
Broomfield	106	78	83	75	80	— È	29	35	35	45	30
Chaffee	26	22	12	22	24		8	24	4	7	5
Cheyenne	0	0	1	3	1		0	0	0	0	1
Clear Creek	25	28	34	22	21		14	13	16	18	19
Conejos	7	4	6	6	5		2	0	3	1	1
Costilla*	1	5	8	3	4		0	0	0	0	0
Crowley	3	7	0	4	5		1	1	1	4	4
Custer	6	4	8	10	8		0	0	3	0	5
Delta	41	60	67	57	60		14	23	27	34	26
Denver	1,629	1,637	1,351	1416	1134		792	808	777	802	717
Dolores	5	6	3	7	5		2	0	0	0	2
Douglas	704	739	662	655	573		266	260	306	372	323
Eagle	98	142	137	154	148		36	47	57	64	61
Elbert	90	86	69	78	75		48	41	34	43	27
El Paso	1,387	1,427	1,364	1211	1209		622	698	577	736	634
Fremont	99	96	88	77	85		42	59	53	67	56
Garfield	154	121	79	145	148		11	20	48	67	60
Gilpin	22	22	21	14	22	_	11	9	10	14	8
Grand	55	65	67	57	61		25	22	29	36	46
Gunnison	51	64	41	44	55		6	30	32	33	28
Hinsdale	1	0	1	2	2		0	1	0	0	1
Huerfano	16	9	14	5	15		9	1	13	5	5
Jackson	0	1	0	1	0		0	0	0	0	0
Jefferson	1,063	1,050	988	966	951		374	441	437	572	509
Kiowa	1	0	1	4	2		1	0	0	0	1
Kit Carson	5	10	4	3	10		3	4	2	4	2
La Plata	93	75	69	69	78		32	27	33	34	34
Lake	17	12	11	14	25	_	2	4	11	12	3
Larimer	500	555	500	455	403	_	207	225	211	270	215
Las Animas	19	31	36	26	25		2	13	15	16	32
Lincoln	10	12	9	13	4	_	3	5	6	7	5
Logan Mosa	23	21	30 479	28	18 270	_	8	17	16 157	21	17
Mesa Mineral	264	373	478	397	370	_	58	100	157	258	278
Mineral Moffat	0	2	0	2	2	_	0	0	0	0	1
Montezuma	15 32	28 32	18	22	30	_	8	22	2	4	6
Montezuma Montrose	32 73	32 81	42 82	36 104	36 74	_	12 27	15 35	10 34	23 53	20
	73 54	63		104 52	74 57	_	27 24	35	34 26	53 42	57
Morgan Otero	54 21		64 27		57 23						33
Oleio	21	21	27	35	23		10	16	8	14	11

Table 11: Foreclosure totals in each county for most recent five quarters:

Ouray	18	18	15	12	22	3	10	20	12	11
Park	97	87	90	61	77	41	50	41	66	35
Philips	5	0	3	4	3	0	1	3	1	1
Pitkin	30	42	24	35	39	0	10	8	16	25
Prowers	10	10	4	12	8	7	9	4	5	7
Pueblo	405	420	323	380	324	217	208	208	255	178
Rio Blanco	20	11	16	12	7	2	1	15	6	11
Rio Grande	26	25	20	14	16	12	14	20	16	12
Routt	41	58	64	69	75	4	16	22	47	30
Saguache	10	5	8	10	3	3	5	4	7	5
San Juan	1	1	2	1	1	2	2	1	0	2
San Miguel	20	21	35	38	25	5	7	19	10	17
Sedgwick	1	3	3	4	3	1	0	1	1	0
Summit	77	93	86	95	95	22	6	32	46	32
Teller	76	82	74	81	87	47	50	37	44	34
Washington	9	10	8	5	3	2	4	6	5	3
Weld	894	905	785	771	685	363	459	444	493	458
Yuma	6	3	4	9	5	3	3	0	1	6
Totals	12,135	12,468	11,282	11136	10233	4,999	5,618	5,466	6,686	5,885

*County did not report by press time. Totals in these counties are based on a 4-quarter average.