



## **Division of Housing 3<sup>rd</sup> Quarter 2010 Foreclosure Report**

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

**November 11, 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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 3rd quarter of 2010, Colorado public trustees reported 10,587 foreclosure filings and 6,629 sales at auction (completed foreclosures). For the third quarter of 2009, there were 12,468 filings and 5,618 sales. Comparing year-over-year for the third quarter, foreclosure filings fell 15.1 percent and completed foreclosures increased 18.0 percent.

Comparing the 3<sup>rd</sup> quarter of 2010 to the 2<sup>nd</sup> quarter of 2010, foreclosure filings rose 3.5 percent from 10,233 to 10,587. Foreclosure sales rose 12.6 percent from 5,887 to 6,629 during the same period.

Both filings and sales increased from the second quarter to the third quarter of this year. Foreclosure filings remain well below totals from the third quarter of last year, but foreclosure sales at auction are up year after year. Recent trends indicate that foreclosure filings continue to fall since new peaks were established during the second and third quarters of 2009. On the other hand, foreclosure sales at auction have continued along a generally upward trend since the first quarter of 2009.

Foreclosure filings are likely to surpass 40,000 filings total for 2010, but are unlikely to exceed 2009’s record total of 46,394 foreclosure filings. Foreclosure sales at auction are on pace to nearly reach 2007’s record total of 25,054 foreclosure sales at auction.

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

Graph 1: Foreclosure Filings vs. Sales at Auction:

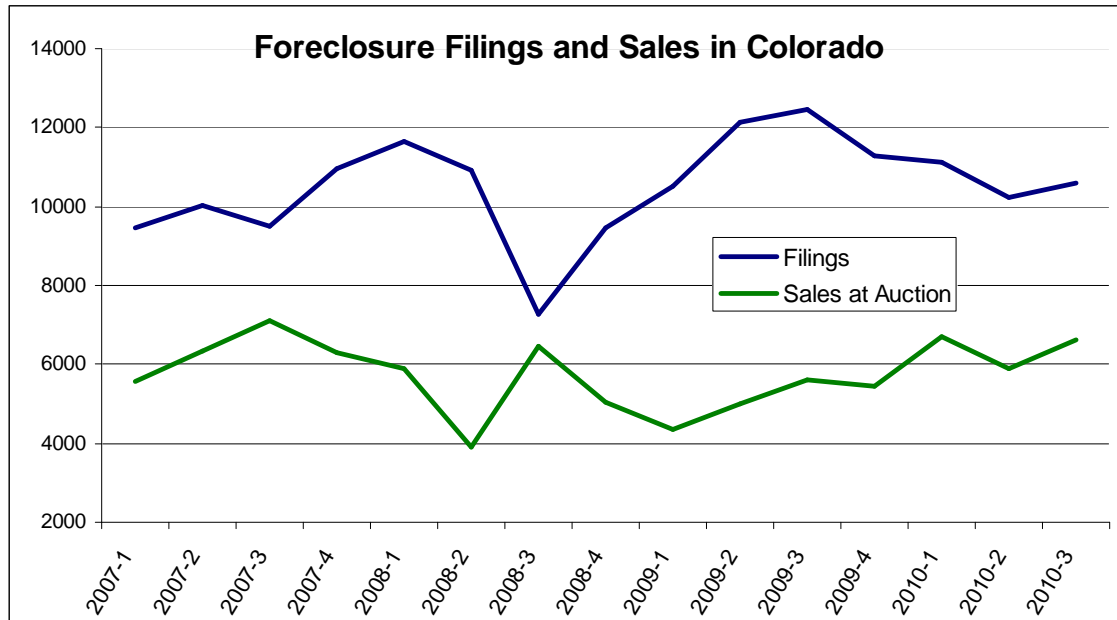


Table 1: Foreclosure Filings

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	31,956 (Jan-Sep)

**Table 2: Foreclosure Sales at Auction**

<b>Year</b>	<b>Foreclosure Sales</b>
2003	<b>6,258</b>
2004	<b>7,782</b>
2005	<b>12,699</b>
2006	<b>17,451</b>
2007	<b>25,054</b>
2008	<b>21,306</b>
2009	<b>20,437</b>
<b>2010</b>	<b>19,202 (Jan-Sep)</b>

### **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.

**Table 3: Year-over-year changes in 3<sup>rd</sup> Q foreclosure sales and filings in metropolitan counties**

Counties	2009	2010	Percent change from 3rd Q 2009 to 3rd Q 2010	2009	2010	Percent change from 3rd Q 2009 to 3rd Q 2010
	3rd Q Filings	3rd Q Filings		3rd Q Sales	3rd Q Sales	
Adams	1,456	1276	-12.4	790	804	1.8
Arapahoe	1,699	1353	-20.4	743	823	10.8
Boulder	447	353	-21.0	142	160	12.7
Broomfield	78	75	-3.8	35	49	40.0
Denver	1,637	1275	-22.1	808	817	1.1
Douglas	739	600	-18.8	260	375	44.2
El Paso	1,427	1157	-18.9	698	746	6.9
Jefferson	1,050	929	-11.5	441	541	22.7
Larimer	555	478	-13.9	225	243	8.0
Mesa	373	451	20.9	100	264	164.0
Pueblo	420	323	-23.1	208	244	17.3
Weld	905	626	-30.8	459	426	-7.2

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

Counties	2010	2010	Percent change from 2nd Q to 3rd Q	2010	2010	Percent change from 2nd Q to 3rd Q
	2nd Q Filings	3rd Q Filings		2nd Q Sales	3rd Q Sales	
Adams	1209	1276	5.5	745	804	7.9
Arapahoe	1303	1353	3.8	802	823	2.6
Boulder	314	353	12.4	151	160	6.0
Broomfield	80	75	-6.3	30	49	63.3
Denver	1134	1275	12.4	717	817	13.9
Douglas	573	600	4.7	323	375	16.1
El Paso	1209	1157	-4.3	634	746	17.7
Jefferson	951	929	-2.3	509	541	6.3
Larimer	403	478	18.6	215	243	13.0
Mesa	370	451	21.9	278	264	-5.0
Pueblo	324	323	-0.3	178	244	37.1
Weld	685	626	-8.6	458	426	-7.0

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

Counties	2009			2010		
	YTD (Jan-Sept) Foreclosure Filings	YTD (Jan-Sept) Foreclosure Filings	Percent change from 2009 to 2010	YTD (Jan-Sept) Foreclosure Sales	YTD (Jan-Sept) Foreclosure Sales	Percent change from 2009 to 2010
Adams	4419	3793	-14.2	2069	2346	13.4
Arapahoe	4636	4146	-10.6	2114	2561	21.1
Boulder	1086	1012	-6.8	356	505	41.9
Broomfield	254	230	-9.4	86	124	44.2
Denver	4790	3825	-20.1	2331	2336	0.2
Douglas	2018	1828	-9.4	745	1070	43.6
El Paso	4106	3577	-12.9	1842	2116	14.9
Jefferson	3039	2846	-6.4	1206	1622	34.5
Larimer	1591	1336	-16.0	606	728	20.1
Mesa	812	1218	50.0	202	800	296.0
Pueblo	1246	1027	-17.6	576	677	17.5
Weld	2569	2082	-19.0	1171	1377	17.6

### Foreclosure Rates

See Table 6 for more information.

Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 294 households for the third quarter of 2010.

Adams County reported the highest foreclosure rate of the metropolitan counties, although nine counties from outside the metropolitan counties reported some of the highest foreclosure rates including Archuleta, Teller, Grand, Park and Summit counties. Archuleta County reported one completed foreclosure for every 84 households and Teller County reported one completed foreclosure for every 149 households.

The metropolitan counties with the largest number of completed foreclosures per household were Adams, Weld and Mesa counties. Adams County reported one foreclosure for every 193 households, while Weld and Mesa Counties both reported 1 foreclosure for every 210 and 221 households, respectively.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 743 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. Archuleta, Teller, Grand, Summit, Gunnison and Park counties all moved into the top ten for counties with the highest foreclosure rates.

It is important to note, however, that counties with small populations are also prone to very volatile foreclosure rates as a small rise or fall in the total number of foreclosures can significantly change the foreclosure rate in a small county for a quarter.

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.

### **Possible future trends 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, however, suggest that job losses and lowered income continue to be 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 growth of 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. There are still a large number of properties in the foreclosure process sitting “in the pipeline” and the large number of filings will need to be processed over several months and many will proceed to foreclosure sale.

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

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

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 completed foreclosure and percentage of all occupied housing units.**

<b>County</b>	<b>2009 household estimates</b>	<b>2010 3rd Q foreclosure sales</b>	<b>foreclosure rate by percentage</b>	<b>foreclosure rate by no. of households per completed foreclosure</b>
Archuleta	5,015	60	1.20%	84
Kiowa	562	6	1.07%	94
Ouray	1,976	15	0.76%	132
Teller	8,814	59	0.67%	149
Grand	5,975	38	0.64%	157
Park	6,802	41	0.60%	166
Summit	11,615	69	0.59%	168
Gunnison	6,316	37	0.59%	171
Routt	9,773	56	0.57%	175
Lake	3,157	17	0.54%	186
Adams	155,548	804	0.52%	193
Garfield	21,391	109	0.51%	196
Gilpin	2,406	12	0.50%	201
Clear Creek	3,948	19	0.48%	208
Weld	89,445	426	0.48%	210
Mesa	58,220	264	0.45%	221
Elbert	8,041	36	0.45%	223
Eagle	19,755	82	0.42%	241
Custer	1,705	7	0.41%	244
Montrose	16,584	68	0.41%	244
Pueblo	60,942	244	0.40%	250
Rio Blanco	2,605	10	0.38%	261
Otero	7,360	28	0.38%	263
Douglas	101,055	375	0.37%	269
Arapahoe	223,595	823	0.37%	272
Fremont	16,081	58	0.36%	277
San Miguel	3,532	12	0.34%	294
Crowley	1,193	4	0.34%	298
Morgan	9,913	33	0.33%	300
El Paso	224,800	746	0.33%	301
Moffat	5,393	17	0.32%	317
Denver	267,321	817	0.31%	327
Sedgwick	1,050	3	0.29%	350
Logan	7,731	22	0.28%	351
Kit Carson	2,854	8	0.28%	357
Huerfano	2,879	8	0.28%	360
Delta	12,748	35	0.27%	364
Lincoln	1,856	5	0.27%	371
Cheyenne	768	2	0.26%	384
Las Animas	6,549	17	0.26%	385

<b>Jefferson</b>	213,073	<b>541</b>	0.25%	394
<b>Broomfield</b>	20,186	<b>49</b>	0.24%	412
<b>Bent</b>	1,751	<b>4</b>	0.23%	438
<b>Washington</b>	1,782	<b>4</b>	0.22%	446
<b>Pitkin</b>	8,045	<b>18</b>	0.22%	447
<b>La Plata</b>	20,453	<b>44</b>	0.22%	465
<b>Larimer</b>	115,728	<b>243</b>	0.21%	476
<b>Rio Grande</b>	4,763	<b>10</b>	0.21%	476
<b>Montezuma</b>	9,951	<b>20</b>	0.20%	498
<b>Alamosa</b>	5,825	<b>11</b>	0.19%	530
<b>Saguache</b>	2,786	<b>5</b>	0.18%	557
<b>Philips</b>	1,803	<b>3</b>	0.17%	601
<b>Chaffee</b>	7,034	<b>11</b>	0.16%	639
<b>Prowers</b>	4,821	<b>7</b>	0.15%	689
<b>Boulder</b>	118,912	<b>160</b>	0.13%	743
<b>Dolores</b>	836	<b>1</b>	0.12%	836
<b>Baca</b>	1,698	<b>2</b>	0.12%	849
<b>Yuma</b>	3,876	<b>4</b>	0.10%	969
<b>Conejos</b>	2,885	<b>0</b>	0.00% n/a	
<b>Costilla</b>	1,378	<b>0</b>	0.00% n/a	
<b>Hinsdale</b>	385	<b>0</b>	0.00% n/a	
<b>Jackson</b>	605	<b>0</b>	0.00% n/a	
<b>Mineral</b>	425	<b>0</b>	0.00% n/a	
<b>San Juan</b>	270	<b>0</b>	0.00% n/a	
<b>State Total</b>	<b>1,946,542</b>	<b>6629</b>	<b>0.34%</b>	<b>294</b>

Table 7: Cures

Counties	2009	2009	2009	2010	2010	2010
	2nd Q cures	3rd Q cures	4th Q cures	1st Q cures	2ndQ cures	3rdQ cures
Adams	16	16	29	24	34	41
Alamosa	0	1	2	0	0	0
Arapahoe	24	41	40	50	66	56
Archuleta	3	2	1	1	2	2
Baca	0	0	0	0	0	0
Bent	3					
		0	0	0	0	
Broomfield	2	2	0	4	1	4
Boulder	15	17	14	20	24	37
Chaffee	0	5	0	2	11	2
Cheyenne	0	0	0	0	0	0
Clear Creek	0	1	0	3	0	0
Conejos	1	0	4	0	3	1
Costilla		0				
Crowley		1	1	1	1	1
Custer	1	1	0	0		0
Delta	0	1	0	3	7	4
Denver	32	31	51	57	42	48
Dolores	0	1	0	3	0	0
Douglas	14	12	12	23	20	32
Eagle	2	7	15	3	5	4
Elbert	1	2	1	2	4	6
El Paso	38	30	57	43	73	98
Fremont	6	0	0	0	0	9
Garfield	n/a	n/a	n/a	n/a	n/a	n/a
Gilpin	2	3	5	0	2	2
Grand	1	3	1		2	4
Gunnison	2	0	1	0	1	2
Hinsdale	0	1	0	0	0	0
Huerfano	0	1	0			0
Jackson	0	0	0	0	0	0
Jefferson	26	41	35	30	46	49
Kiowa	0					
		0	0	0	0	0
Kit Carson	0	0	0	0	0	0
La Plata	1	10	7	5	3	5
Lake	0	0	0	1	0	2
Larimer	21	10	20	14	22	30
Las Animas	0	1	1	0	0	1

Lincoln	0					
		0	0	1		1
Logan	0	0	2	0	0	2
Mesa	4	3	9	15	24	17
Mineral	0	0	0	0	1	0
Moffat	1	2	2	1	1	3
Montezuma	0	0	6	3	3	2
Montrose	0	2	4	6	2	2
Morgan	1	3	2	0	1	5
Otero	8	1		9	0	6
Ouray	0	1	0	1	2	1
Park	2	1	4	4	1	2
Philips	1					
		0	0	0	0	1
Pitkin	0	1	2	2	3	1
Prowers	0	0	0	1		0
Pueblo	7	3	8	19	16	9
Rio Blanco	0					
		0	2	2	0	1
Rio Grande	0	0	0	0	0	1
Routt	1	0	0	1	4	6
Saguache	1	0	1	0		0
San Juan	0					
		0	0	0	0	0
San Miguel	1	1	2	1	11	2
Sedgwick	0	1	0		0	1
Summit	1	4	6	4	5	4
Teller	1	4	3	0		6
Washington	0	0	0	1	0	0
Weld	4	5	24	18	29	24
Yuma	0	0	1	1	0	0
<b>Totals</b>	<b>244</b>	<b>273</b>	<b>375</b>	<b>379</b>	<b>472</b>	<b>537</b>

Table 8: Percent change in YTD totals:

Counties	2009			2010		
	YTD (Jan-Sept) Foreclosure Filings	YTD (Jan-Sept) Foreclosure Filings	Percent change from 2009 to 2010	YTD (Jan-Sept) Foreclosure Sales	YTD (Jan-Sept) Foreclosure Sales	Percent change from 2009 to 2010
Adams	4419	3793	-14.2	2069	2346	13.4
Alamosa	43	27	-37.2	21	18	-14.3
Arapahoe	4636	4146	-10.6	2114	2561	21.1
Archuleta	168	168	0.0	55	134	143.6
Baca	9	7	-22.2	4	5	25.0
Bent	24	7	-70.8	4	8	100.0
Boulder	1086	1012	-6.8	356	505	41.9
Broomfield	254	230	-9.4	86	124	44.2
Chaffee	66	61	-7.6	37	23	-37.8
Cheyenne	0	4	n/a	1	3	200.0
Clear Creek	83	76	-8.4	40	56	40.0
Conejos	21	15	-28.6	6	2	-66.7
Costilla	8	10	25.0	1	0	-100.0
Crowley	16	12	-25.0	4	12	200.0
Custer	18	25	38.9	0	12	n/a
Delta	139	198	42.4	48	95	97.9
Denver	4790	3825	-20.1	2331	2336	0.2
Dolores	14	15	7.1	3	3	0.0
Douglas	2018	1828	-9.4	745	1070	43.6
Eagle	322	458	42.2	103	207	101.0
Elbert	272	239	-12.1	103	106	2.9
El Paso	4106	3577	-12.9	1842	2116	14.9
Fremont	274	244	-10.9	147	181	23.1
Garfield	329	467	41.9	34	236	594.1
Gilpin	61	60	-1.6	21	34	61.9
Grand	175	178	1.7	52	120	130.8
Gunnison	148	160	8.1	46	98	113.0
Hinsdale	3	5	66.7	1	1	0.0
Huerfano	41	34	-17.1	21	18	-14.3
Jackson	1	1	0.0	0	0	n/a
Jefferson	3039	2846	-6.4	1206	1622	34.5
Kiowa	2	6	200.0	1	7	600.0
Kit Carson	24	24	0.0	13	14	7.7
La Plata	232	235	1.3	80	112	40.0
Lake	34	48	41.2	8	32	300.0
Larimer	1591	1336	-16.0	606	728	20.1
Las Animas	68	89	30.9	19	65	242.1
Lincoln	26	30	15.4	12	17	41.7
Logan	65	67	3.1	33	60	81.8
Mesa	812	1218	50.0	202	800	296.0
Mineral	4	4	0.0	0	1	n/a
Moffat	63	81	28.6	32	27	-15.6
Montezuma	91	107	17.6	41	63	53.7
Montrose	208	289	38.9	78	178	128.2

<b>Morgan</b>	170	153	-10.0	77	108	40.3
<b>Otero</b>	68	81	19.1	34	53	55.9
<b>Ouray</b>	53	47	-11.3	18	38	111.1
<b>Park</b>	252	213	-15.5	127	142	11.8
<b>Philips</b>	6	20	233.3	3	6	100.0
<b>Pitkin</b>	79	103	30.4	12	59	391.7
<b>Prowers</b>	28	29	3.6	19	19	0.0
<b>Pueblo</b>	1246	1027	-17.6	576	677	17.5
<b>Rio Blanco</b>	36	25	-30.6	3	27	800.0
<b>Rio Grande</b>	66	42	-36.4	31	38	22.6
<b>Routt</b>	131	222	69.5	29	133	358.6
<b>Saguache</b>	26	20	-23.1	11	17	54.5
<b>San Juan</b>	3	6	100.0	6	2	-66.7
<b>San Miguel</b>	63	84	33.3	18	39	116.7
<b>Sedgwick</b>	5	7	40.0	4	4	0.0
<b>Summit</b>	225	257	14.2	51	147	188.2
<b>Teller</b>	239	242	1.3	137	137	0.0
<b>Washington</b>	25	15	-40.0	10	12	20.0
<b>Weld</b>	2569	2082	-19.0	1171	1377	17.6
<b>Yuma</b>	19	19	0.0	8	11	37.5
<b>Totals</b>	35112	31956	-9.0	14971	19202	28.3

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

Counties	2009 3rd Q Filings	2010 3rd Q Filings	Percent change from 3rd Q 2009 to 3rd Q 2010	2009 3rd Q Sales	2010 3rd Q Sales	Percent change from 3rd Q 2009 to 3rd Q 2010
Adams	1,456	1276	-12.4	790	804	1.8
Alamosa	16	10	-37.5	7	11	57.1
Arapahoe	1,699	1353	-20.4	743	823	10.8
Archuleta	52	41	-21.2	29	60	106.9
Baca	2	0	-100.0	1	2	100.0
Bent	13	2	-84.6	2	4	100.0
Boulder	447	353	-21.0	142	160	12.7
Broomfield	78	75	-3.8	35	49	40.0
Chaffee	22	15	-31.8	24	11	-54.2
Cheyenne	0	0	n/a	0	2	n/a
Clear Creek	28	33	17.9	13	19	46.2
Conejos	4	4	0.0	0	0	n/a
Costilla	5	3	-40.0	0	0	n/a
Crowley	7	3	-57.1	1	4	300.0
Custer	4	7	75.0	0	7	n/a
Delta	60	81	35.0	23	35	52.2
Denver	1,637	1275	-22.1	808	817	1.1
Dolores	6	3	-50.0	0	1	n/a
Douglas	739	600	-18.8	260	375	44.2
Eagle	142	156	9.9	47	82	74.5
Elbert	86	86	0.0	41	36	-12.2
El Paso	1,427	1157	-18.9	698	746	6.9
Fremont	96	82	-14.6	59	58	-1.7
Garfield	121	174	43.8	20	109	445.0
Gilpin	22	24	9.1	9	12	33.3
Grand	65	60	-7.7	22	38	72.7
Gunnison	64	61	-4.7	30	37	23.3
Hinsdale	0	1	n/a	1	0	-100.0
Huerfano	9	14	55.6	1	8	700.0
Jackson	1	0	-100.0	0	0	n/a
Jefferson	1,050	929	-11.5	441	541	22.7
Kiowa	0	0	n/a	0	6	n/a
Kit Carson	10	11	10.0	4	8	100.0
La Plata	75	88	17.3	27	44	63.0
Lake	12	9	-25.0	4	17	325.0
Larimer	555	478	-13.9	225	243	8.0
Las Animas	31	38	22.6	13	17	30.8

Lincoln	12	6	-50.0	5	5	0.0
Logan	21	21	0.0	17	22	29.4
Mesa	373	451	20.9	100	264	164.0
Mineral	2	0	-100.0	0	0	n/a
Moffat	28	29	3.6	22	17	-22.7
Montezuma	32	35	9.4	15	20	33.3
Montrose	81	111	37.0	35	68	94.3
Morgan	63	44	-30.2	33	33	0.0
Otero	21	23	9.5	16	28	75.0
Ouray	18	13	-27.8	10	15	50.0
Park	87	75	-13.8	50	41	-18.0
Philips	0	9	n/a	1	3	200.0
Pitkin	42	29	-31.0	10	18	80.0
Prowers	10	9	-10.0	9	7	-22.2
Pueblo	420	323	-23.1	208	244	17.3
Rio Blanco	11	6	-45.5	1	10	900.0
Rio Grande	25	12	-52.0	14	10	-28.6
Routt	58	78	34.5	16	56	250.0
Saguache	5	7	40.0	5	5	0.0
San Juan	1	4	300.0	2	0	-100.0
San Miguel	21	21	0.0	7	12	71.4
Sedgwick	3	0	-100.0	0	3	n/a
Summit	93	67	-28.0	6	69	1050.0
Teller	82	74	-9.8	50	59	18.0
Washington	10	7	-30.0	4	4	0.0
Weld	905	626	-30.8	459	426	-7.2
Yuma	3	5	66.7	3	4	33.3
<b>Totals</b>	<b>12,468</b>	<b>10587</b>	<b>-15.1</b>	<b>5,618</b>	<b>6,629</b>	<b>18.0</b>



Table 10: Percent change from 2ndQ 2010 to 3rdQ 2010:

Counties	2010		Percent change from 2nd Q to 3rd Q		2010		Percent change from 2nd Q to 3rd Q
	2nd Q Filings	3rd Q Filings			2nd Q Sales	3rd Q Sales	
Adams	1209	1276	5.5		745	804	7.9
Alamosa	9	10	11.1		3	11	266.7
Arapahoe	1303	1353	3.8		802	823	2.6
Archuleta	57	41	-28.1		31	60	93.5
Baca	4	0	-100.0		0	2	n/a
Bent	0	2	n/a		4	4	0.0
Boulder	314	353	12.4		151	160	6.0
Broomfield	80	75	-6.3		30	49	63.3
Chaffee	24	15	-37.5		5	11	120.0
Cheyenne	1	0	-100.0		1	2	100.0
Clear Creek	21	33	57.1		19	19	0.0
Conejos	5	4	-20.0		1	0	-100.0
Costilla	4	3	-25.0		0	0	n/a
Crowley	5	3	-40.0		4	4	0.0
Custer	8	7	-12.5		5	7	40.0
Delta	60	81	35.0		26	35	34.6
Denver	1134	1275	12.4		717	817	13.9
Dolores	5	3	-40.0		2	1	-50.0
Douglas	573	600	4.7		323	375	16.1
Eagle	148	156	5.4		61	82	34.4
Elbert	75	86	14.7		27	36	33.3
El Paso	1209	1157	-4.3		634	746	17.7
Fremont	85	82	-3.5		56	58	3.6
Garfield	148	174	17.6		60	109	81.7
Gilpin	22	24	9.1		8	12	50.0
Grand	61	60	-1.6		46	38	-17.4
Gunnison	55	61	10.9		28	37	32.1
Hinsdale	2	1	-50.0		1	0	-100.0
Huerfano	15	14	-6.7		5	8	60.0
Jackson	0	0	n/a		0	0	n/a
Jefferson	951	929	-2.3		509	541	6.3
Kiowa	2	0	-100.0		1	6	500.0
Kit Carson	10	11	10.0		2	8	300.0
La Plata	78	88	12.8		34	44	29.4
Lake	25	9	-64.0		3	17	466.7
Larimer	403	478	18.6		215	243	13.0
Las Animas	25	38	52.0		32	17	-46.9
Lincoln	11	6	-45.5		5	5	0.0

Logan	18	21	16.7		17	22	29.4
Mesa	370	451	21.9		278	264	-5.0
Mineral	2	0	-100.0		1	0	-100.0
Moffat	30	29	-3.3		6	17	183.3
Montezuma	36	35	-2.8		20	20	0.0
Montrose	74	111	50.0		57	68	19.3
Morgan	57	44	-22.8		33	33	0.0
Otero	23	23	0.0		11	28	154.5
Ouray	22	13	-40.9		11	15	36.4
Park	77	75	-2.6		35	41	17.1
Philips	7	9	28.6		2	3	50.0
Pitkin	39	29	-25.6		25	18	-28.0
Prowers	8	9	12.5		7	7	0.0
Pueblo	324	323	-0.3		178	244	37.1
Rio Blanco	7	6	-14.3		11	10	-9.1
Rio Grande	16	12	-25.0		12	10	-16.7
Routt	75	78	4.0		30	56	86.7
Saguache	3	7	133.3		5	5	0.0
San Juan	1	4	300.0		2	0	-100.0
San Miguel	25	21	-16.0		17	12	-29.4
Sedgwick	3	0	-100.0		0	3	n/a
Summit	95	67	-29.5		32	69	115.6
Teller	87	74	-14.9		34	59	73.5
Washington	3	7	133.3		3	4	33.3
Weld	685	626	-8.6		458	426	-7.0
Yuma	5	5	0.0		6	4	-33.3
Totals	10233	10587	3.5		5,887	6,629	12.6

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

Counties	2009	2009	2010	2010	2010		2009	2009	2010	2010	2010
	3rd Q Filings	4th Q Filings	1st Q Filings	2nd Q Filings	3rd Q Filings		3rd Q Sales	4th Q Sales	1st Q Sales	2nd Q Sales	3rd Q Sales
Adams	1,456	1,228	1308	1209	1276		790	670	797	745	804
Alamosa	16	10	8	9	10		7	6	4	3	11
Arapahoe	1,699	1,597	1490	1303	1353		743	726	936	802	823
Archuleta	52	51	70	57	41		29	41	43	31	60
Baca	2	2	3	4	0		1	1	3	0	2
Bent	13	4	5	0	2		2	1	0	4	4
Boulder	447	351	345	314	353		142	143	194	151	160
Broomfield	78	83	75	80	75		35	35	45	30	49
Chaffee	22	12	22	24	15		24	4	7	5	11
Cheyenne	0	1	3	1	0		0	0	0	1	2
Clear Creek	28	34	22	21	33		13	16	18	19	19
Conejos	4	6	6	5	4		0	3	1	1	0
Costilla	5	8	3	4	3		0	0	0	0	0
Crowley	7	0	4	5	3		1	1	4	4	4
Custer	4	8	10	8	7		0	3	0	5	7
Delta	60	67	57	60	81		23	27	34	26	35
Denver	1,637	1,351	1416	1134	1275		808	777	802	717	817
Dolores	6	3	7	5	3		0	0	0	2	1
Douglas	739	662	655	573	600		260	306	372	323	375
Eagle	142	137	154	148	156		47	57	64	61	82
Elbert	86	69	78	75	86		41	34	43	27	36
El Paso	1,427	1,364	1211	1209	1157		698	577	736	634	746
Fremont	96	88	77	85	82		59	53	67	56	58
Garfield	121	79	145	148	174		20	48	67	60	109
Gilpin	22	21	14	22	24		9	10	14	8	12
Grand	65	67	57	61	60		22	29	36	46	38
Gunnison	64	41	44	55	61		30	32	33	28	37
Hinsdale	0	1	2	2	1		1	0	0	1	0
Huerfano	9	14	5	15	14		1	13	5	5	8
Jackson	1	0	1	0	0		0	0	0	0	0
Jefferson	1,050	988	966	951	929		441	437	572	509	541
Kiowa	0	1	4	2	0		0	0	0	1	6
Kit Carson	10	4	3	10	11		4	2	4	2	8
La Plata	75	69	69	78	88		27	33	34	34	44
Lake	12	11	14	25	9		4	11	12	3	17
Larimer	555	500	455	403	478		225	211	270	215	243
Las Animas	31	36	26	25	38		13	15	16	32	17
Lincoln	12	9	13	11	6		5	6	7	5	5
Logan	21	30	28	18	21		17	16	21	17	22
Mesa	373	478	397	370	451		100	157	258	278	264
Mineral	2	0	2	2	0		0	0	0	1	0
Moffat	28	18	22	30	29		22	2	4	6	17
Montezuma	32	42	36	36	35		15	10	23	20	20
Montrose	81	82	104	74	111		35	34	53	57	68
Morgan	63	64	52	57	44		33	26	42	33	33
Otero	21	27	35	23	23		16	8	14	11	28

Ouray	18	15	12	22	13	10	20	12	11	15
Park	87	90	61	77	75	50	41	66	35	41
Philips	0	3	4	7	9	1	3	1	2	3
Pitkin	42	24	35	39	29	10	8	16	25	18
Prowers	10	4	12	8	9	9	4	5	7	7
Pueblo	420	323	380	324	323	208	208	255	178	244
Rio Blanco	11	16	12	7	6	1	15	6	11	10
Rio Grande	25	20	14	16	12	14	20	16	12	10
Routt	58	64	69	75	78	16	22	47	30	56
Saguache	5	8	10	3	7	5	4	7	5	5
San Juan	1	2	1	1	4	2	1	0	2	0
San Miguel	21	35	38	25	21	7	19	10	17	12
Sedgwick	3	3	4	3	0	0	1	1	0	3
Summit	93	86	95	95	67	6	32	46	32	69
Teller	82	74	81	87	74	50	37	44	34	59
Washington	10	8	5	3	7	4	6	5	3	4
Weld	905	785	771	685	626	459	444	493	458	426
Yuma	3	4	9	5	5	3	0	1	6	4
Totals	12,468	11,282	11136	10233	10587	5,618	5,466	6,686	5,887	6,629