



Division of Housing 4th Quarter 2010 Foreclosure Report

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

February 10, 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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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

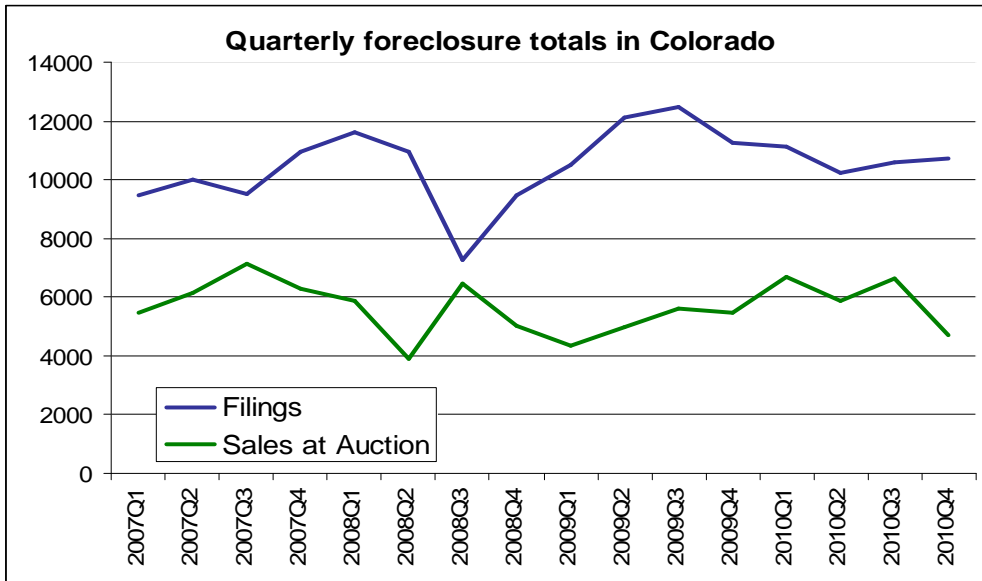
For the 4th quarter of 2010, Colorado public trustees reported 10,736 foreclosure filings and 4,691 sales at auction (completed foreclosures). For the fourth quarter of 2009, there were 11,282 filings and 5,466 sales. Comparing year-over-year for the fourth quarter, foreclosure filings fell 4.8 percent and completed foreclosures increased 14.2 percent.

Comparing the 4th quarter of 2010 to the 3rd quarter of 2010, foreclosure filings rose 1.4 percent from 10,587 to 10,736. Foreclosure sales fell 29.2 percent from 6,627 to 4,691 during the same period.

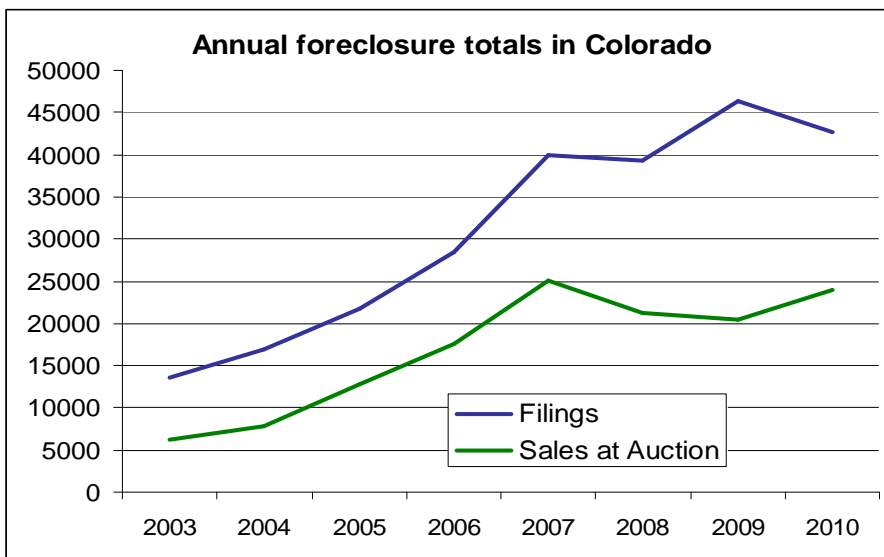
Recently collected quarterly and monthly totals indicate that foreclosure filings continue to fall from peak levels, and 2010's fourth-quarter total for foreclosure filings remains 14 percent below 2009's third-quarter peak. On the other hand, foreclosure sales at auction continued along a generally upward trend from the first quarter of 2009 to the third quarter of 2010, and have only recently shown signs of leveling off.

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:



Graph 2: Annual Foreclosure Totals



Note: Annual totals are available since 2003, but quarterly totals are only available since 2007.

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	42,692

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	23,891

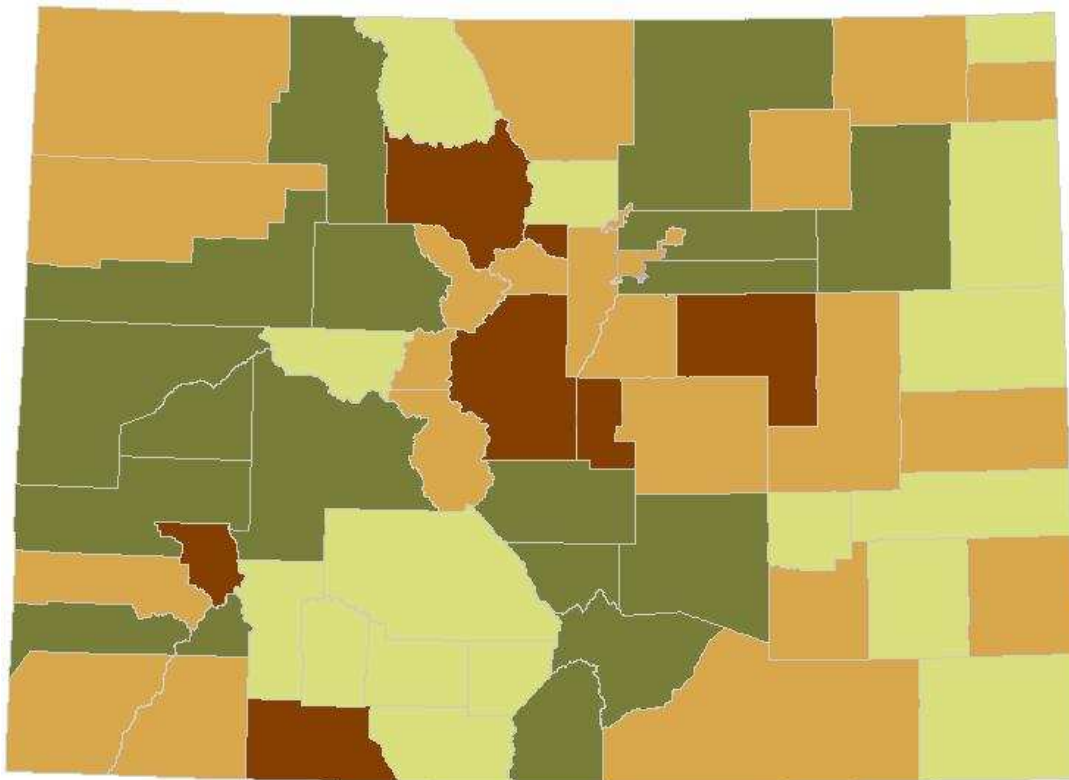
County Statistics

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 as county-level changes were not uniform throughout the state.

The map below shows which counties reported the highest foreclosure rates in each county. Categories reflect proportions of households completing the foreclosure process.

Map 1: Foreclosure rates in Colorado counties



Foreclosure rates are split into 4 quartiles: 1. (burgundy) More than 0.5 percent of all households. 2. (green) Between .25 and .50 percent of all households. 3. (orange) Between 0.1 and 0.25 percent of all households. 4. (yellow) Less than 0.1 percent of all households.

Rates of foreclosure for each county are listed in Table 3 of the appendix. Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 415 households for the fourth quarter of 2010.

Weld County reported the highest foreclosure rate of the metropolitan counties, although all of the top ten counties with the highest foreclosure rates were found outside the metropolitan areas including: Gilpin, Park, Archuleta, Ouray, Elbert and Grand counties.

The metropolitan counties with the largest number of completed foreclosures per household were Weld, Adams and Mesa counties. Weld County reported one foreclosure for every 260 households, while Adams and Mesa Counties both reported 1 foreclosure for every 305 and 323 households, respectively.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 1,071 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, Garfield 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 been among the counties with the highest 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 2011

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 compared to 2009, a significant drop off in foreclosure activity will rely on strength in the larger economy and on job creation.

The fourth quarter of 2010 also showed a drop off in the total number of foreclosure sales at auction. This drop in sales may be attributed at least in part to the suspension or “slow-down” of many foreclosures by Bank of America, GMAC and other mortgage companies in response to the so-called “robo-signing” controversy. The slow-down began in October 2010 and was phased out in November 2010.

It is unclear whether or not the number of foreclosure sales will rebound in the first quarter of 2011 following the end of the slow-down or if the sales totals will continue to decline in response to conditions in the larger economy.

2010’s near record high of 23,891 foreclosure sales at auction is at least partially due to the effects of 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 2011 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 3: 2010 foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units.

County	2009 total household estimates	2010 4th Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
Gilpin	2,406	21	0.87%	115
Park	6,802	48	0.71%	142
Archuleta	5,015	34	0.68%	148
Ouray	1,976	12	0.61%	165
Elbert	8,041	46	0.57%	175
Grand	5,975	33	0.55%	181
Teller	8,814	45	0.51%	196
Delta	12,748	61	0.48%	209
Custer	1,705	7	0.41%	244
Garfield	21,391	83	0.39%	258
Weld	89,445	344	0.38%	260
Huerfano	2,879	11	0.38%	262
San Juan	270	1	0.37%	270
Gunnison	6,316	23	0.36%	275
Dolores	836	3	0.36%	279
Eagle	19,755	67	0.34%	295
Adams	155,548	510	0.33%	305
Routt	9,773	32	0.33%	305
Mesa	58,220	180	0.31%	323
Montrose	16,584	50	0.30%	332
Arapahoe	223,595	651	0.29%	343
Costilla	1,378	4	0.29%	345
Washington	1,782	5	0.28%	356
Fremont	16,081	44	0.27%	365
Pueblo	60,942	161	0.26%	379
Lake	3,157	8	0.25%	395
Clear Creek	3,948	10	0.25%	395
Douglas	101,055	246	0.24%	411
Summit	11,615	27	0.23%	430
El Paso	224,800	514	0.23%	437
Montezuma	9,951	21	0.21%	474
La Plata	20,453	42	0.21%	487
Denver	267,321	544	0.20%	491
San Miguel	3,532	7	0.20%	505
Morgan	9,913	19	0.19%	522
Jefferson	213,073	385	0.18%	553
Philips	1,803	3	0.17%	601
Lincoln	1,856	3	0.16%	619
Larimer	115,728	175	0.15%	661
Chaffee	7,034	10	0.14%	703

Cheyenne	768	1	0.13%	768
Moffat	5,393	7	0.13%	770
Prowers	4,821	6	0.12%	804
Otero	7,360	9	0.12%	818
Las Animas	6,549	8	0.12%	819
Broomfield	20,186	24	0.12%	841
Logan	7,731	9	0.12%	859
Rio Blanco	2,605	3	0.12%	868
Rio Grande	4,763	5	0.10%	953
Pitkin	8,045	8	0.10%	1006
Sedgwick	1,050	1	0.10%	1050
Boulder	118,912	111	0.09%	1071
Saguache	2,786	2	0.07%	1393
Baca	1,698	1	0.06%	1698
Bent	1,751	1	0.06%	1751
Yuma	3,876	2	0.05%	1938
Alamosa	5,825	3	0.05%	1942
Conejos	2,885		0.00%	n/a
Crowley	1,193		0.00%	n/a
Hinsdale	385		0.00%	n/a
Jackson	605	0	0.00%	n/a
Kiowa	562	0	0.00%	n/a
Kit Carson	2,854		0.00%	n/a
Mineral	425	0	0.00%	n/a
StateTotal	1,946,542	4,691	0.24%	415

Table 4: Cures

Counties	2009	2009	2009	2010	2010	2010	2010
	2nd Q cures	3rd Q cures	4th Q cures	1st Q cures	2ndQ cures	3rdQ cures	4th cures
Adams	16	16	29	24	34	41	45
Alamosa	0	1	2	0	0	0	0
Arapahoe	24	41	40	50	66	56	40
Archuleta	3	2	1	1	2	2	3
Baca	0	0	0	0	0	0	0
Bent	3						
		0	0	0	0		0
Broomfield	2	2	0	4	1	4	8
Boulder	15	17	14	20	24	37	29
Chaffee	0	5	0	2	1	2	2
Cheyenne	0	0	0	0	0	0	0
Clear Creek	0	1	0	3	0	0	0
Conejos	1	0	4	0	3	1	
Costilla		0					1
Crowley		1	1	1	1	1	0
Custer	1	1	0	0		0	0
Delta	0	1	0	3	7	4	3
Denver	32	31	51	57	42	48	69
Dolores	0	1	0	3	0	0	0
Douglas	14	12	12	23	20	32	31
Eagle	2	7	15	3	5	4	8
Elbert	1	2	1	2	4	6	2
El Paso	38	30	57	43	73	98	48
Fremont	6	0	0	0	0	9	5
Garfield	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Gilpin	2	3	5	0	2	2	1
Grand	1	3	1		2	4	9
Gunnison	2	0	1	0	1	2	1
Hinsdale	0	1	0	0	0	0	
Huerfano	0	1	0			0	0
Jackson	0	0	0	0	0	0	0
Jefferson	26	41	35	30	46	49	56
Kiowa	0						
		0	0	0	0	0	0
Kit Carson	0	0	0	0	0	0	
La Plata	1	10	7	5	3	5	7
Lake	0	0	0	1	0	2	0
Larimer	21	10	20	14	22	30	38
Las Animas	0	1	1	0	0	1	3
Lincoln	0						
		0	0	1		1	2

Logan	0	0	2	0	0	2	1
Mesa	4	3	9	15	24	17	13
Mineral	0	0	0	0	1	0	1
Moffat	1	2	2	1	1	3	1
Montezuma	0	0	6	3	3	2	2
Montrose	0	2	4	6	2	2	7
Morgan	1	3	2	0	1	5	1
Otero	8	1		9	0	6	2
Ouray	0	1	0	1	2	1	1
Park	2	1	4	4	1	2	2
Philips	1						
		0	0	0	0	1	0
Pitkin	0	1	2	2	3	1	3
Prowers	0	0	0	1		0	1
Pueblo	7	3	8	19	16	9	18
Rio Blanco	0						
		0	2	2	0	1	0
Rio Grande	0	0	0	0	0	1	1
Routt	1	0	0	1	4	6	3
Saguache	1	0	1	0		0	1
San Juan	0						
		0	0	0	0	0	0
San Miguel	1	1	2	1	11	2	6
Sedgwick	0	1	0		0	1	1
Summit	1	4	6	4	5	4	4
Teller	1	4	3	0		6	9
Washington	0	0	0	1	0	0	1
Weld	4	5	24	18	29	24	33
Yuma	0	0	1	1	0	0	1
Totals	244	273	375	379	462	537	524

Table 5: Percent change in YTD totals:

Counties	2009	2010	Year-over-year change		2009	2010	Year-over-year change
	Year-end	Year-end			Year-end	Year-end	
Adams	5647	4891	-13.4		2739	2,856	4.3
Alamosa	53	40	-24.5		27	21	-22.2
Arapahoe	6233	5500	-11.8		2840	3,212	13.1
Archuleta	219	224	2.3		96	168	75.0
Baca	11	10	-9.1		5	6	20.0
Bent	28	19	-32.1		5	7	40.0
Boulder	1437	1352	-5.9		499	616	23.4
Broomfield	337	296	-12.2		121	148	22.3
Chaffee	78	78	0.0		41	33	-19.5
Cheyenne	1	6	500.0		1	4	300.0
Clear Creek	117	97	-17.1		56	66	17.9
Conejos	27	15	-44.4		9	2	-77.8
Costilla*	16	10	-37.5		1	4	300.0
Crowley	16	12	-25.0		5	12	140.0
Custer	26	34	30.8		3	19	533.3
Delta	206	283	37.4		75	156	108.0
Denver	6141	5053	-17.7		3108	2,880	-7.3
Dolores	17	31	82.4		3	6	100.0
Douglas	2680	2399	-10.5		1051	1,316	25.2
Eagle	459	640	39.4		160	274	71.3
Elbert	341	305	-10.6		137	152	10.9
El Paso	5470	4828	-11.7		2419	2,630	8.7
Fremont	362	349	-3.6		200	225	12.5
Garfield	408	669	64.0		82	319	289.0
Gilpin	82	81	-1.2		31	55	77.4
Grand	242	235	-2.9		81	153	88.9
Gunnison	189	210	11.1		78	121	55.1
Hinsdale	4	5	25.0		1	1	0.0
Huerfano	55	45	-18.2		34	29	-14.7
Jackson	1	4	300.0		0	0	
Jefferson	4027	3849	-4.4		1643	2,007	22.2
Kiowa	3	7	133.3		1	7	600.0
Kit Carson	28	24	-14.3		15	14	-6.7
La Plata	301	329	9.3		113	154	36.3
Lake	45	56	24.4		19	40	110.5
Larimer	2091	1824	-12.8		817	903	10.5
Las Animas	104	127	22.1		34	73	114.7
Lincoln*	35	35	0.0		18	20	11.1
Logan	95	90	-5.3		49	69	40.8
Mesa	1290	1672	29.6		359	980	173.0
Mineral	4	5	25.0		0	1	
Moffat	81	109	34.6		34	34	0.0
Montezuma	133	146	9.8		51	84	64.7

Montrose	290	392	35.2		112	228	103.6
Morgan	234	201	-14.1		103	127	23.3
Otero	95	120	26.3		42	62	47.6
Ouray	68	59	-13.2		38	50	31.6
Park	342	293	-14.3		168	190	13.1
Philips	9	29	222.2		6	9	50.0
Pitkin	103	142	37.9		20	67	235.0
Prowers	32	43	34.4		23	25	8.7
Pueblo	1569	1382	-11.9		784	838	6.9
Rio Blanco	52	41	-21.2		18	30	66.7
Rio Grande	86	60	-30.2		51	43	-15.7
Routt	195	303	55.4		51	165	223.5
Saguache	34	30	-11.8		15	19	26.7
San Juan	5	7	40.0		7	3	-57.1
San Miguel	98	108	10.2		37	46	24.3
Sedgwick	8	13	62.5		5	5	0.0
Summit	311	349	12.2		83	174	109.6
Teller	313	320	2.2		174	182	4.6
Washington	33	18	-45.5		16	17	6.3
Weld	3354	2758	-17.8		1615	1,721	6.6
Yuma	23	30	30.4		8	13	62.5
Totals	46394	42692	-8.0		20,437	23,891	16.9

Table 6: Percent change in year-over-year foreclosure filings and sales:

Counties	2009	2010	Year-over-year change		2009	2010	Year-over-year change
	4th Q Filings	4th Q Filings			4th Q Sales	4th Q Sales	
Adams	1228	1098	-10.6		670	510	-23.9
Alamosa	10	13	30.0		6	3	-50.0
Arapahoe	1597	1354	-15.2		726	651	-10.3
Archuleta	51	56	9.8		41	34	-17.1
Baca	2	3	50.0		1	1	0.0
Bent	4	12	200.0		1	1	0.0
Boulder	351	340	-3.1		143	111	-22.4
Broomfield	83	66	-20.5		35	24	-31.4
Chaffee	12	17	41.7		4	10	150.0
Cheyenne	1	2	100.0		0	1	
Clear Creek	34	21	-38.2		16	10	-37.5
Conejos	6		-100.0		3		-100.0
Costilla*	8	0	-100.0		0	4	
Crowley	0				1		-100.0
Custer	8	9	12.5		3	7	133.3
Delta	67	85	26.9		27	61	125.9
Denver	1351	1228	-9.1		777	544	-30.0
Dolores	3	16	433.3		0	3	
Douglas	662	571	-13.7		306	246	-19.6
Eagle	137	182	32.8		57	67	17.5
Elbert	69	66	-4.3		34	46	35.3
El Paso	1364	1251	-8.3		577	514	-10.9
Fremont	88	105	19.3		53	44	-17.0
Garfield	79	202	155.7		48	83	72.9
Gilpin	21	21	0.0		10	21	110.0
Grand	67	57	-14.9		29	33	13.8
Gunnison	41	50	22.0		32	23	-28.1
Hinsdale	1		-100.0		0		
Huerfano	14	11	-21.4		13	11	-15.4
Jackson	0	3			0	0	
Jefferson	988	1003	1.5		437	385	-11.9
Kiowa	1	1	0.0		0	0	
Kit Carson	4		-100.0		2		-100.0
La Plata	69	94	36.2		33	42	27.3
Lake	11	8	-27.3		11	8	-27.3
Larimer	500	488	-2.4		211	175	-17.1
Las Animas	36	38	5.6		15	8	-46.7
Lincoln*	9	5	-44.4		6	3	-50.0

Logan	30	23	-23.3		16	9	-43.8
Mesa	478	454	-5.0		157	180	14.6
Mineral	0	1			0	0	
Moffat	18	28	55.6		2	7	250.0
Montezuma	42	39	-7.1		10	21	110.0
Montrose	82	103	25.6		34	50	47.1
Morgan	64	48	-25.0		26	19	-26.9
Otero	27	39	44.4		8	9	12.5
Ouray	15	12	-20.0		20	12	-40.0
Park	90	80	-11.1		41	48	17.1
Philips	3	9	200.0		3	3	0.0
Pitkin	24	39	62.5		8	8	0.0
Prowers	4	14	250.0		4	6	50.0
Pueblo	323	355	9.9		208	161	-22.6
Rio Blanco	16	16	0.0		15	3	-80.0
Rio Grande	20	18	-10.0		20	5	-75.0
Routt	64	81	26.6		22	32	45.5
Saguache	8	10	25.0		4	2	-50.0
San Juan	2	1	-50.0		1	1	0.0
San Miguel	35	24	-31.4		19	7	-63.2
Sedgwick	3	6	100.0		1	1	0.0
Summit	86	92	7.0		32	27	-15.6
Teller	74	78	5.4		37	45	21.6
Washington	8	3	-62.5		6	5	-16.7
Weld	785	676	-13.9		444	344	-22.5
Yuma	4	11	175.0		0	2	
Totals	11282	10736	-4.8		5466	4691	-14.2

Table 7: Percent change from 3rd Q 2010 to 4th Q 2010:

Counties	2010 3rd Q Filings	2010 4th Q Filings	Percent Change		2010 3rd Q Sales	2010 4th Q Sales	Percent Change
Adams	1276	1098	-13.9		804	510	-36.6
Alamosa	10	13	30.0		11	3	-72.7
Arapahoe	1353	1354	0.1		823	651	-20.9
Archuleta	41	56	36.6		60	34	-43.3
Baca	0	3			2	1	-50.0
Bent	2	12	500.0		2	1	-50.0
Boulder	353	340	-3.7		160	111	-30.6
Broomfield	75	66	-12.0		49	24	-51.0
Chaffee	15	17	13.3		11	10	-9.1
Cheyenne	0	2			2	1	-50.0
Clear Creek	33	21	-36.4		19	10	-47.4
Conejos	4		-100.0		0		
Costilla*	3	0	-100.0		0	4	
Crowley	3		-100.0		4		-100.0
Custer	7	9	28.6		7	7	0.0
Delta	81	85	4.9		35	61	74.3
Denver	1275	1228	-3.7		817	544	-33.4
Dolores	3	16	433.3		1	3	200.0
Douglas	600	571	-4.8		375	246	-34.4
Eagle	156	182	16.7		82	67	-18.3
Elbert	86	66	-23.3		36	46	27.8
El Paso	1157	1251	8.1		746	514	-31.1
Fremont	82	105	28.0		58	44	-24.1
Garfield	174	202	16.1		109	83	-23.9
Gilpin	24	21	-12.5		12	21	75.0
Grand	60	57	-5.0		38	33	-13.2
Gunnison	61	50	-18.0		37	23	-37.8
Hinsdale	1		-100.0		0		
Huerfano	14	11	-21.4		8	11	37.5
Jackson	0	3			0	0	
Jefferson	929	1003	8.0		541	385	-28.8
Kiowa	0	1			6	0	-100.0
Kit Carson	11		-100.0		8		-100.0
La Plata	88	94	6.8		44	42	-4.5
Lake	9	8	-11.1		17	8	-52.9
Larimer	478	488	2.1		243	175	-28.0
Las Animas	38	38	0.0		17	8	-52.9
Lincoln*	6	5	-16.7		5	3	-40.0
Logan	21	23	9.5		22	9	-59.1
Mesa	451	454	0.7		264	180	-31.8

Mineral	0	1		0	0	
Moffat	29	28	-3.4	17	7	-58.8
Montezuma	35	39	11.4	20	21	5.0
Montrose	111	103	-7.2	68	50	-26.5
Morgan	44	48	9.1	33	19	-42.4
Otero	23	39	69.6	28	9	-67.9
Ouray	13	12	-7.7	15	12	-20.0
Park	75	80	6.7	41	48	17.1
Philips	9	9	0.0	3	3	0.0
Pitkin	29	39	34.5	18	8	-55.6
Prowers	9	14	55.6	7	6	-14.3
Pueblo	323	355	9.9	244	161	-34.0
Rio Blanco	6	16	166.7	10	3	-70.0
Rio Grande	12	18	50.0	10	5	-50.0
Routt	78	81	3.8	56	32	-42.9
Saguache	7	10	42.9	5	2	-60.0
San Juan	4	1	-75.0	0	1	
San Miguel	21	24	14.3	12	7	-41.7
Sedgwick	0	6		3	1	-66.7
Summit	67	92	37.3	69	27	-60.9
Teller	74	78	5.4	59	45	-23.7
Washington	7	3	-57.1	4	5	25.0
Weld	626	676	8.0	426	344	-19.2
Yuma	5	11	120.0	4	2	-50.0
Totals	10587	10736	1.4	6,627	4,691	-29.2

Table 8: Foreclosure totals in each county for 2010:

Counties	2010 1st Q Filings	2010 2nd Q Filings	2010 3rd Q Filings	2010 4th Q Filings	2010 Year- end		2010 1st Q Sales	2010 2nd Q Sales	2010 3rd Q Sales	2010 4th Q Sales	2010 Year- end
Adams	1308	1209	1276	1098	4891		797	745	804	510	2,856
Alamosa	8	9	10	13	40		4	3	11	3	21
Arapahoe	1490	1303	1353	1354	5500		936	802	823	651	3,212
Archuleta	70	57	41	56	224		43	31	60	34	168
Baca	3	4	0	3	10		3	0	2	1	6
Bent	5	0	2	12	19		0	4	2	1	7
Boulder	345	314	353	340	1352		194	151	160	111	616
Broomfield	75	80	75	66	296		45	30	49	24	148
Chaffee	22	24	15	17	78		7	5	11	10	33
Cheyenne	3	1	0	2	6		0	1	2	1	4
Clear Creek	22	21	33	21	97		18	19	19	10	66
Conejos	6	5	4		15		1	1	0		2
Costilla*	3	4	3	0	10		0	0	0	4	4
Crowley	4	5	3		12		4	4	4		12
Custer	10	8	7	9	34		0	5	7	7	19
Delta	57	60	81	85	283		34	26	35	61	156
Denver	1416	1134	1275	1228	5053		802	717	817	544	2,880
Dolores	7	5	3	16	31		0	2	1	3	6
Douglas	655	573	600	571	2399		372	323	375	246	1,316
Eagle	154	148	156	182	640		64	61	82	67	274
Elbert	78	75	86	66	305		43	27	36	46	152
El Paso	1211	1209	1157	1251	4828		736	634	746	514	2,630
Fremont	77	85	82	105	349		67	56	58	44	225
Garfield	145	148	174	202	669		67	60	109	83	319
Gilpin	14	22	24	21	81		14	8	12	21	55
Grand	57	61	60	57	235		36	46	38	33	153
Gunnison	44	55	61	50	210		33	28	37	23	121
Hinsdale	2	2	1		5		0	1	0		1
Huerfano	5	15	14	11	45		5	5	8	11	29
Jackson	1	0	0	3	4		0	0	0	0	0
Jefferson	966	951	929	1003	3849		572	509	541	385	2,007
Kiowa	4	2	0	1	7		0	1	6	0	7
Kit Carson	3	10	11		24		4	2	8		14
La Plata	69	78	88	94	329		34	34	44	42	154
Lake	14	25	9	8	56		12	3	17	8	40
Larimer	455	403	478	488	1824		270	215	243	175	903
Las Animas	26	25	38	38	127		16	32	17	8	73
Lincoln*	13	11	6	5	35		7	5	5	3	20
Logan	28	18	21	23	90		21	17	22	9	69
Mesa	397	370	451	454	1672		258	278	264	180	980
Mineral	2	2	0	1	5		0	1	0	0	1
Moffat	22	30	29	28	109		4	6	17	7	34
Montezuma	36	36	35	39	146		23	20	20	21	84
Montrose	104	74	111	103	392		53	57	68	50	228

Morgan	52	57	44	48	201	42	33	33	19	127
Otero	35	23	23	39	120	14	11	28	9	62
Ouray	12	22	13	12	59	12	11	15	12	50
Park	61	77	75	80	293	66	35	41	48	190
Philips	4	7	9	9	29	1	2	3	3	9
Pitkin	35	39	29	39	142	16	25	18	8	67
Prowers	12	8	9	14	43	5	7	7	6	25
Pueblo	380	324	323	355	1382	255	178	244	161	838
Rio Blanco	12	7	6	16	41	6	11	10	3	30
Rio Grande	14	16	12	18	60	16	12	10	5	43
Routt	69	75	78	81	303	47	30	56	32	165
Saguache	10	3	7	10	30	7	5	5	2	19
San Juan	1	1	4	1	7	0	2	0	1	3
San Miguel	38	25	21	24	108	10	17	12	7	46
Sedgwick	4	3	0	6	13	1	0	3	1	5
Summit	95	95	67	92	349	46	32	69	27	174
Teller	81	87	74	78	320	44	34	59	45	182
Washington	5	3	7	3	18	5	3	4	5	17
Weld	771	685	626	676	2758	493	458	426	344	1,721
Yuma	9	5	5	11	30	1	6	4	2	13
Totals	11,136	10,233	10,587	10,736	42,692	6,686	5,887	6,627	4,691	23,891