



Division of Housing 2nd Quarter 2011 Foreclosure Report

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

August 11, 2011

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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 (unless the property is sold at auction for more than the value of the loan) does not allow for the borrower to preserve any of the equity he or she might still have in that property.

Study Findings

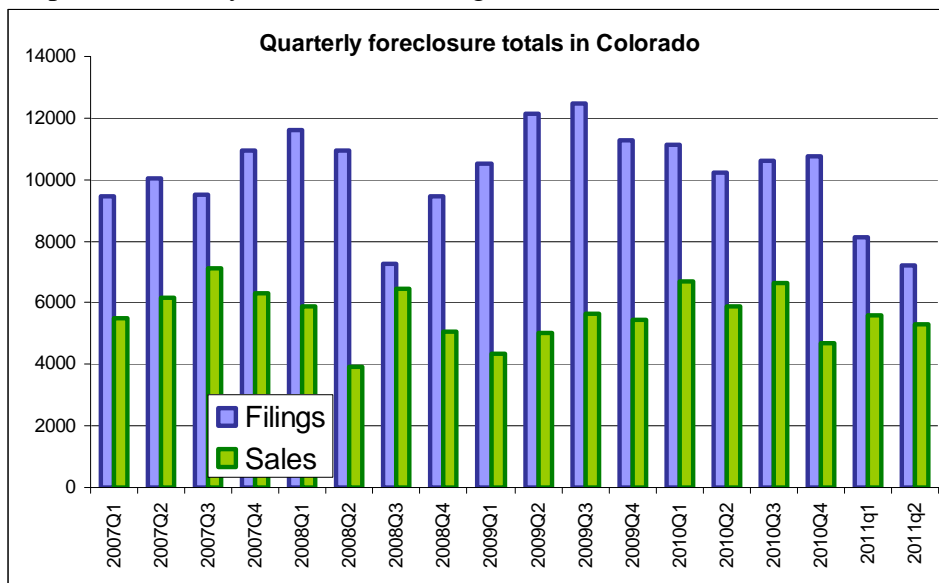
For the 2nd quarter of 2011, Colorado public trustees reported 7,233 foreclosure filings and 5,333 sales at auction (completed foreclosures). For the 2nd quarter of 2010, there were 10,233 filings and 5,887 sales. Comparing year-over-year for the second quarter, foreclosure filings fell 29.3 percent and completed foreclosures fell 9.4 percent.

Comparing the 1st quarter of 2011 to the 2nd quarter of 2011, foreclosure filings fell 10.9 percent from 8,115 to 7,233. Foreclosure sales fell 4.9 percent from 5,605 to 5,333 during the same period.

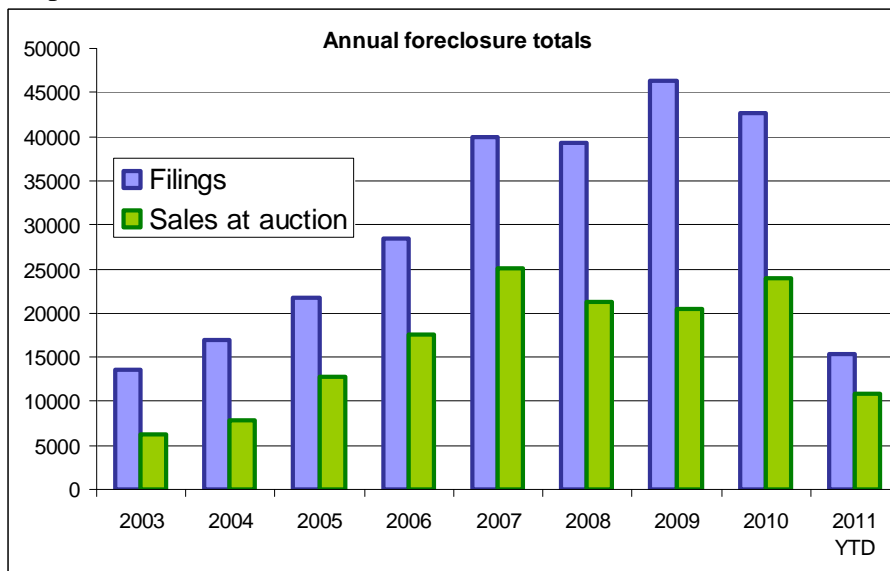
During the second quarter, foreclosure filings fell to the second-lowest quarterly total recorded since 2007. Filings are now 42 percent below 2009's 3rd quarter peak in filings. On the other hand, foreclosure sales at auction continued along a generally flat trajectory that has been in place since 2007, with total sales remaining between 4,000 and 6,000 sales each quarter.

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: Quarterly 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
2011	15,348 (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	23,891
2011	10,938 (Jan-Jun)

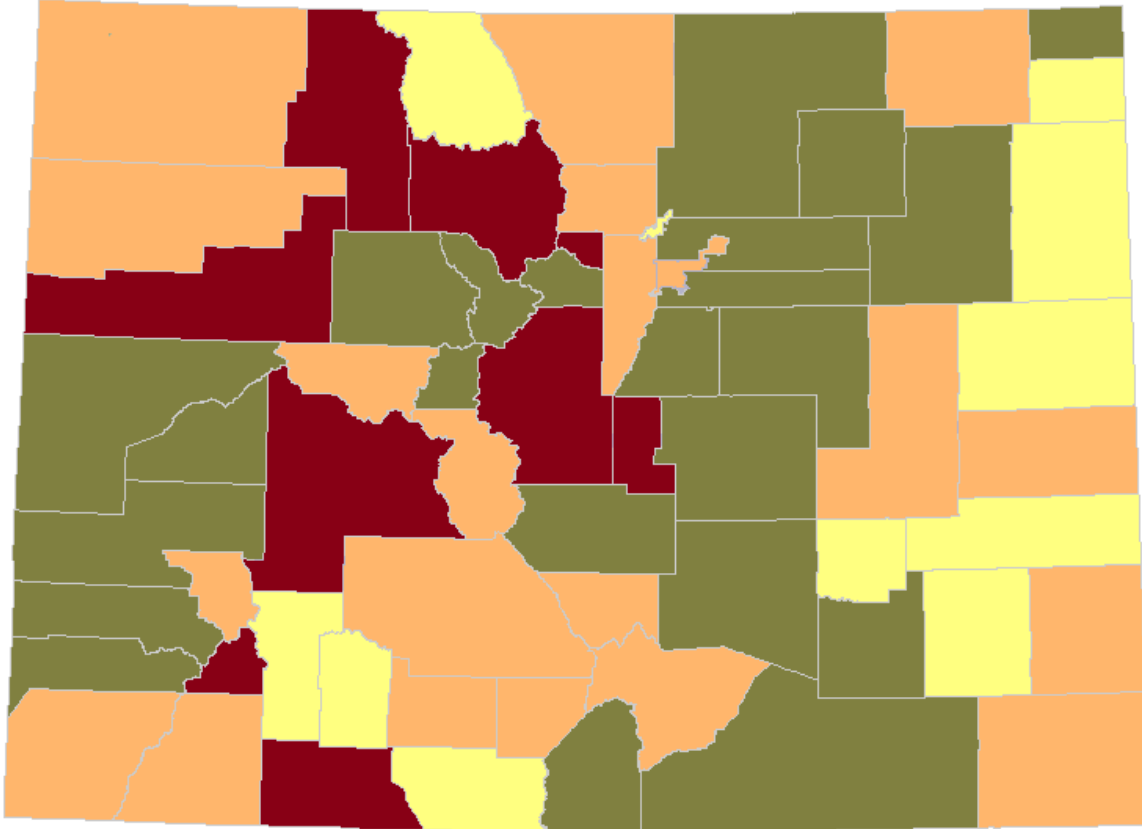
County Statistics

Trends in different counties throughout the state vary considerably. The 12 most populous counties in Colorado now account for slightly more than 81 percent of all foreclosure filings activity in Colorado. However, in 2007, the 12 most populous counties accounted for more than 90 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 categories: 1. (burgundy) More than 0.5 percent of all households. 2. (green) From .25 up to and including .50 percent of all households. 3. (orange) From 0.1 up to and including 0.25 percent of all households. 4. (yellow) 0.1 percent, or less, 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 365 households for the second quarter of 2011.

Adams 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: Park, Grand, Gunnison, Garfield and Archuleta, among others. See Table 3.

The metropolitan counties with the largest number of completed foreclosures per household were Adams, Weld and Mesa counties. Mesa County reported one foreclosure for every 287 households, while Weld and Adams counties reported 1 foreclosure for every 269 and 260 households, respectively.

Broomfield County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 1187 households.

From 2007 through 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. Park, Archuleta, Teller, Routt, Gunnison and Garfield 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. San Juan County, for example, reported four foreclosures and now has the highest foreclosure rate. Four foreclosures, however, do not reveal much about larger foreclosure trends in San Juan County.

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.

2011 Outlook

Foreclosure filings are now at the second-lowest level reported since 2006. This likely reflects some true stability in Colorado housing markets. Recent data from the Mortgage Bankers Association, for example, shows that new 30-day delinquencies during the first quarter of 2011 were at a three-year low.

The full extent of the decline in new filings however, cannot be attributed to market conditions since lenders and servicers continue to proceed with an unusually high degree of caution when processing foreclosures.

Like the 1st quarter of 2011, the 2nd quarter of 2011 showed a drop off in the total number of foreclosure activity that 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, but the speed with which foreclosures are being processed continues to be affected. Servicers continue to process foreclosures at an unusually slow pace.

While foreclosure filings are presently in decline compared to 2009, a swift drop off in foreclosure activity will rely on strength in the larger economy and on job creation.

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. The fact that foreclosure sales

have shown no established trend of decreases in recent quarters and months suggests that the inventory of pending foreclosures is still significant.

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.

Note: 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.

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.

As of publication time, the following counties have no reported local foreclosure totals: Costilla, Gilpin, Kit Carson, Las Animas, Lincoln, Moffat, Otero, Prowers. Totals presented in the report for these counties are based on an average of the most recent four quarters. Totals will be revised as new data is submitted.

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: Foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units. 2009 household numbers are the most recent available.

County	2009 household estimates	2011 2nd Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
San Juan	270	4	1.48%	68
Park	6,802	53	0.78%	128
Grand	5,975	43	0.72%	139
Gunnison	6,316	45	0.71%	140
Routt	9,773	60	0.61%	163
Garfield	21,391	126	0.59%	170
Archuleta	5,015	29	0.58%	173
Gilpin	2,406	13	0.54%	185
Teller	8,814	47	0.53%	188
Clear Creek	3,948	19	0.48%	208
Dolores	836	4	0.48%	209
Summit	11,615	51	0.44%	228
Eagle	19,755	84	0.43%	235
Elbert	8,041	33	0.41%	244
Delta	12,748	51	0.40%	250
Adams	155,548	599	0.39%	260
Weld	89,445	333	0.37%	269
Costilla	1,378	5	0.36%	276
Montrose	16,584	58	0.35%	286
Mesa	58,220	203	0.35%	287
Las Animas	6,549	22	0.34%	298
Pueblo	60,942	200	0.33%	305
Otero	7,360	23	0.31%	320
San Miguel	3,532	11	0.31%	321
Arapahoe	223,595	686	0.31%	326
Fremont	16,081	49	0.30%	328
Sedgwick	1,050	3	0.29%	350
Morgan	9,913	28	0.28%	354
Washington	1,782	5	0.28%	356
Douglas	101,055	264	0.26%	383
El Paso	224,800	579	0.26%	388
Lake	3,157	8	0.25%	395
Montezuma	9,951	24	0.24%	415
Denver	267,321	639	0.24%	418
Custer	1,705	4	0.23%	426
Moffat	5,393	12	0.22%	449
Jefferson	213,073	451	0.21%	472
Ouray	1,976	4	0.20%	494
Baca	1,698	3	0.18%	566
La Plata	20,453	35	0.17%	584
Larimer	115,728	194	0.17%	597
Logan	7,731	12	0.16%	644

Rio Blanco	2,605	4	0.15%	651
Prowers	4,821	7	0.15%	689
Saguache	2,786	4	0.14%	697
Chaffee	7,034	10	0.14%	703
Kit Carson	2,854	4	0.14%	714
Huerfano	2,879	4	0.14%	720
Pitkin	8,045	11	0.14%	731
Cheyenne	768	1	0.13%	768
Alamosa	5,825	7	0.12%	832
Boulder	118,912	135	0.11%	881
Lincoln	1,856	2	0.11%	928
Rio Grande	4,763	5	0.10%	953
Broomfield	20,186	17	0.08%	1187
Yuma	3,876	3	0.08%	1292
Bent	1,751	1	0.06%	1751
Philips	1,803	1	0.06%	1803
Conejos	2,885	1	0.03%	2885
Hinsdale	385	0	0.00%	n/a
Kiowa	562	0	0.00%	n/a
Mineral	425	0	0.00%	n/a
Crowley	1,193	0	0.00%	n/a
Jackson	605	0	0.00%	n/a
StateTotal	1,946,542	5333	0.27%	365

Table 4: Cures

Counties	2009 2nd Q cures	2009 3rd Q cures	2009 4th Q cures	2010 1st Q cures	2010 2ndQ cures	2010 3rdQ cures	2010 4th Q cures	2011 1stQ cures	2011 2nd Q cures
Adams	16	16	29	24	34	41	45	34	35
Alamosa	0								
		1	2	0	0	0	0	0	0
Arapahoe	24	41	40	50	66	56	40	69	49
Archuleta	3	2	1	1	2	2	3	1	2
Baca	0	0	0	0	0	0	0	1	0
Bent	3	0	0	0	0	0	0	0	0
Broomfield	2								
		2	0	4	1	4	8	5	3
Boulder	15	17	14	20	24	37	29	29	20
Chaffee	0	5	0	2	1	2	2	7	0
Cheyenne	0	0	0	0	0	0	0	0	0
Clear Creek	0	1	0	3	0	0	0	3	0
Conejos	1	0	4	0	3	1		2	1
Costilla		0					1		
Crowley		1	1	1	1	1	0	0	0
Custer	1	1	0	0		0	0	1	2
Delta	0	1	0	3	7	4	3	4	6
Denver	32	31	51	57	42	48	69	63	41
Dolores	0	1	0	3	0	0	0	0	0
Douglas	14	12	12	23	20	32	31	21	21
Eagle	2	7	15	3	5	4	8	8	7
Elbert	1	2	1	2	4	6	2	1	4
El Paso	38	30	57	43	73	98	48	73	50
Fremont	6	0	0	0	0	9	5	3	3
Garfield*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Gilpin	2	3	5	0	2	2	1		1
Grand	1	3	1		2	4	9	1	1
Gunnison	2	0	1	0	1	2	1	3	3
Hinsdale	0								
		1	0	0	0	0	0	0	0
Huerfano	0	1	0			0	0	2	0
Jackson	0	0	0	0	0	0	0	0	0
Jefferson	26	41	35	30	46	49	56	73	36
Kiowa	0	0	0	0	0	0	0	0	0
Kit Carson	0								
		0	0	0	0	0		0	0
La Plata	1	10	7	5	3	5	7	7	6
Lake	0	0	0	1	0	2	0	0	
Larimer	21	10	20	14	22	30	38	34	19

Las Animas	0								
		1	1	0	0	1	3	0	0
Lincoln	0	0	0	1		1	2	0	0
Logan	0	0	2	0	0	2	1	2	1
Mesa	4	3	9	15	24	17	13	13	23
Mineral	0	0	0	0	1	0	1	0	0
Moffat	1	2	2	1	1	3	1		3
Montezuma	0								
		0	6	3	3	2	2	2	1
Montrose	0	2	4	6	2	2	7	2	4
Morgan	1	3	2	0	1	5	1	4	1
Otero	8	1		9	0	6	2	0	0
Ouray	0	1	0	1	2	1	1	0	1
Park	2	1	4	4	1	2	2	2	1
Philips	1	0	0	0	0	1	0	1	1
Pitkin	0	1	2	2	3	1	3	2	2
Prowers	0	0	0	1		0	1	0	0
Pueblo	7	3	8	19	16	9	18	24	16
Rio Blanco	0	0	2	2	0	1	0	1	0
Rio Grande	0								
		0	0	0	0	1	1	3	0
Routt	1	0	0	1	4	6	3	5	8
Saguache	1	0	1	0		0	1	0	0
San Juan	0	0	0	0	0	0	0	0	1
San Miguel	1								
		1	2	1	11	2	6	1	2
Sedgwick	0	1	0		0	1	1		
Summit	1	4	6	4	5	4	4	4	6
Teller	1	4	3	0		6	9	1	6
Washington	0								
		0	0	1	0	0	1	1	0
Weld	4	5	24	18	29	24	33	24	17
Yuma	0	0	1	1	0	0	1	1	2
Totals	244	273	375	379	462	537	524	465	406

*Garfield County does not track cures.

Table 5: Percent change in year-over-year foreclosure filings and sales:

Counties	2010 2nd Q Filings	2011 2nd Q Filings	Percent change from 2nd Q 2010 to 2nd Q 2011	2010 2nd Q Sales	2011 2nd Q Sales	Percent change from 1st Q 2010 to 1st Q 2011
Adams	1209	788	-34.8	745	599	-19.6
Alamosa	9	10	11.1	3	7	133.3
Arapahoe	1303	973	-25.3	802	686	-14.5
Archuleta	57	39	-31.6	31	29	-6.5
Baca	4	0	-100.0	0	3	n/a
Bent	0	4	n/a	4	1	-75.0
Boulder	314	264	-15.9	151	135	-10.6
Broomfield	80	51	-36.3	30	17	-43.3
Chaffee	24	13	-45.8	5	10	100.0
Cheyenne	1	1	0.0	1	1	n/a
Clear Creek	21	14	-33.3	19	19	0.0
Conejos	5	2	-60.0	1	1	n/a
Costilla	4	3	-25.0	0	5	n/a
Crowley	5	2	-60.0	4	0	-100.0
Custer	8	8	0.0	5	4	n/a
Delta	60	53	-11.7	26	51	96.2
Denver	1134	826	-27.2	717	639	-10.9
Dolores	5	2	-60.0	2	4	100.0
Douglas	573	360	-37.2	323	264	-18.3
Eagle	148	143	-3.4	61	84	37.7
Elbert	75	51	-32.0	27	33	22.2
El Paso	1209	772	-36.1	634	579	-8.7
Fremont	85	58	-31.8	56	49	-12.5
Garfield	148	126	-14.9	60	126	110.0
Gilpin	22	24	9.1	8	13	62.5
Grand	61	47	-23.0	46	43	-6.5
Gunnison	55	50	-9.1	28	45	60.7
Hinsdale	2	1	-50.0	1	0	-100.0
Huerfano	15	6	-60.0	5	4	-20.0
Jackson	0	1	n/a	0	0	n/a
Jefferson	951	521	-45.2	509	451	-11.4
Kiowa	2	0	-100.0	1	0	-100.0
Kit Carson	10	4	-60.0	2	4	100.0
La Plata	78	73	-6.4	34	35	2.9
Lake	25	10	-60.0	3	8	166.7
Larimer	403	332	-17.6	215	194	-9.8
Las Animas	25	26	4.0	32	22	-31.3
Lincoln	11	2	-81.8	5	2	-60.0
Logan	18	21	16.7	17	12	-29.4
Mesa	370	257	-30.5	278	203	-27.0
Mineral	2	1	-50.0	1	0	-100.0
Moffat	30	21	-30.0	6	12	100.0
Montezuma	36	24	-33.3	20	24	20.0
Montrose	74	80	8.1	57	58	1.8

Morgan	57	28	-50.9		33	28	-15.2
Otero	23	28	21.7		11	23	109.1
Ouray	22	19	-13.6		11	4	-63.6
Park	77	55	-28.6		35	53	51.4
Philips	7	0	-100.0		2	1	-50.0
Pitkin	39	33	-15.4		25	11	-56.0
Prowers	8	9	12.5		7	7	0.0
Pueblo	324	276	-14.8		178	200	12.4
Rio Blanco	7	5	-28.6		11	4	-63.6
Rio Grande	16	7	-56.3		12	5	-58.3
Routt	75	62	-17.3		30	60	100.0
Saguache	3	3	0.0		5	4	-20.0
San Juan	1	2	100.0		2	4	100.0
San Miguel	25	26	4.0		17	11	-35.3
Sedgwick	3	3	0.0		0	3	n/a
Summit	95	87	-8.4		32	51	59.4
Teller	87	51	-41.4		34	47	38.2
Washington	3	9	200.0		3	5	66.7
Weld	685	460	-32.8		458	333	-27.3
Yuma	5	6	20.0		6	3	-50.0
Totals	10233	7233	-29.3		5,887	5333	-9.4

Table 6: Percent change from 1st Q 2011 to 2nd Q 2011:

Counties	2011				2011		
	1st Q Filings	2nd Q Filings	Percent Change		1st Q Sales	2nd Q Sales	Percent Change
Adams	902	788	-12.6		593	599	1.0
Alamosa	11	10	-9.1		7	7	0.0
Arapahoe	990	973	-1.7		715	686	-4.1
Archuleta	51	39	-23.5		42	29	-31.0
Baca	2	0	-100.0		0	3	n/a
Bent	6	4	-33.3		1	1	0.0
Boulder	231	264	14.3		157	135	-14.0
Broomfield	58	51	-12.1		22	17	-22.7
Chaffee	23	13	-43.5		6	10	66.7
Cheyenne	1	1	0.0		0	1	n/a
Clear Creek	32	14	-56.3		11	19	72.7
Conejos	9	2	-77.8		3	1	-66.7
Costilla*	3	3	0.0		1	5	400.0
Crowley	2	2	0.0		2	0	-100.0
Custer	12	8	-33.3		3	4	33.3
Delta	74	53	-28.4		60	51	-15.0
Denver	830	826	-0.5		648	639	-1.4
Dolores	3	2	-33.3		5	4	-20.0
Douglas	458	360	-21.4		315	264	-16.2
Eagle	120	143	19.2		108	84	-22.2
Elbert	52	51	-1.9		40	33	-17.5
El Paso	971	772	-20.5		577	579	0.3
Fremont	76	58	-23.7		54	49	-9.3
Garfield	185	126	-31.9		95	126	32.6
Gilpin	20	24	20.0		14	13	-7.1
Grand	40	47	17.5		26	43	65.4
Gunnison	50	50	0.0		37	45	21.6
Hinsdale	3	1	-66.7		0	0	n/a
Huerfano	11	6	-45.5		10	4	-60.0
Jackson	0	1	n/a		1	0	-100.0
Jefferson	713	521	-26.9		457	451	-1.3
Kiowa	0	0	n/a		0	0	n/a
Kit Carson	6	4	-33.3		4	4	0.0
La Plata	57	73	28.1		47	35	-25.5
Lake	20	10	-50.0		4	8	100.0
Larimer	318	332	4.4		226	194	-14.2
Las Animas	32	26	-18.8		19	22	15.8
Lincoln*	9	2	-77.8		5	2	n/a
Logan	21	21	0.0		9	12	33.3
Mesa	276	257	-6.9		264	203	-23.1
Mineral	2	1	-50.0		0	0	0.0
Moffat	27	21	-22.2		9	12	33.3
Montezuma	30	24	-20.0		24	24	0.0

Montrose	73	80	9.6	71	58	-18.3
Morgan	34	28	-17.6	32	28	-12.5
Otero	30	28	-6.7	16	23	43.8
Ouray	9	19	111.1	4	4	0.0
Park	56	55	-1.8	48	53	10.4
Philips	1	0	-100.0	5	1	-80.0
Pitkin	28	33	17.9	22	11	-50.0
Prowers	11	9	-18.2	6	7	16.7
Pueblo	305	276	-9.5	208	200	-3.8
Rio Blanco	7	5	-28.6	5	4	-20.0
Rio Grande	16	7	-56.3	9	5	-44.4
Routt	104	62	-40.4	45	60	33.3
Saguache	10	3	-70.0	8	4	-50.0
San Juan	4	2	-50.0	1	4	300.0
San Miguel	28	26	-7.1	9	11	22.2
Sedgwick	4	3	-25.0	3	3	0.0
Summit	77	87	13.0	50	51	2.0
Teller	60	51	-15.0	40	47	17.5
Washington	12	9	-25.0	4	5	25.0
Weld	501	460	-8.2	393	333	-15.3
Yuma	8	6	-25.0	5	3	-40.0
Totals	8115	7233	-10.9	5605	5333	-4.9

Table 7: Year-over-year change in year-to-date totals: January-June

Counties	2010			2011		
	Total Filings	Total Filings	YOY Change	Total Sales	Total Sales	YOY Change
Adams	2517	1690	-32.9	1542	1192	-22.7
Alamosa	17	21	23.5	7	14	100.0
Arapahoe	2793	1963	-29.7	1738	1401	-19.4
Archuleta	127	90	-29.1	74	71	-4.1
Baca	7	2	-71.4	3	3	0.0
Bent	5	10	100.0	4	2	-50.0
Boulder	659	495	-24.9	345	292	-15.4
Broomfield	155	109	-29.7	75	39	-48.0
Chaffee	46	36	-21.7	12	16	33.3
Cheyenne	4	2	-50.0	1	1	0.0
Clear Creek	43	46	7.0	37	30	-18.9
Conejos	11	11	0.0	2	4	100.0
Costilla*	7	6	-14.3	0	6	n/a
Crowley	9	4	-55.6	8	2	-75.0
Custer	18	20	11.1	5	7	40.0
Delta	117	127	8.5	60	111	85.0
Denver	2550	1656	-35.1	1519	1287	-15.3
Dolores	12	5	-58.3	2	9	350.0
Douglas	1228	818	-33.4	695	579	-16.7
Eagle	302	263	-12.9	125	192	53.6
Elbert	153	103	-32.7	70	73	4.3
El Paso	2420	1743	-28.0	1370	1156	-15.6
Fremont	162	134	-17.3	123	103	-16.3
Garfield	293	311	6.1	127	221	74.0
Gilpin	36	44	22.2	22	27	22.7
Grand	118	87	-26.3	82	69	-15.9
Gunnison	99	100	1.0	61	82	34.4
Hinsdale	4	4	0.0	1	0	-100.0
Huerfano	20	17	-15.0	10	14	40.0
Jackson	1	1	0.0	0	1	n/a
Jefferson	1917	1234	-35.6	1081	908	-16.0
Kiowa	6	0	-100.0	1	0	-100.0
Kit Carson	13	7.5	-42.3	6	8	33.3
La Plata	147	130	-11.6	68	82	20.6
Lake	39	30	-23.1	15	12	-20.0
Larimer	858	650	-24.2	485	420	-13.4
Las Animas	51	58	13.7	48	41	-14.6
Lincoln*	24	11	-54.2	12	13.5	12.5
Logan	46	42	-8.7	38	21	-44.7
Mesa	767	533	-30.5	536	467	-12.9
Mineral	4	3	-25.0	1	0	-100.0

Moffat	52	48	-7.7	10	21	110.0
Montezuma	72	54	-25.0	43	48	11.6
Montrose	178	153	-14.0	110	129	17.3
Morgan	109	62	-43.1	75	60	-20.0
Otero	58	41.25	-28.9	25	39	56.0
Ouray	34	28	-17.6	23	8	-65.2
Park	138	111	-19.6	101	101	0.0
Philips	11	1	-90.9	3	6	100.0
Pitkin	74	61	-17.6	41	33	-19.5
Prowers	20	20	0.0	12	13	8.3
Pueblo	704	581	-17.5	433	408	-5.8
Rio Blanco	19	12	-36.8	17	9	-47.1
Rio Grande	30	23	-23.3	28	14	-50.0
Routt	144	166	15.3	77	105	36.4
Saguache	13	13	0.0	12	12	0.0
San Juan	2	6	200.0	2	5	150.0
San Miguel	63	54	-14.3	27	20	-25.9
Sedgwick	7	7	0.0	1	6	500.0
Summit	190	164	-13.7	78	101	29.5
Teller	168	111	-33.9	78	87	11.5
Washington	8	21	162.5	8	9	12.5
Weld	1456	961	-34.0	951	726	-23.7
Yuma	14	14	0.0	7	8	14.3
Totals	21369	15348	-28.2	12573	10938	-13.0

Table 8: Foreclosure totals in each county for past 6 quarters:

Counties	2010		2010		2011		2010		2010		2011		2011	
	1st Q Filings	2nd Q Filings	3rd Q Filings	4th Q Filings	1st Q Filings	2nd Q Filings	1st Q Sales	2nd Q Sales	3rd Q Sales	4th Q Sales	1st Q Sales	2nd Q Sales		
Adams	1308	1209	1276	1098	902	788	797	745	804	510	593	599		
Alamosa	8	9	10	13	11	10	4	3	11	3	7	7		
Arapahoe	1490	1303	1353	1354	990	973	936	802	823	651	715	686		
Archuleta	70	57	41	56	51	39	43	31	60	34	42	29		
Baca	3	4	0	3	2	0	3	0	2	1	0	3		
Bent	5	0	2	12	6	4	0	4	2	1	1	1		
Boulder	345	314	353	340	231	264	194	151	160	111	157	135		
Broomfield	75	80	75	66	58	51	45	30	49	24	22	17		
Chaffee	22	24	15	17	23	13	7	5	11	10	6	10		
Cheyenne	3	1	0	2	1	1	0	1	2	1	0	1		
Clear Creek	22	21	33	21	32	14	18	19	19	10	11	19		
Conejos	6	5	4		9	2	1	1	0		3	1		
Costilla	3	4	3	0	3	3	0	0	0	4	1	5		
Crowley	4	5	3		2	2	4	4	4		2	0		
Custer	10	8	7	9	12	8	0	5	7	7	3	4		
Delta	57	60	81	85	74	53	34	26	35	61	60	51		
Denver	1416	1134	1275	1228	830	826	802	717	817	544	648	639		
Dolores	7	5	3	16	3	2	0	2	1	3	5	4		
Douglas	655	573	600	571	458	360	372	323	375	246	315	264		
Eagle	154	148	156	182	120	143	64	61	82	67	108	84		
Elbert	78	75	86	66	52	51	43	27	36	46	40	33		
El Paso	1211	1209	1157	1251	971	772	736	634	746	514	577	579		
Fremont	77	85	82	105	76	58	67	56	58	44	54	49		
Garfield	145	148	174	202	185	126	67	60	109	83	95	126		
Gilpin	14	22	24	21	20	24	14	8	12	21	14	13		
Grand	57	61	60	57	40	47	36	46	38	33	26	43		
Gunnison	44	55	61	50	50	50	33	28	37	23	37	45		
Hinsdale	2	2	1		3	1	0	1	0		0	0		
Huerfano	5	15	14	11	11	6	5	5	8	11	10	4		
Jackson	1	0	0	3	0	1	0	0	0	0	1	0		
Jefferson	966	951	929	1003	713	521	572	509	541	385	457	451		
Kiowa	4	2	0	1	0	0	0	1	6	0	0	0		
Kit Carson	3	10	11		6	4	4	2	8		4	4		
La Plata	69	78	88	94	57	73	34	34	44	42	47	35		
Lake	14	25	9	8	20	10	12	3	17	8	4	8		
Larimer	455	403	478	488	318	332	270	215	243	175	226	194		

Las Animas	26	25	38	38	32	26		16	32	17	8	19	22
Lincoln	13	11	6	5	9	2		7	5	5	3	5	2
Logan	28	18	21	23	21	21		21	17	22	9	9	12
Mesa	397	370	451	454	276	257		258	278	264	180	264	203
Mineral	2	2	0	1	2	1		0	1	0	0	0	0
Moffat	22	30	29	28	27	21		4	6	17	7	9	12
Montezuma	36	36	35	39	30	24		23	20	20	21	24	24
Montrose	104	74	111	103	73	80		53	57	68	50	71	58
Morgan	52	57	44	48	34	28		42	33	33	19	32	28
Otero	35	23	23	39	30	28		14	11	28	9	16	23
Ouray	12	22	13	12	9	19		12	11	15	12	4	4
Park	61	77	75	80	56	55		66	35	41	48	48	53
Philips	4	7	9	9	1	0		1	2	3	3	5	1
Pitkin	35	39	29	39	28	33		16	25	18	8	22	11
Prowers	12	8	9	14	11	9		5	7	7	6	6	7
Pueblo	380	324	323	355	305	276		255	178	244	161	208	200
Rio Blanco	12	7	6	16	7	5		6	11	10	3	5	4
Rio Grande	14	16	12	18	16	7		16	12	10	5	9	5
Routt	69	75	78	81	104	62		47	30	56	32	45	60
Saguache	10	3	7	10	10	3		7	5	5	2	8	4
San Juan	1	1	4	1	4	2		0	2	0	1	1	4
San Miguel	38	25	21	24	28	26		10	17	12	7	9	11
Sedgwick	4	3	0	6	4	3		1	0	3	1	3	3
Summit	95	95	67	92	77	87		46	32	69	27	50	51
Teller	81	87	74	78	60	51		44	34	59	45	40	47
Washington	5	3	7	3	12	9		5	3	4	5	4	5
Weld	771	685	626	676	501	460		493	458	426	344	393	333
Yuma	9	5	5	11	8	6		1	6	4	2	5	3
Totals	11136	10233	10587	10736	8115	7233		6686	5887	6627	4691	5605	5333