



Division of Housing 3rd Quarter 2011 Foreclosure Report

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

November 8, 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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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

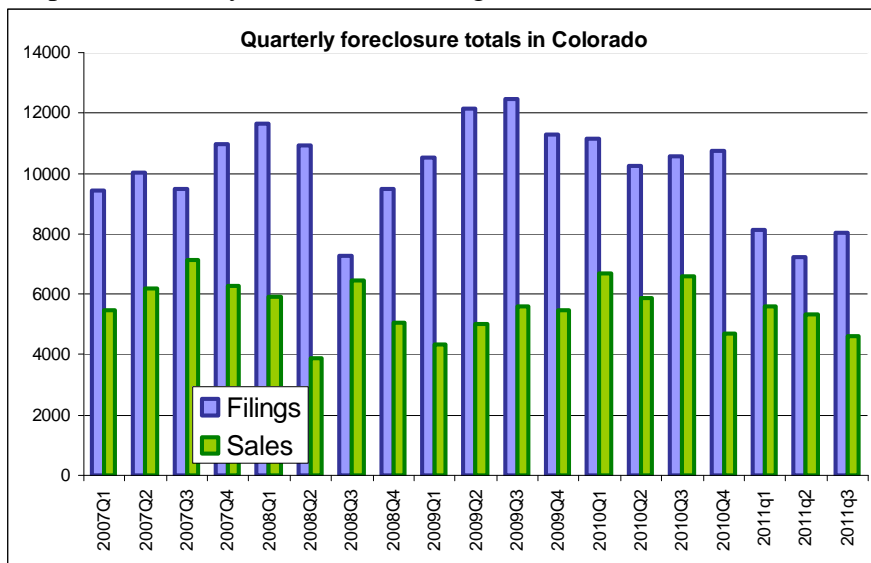
For the third quarter of 2011, Colorado public trustees reported 8,026 foreclosure filings and 4,627 sales at auction (completed foreclosures). For the third quarter of 2010, there were 10,640 filings and 6,590 sales. Comparing year-over-year for the third quarter, foreclosure filings fell 24.6 percent and completed foreclosures fell 29.8 percent.

Comparing the second quarter of 2011 to the 3rd quarter of 2011, foreclosure filings rose 11.0 percent from 7,233 to 8,026. Foreclosure sales fell 13.2 percent from 5,333 to 4,627 during the same period.

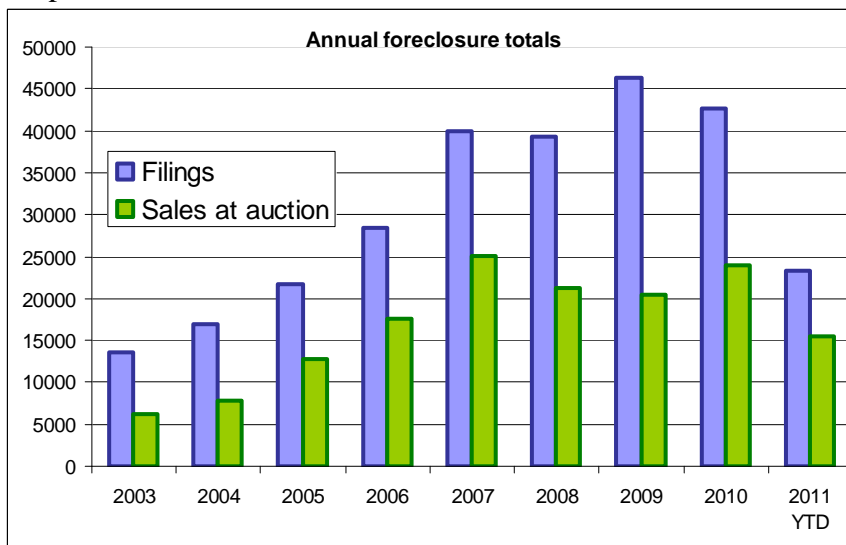
During the third quarter, foreclosure filings rose from the second quarter's 11-quarter low, although the third quarter's filing's total was the lowest third-quarter total since 2008. Filings are now 35 percent below 2009's third-quarter peak of 12,468 filings. Foreclosure auction sales fell for the second quarter in a row, falling to 35 percent below the previous peak of 7,117 recorded during the third quarter of 2007.

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	23,374 (Jan-Sept)

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	15,565 (Jan-Sept)

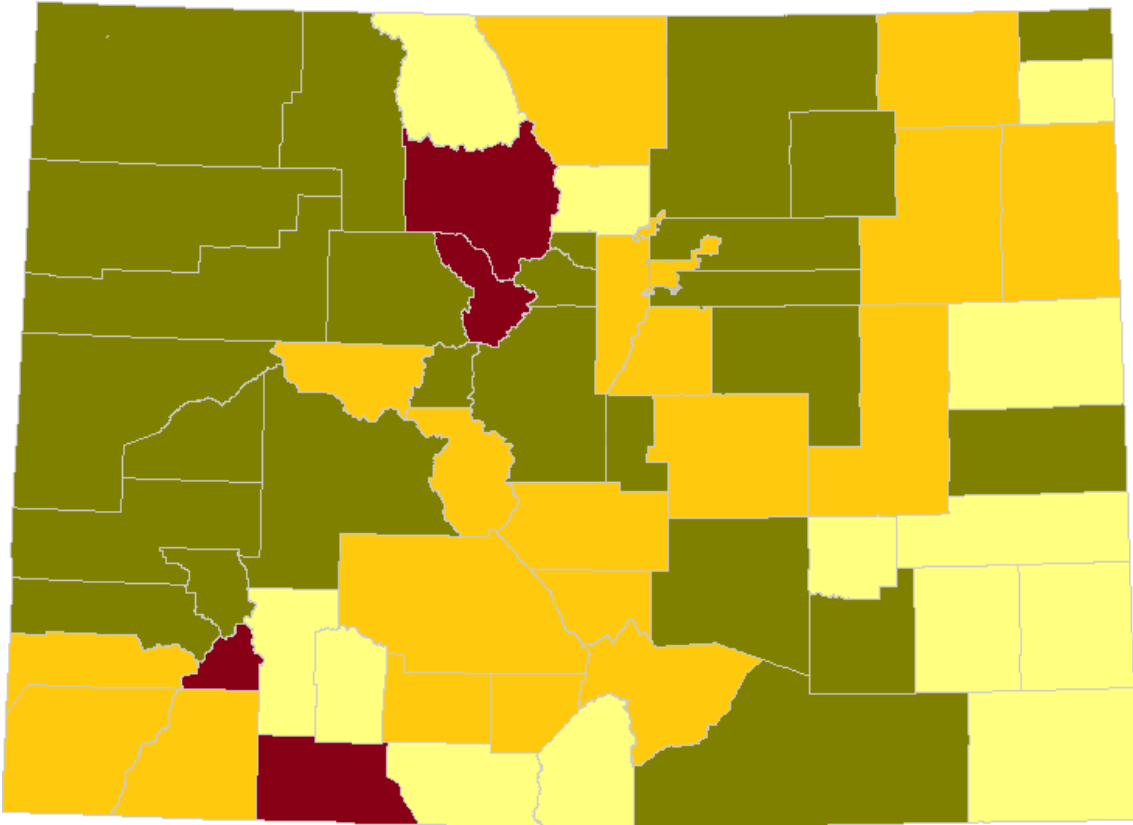
County Statistics

Trends in different counties throughout the state vary considerably. The 12 most populous counties in Colorado now account for 80 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 421 households for the second quarter of 2011.

Mesa 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, Summit and Archuleta, among others. See Table 3.

The metropolitan counties with the largest number of completed foreclosures per household were Mesa, Weld, and Adams counties. Mesa County reported one foreclosure for every 254 households, while Weld and Adams counties reported 1 foreclosure for every 281 and 330 households, respectively.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 991 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, Summit, Routt, Gunnison and Grand 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 two foreclosures and now has the highest foreclosure rate. Two 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 totals for the year are likely to be lower in 2011 than 2010. Filings are likely to total less than 35,000 for 2010, which would make 2011 the first year in five years to experience fewer than 35,000 new foreclosure filings. On the other hand, auction sales are likely to total 20,000 for the year, which would make 2011 the fifth year in a row during which foreclosure auction sales have totaled 20,000 or more.

In the year-to-date totals, which include the period from January through September, foreclosure filings are down 27.1 percent, year over year. There were 23,338 foreclosure filings during the first nine months of this year, compared to 32,009 filings during the same period of last year.

In foreclosure auction sales, year-to-date totals fell 18.8 percent from 2010's nine-month total of 19,163 to 2010's nine-month total of 15,560 sales.

The fourth quarter tends to be one of the less active quarters for foreclosures, but foreclosure activity can increase at any time if mortgage delinquencies grow as a result of employment woes.

Like the first and second quarters of 2011, the third 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.

The medium- and long-term effects of this change in processing are not yet clear. The speed with which foreclosures are processed could increase at any time, and sluggish employment growth could potentially lead to a surge in delinquencies following the holiday season.

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.

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 3rd Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
San Juan	270	2	0.74%	135
Archuleta	5,015	37	0.74%	136
Summit	11,615	73	0.63%	159
Grand	5,975	32	0.54%	187
Gunnison	6,316	31	0.49%	204
Park	6,802	33	0.49%	206
Moffat	5,393	26	0.48%	207
Routt	9,773	47	0.48%	208
Ouray	1,976	9	0.46%	220
Elbert	8,041	33	0.41%	244
San Miguel	3,532	14	0.40%	252
Mesa	58,220	229	0.39%	254
Garfield	21,391	84	0.39%	255
Weld	89,445	318	0.36%	281
Teller	8,814	30	0.34%	294
Eagle	19,755	64	0.32%	309
Rio Blanco	2,605	8	0.31%	326
Adams	155,548	472	0.30%	330
Montrose	16,584	49	0.30%	338
Pueblo	60,942	179	0.29%	340
Gilpin	2,406	7	0.29%	344
Sedgwick	1,050	3	0.29%	350
Otero	7,360	21	0.29%	350
Lake	3,157	9	0.29%	351
Clear Creek	3,948	11	0.28%	359
Delta	12,748	35	0.27%	364
Morgan	9,913	27	0.27%	367
Arapahoe	223,595	583	0.26%	384
Cheyenne	768	2	0.26%	384
Las Animas	6,549	17	0.26%	385
Fremont	16,081	41	0.25%	392
Rio Grande	4,763	12	0.25%	397
Douglas	101,055	248	0.25%	407
Dolores	836	2	0.24%	418
Pitkin	8,045	19	0.24%	423
Custer	1,705	4	0.23%	426
El Paso	224,800	497	0.22%	452
Saguache	2,786	6	0.22%	464
Huerfano	2,879	6	0.21%	480
Logan	7,731	16	0.21%	483

Denver	267,321	512	0.19%	522
Alamosa	5,825	11	0.19%	530
Yuma	3,876	7	0.18%	554
Jefferson	213,073	368	0.17%	579
Washington	1,782	3	0.17%	594
Lincoln	1,856	3	0.16%	619
La Plata	20,453	33	0.16%	620
Montezuma	9,951	15	0.15%	663
Larimer	115,728	171	0.15%	677
Chaffee	7,034	10	0.14%	703
Broomfield	20,186	28	0.14%	721
Conejos	2,885	3	0.10%	962
Prowers	4,821	5	0.10%	964
Boulder	118,912	120	0.10%	991
Baca	1,698	1	0.06%	1698
Crowley	1,193	1	0.08%	n/a
Hinsdale	385	0	0.00%	n/a
Jackson	605	0	0.00%	n/a
Kiowa	562	0	0.00%	n/a
Mineral	425	0	0.00%	n/a
Bent	1,751	0	0.00%	n/a
Costilla	1,378	0	0.00%	n/a
Kit Carson	2,854	0	0.00%	n/a
Philips	1,803	0	0.00%	n/a
StateTotal	1,946,542	4627	0.24%	421

Table 4: Cures

Counties	2010	2010	2011	2011	2011
	3rdQ cures	4th Q cures	1stQ cures	2nd Q cures	3rd Q cures
Adams	41	45	34	35	23
Alamosa	0	0	0	0	0
Arapahoe	56	40	69	49	32
Archuleta	2	3	1	2	0
Baca	0	0	1	0	0
Bent	0	0	0	0	
Broomfield	4	8	5	3	6
Boulder	37	29	29	20	42
Chaffee	2	2	7	0	2
Cheyenne	0	0	0	0	0
Clear Creek	0	0	3	0	0
Conejos	1		2	1	
Costilla		1			0
Crowley	1	0	0	0	0
Custer	0	0	1	2	1
Delta	4	3	4	6	6
Denver	48	69	63	41	42
Dolores	0	0	0	0	0
Douglas	32	31	21	21	23
Eagle	4	8	8	7	2
Elbert	6	2	1	4	3
El Paso	98	48	73	50	32
Fremont	9	5	3	3	3
Garfield*	n/a	n/a	n/a	n/a	n/a
Gilpin	2	1		1	6
Grand	4	9	1	1	3
Gunnison	2	1	3	3	3
Hinsdale	0	0	0	0	
Huerfano	0	0	2	0	0
Jackson	0	0	0	0	0
Jefferson	49	56	73	36	41
Kiowa	0	0	0	0	0
Kit Carson	0		0	0	0
La Plata	5	7	7	6	4
Lake	2	0	0		
Larimer	30	38	34	19	17
Las Animas	1	3	0	0	0
Lincoln	1	2	0	0	
Logan	2	1	2	1	1
Mesa	17	13	13	23	12
Mineral	0	1	0	0	0

Moffat	3	1		3	3
Montezuma	2	2	2	1	3
Montrose	2	7	2	4	0
Morgan	5	1	4	1	0
Otero	6	2	0	0	0
Ouray	1	1	0	1	2
Park	2	2	2	1	5
Philips	1	0	1	1	0
Pitkin	1	3	2	2	1
Prowers	0	1	0	0	0
Pueblo	9	18	24	16	12
Rio Blanco	1	0	1	0	0
Rio Grande	1	1	3	0	0
Routt	6	3	5	8	1
Saguache	0	1	0	0	0
San Juan	0	0	0	1	0
San Miguel	2	6	1	2	1
Sedgwick	1	1	0	0	0
Summit	4	4	4	6	4
Teller	6	9	1	6	2
Washington	0	1	1	0	0
Weld	24	33	24	17	14
Yuma	0	1	1	2	4
Totals	537	524	465	406	356

*Garfield County does not track cures.

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

Counties	2010	2011	Percent change	2010	2011	Percent change
	3rd Q Filings	3rd Q Filings		3rd Q Sales	3rd Q Sales	
Adams	1276	859	-32.7	804	472	-41.3
Alamosa	10	9	-10.0	11	11	0.0
Arapahoe	1353	982	-27.4	823	583	-29.2
Archuleta	41	29	-29.3	60	37	-38.3
Baca	0	3	n/a	2	1	-50.0
Bent	2	0	-100.0	2	0	-100.0
Boulder	353	237	-32.9	160	120	-25.0
Broomfield	75	63	-16.0	49	28	-42.9
Chaffee	15	18	20.0	11	10	-9.1
Cheyenne	0	0	n/a	2	2	0.0
Clear Creek	33	24	-27.3	19	11	-42.1
Conejos	4	6	50.0	0	3	n/a
Costilla	3	2	-33.3	0	0	n/a
Crowley	3	4	33.3	4	1	-75.0
Custer	7	6	-14.3	7	4	-42.9
Delta	81	62	-23.5	35	35	0.0
Denver	1275	868	-31.9	817	512	-37.3
Dolores	3	3	0.0	1	2	100.0
Douglas	653	456	-30.2	338	248	-26.6
Eagle	156	174	11.5	82	64	-22.0
Elbert	86	62	-27.9	36	33	-8.3
El Paso	1157	872	-24.6	746	497	-33.4
Fremont	82	62	-24.4	58	41	-29.3
Garfield	174	212	21.8	109	84	-22.9
Gilpin	24	13	-45.8	12	7	-41.7
Grand	60	54	-10.0	38	32	-15.8
Gunnison	61	57	-6.6	37	31	-16.2
Hinsdale	1	1	0.0	0	0	n/a
Huerfano	14	6	-57.1	8	6	-25.0
Jackson	0	1	n/a	0	0	n/a
Jefferson	929	744	-19.9	541	368	-32.0
Kiowa	0	0	n/a	6	0	-100.0
Kit Carson	11	12	9.1	8	0	-100.0
La Plata	88	76	-13.6	44	33	-25.0
Lake	9	11	22.2	17	9	-47.1
Larimer	478	362	-24.3	243	171	-29.6
Las Animas	38	34	-10.5	17	17	0.0
Lincoln	6	5	-16.7	5	3	-40.0
Logan	21	13	-38.1	22	16	-27.3
Mesa	451	299	-33.7	264	229	-13.3
Mineral	0	1	n/a	0	0	n/a
Moffat	29	45	55.2	17	26	52.9
Montezuma	35	33	-5.7	20	15	-25.0

Montrose	111	76	-31.5	68	49	-27.9
Morgan	44	28	-36.4	33	27	-18.2
Otero	23	22	-4.3	28	21	-25.0
Ouray	13	8	-38.5	15	9	-40.0
Park	75	57	-24.0	41	33	-19.5
Philips	9	5	-44.4	3	0	-100.0
Pitkin	29	22	-24.1	18	19	5.6
Prowers	9	8	-11.1	7	5	-28.6
Pueblo	323	295	-8.7	244	179	-26.6
Rio Blanco	6	11	83.3	10	8	-20.0
Rio Grande	12	12	0.0	10	12	20.0
Routt	78	86	10.3	56	47	-16.1
Saguache	7	6	-14.3	5	6	20.0
San Juan	4	1	-75.0	0	2	n/a
San Miguel	21	25	19.0	12	14	16.7
Sedgwick	0	3	n/a	3	3	0.0
Summit	67	80	19.4	69	73	5.8
Teller	74	43	-41.9	59	30	-49.2
Washington	7	1	-85.7	4	3	-25.0
Weld	626	453	-27.6	426	318	-25.4
Yuma	5	4	-20.0	4	7	75.0
Totals	10640	8026	-24.6	6,590	4627	-29.8

Table 6: Percent change from 2nd Q 2011 to 3rd Q 2011:

Counties	2011			2011		
	2nd Q Filings	3rd Q Filings	Percent Change	2nd Q Sales	3rd Q Sales	Percent Change
Adams	788	859	9.0	599	472	-21.2
Alamosa	10	9	-10.0	7	11	57.1
Arapahoe	973	982	0.9	686	583	-15.0
Archuleta	39	29	-25.6	29	37	27.6
Baca	0	3	n/a	3	1	-66.7
Bent	4	0	-100.0	1	0	-100.0
Boulder	264	237	-10.2	135	120	-11.1
Broomfield	51	63	23.5	17	28	64.7
Chaffee	13	18	38.5	10	10	0.0
Cheyenne	1	0	-100.0	1	2	100.0
Clear Creek	14	24	71.4	19	11	-42.1
Conejos	2	6	200.0	1	3	200.0
Costilla*	3	2	-33.3	5	0	-100.0
Crowley	2	4	100.0	0	1	n/a
Custer	8	6	-25.0	4	4	0.0
Delta	53	62	17.0	51	35	-31.4
Denver	826	868	5.1	639	512	-19.9
Dolores	2	3	50.0	4	2	-50.0
Douglas	360	456	26.7	264	248	-6.1
Eagle	143	174	21.7	84	64	-23.8
Elbert	51	62	21.6	33	33	0.0
El Paso	772	872	13.0	579	497	-14.2
Fremont	58	62	6.9	49	41	-16.3
Garfield	126	212	68.3	126	84	-33.3
Gilpin	24	13	-45.8	13	7	-46.2
Grand	47	54	14.9	43	32	-25.6
Gunnison	50	57	14.0	45	31	-31.1
Hinsdale	1	1	0.0	0	0	n/a
Huerfano	6	6	0.0	4	6	50.0
Jackson	1	1	0.0	0	0	n/a
Jefferson	521	744	42.8	451	368	-18.4
Kiowa	0	0	n/a	0	0	n/a
Kit Carson	4	12	200.0	4	0	-100.0
La Plata	73	76	4.1	35	33	-5.7
Lake	10	11	10.0	8	9	12.5
Larimer	332	362	9.0	194	171	-11.9
Las Animas	26	34	30.8	22	17	-22.7
Lincoln*	2	5	150.0	2	3	50.0
Logan	21	13	-38.1	12	16	33.3
Mesa	257	299	16.3	203	229	12.8
Mineral	1	1	0.0	0	0	n/a
Moffat	21	45	114.3	12	26	116.7

Montezuma	24	33	37.5	24	15	-37.5
Montrose	80	76	-5.0	58	49	-15.5
Morgan	28	28	0.0	28	27	-3.6
Otero	28	22	-21.4	23	21	-8.7
Ouray	19	8	-57.9	4	9	125.0
Park	55	57	3.6	53	33	-37.7
Philips	0	5	n/a	1	0	-100.0
Pitkin	33	22	-33.3	11	19	72.7
Prowers	9	8	-11.1	7	5	-28.6
Pueblo	276	295	6.9	200	179	-10.5
Rio Blanco	5	11	120.0	4	8	100.0
Rio Grande	7	12	71.4	5	12	140.0
Routt	62	86	38.7	60	47	-21.7
Saguache	3	6	100.0	4	6	50.0
San Juan	2	1	-50.0	4	2	-50.0
San Miguel	26	25	-3.8	11	14	27.3
Sedgwick	3	3	0.0	3	3	0.0
Summit	87	80	-8.0	51	73	43.1
Teller	51	43	-15.7	47	30	-36.2
Washington	9	1	-88.9	5	3	-40.0
Weld	460	453	-1.5	333	318	-4.5
Yuma	6	4	-33.3	3	7	133.3
Totals	7233	8026	11.0	5333	4627	-13.2

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

Counties	2010 Total Filings	2011 Total Filings	YOY Change		2010 Total Sales	2011 Total Sales	YOY Change
Adams	3793	2549	-32.8		2346	1664	-29.1
Alamosa	27	30	11.1		18	25	38.9
Arapahoe	4146	2945	-29.0		2561	1984	-22.5
Archuleta	168	119	-29.2		134	108	-19.4
Baca	7	5	-28.6		5	4	-20.0
Bent	7	10	42.9		6	2	-66.7
Boulder	1012	732	-27.7		505	412	-18.4
Broomfield	230	172	-25.2		124	67	-46.0
Chaffee	61	54	-11.5		23	26	13.0
Cheyenne	4	2	-50.0		3	3	0.0
Clear Creek	76	70	-7.9		56	41	-26.8
Conejos	15	17	13.3		2	7	250.0
Costilla*	10	8	-20.0		0	6	n/a
Crowley	12	8	-33.3		12	3	-75.0
Custer	25	26	4.0		12	11	-8.3
Delta	198	189	-4.5		95	146	53.7
Denver	3825	2524	-34.0		2336	1799	-23.0
Dolores	15	8	-46.7		3	11	266.7
Douglas	1881	1274	-32.3		1033	827	-19.9
Eagle	458	437	-4.6		207	256	23.7
Elbert	239	165	-31.0		106	106	0.0
El Paso	3577	2615	-26.9		2116	1653	-21.9
Fremont	244	196	-19.7		181	144	-20.4
Garfield	467	523	12.0		236	305	29.2
Gilpin	60	57	-5.0		34	34	0.0
Grand	178	141	-20.8		120	101	-15.8
Gunnison	160	157	-1.9		98	113	15.3
Hinsdale	5	5	0.0		1	0	-100.0
Huerfano	34	23	-32.4		18	20	11.1
Jackson	1	2	100.0		0	1	n/a
Jefferson	2846	1978	-30.5		1622	1276	-21.3
Kiowa	6	0	-100.0		7	0	-100.0
Kit Carson	24	16	-33.3		14	8	-42.9
La Plata	235	206	-12.3		112	115	2.7
Lake	48	41	-14.6		32	21	-34.4
Larimer	1336	1012	-24.3		728	591	-18.8
Las Animas	89	92	3.4		65	58	-10.8
Lincoln*	30	16	-46.7		17	5	-70.6
Logan	67	55	-17.9		60	37	-38.3
Mesa	1218	832	-31.7		800	696	-13.0
Mineral	4	4	0.0		1	0	-100.0
Moffat	81	93	14.8		27	47	74.1
Montezuma	107	87	-18.7		63	63	0.0
Montrose	289	229	-20.8		178	178	0.0
Morgan	153	90	-41.2		108	87	-19.4

Otero	81	50	-38.3		53	60	13.2
Ouray	47	36	-23.4		38	17	-55.3
Park	213	168	-21.1		142	134	-5.6
Philips	20	6	-70.0		6	6	0.0
Pitkin	103	83	-19.4		59	52	-11.9
Prowers	29	28	-3.4		19	18	-5.3
Pueblo	1027	876	-14.7		677	587	-13.3
Rio Blanco	25	23	-8.0		27	17	-37.0
Rio Grande	42	35	-16.7		38	26	-31.6
Routt	222	252	13.5		133	152	14.3
Saguache	20	19	-5.0		17	18	5.9
San Juan	6	7	16.7		2	7	250.0
San Miguel	84	79	-6.0		39	34	-12.8
Sedgwick	7	10	42.9		4	9	125.0
Summit	257	244	-5.1		147	174	18.4
Teller	242	154	-36.4		137	117	-14.6
Washington	15	22	46.7		12	12	0.0
Weld	2082	1414	-32.1		1377	1044	-24.2
Yuma	19	18	-5.3		11	15	36.4
Totals	32009	23338	-27.1		19163	15560	-18.8

Table 8: Foreclosure totals in each county for past 5 quarters:

Counties	2010	2010	2011	2011	2011	2010	2010	2011	2011	2011
	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	1276	1098	902	788	859	804	510	593	599	472
Alamosa	10	13	11	10	9	11	3	7	7	11
Arapahoe	1353	1354	990	973	982	823	651	715	686	583
Archuleta	41	56	51	39	29	60	34	42	29	37
Baca	0	3	2	0	3	2	1	0	3	1
Bent	2	12	6	4	0	2	1	1	1	0
Boulder	353	340	231	264	237	160	111	157	135	120
Broomfield	75	66	58	51	63	49	24	22	17	28
Chaffee	15	17	23	13	18	11	10	6	10	10
Cheyenne	0	2	1	1	0	2	1	0	1	2
Clear Creek	33	21	32	14	24	19	10	11	19	11
Conejos	4		9	2	6	0		3	1	3
Costilla	3	0	3	3	2	0	4	1	5	0
Crowley	3		2	2	4	4		2	0	1
Custer	7	9	12	8	6	7	7	3	4	4
Delta	81	85	74	53	62	35	61	60	51	35
Denver	1275	1228	830	826	868	817	544	648	639	512
Dolores	3	16	3	2	3	1	3	5	4	2
Douglas	600	571	458	360	456	375	246	315	264	248
Eagle	156	182	120	143	174	82	67	108	84	64
Elbert	86	66	52	51	62	36	46	40	33	33
El Paso	1157	1251	971	772	872	746	514	577	579	497
Fremont	82	105	76	58	62	58	44	54	49	41
Garfield	174	202	185	126	212	109	83	95	126	84
Gilpin	24	21	20	24	13	12	21	14	13	7
Grand	60	57	40	47	54	38	33	26	43	32
Gunnison	61	50	50	50	57	37	23	37	45	31
Hinsdale	1		3	1	1	0		0	0	0
Huerfano	14	11	11	6	6	8	11	10	4	6
Jackson	0	3	0	1	1	0	0	1	0	0
Jefferson	929	1003	713	521	744	541	385	457	451	368
Kiowa	0	1	0	0	0	6	0	0	0	0
Kit Carson	11		6	4	12	8		4	4	0
La Plata	88	94	57	73	76	44	42	47	35	33
Lake	9	8	20	10	11	17	8	4	8	9
Larimer	478	488	318	332	362	243	175	226	194	171

Las Animas	38	38	32	26	34	17	8	19	22	17
Lincoln	6	5	9	2	5	5	3	5	2	3
Logan	21	23	21	21	13	22	9	9	12	16
Mesa	451	454	276	257	299	264	180	264	203	229
Mineral	0	1	2	1	1	0	0	0	0	0
Moffat	29	28	27	21	45	17	7	9	12	26
Montezuma	35	39	30	24	33	20	21	24	24	15
Montrose	111	103	73	80	76	68	50	71	58	49
Morgan	44	48	34	28	28	33	19	32	28	27
Otero	23	39	30	28	22	28	9	16	23	21
Ouray	13	12	9	19	8	15	12	4	4	9
Park	75	80	56	55	57	41	48	48	53	33
Philips	9	9	1	0	5	3	3	5	1	0
Pitkin	29	39	28	33	22	18	8	22	11	19
Prowers	9	14	11	9	8	7	6	6	7	5
Pueblo	323	355	305	276	295	244	161	208	200	179
Rio Blanco	6	16	7	5	11	10	3	5	4	8
Rio Grande	12	18	16	7	12	10	5	9	5	12
Routt	78	81	104	62	86	56	32	45	60	47
Saguache	7	10	10	3	6	5	2	8	4	6
San Juan	4	1	4	2	1	0	1	1	4	2
San Miguel	21	24	28	26	25	12	7	9	11	14
Sedgwick	0	6	4	3	3	3	1	3	3	3
Summit	67	92	77	87	80	69	27	50	51	73
Teller	74	78	60	51	43	59	45	40	47	30
Washington	7	3	12	9	1	4	5	4	5	3
Weld	626	676	501	460	453	426	344	393	333	318
Yuma	5	11	8	6	4	4	2	5	3	7
Totals	10587	10736	8115	7233	8026	6627	4691	5605	5333	4627