



Division of Housing 4th Quarter 2011 Foreclosure Report

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

February 1, 2012

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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 fourth quarter of 2011, Colorado public trustees reported 8,540 foreclosure filings and 4,057 sales at auction (completed foreclosures). For the fourth quarter of 2010, there were 10,737 filings and 4,691 sales. Comparing year-over-year for the fourth quarter, foreclosure filings fell 20.5 percent and completed foreclosures fell 13.5 percent.

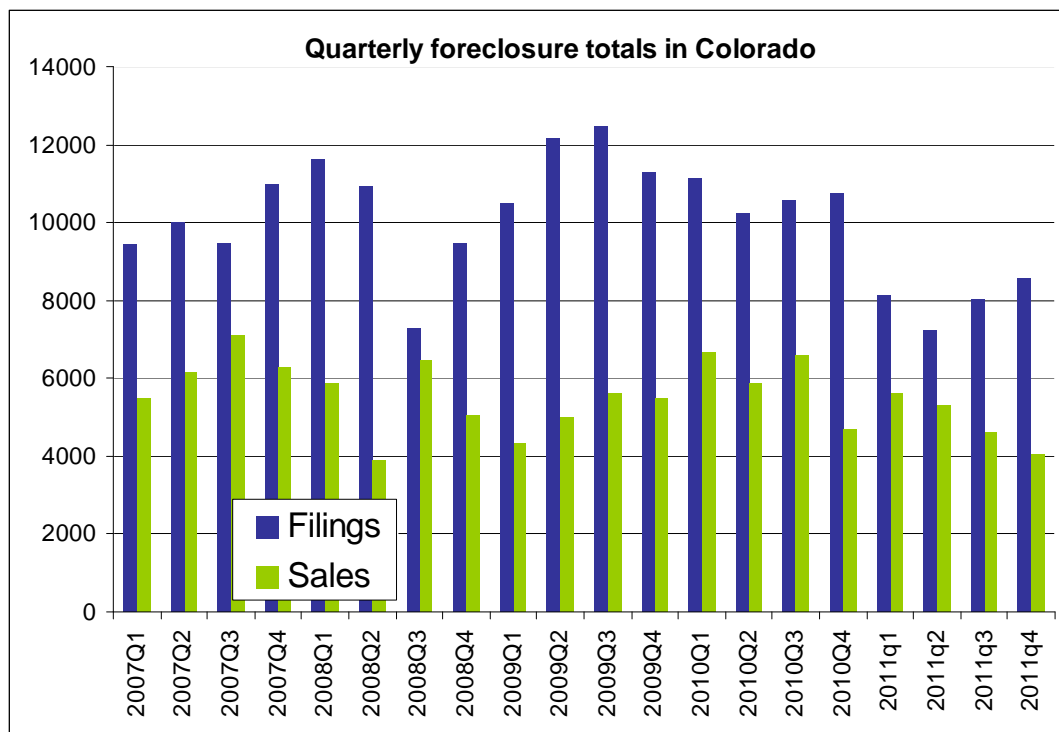
Comparing the third quarter of 2011 to the fourth quarter of 2011, foreclosure filings rose 6.4 percent from 8,026 to 8,540. Foreclosure sales fell 12.3 percent from 4,627 to 4,057 during the same period.

During the fourth quarter, foreclosure filings rose from the second quarter in a row from the second quarter's 11-quarter low, although the third quarter's filing's total was the lowest fourth-quarter total since 2007. Filings are now 31 percent below 2009's third-quarter peak of 12,468 filings. Foreclosure auction sales fell for the third quarter in a row, falling to 43 percent below the previous peak of 7,117 recorded during the third quarter of 2007.

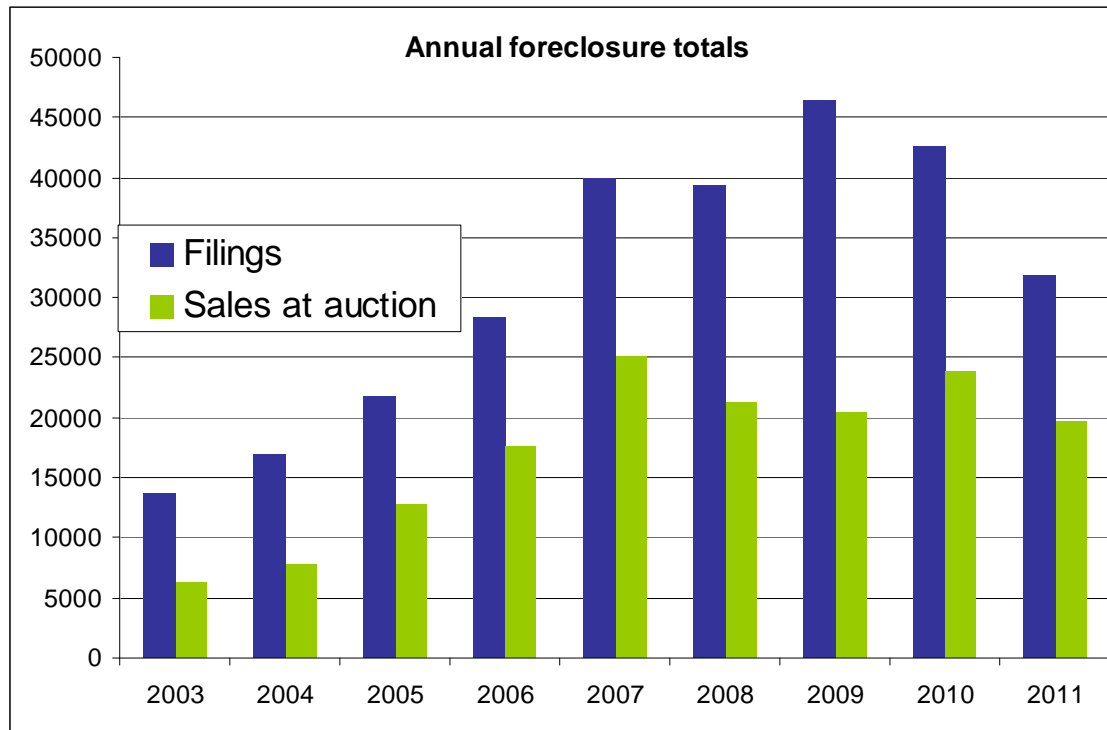
Below is a time series showing quarterly totals in foreclosure filings and sales. The large dip in sales shown during the second quarter of 2008 can be attributed to a change in the foreclosure time line that took effect on January 1, 2008 and led to a large temporary dip in the number of foreclosure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

During 2011, foreclosure filings fell 25.3 percent to 31,914 filings from 2010's filings total of 42,746. 2011's filings total is the lowest annual total since 2006 when filings totaled 28,435. Foreclosure sales at auction fell 17.7 percent during 2011, dropping to 19,622 from 2010's sales total of 23,854. 2011's sales total was the smallest recorded since 2006 when 17,451 sales were reported.

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	31,914

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	19,622

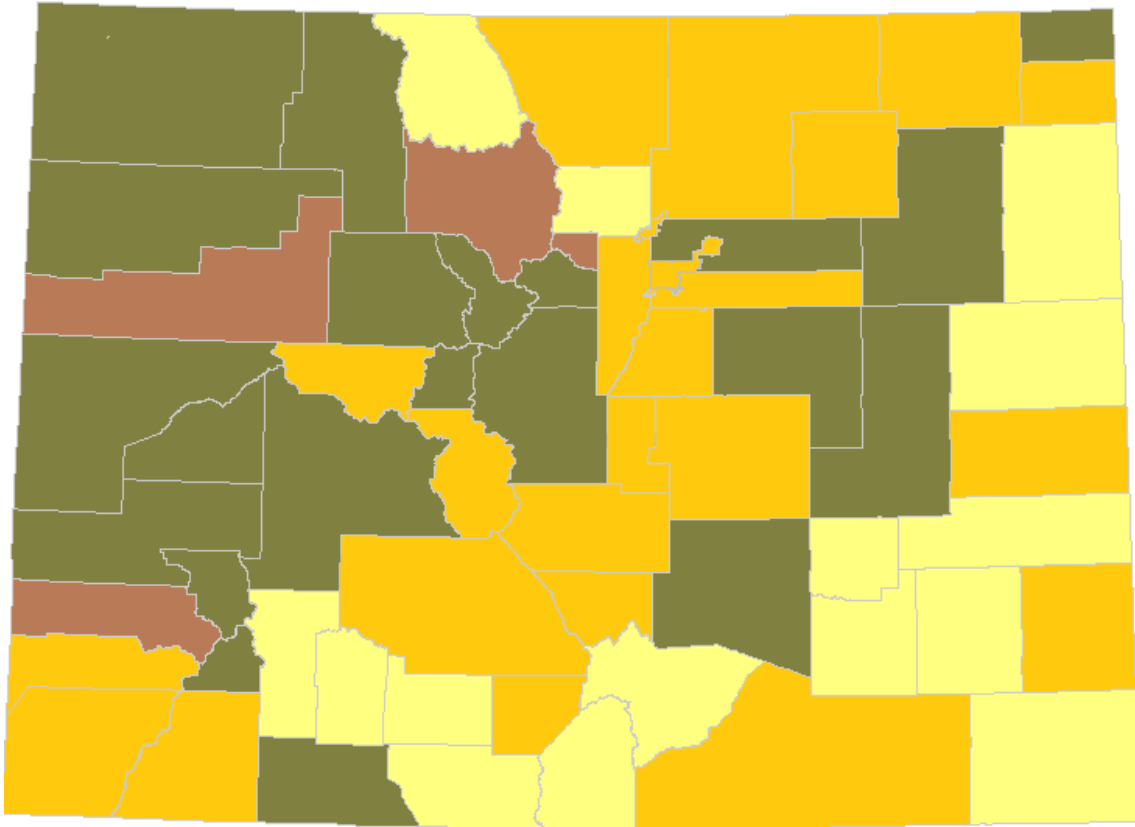
County Statistics

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 488 households for the fourth quarter of 2011.

Pueblo 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, Garfield, San Miguel, Grand, Lincoln, Summit and Gunnison counties, among others. See Table 3.

The metropolitan counties with the largest number of completed foreclosures per household were Pueblo, Adams, Mesa and Arapahoe counties. Pueblo County reported one foreclosure for every 349 households, while Adams and Mesa counties reported one foreclosure for every 355 and 367 households, respectively. Arapahoe county reported one foreclosure for every 410 households.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 1,423 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. Garfield, Grand, Summit, Archuleta, Eagle and Gunnison 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. Lincoln County, for example, reported nine foreclosures and now has the fifth-highest foreclosure rate in the state.

Future Outlook

As predicted in this year's third-quarter report, 2011's year-end foreclosure filings totals were down significantly while foreclosure sales at auction were down only slightly for the year.

Foreclosure filings during 2011 were pushed down substantially by the lender-initiated slowdown in foreclosure processing as a result of the "robo-signing" controversy. This event pushed down foreclosure filings below levels that would have been seen otherwise. Nevertheless, several months after the discontinuation of the slowdown, foreclosure filings activity remains below 2010's levels.

Whether or not this trend will continue remains to be seen, but it is very unlikely that foreclosure activity in 2012 will return to 2009's peak levels. The larger trend in foreclosures for the next two years is likely to be one of slow decline, but not necessarily of continued declines of 25 percent, year over year, as was the case from 2010 to 2011.

Foreclosure sales at auction, on the other hand, moved very little during 2011 compared to 2010. Foreclosure sales at auction totals have been largely flat for the past five years, although 2011's total fell slightly below 20,000 making it the lowest total since 2006. This trend is largely dependant on the number of foreclosure filings, and the sizable declines in foreclosure sales seen during the third and fourth quarters of 2011 were the expected follow-up to declines in foreclosure filings early in 2011.

The fact that foreclosure sales have shown so little movement over the past five years suggests that there is a sizable inventory of properties that are in the foreclosure process, and that it will take time to move this inventory through the foreclosure process even in periods of declining foreclosure filings.

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. 2010 household numbers are the most recent available.

County	2010 occupied household estimates	2011 4th Q foreclosure sales	Foreclosure rate by percentage	Foreclosure rate by no. of households per completed foreclosure
Gilpin	2,477	15	0.61%	165
Garfield	20,267	114	0.56%	178
San Miguel	3,453	19	0.55%	182
Grand	6,448	35	0.54%	184
Lincoln	1,950	9	0.46%	217
Summit	11,791	53	0.45%	222
Gunnison	6,511	28	0.43%	233
Archuleta	5,258	22	0.42%	239
Eagle	19,209	78	0.41%	246
Ouray	2,030	8	0.39%	254
Moffat	5,474	21	0.38%	261
Elbert	8,398	32	0.38%	262
Rio Blanco	2,628	9	0.34%	292
Montrose	16,447	55	0.33%	299
Park	7,198	23	0.32%	313
Routt	9,866	31	0.31%	318
Washington	1,976	6	0.30%	329
Delta	12,676	37	0.29%	343
Pueblo	63,135	181	0.29%	349
San Juan	349	1	0.29%	349
Clear Creek	4,220	12	0.28%	352
Adams	154,503	435	0.28%	355
Sedgwick	1,090	3	0.28%	363
Mesa	57,931	158	0.27%	367
Lake	2,943	8	0.27%	368
Weld	89,867	226	0.25%	398
Fremont	16,589	41	0.25%	405
Arapahoe	225,201	549	0.24%	410
Teller	9,850	23	0.23%	428
Saguache	2,649	6	0.23%	442
Dolores	899	2	0.22%	450
La Plata	21,141	46	0.22%	460
Montezuma	10,542	22	0.21%	479
Custer	1,932	4	0.21%	483
Douglas	102,568	201	0.20%	510
Prowers	4,933	9	0.18%	548
El Paso	237,851	407	0.17%	584
Pitkin	8,158	13	0.16%	628
Larimer	120,708	191	0.16%	632
Jefferson	218,569	345	0.16%	634
Denver	265,613	388	0.15%	685
Morgan	10,306	15	0.15%	687
Broomfield	21,509	31	0.14%	694
Logan	8,057	11	0.14%	732

Cheyenne	784	1	0.13%		784
Las Animas	6,347	8	0.13%		793
Chaffee	7,602	9	0.12%		845
Alamosa	6,017	7	0.12%		860
Philips	1,832	2	0.11%		916
Rio Grande	4,790	5	0.10%		958
Otero	7,737	8	0.10%		967
Kit Carson	3,040	3	0.10%		1013
Huerfano	3,116	3	0.10%		1039
Crowley	1,312	1	0.08%		1312
Boulder	119,494	84	0.07%		1423
Bent	1,837	1	0.05%		1837
Conejos	3,130	1	0.03%		3130
Yuma	3,952	1	0.03%		3952
Baca	1,687	0	0.00%	n/a	
Costilla	1,552	0	0.00%	n/a	
Hinsdale	364	0	0.00%	n/a	
Jackson	647	0	0.00%	n/a	
Kiowa	619	0	0.00%	n/a	
Mineral	354	0	0.00%	n/a	
StateTotal	1,981,383	4057	0.20%		488

Table 4: Cures

Counties	2010		2011		2011	
	3rdQ	4th Q	1stQ	2nd Q	3rd Q	4th Q
	cures	cures	cures	cures	cures	cures
Adams	41	45	34	35	23	34
Alamosa	0	0	0	0	0	1
Arapahoe	56	40	69	49	32	30
Archuleta	2	3	1	2	0	3
Baca	0	0	1	0	0	0
Bent	0	0	0	0	0	0
Broomfield	4	8	5	3	6	4
Boulder	37	29	29	20	42	20
Chaffee	2	2	7	0	2	3
Cheyenne	0	0	0	0	0	0
Clear Creek	0	0	3	0	0	0
Conejos	1		2	1		0
Costilla		1			0	0
Crowley	1	0	0	0	0	0
Custer	0	0	1	2	1	0
Delta	4	3	4	6	6	3
Denver	48	69	63	41	42	40
Dolores	0	0	0	0	0	0
Douglas	32	31	21	21	23	14
Eagle	4	8	8	7	2	3
Elbert	6	2	1	4	3	2
El Paso	98	48	73	50	32	32
Fremont	9	5	3	3	3	2
Garfield*	n/a	n/a	n/a	n/a	n/a	5
Gilpin	2	1		1	6	0
Grand	4	9	1	1	3	3
Gunnison	2	1	3	3	3	2
Hinsdale	0	0	0	0		0
Huerfano	0	0	2	0	0	2
Jackson	0	0	0	0	0	0
Jefferson	49	56	73	36	41	49
Kiowa	0	0	0	0	0	0
Kit Carson	0		0	0	0	0
La Plata	5	7	7	6	4	2
Lake	2	0	0	0	0	1
Larimer	30	38	34	19	17	22
Las Animas	1	3	0	0	0	2
Lincoln	1	2	0	0		0
Logan	2	1	2	1	1	1
Mesa	17	13	13	23	12	7
Mineral	0	1	0	0	0	0
Moffat	3	1		3	3	1
Montezuma	2	2	2	1	3	2
Montrose	2	7	2	4	0	2

Morgan	5	1	4	1	0	3
Otero	6	2	0	0	0	0
Ouray	1	1	0	1	2	0
Park						
	2	2	2	1	5	0
Philips	1	0	1	1	0	0
Pitkin	1	3	2	2	1	4
Prowers	0	1	0	0	0	0
Pueblo	9	18	24	16	12	15
Rio Blanco	1	0	1	0	0	0
Rio Grande	1	1	3	0	0	0
Routt	6	3	5	8	1	6
Saguache	0	1	0	0	0	0
San Juan	0	0	0	1	0	0
San Miguel	2	6	1	2	1	5
Sedgwick	1	1	0	0	0	0
Summit	4	4	4	6	4	7
Teller	6	9	1	6	2	2
Washington	0	1	1	0	0	0
Weld	24	33	24	17	14	15
Yuma	0	1	1	2	4	0
Totals	537	524	465	406	356	349

*Garfield County did not track cures prior to the fourth quarter of 2011.

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

Counties	2010	2011	Percent change	2010	2011	Percent change
	4th Q Filings	4th Q Filings		4th Q Sales	4th Q Sales	
Adams	1098	1004	-8.6	510	435	-14.7
Alamosa	13	14	7.7	3	7	133.3
Arapahoe	1354	1017	-24.9	651	549	-15.7
Archuleta	56	33	-41.1	34	22	-35.3
Baca	3	2	-33.3	1	0	-100.0
Bent	12	2	-83.3	1	1	0.0
Boulder	340	233	-31.5	111	84	-24.3
Broomfield	66	41	-37.9	24	31	29.2
Chaffee	17	19	11.8	10	9	-10.0
Cheyenne	2	0	-100.0	1	1	0.0
Clear Creek	21	24	14.3	10	12	20.0
Conejos	0	5	n/a	0	1	n/a
Costilla	0	1	n/a	4	0	-100.0
Crowley	0	5	n/a	0	1	n/a
Custer	9	9	0.0	7	4	-42.9
Delta	85	54	-36.5	61	37	-39.3
Denver	1228	910	-25.9	544	388	-28.7
Dolores	16	2	-87.5	3	2	-33.3
Douglas	571	487	-14.7	246	201	-18.3
Eagle	182	186	2.2	67	78	16.4
Elbert	66	56	-15.2	46	32	-30.4
El Paso	1251	988	-21.0	514	407	-20.8
Fremont	105	102	-2.9	44	41	-6.8
Garfield	202	205	1.5	83	114	37.3
Gilpin	21	26	23.8	21	15	-28.6
Grand	57	58	1.8	33	35	6.1
Gunnison	50	31	-38.0	23	28	21.7
Hinsdale	1	0	-100.0	0	0	n/a
Huerfano	11	13	18.2	11	3	-72.7
Jackson	3	1	-66.7	0	0	n/a
Jefferson	1003	778	-22.4	385	345	-10.4
Kiowa	1	1	0.0	0	0	n/a
Kit Carson	0	1	n/a	0	3	n/a
La Plata	94	65	-30.9	42	46	9.5
Lake	8	22	175.0	8	8	0.0
Larimer	488	317	-35.0	175	191	9.1
Las Animas	38	17	-55.3	8	8	0.0
Lincoln	5	8	60.0	3	9	200.0
Logan	23	17	-26.1	9	11	22.2
Mesa	454	357	-21.4	180	158	-12.2
Mineral	1	1	0.0	0	0	n/a
Moffat	28	28	0.0	7	21	200.0
Montezuma	39	25	-35.9	21	22	4.8
Montrose	103	68	-34.0	50	55	10.0
Morgan	48	29	-39.6	19	15	-21.1
Otero	39	17	-56.4	9	8	-11.1
Ouray	12	13	8.3	12	8	-33.3
Park	80	52	-35.0	48	23	-52.1

Philips	9	3	-66.7		3	2	-33.3
Pitkin	39	32	-17.9		8	13	62.5
Prowers	14	7	-50.0		6	9	50.0
Pueblo	355	391	10.1		161	181	12.4
Rio Blanco	16	8	-50.0		3	9	200.0
Rio Grande	18	7	-61.1		5	5	0.0
Routt	81	54	-33.3		32	31	-3.1
Saguache	10	12	20.0		2	6	200.0
San Juan	1	4	300.0		1	1	0.0
San Miguel	24	33	37.5		7	19	171.4
Sedgwick	6	1	-83.3		1	3	200.0
Summit	92	72	-21.7		27	53	96.3
Teller	78	56	-28.2		45	23	-48.9
Washington	3	3	0.0		5	6	20.0
Weld	676	505	-25.3		344	226	-34.3
Yuma	11	8	-27.3		2	1	-50.0
Totals	10737	8540	-20.5		4691	4057	-13.5

Table 6: Percent change from 3rd Q 2011 to 4th Q 2011:

Counties	2011				2011		
	3rd Q Filings	4th Q Filings	Percent Change		3rd Q Sales	4th Q Sales	Percent Change
Adams	859	1004	16.9		472	435	-7.8
Alamosa	9	14	55.6		11	7	-36.4
Arapahoe	982	1017	3.6		583	549	-5.8
Archuleta	29	33	13.8		37	22	-40.5
Baca	3	2	-33.3		1	0	-100.0
Bent	0	2	n/a		0	1	0.0
Boulder	237	233	-1.7		120	84	-30.0
Broomfield	63	41	-34.9		28	31	10.7
Chaffee	18	19	5.6		10	9	-10.0
Cheyenne	0	0	0.0		2	1	-50.0
Clear Creek	24	24	0.0		11	12	9.1
Conejos	6	5	-16.7		3	1	-66.7
Costilla*	2	1	-50.0		0	0	0.0
Crowley	4	5	25.0		1	1	0.0
Custer	6	9	50.0		4	4	0.0
Delta	62	54	-12.9		35	37	5.7
Denver	868	910	4.8		512	388	-24.2
Dolores	3	2	-33.3		2	2	0.0
Douglas	456	487	6.8		248	201	-19.0
Eagle	174	186	6.9		64	78	21.9
Elbert	62	56	-9.7		33	32	-3.0
El Paso	872	988	13.3		497	407	-18.1
Fremont	62	102	64.5		41	41	0.0
Garfield	212	205	-3.3		84	114	35.7
Gilpin	13	26	100.0		7	15	114.3
Grand	54	58	7.4		32	35	9.4
Gunnison	57	31	-45.6		31	28	-9.7
Hinsdale	1	0	-100.0		0	0	0.0
Huerfano	6	13	116.7		6	3	-50.0
Jackson	1	1	0.0		0	0	0.0
Jefferson	744	778	4.6		368	345	-6.3
Kiowa	0	1	n/a		0	0	0.0
Kit Carson	12	1	-91.7		0	3	n/a
La Plata	76	65	-14.5		33	46	39.4
Lake	11	22	100.0		9	8	-11.1
Larimer	362	317	-12.4		171	191	11.7
Las Animas	34	17	-50.0		17	8	-52.9
Lincoln*	5	8	60.0		3	9	200.0
Logan	13	17	30.8		16	11	-31.3
Mesa	299	357	19.4		229	158	-31.0
Mineral	1	1	0.0		0	0	0.0
Moffat	45	28	-37.8		26	21	-19.2
Montezuma	33	25	-24.2		15	22	46.7
Montrose	76	68	-10.5		49	55	12.2
Morgan	28	29	3.6		27	15	-44.4
Otero	22	17	-22.7		21	8	-61.9
Ouray	8	13	62.5		9	8	-11.1

Park	57	52	-8.8		33	23	-30.3
Philips	5	3	-40.0		0	2	n/a
Pitkin	22	32	45.5		19	13	-31.6
Prowers	8	7	-12.5		5	9	80.0
Pueblo	295	391	32.5		179	181	1.1
Rio Blanco	11	8	-27.3		8	9	12.5
Rio Grande	12	7	-41.7		12	5	-58.3
Routt	86	54	-37.2		47	31	-34.0
Saguache	6	12	100.0		6	6	0.0
San Juan	1	4	300.0		2	1	-50.0
San Miguel	25	33	32.0		14	19	35.7
Sedgwick	3	1	-66.7		3	3	0.0
Summit	80	72	-10.0		73	53	-27.4
Teller	43	56	30.2		30	23	-23.3
Washington	1	3	200.0		3	6	100.0
Weld	453	505	11.5		318	226	-28.9
Yuma	4	8	100.0		7	1	-85.7
Totals	8026	8540	6.4		4627	4057	-12.3

Table 7: Year-over-year change in year-to-date totals: January-December. (Year-end totals.)

Counties	2010 Total Filings	2011 Total Filings	YOY Change		2010 Total Sales	2011 Total Sales	YOY Change
Adams	4891	3553	-27.4		2856	2099	-26.5
Alamosa	40	44	10.0		21	32	52.4
Arapahoe	5500	3962	-28.0		3212	2533	-21.1
Archuleta	224	152	-32.1		168	130	-22.6
Baca	10	7	-30.0		6	4	-33.3
Bent	19	12	-36.8		7	3	-57.1
Boulder	1352	965	-28.6		616	496	-19.5
Broomfield	296	213	-28.0		148	98	-33.8
Chaffee	78	73	-6.4		33	35	6.1
Cheyenne	6	2	-66.7		4	4	0.0
Clear Creek	97	94	-3.1		66	53	-19.7
Conejos	15	22	46.7		2	8	300.0
Costilla*	10	9	-10.0		4	6	n/a
Crowley	12	13	8.3		12	4	-66.7
Custer	34	35	2.9		19	15	-21.1
Delta	283	243	-14.1		156	183	17.3
Denver	5053	3434	-32.0		2880	2187	-24.1
Dolores	31	10	-67.7		6	13	116.7
Douglas	2452	1761	-28.2		1279	1028	-19.6
Eagle	640	623	-2.7		274	334	21.9
Elbert	305	221	-27.5		152	138	-9.2
El Paso	4828	3603	-25.4		2630	2060	-21.7
Fremont	349	298	-14.6		225	185	-17.8
Garfield	669	728	8.8		319	419	31.3
Gilpin	81	83	2.5		55	49	-10.9
Grand	235	199	-15.3		153	136	-11.1
Gunnison	210	188	-10.5		121	141	16.5
Hinsdale	6	5	-16.7		1	0	-100.0
Huerfano	45	36	-20.0		29	23	-20.7
Jackson	4	3	-25.0		0	1	n/a
Jefferson	3849	2756	-28.4		2007	1621	-19.2
Kiowa	7	1	-85.7		7	0	-100.0
Kit Carson	24	23	-4.2		14	11	-21.4
La Plata	329	271	-17.6		154	161	4.5
Lake	56	63	12.5		40	29	-27.5
Larimer	1824	1329	-27.1		903	782	-13.4
Las Animas	127	109	-14.2		73	66	-9.6
Lincoln*	35	24	-31.4		20	19	-5.0
Logan	90	72	-20.0		69	48	-30.4
Mesa	1672	1189	-28.9		980	854	-12.9
Mineral	5	5	0.0		1	0	-100.0
Moffat	109	121	11.0		34	68	100.0
Montezuma	146	112	-23.3		84	85	1.2
Montrose	392	297	-24.2		228	233	2.2
Morgan	201	119	-40.8		127	102	-19.7
Otero	120	97	-19.2		62	68	9.7
Ouray	59	49	-16.9		50	25	-50.0
Park	293	220	-24.9		190	157	-17.4
Philips	29	9	-69.0		9	8	-11.1

Pitkin	142	115	-19.0		67	65	-3.0
Prowers	43	35	-18.6		25	27	8.0
Pueblo	1382	1267	-8.3		838	768	-8.4
Rio Blanco	41	31	-24.4		30	26	-13.3
Rio Grande	60	42	-30.0		43	31	-27.9
Routt	303	306	1.0		165	183	10.9
Saguache	30	31	3.3		19	24	26.3
San Juan	7	11	57.1		3	8	166.7
San Miguel	108	112	3.7		46	53	15.2
Sedgwick	13	11	-15.4		5	12	140.0
Summit	349	316	-9.5		174	227	30.5
Teller	320	210	-34.4		182	140	-23.1
Washington	18	25	38.9		17	18	5.9
Weld	2758	1919	-30.4		1721	1270	-26.2
Yuma	30	26	-13.3		13	16	23.1
Totals	42746	31914	-25.3		23854	19622	-17.7

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

Counties	2010 4thQ Filings	2011 1st Q Filings	2011 2nd Q Filings	2011 3rd Q filings	2011 4th Q filings	2011 Total Filings	2010 4th Q Sales	2011 st Q Sales	2011 2nd Q Sales	2011 3rd Q Sales	2011 4th Q sales	2011 Total Sales
Adams	1098	902	788	859	1004	3553	510	593	599	472	435	2099
Alamosa	13	11	10	9	14	44	3	7	7	11	7	32
Arapahoe	1354	990	973	982	1017	3962	651	715	686	583	549	2533
Archuleta	56	51	39	29	33	152	34	42	29	37	22	130
Baca	3	2	0	3	2	7	1	0	3	1	0	4
Bent	12	6	4	0	2	12	1	1	1	0	1	3
Boulder	340	231	264	237	233	965	111	157	135	120	84	496
Broomfield	66	58	51	63	41	213	24	22	17	28	31	98
Chaffee	17	23	13	18	19	73	10	6	10	10	9	35
Cheyenne	2	1	1	0	0	2	1	0	1	2	1	4
Clear Creek	21	32	14	24	24	94	10	11	19	11	12	53
Conejos		9	2	6	5	22		3	1	3	1	8
Costilla	0	3	3	2	1	9	4	1	5	0	0	6
Crowley		2	2	4	5	13		2	0	1	1	4
Custer	9	12	8	6	9	35	7	3	4	4	4	15
Delta	85	74	53	62	54	243	61	60	51	35	37	183
Denver	1228	830	826	868	910	3434	544	648	639	512	388	2187
Dolores	16	3	2	3	2	10	3	5	4	2	2	13
Douglas	571	458	360	456	487	1761	246	315	264	248	201	1028
Eagle	182	120	143	174	186	623	67	108	84	64	78	334
Elbert	66	52	51	62	56	221	46	40	33	33	32	138
El Paso	1251	971	772	872	988	3603	514	577	579	497	407	2060
Fremont	105	76	58	62	102	298	44	54	49	41	41	185
Garfield	202	185	126	212	205	728	83	95	126	84	114	419
Gilpin	21	20	24	13	26	83	21	14	13	7	15	49
Grand	57	40	47	54	58	199	33	26	43	32	35	136
Gunnison	50	50	50	57	31	188	23	37	45	31	28	141
Hinsdale	1	3	1	1	0	5	0	0	0	0	0	0
Huerfano	11	11	6	6	13	36	11	10	4	6	3	23
Jackson	3	0	1	1	1	3	0	1	0	0	0	1
Jefferson	1003	713	521	744	778	2756	385	457	451	368	345	1621
Kiowa	1	0	0	0	1	1	0	0	0	0	0	0
Kit Carson		6	4	12	1	23		4	4	0	3	11
La Plata	94	57	73	76	65	271	42	47	35	33	46	161
Lake	8	20	10	11	22	63	8	4	8	9	8	29
Larimer	488	318	332	362	317	1329	175	226	194	171	191	782
Las Animas	38	32	26	34	17	109	8	19	22	17	8	66
Lincoln	5	9	2	5	8	24	3	5	2	3	9	19

Logan	23	21	21	13	17	72		9	9	12	16	11	48
Mesa	454	276	257	299	357	1189		180	264	203	229	158	854
Mineral	1	2	1	1	1	5		0	0	0	0	0	0
Moffat	28	27	21	45	28	121		7	9	12	26	21	68
Montezuma	39	30	24	33	25	112		21	24	24	15	22	85
Montrose	103	73	80	76	68	297		50	71	58	49	55	233
Morgan	48	34	28	28	29	119		19	32	28	27	15	102
Otero	39	30	28	22	17	97		9	16	23	21	8	68
Ouray	12	9	19	8	13	49		12	4	4	9	8	25
Park	80	56	55	57	52	220		48	48	53	33	23	157
Philips	9	1	0	5	3	9		3	5	1	0	2	8
Pitkin	39	28	33	22	32	115		8	22	11	19	13	65
Prowers	14	11	9	8	7	35		6	6	7	5	9	27
Pueblo	355	305	276	295	391	1267		161	208	200	179	181	768
Rio Blanco	16	7	5	11	8	31		3	5	4	8	9	26
Rio Grande	18	16	7	12	7	42		5	9	5	12	5	31
Routt	81	104	62	86	54	306		32	45	60	47	31	183
Saguache	10	10	3	6	12	31		2	8	4	6	6	24
San Juan	1	4	2	1	4	11		1	1	4	2	1	8
San Miguel	24	28	26	25	33	112		7	9	11	14	19	53
Sedgwick	6	4	3	3	1	11		1	3	3	3	3	12
Summit	92	77	87	80	72	316		27	50	51	73	53	227
Teller	78	60	51	43	56	210		45	40	47	30	23	140
Washington	3	12	9	1	3	25		5	4	5	3	6	18
Weld	676	501	460	453	505	1919		344	393	333	318	226	1270
Yuma	11	8	6	4	8	26		2	5	3	7	1	16
Totals	10737	8115	7233	8026	8540	31914		4,691	5605	5333	4627	4057	19622