



Division of Housing 2nd Quarter 2012 Foreclosure Report

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

August 2, 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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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

During the second quarter of 2012, Colorado public trustees reported 8,061 foreclosure filings and 3,784 sales at auction (completed foreclosures). During the second quarter of 2011, there were 7,333 filings and 5,333 sales. Comparing year-over-year for the second quarter, foreclosure filings rose 9.9 percent and completed foreclosures fell 29.0 percent.

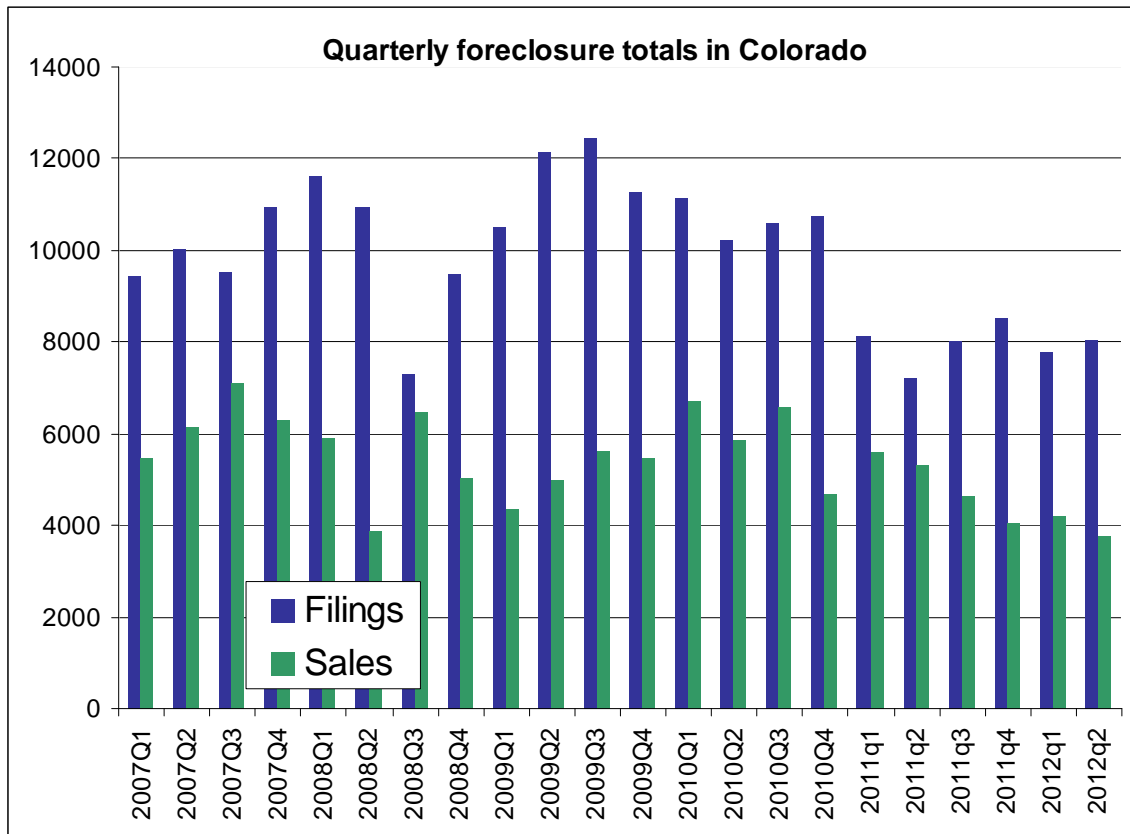
Comparing the second quarter of 2012 to the first quarter of 2012, foreclosure filings rose 3.6 percent from 7,783 to 8,061. Foreclosure sales fell 10.4 percent from 4,221 to 3,784 during the same period.

Comparing the first six months of the year, foreclosure filings were up 2.8 percent from 2011 to 2012 and foreclosure sales at auction fell 26.8 percent during the same period, dropping from 10,938 sales during 2011 to 8,005 during 2012. There were 15,412 filings during the first half of 2011 and 15,844 filings during the first half of 2012.

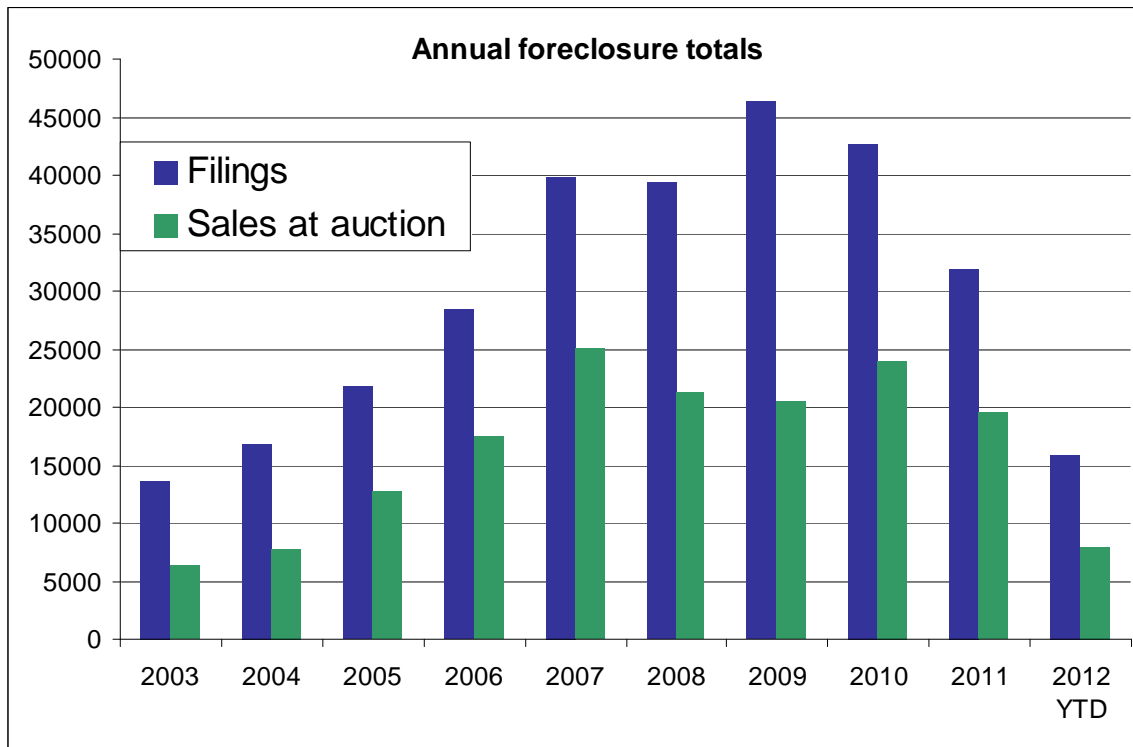
During the second quarter, foreclosure filing continued to fall well below what was reported during 2009 and 2010, and foreclosure sales at auction hit the lowest point recorded since the foreclosure survey was started in 2007. Filings are now 35 percent below 2009's third-quarter peak of 12,468 filings. Foreclosure auction sales fell for the third quarter in a row, falling to 46 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	31,878
2012 (January-June)	15,844

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
2012 (January-June)	8,005

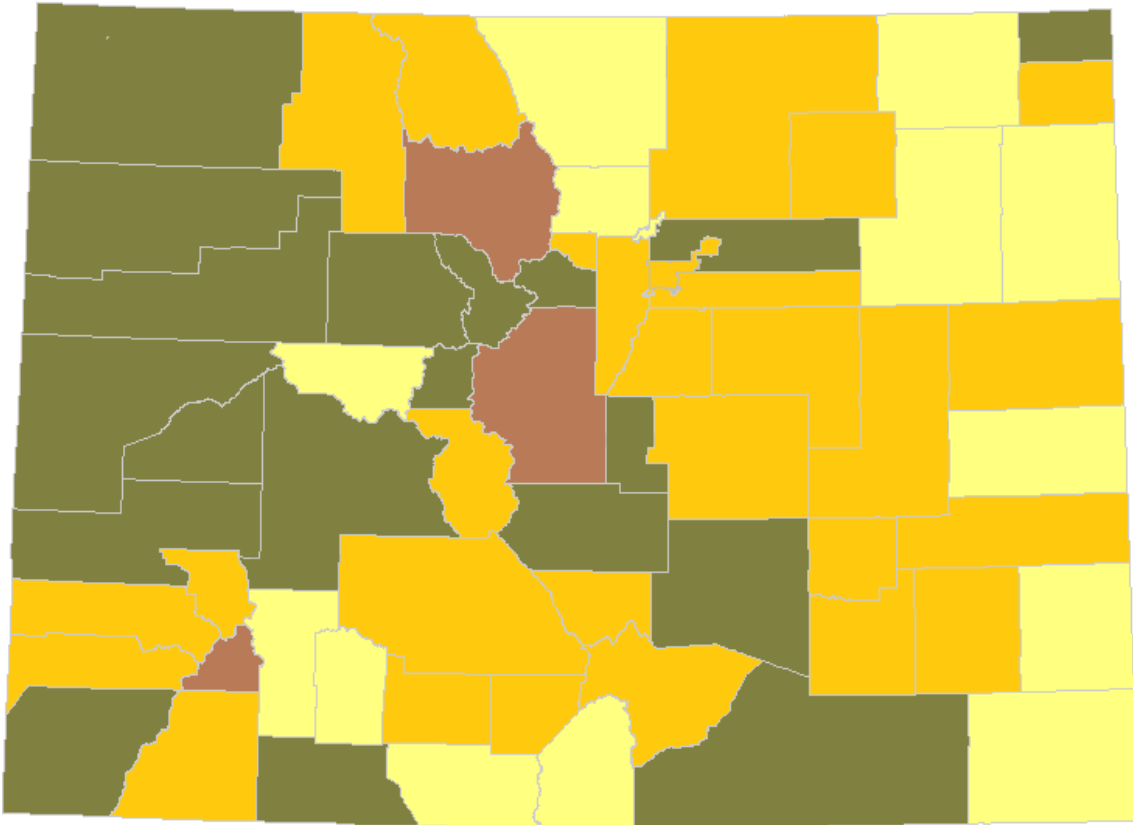
County Statistics

Trends in different counties throughout the state vary considerably. The 12 most populous counties in Colorado now account for 82 percent of all foreclosure filings activity in Colorado. However, in 2007 the 12 metropolitan 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 524 households for the first quarter of 2012.

No metropolitan counties were found among the counties with the top ten foreclosure rates. With the exception of Delta county, all counties in the top ten were mountain counties and included: San Juan, Grand, Park, Garfield, Lake, Eagle, Teller, Gunnison and Archuleta counties.

Mesa County reported the highest foreclosure rate of the metropolitan counties, with Pueblo reporting the second-highest foreclosure rate among the metro counties. See Table 3.

The metropolitan counties with the largest number of completed foreclosures per household were Mesa, Pueblo, Adams, and Weld counties. Mesa County reported one

foreclosure for every 308 households, while Adams and Pueblo counties reported one foreclosure for every 374 and 331 households, respectively. Weld County reported one foreclosure for every 416 households.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 1,707 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.

It is important to note 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 only two foreclosures and now has the highest foreclosure rate in the state.

Future Outlook

As expected, foreclosure filings totals are up during the first half of 2012 compared to the first half of 2011. Foreclosure filings totals were pushed down by a variety of moratoria and slowdowns and by the national legal settlement with attorneys general and by the “robosigning” controversy. The pace of processing new foreclosures slowed considerably during 2011 and foreclosure totals fell off. As the processing of foreclosures has returned to a more normal pace during 2012, foreclosure filings are expected to rise somewhat.

Nevertheless, foreclosure filings for the year remain well below peak levels seen during 2009, and completed foreclosures, echoing the decline in foreclosure filings during 2011 continue to fall during 2012.

It is unlikely that foreclosure totals will decrease as much as they did from 2010 to 2011, but a decline is still likely due to a variety of factors.

One of the largest factors is that few risky loans have been originated in Colorado since 2008. Following the financial crisis of 2008, loan standards were significantly tightened and fewer loans were made. This means there are fewer loans overall to foreclose, and there were fewer loans made to borrowers with marginal credit histories. In addition, even with relatively weak employment growth, many of the workers most affected by layoffs and wage declines will be workers who are younger and are not homeowners. Thus, additional disruptions in the employment market will not drive as many foreclosures as they might have in 2008 or 2009.

For these reason, the overall downward trend in foreclosure is expected to continue at a slow pace, albeit with some ups and downs.

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 former 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 any errors or 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 household estimates	2012 2nd Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
San Juan	349	2	0.57%	175
Grand	6,448	35	0.54%	184
Park	7,198	36	0.50%	200
Garfield	20,267	100	0.49%	203
Lake	2,943	12	0.41%	245
Eagle	19,209	78	0.41%	246
Teller	9,850	39	0.40%	253
Gunnison	6,511	24	0.37%	271
Delta	12,676	46	0.36%	276
Archuleta	5,258	19	0.36%	277
Clear Creek	4,220	15	0.36%	281
Moffat	5,474	19	0.35%	288
Montrose	16,447	57	0.35%	289
Mesa	57,931	188	0.32%	308
Rio Blanco	2,628	8	0.30%	329
Pueblo	63,135	191	0.30%	331
Montezuma	10,542	31	0.29%	340
Las Animas	6,347	18	0.28%	353
Fremont	16,589	47	0.28%	353
Summit	11,791	33	0.28%	357
Sedgwick	1,090	3	0.28%	363
Adams	154,503	413	0.27%	374
Rio Grande	4,790	12	0.25%	399
Elbert	8,398	21	0.25%	400
Weld	89,867	216	0.24%	416
Routt	9,866	23	0.23%	429
Otero	7,737	18	0.23%	430
San Miguel	3,453	8	0.23%	432
Kit Carson	3,040	7	0.23%	434
Crowley	1,312	3	0.23%	437
Huerfano	3,116	7	0.22%	445
Dolores	899	2	0.22%	450
Bent	1,837	4	0.22%	459
Morgan	10,306	22	0.21%	468
Lincoln	1,950	4	0.21%	488
Ouray	2,030	4	0.20%	508
Arapahoe	225,201	439	0.19%	513
El Paso	237,851	439	0.18%	542
Douglas	102,568	168	0.16%	611
Kiowa	619	1	0.16%	619
Gilpin	2,477	4	0.16%	619

Custer	1,932	3	0.16%	644
Jackson	647	1	0.15%	647
Saguache	2,649	4	0.15%	662
Jefferson	218,569	312	0.14%	701
Denver	265,613	379	0.14%	701
La Plata	21,141	30	0.14%	705
Alamosa	6,017	7	0.12%	860
Philips	1,832	2	0.11%	916
Chaffee	7,602	8	0.11%	950
Pitkin	8,158	8	0.10%	1020
Larimer	120,708	111	0.09%	1087
Broomfield	21,509	17	0.08%	1265
Yuma	3,952	3	0.08%	1317
Logan	8,057	6	0.07%	1343
Costilla	1,552	1	0.06%	1552
Conejos	3,130	2	0.06%	1565
Prowers	4,933	3	0.06%	1644
Boulder	119,494	70	0.06%	1707
Washington	1,976	1	0.05%	1976
Baca	1,687	0	0.00%	n/a
Cheyenne	784	0	0.00%	n/a
Hinsdale	364	0	0.00%	n/a
Mineral	354	0	0.00%	n/a
StateTotal	1,981,383	3784	0.19%	524

Table 4: Cures

Counties	2010		2011		2011		2012		
	3rdQ cures	4th Q cures	1stQ cures	2nd Q cures	3rd Q cures	4th Q cures	1st Q cures	2nd Q cures	
Adams	41	45	34	35	23	34	29	36	
Alamosa	0	0	0	0	0	1	0	0	
Arapahoe	56	40	69	49	32	30	41	51	
Archuleta	2	3	1	2	0	3	1	1	
Baca	0	0	1	0	0	0	0	1	
Bent	0	0	0	0	0	0	0	0	
Broomfield	4	8	5	3	6	4	0	2	
Boulder	37	29	29	20	42	20	21	18	
Chaffee	2	2	7	0	2	3	0	2	
Cheyenne	0	0	0	0	0	0	0	0	
Clear Creek	0	0	3	0	0	0	0	2	
Conejos	1		2	1		0	0	2	
Costilla		1			0	0	1	0	
Crowley	1	0	0	0	0	0	0	1	
Custer	0	0	1	2	1	0	1	0	
Delta	4	3	4	6	6	3	1	5	
Denver	48	69	63	41	42	40	62	60	
Dolores	0	0	0	0	0	0	0	0	
Douglas	32	31	21	21	23	14	32	29	
Eagle	4	8	8	7	2	3	4	4	
Elbert	6	2	1	4	3	2	3	4	
El Paso	98	48	73	50	32	32	50	52	
Fremont	9	5	3	3	3	2	4	3	
Garfield*	n/a	n/a	n/a	n/a	n/a		5	7	6
Gilpin	2	1		1	6	0	0	2	
Grand	4	9	1	1	3	3	2	4	
Gunnison	2	1	3	3	3	2	2	0	
Hinsdale	0	0	0	0	0	0	0	0	
Huerfano	0	0	2	0	0	2	1	1	
Jackson	0	0	0	0	0	0	0	0	
Jefferson	49	56	73	36	41	49	43	53	
Kiowa	0	0	0	0	0	0	0	0	
Kit Carson	0		0	0	0	0	1	0	
La Plata	5	7	7	6	4	2	2	4	
Lake	2	0	0	0	0	1	0	0	
Larimer	30	38	34	19	17	22	32	27	
Las Animas	1	3	0	0	0	2	1	0	
Lincoln	1	2	0	0		0	2	0	
Logan	2	1	2	1	1	1	1	2	
Mesa	17	13	13	23	12	7	11	8	
Mineral	0	1	0	0	0	0	0	0	
Moffat	3	1		3	3	1	0	1	
Montezuma	2	2	2	1	3	2		1	
Montrose	2	7	2	4	0	2	6	2	

Morgan	5	1	4	1	0	3	4	2
Otero	6	2	0	0	0	0		3
Ouray	1	1	0	1	2	0	0	0
Park	2	2	2	1	5	0	0	1
Philips	1	0	1	1	0	0	0	0
Pitkin	1	3	2	2	1	4	1	3
Prowers	0	1	0	0	0	0	0	0
Pueblo	9	18	24	16	12	15	19	14
Rio Blanco	1	0	1	0	0	0	1	1
Rio Grande	1	1	3	0	0	0	1	1
Routt	6	3	5	8	1	6	0	0
Saguache	0	1	0	0	0	0	0	0
San Juan	0	0	0	1	0	0	0	0
San Miguel	2	6	1	2	1	5	1	0
Sedgwick	1	1	0	0	0	0	0	0
Summit	4	4	4	6	4	7	8	6
Teller	6	9	1	6	2	2	1	5
Washington	0	1	1	0	0	0	0	0
Weld	24	33	24	17	14	15	22	2
Yuma	0	1	1	2	4	0	1	1
Totals	537	524	465	406	356	349	420	423

*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	2011 2nd Q Filings	2012 2nd Q Filings	Percent change		2011 2nd Q Sales	2012 2nd Q Sales	Percent change
Adams	788	854	8.4		599	413	-31.1
Alamosa	10	10	0.0		7	7	0.0
Arapahoe	973	1047	7.6		686	439	-36.0
Archuleta	39	24	-38.5		29	19	-34.5
Baca	0	2	n/a		3	0	-100.0
Bent	4	7	75.0		1	4	300.0
Boulder	264	214	-18.9		135	70	-48.1
Broomfield	51	70	37.3		17	17	0.0
Chaffee	13	10	-23.1		10	8	-20.0
Cheyenne	1	3	200.0		1	0	-100.0
Clear Creek	14	12	-14.3		19	15	-21.1
Conejos	2	8	300.0		1	2	100.0
Costilla	3	6	100.0		5	1	-80.0
Crowley	2	5	150.0		0	3	n/a
Custer	8	6	-25.0		4	3	-25.0
Delta	53	60	13.2		51	46	-9.8
Denver	826	902	9.2		639	379	-40.7
Dolores	2	5	150.0		4	2	-50.0
Douglas	360	450	25.0		264	168	-36.4
Eagle	143	141	-1.4		84	78	-7.1
Elbert	51	54	5.9		33	21	-36.4
El Paso	772	916	18.7		579	439	-24.2
Fremont	58	86	48.3		49	47	-4.1
Garfield	126	176	39.7		126	100	-20.6
Gilpin	24	16	-33.3		13	4	-69.2
Grand	47	49	4.3		43	35	-18.6
Gunnison	50	28	-44.0		45	24	-46.7
Hinsdale	1	0	-100.0		0	0	n/a
Huerfano	6	10	66.7		4	7	75.0
Jackson	1	2	100.0		0	1	n/a
Jefferson	621	746	20.1		451	312	-30.8
Kiowa	0	0	n/a		0	1	n/a
Kit Carson	4	6	50.0		4	7	75.0
La Plata	73	57	-21.9		35	30	-14.3
Lake	10	7	-30.0		8	12	50.0
Larimer	332	315	-5.1		194	111	-42.8
Las Animas	26	27	3.8		22	18	-18.2
Lincoln	2	5	150.0		2	4	100.0
Logan	21	9	-57.1		12	6	-50.0
Mesa	257	342	33.1		203	188	-7.4
Mineral	1	1	0.0		0	0	n/a
Moffat	21	18	-14.3		12	19	58.3
Montezuma	24	36	50.0		24	31	29.2
Montrose	80	66	-17.5		58	57	-1.7
Morgan	28	34	21.4		28	22	-21.4

Otero	28	21	-25.0		23	18	-21.7
Ouray	19	11	-42.1		4	4	0.0
Park	55	56	1.8		53	36	-32.1
Philips	0	2	n/a		1	2	100.0
Pitkin	33	34	3.0		11	8	-27.3
Prowers	9	8	-11.1		7	3	-57.1
Pueblo	276	327	18.5		200	191	-4.5
Rio Blanco	5	9	80.0		4	8	100.0
Rio Grande	7	13	85.7		5	12	140.0
Routt	62	65	4.8		60	23	-61.7
Saguache	3	6	100.0		4	4	0.0
San Juan	2	2	0.0		4	2	-50.0
San Miguel	26	32	23.1		11	8	-27.3
Sedgwick	3	0	-100.0		3	3	0.0
Summit	87	79	-9.2		51	33	-35.3
Teller	51	71	39.2		47	39	-17.0
Washington	9	2	-77.8		5	1	-80.0
Weld	460	475	3.3		333	216	-35.1
Yuma	6	6	0.0		3	3	0.0
Totals	7333	8061	9.9		5333	3784	-29.0

Table 6: Percent change from 1st Q 2012 to 2nd Q 2012:

Counties	2012			2012		
	1st Q Filings	2nd Q Filings	Percent Change	1st Q Sales	2nd Q Sales	Percent Change
Adams	861	854	-0.8	479	413	-13.8
Alamosa	11	10	-9.1	10	7	-30.0
Arapahoe	979	1047	6.9	492	439	-10.8
Archuleta	42	24	-42.9	21	19	-9.5
Baca	2	2	0.0	2	0	-100.0
Bent	10	7	-30.0	2	4	100.0
Boulder	214	214	0.0	112	70	-37.5
Broomfield	53	70	32.1	30	17	-43.3
Chaffee	18	10	-44.4	8	8	0.0
Cheyenne	0	3	n/a	0	0	n/a
Clear Creek	15	12	-20.0	14	15	7.1
Conejos	3	8	166.7	2	2	0.0
Costilla	6	6	0.0	0	1	n/a
Crowley	4	5	25.0	2	3	50.0
Custer	11	6	-45.5	4	3	-25.0
Delta	54	60	11.1	37	46	24.3
Denver	841	902	7.3	394	379	-3.8
Dolores	3	5	66.7	0	2	n/a
Douglas	434	450	3.7	192	168	-12.5
Eagle	125	141	12.8	117	78	-33.3
Elbert	67	54	-19.4	27	21	-22.2
El Paso	861	916	6.4	438	439	0.2
Fremont	65	86	32.3	57	47	-17.5
Garfield	148	176	18.9	101	100	-1.0
Gilpin	10	16	60.0	10	4	-60.0
Grand	49	49	0.0	29	35	20.7
Gunnison	52	28	-46.2	23	24	4.3
Hinsdale	0	0	n/a	0	0	n/a
Huerfano	15	10	-33.3	7	7	0.0
Jackson	1	2	100.0	0	1	n/a
Jefferson	723	746	3.2	369	312	-15.4
Kiowa	0	0	n/a	0	1	n/a
Kit Carson	9	6	-33.3	4	7	75.0
La Plata	67	57	-14.9	36	30	-16.7
Lake	10	7	-30.0	7	12	71.4
Larimer	306	315	2.9	169	111	-34.3
Las Animas	27	27	0.0	31	18	-41.9
Lincoln*	6	5	-16.7	5	4	-20.0
Logan	14	9	-35.7	9	6	-33.3
Mesa	344	342	-0.6	233	188	-19.3
Mineral	1	1	0.0	0	0	n/a
Moffat	36	18	-50.0	19	19	0.0
Montezuma	30	36	20.0	21	31	47.6
Montrose	91	66	-27.5	36	57	58.3
Morgan	32	34	6.3	13	22	69.2

Otero	26	21	-19.2		17	18	5.9
Ouray	14	11	-21.4		9	4	-55.6
Park	66	56	-15.2		35	36	2.9
Philips	4	2	-50.0		3	2	-33.3
Pitkin	23	34	47.8		12	8	-33.3
Prowers	6	8	33.3		5	3	-40.0
Pueblo	292	327	12.0		195	191	-2.1
Rio Blanco	13	9	-30.8		2	8	300.0
Rio Grande	19	13	-31.6		1	12	1100.0
Routt	65	65	0.0		35	23	-34.3
Saguache	10	6	-40.0		3	4	33.3
San Juan	1	2	100.0		3	2	-33.3
San Miguel	19	32	68.4		16	8	-50.0
Sedgwick	3	0	-100.0		2	3	50.0
Summit	95	79	-16.8		22	33	50.0
Teller	59	71	20.3		37	39	5.4
Washington	1	2	100.0		1	1	0.0
Weld	412	475	15.3		260	216	-16.9
Yuma	5	6	20.0		1	3	200.0
Totals	7783	8061	3.6		4221	3784	-10.4

Table 7: Year-over-year change in foreclosure totals at mid-year (Q1 +Q2):

Counties	2011 Mid-year filings total	2012 Mid-year filings total	YOY Change		2011 Mid-year filings total	2012 Mid-year filings total	YOY Change
Adams	1690	1715	1.5		1192	892	-25.2
Alamosa	21	21	0.0		14	17	21.4
Arapahoe	1963	2026	3.2		1401	931	-33.5
Archuleta	90	66	-26.7		71	40	-43.7
Baca	2	4	100.0		3	2	-33.3
Bent	10	17	70.0		2	6	200.0
Boulder	495	428	-13.5		292	182	-37.7
Broomfield	109	123	12.8		39	47	20.5
Chaffee	36	28	-22.2		16	16	0.0
Cheyenne	2	3	50.0		1	0	-100.0
Clear Creek	46	27	-41.3		30	29	-3.3
Conejos	11	11	0.0		4	4	0.0
Costilla	6	12	100.0		6	1	-83.3
Crowley	4	9	125.0		2	5	150.0
Custer	20	17	-15.0		7	7	0.0
Delta	127	114	-10.2		111	83	-25.2
Denver	1656	1743	5.3		1287	773	-39.9
Dolores	5	8	60.0		9	2	-77.8
Douglas	818	884	8.1		579	360	-37.8
Eagle	263	266	1.1		192	195	1.6
Elbert	103	121	17.5		73	48	-34.2
El Paso	1743	1777	2.0		1156	877	-24.1
Fremont	134	151	12.7		103	104	1.0
Garfield	311	324	4.2		221	201	-9.0
Gilpin	44	26	-40.9		27	14	-48.1
Grand	87	98	12.6		69	64	-7.2
Gunnison	100	80	-20.0		82	47	-42.7
Hinsdale	4	0	-100.0		0	0	n/a
Huerfano	17	25	47.1		14	14	0.0
Jackson	1	3	200.0		1	1	0.0
Jefferson	1334	1469	10.1		908	681	-25.0
Kiowa	0	0	n/a		0	1	n/a
Kit Carson	4	15	275.0		8	11	37.5
La Plata	130	124	-4.6		82	66	-19.5
Lake	30	17	-43.3		12	19	58.3
Larimer	650	621	-4.5		420	280	-33.3
Las Animas	58	54	-6.9		41	49	19.5
Lincoln	11	11	0.0		7	9	28.6
Logan	42	23	-45.2		21	15	-28.6
Mesa	533	686	28.7		467	421	-9.9
Mineral	3	2	-33.3		0	0	n/a
Moffat	48	54	12.5		21	38	81.0
Montezuma	54	66	22.2		48	52	8.3
Montrose	153	157	2.6		129	93	-27.9
Morgan	62	66	6.5		60	35	-41.7
Otero	28	47	67.9		39	35	-10.3
Ouray	28	25	-10.7		8	13	62.5
Park	111	122	9.9		101	71	-29.7
Philips	1	6	500.0		6	5	-16.7

Pitkin	61	57	-6.6		33	20	-39.4
Prowers	20	14	-30.0		13	8	-38.5
Pueblo	581	619	6.5		408	386	-5.4
Rio Blanco	12	22	83.3		9	10	11.1
Rio Grande	23	32	39.1		14	13	-7.1
Routt	166	130	-21.7		105	58	-44.8
Saguache	13	16	23.1		12	7	-41.7
San Juan	6	3	-50.0		5	5	0.0
San Miguel	54	51	-5.6		20	24	20.0
Sedgwick	7	3	-57.1		6	5	-16.7
Summit	164	174	6.1		101	55	-45.5
Teller	111	130	17.1		87	76	-12.6
Washington	21	3	-85.7		9	2	-77.8
Weld	961	887	-7.7		726	476	-34.4
Yuma	14	11	-21.4		8	4	-50.0
Totals	15412	15844	2.8		10938	8005	-26.8

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

Counties	2011	2011	2011	2012	2012		2011	2011	2011	2012	2012
	2nd Q Filings	3rd Q Filings	4th Q Filings	1st Q Filings	2nd Q Filings		2nd Q Sales	3rd Q Sales	4th Q Sales	1st Q Sales	2nd Q Sales
Adams	788	859	1004	861	854		599	472	435	479	413
Alamosa	10	9	14	11	10		7	11	7	10	7
Arapahoe	973	982	1017	979	1047		686	583	549	492	439
Archuleta	39	29	33	42	24		29	37	22	21	19
Baca	0	3	2	2	2		3	1	0	2	0
Bent	4	0	2	10	7		1	0	1	2	4
Boulder	264	237	233	214	214		135	120	84	112	70
Broomfield	51	63	41	53	70		17	28	31	30	17
Chaffee	13	18	19	18	10		10	10	9	8	8
Cheyenne	1	0	0	0	3		1	2	1	0	0
Clear Creek	14	24	24	15	12		19	11	12	14	15
Conejos	2	6	5	3	8		1	3	1	2	2
Costilla	3	2	1	6	6		5	0	0	0	1
Crowley	2	4	5	4	5		0	1	1	2	3
Custer	8	6	9	11	6		4	4	4	4	3
Delta	53	62	54	54	60		51	35	37	37	46
Denver	826	868	910	841	902		639	512	388	394	379
Dolores	2	3	2	3	5		4	2	2	0	2
Douglas	360	456	487	434	450		264	248	201	192	168
Eagle	143	174	186	125	141		84	64	78	117	78
Elbert	51	62	56	67	54		33	33	32	27	21
El Paso	772	872	988	861	916		579	497	407	438	439
Fremont	58	62	102	65	86		49	41	41	57	47
Garfield	126	212	205	148	176		126	84	114	101	100
Gilpin	24	13	26	10	16		13	7	15	10	4
Grand	47	54	58	49	49		43	32	35	29	35
Gunnison	50	57	31	52	28		45	31	28	23	24
Hinsdale	1	1	0	0	0		0	0	0	0	0
Huerfano	6	6	13	15	10		4	6	3	7	7
Jackson	1	1	1	1	2		0	0	0	0	1
Jefferson	621	744	778	723	746		451	368	345	369	312
Kiowa	0	0	1	0	0		0	0	0	0	1
Kit Carson	4	12	1	9	6		4	0	3	4	7
La Plata	73	76	65	67	57		35	33	46	36	30
Lake	10	11	22	10	7		8	9	8	7	12

Larimer	332	362	317	306	315		194	171	191	169	111
Las Animas	26	34	17	27	27		22	17	8	31	18
Lincoln	2	5	8	6	5		2	3	9	5	4
Logan	21	13	17	14	9		12	16	11	9	6
Mesa	257	299	357	344	342		203	229	158	233	188
Mineral	1	1	1	1	1		0	0	0	0	0
Moffat	21	45	28	36	18		12	26	21	19	19
Montezuma	24	33	25	30	36		24	15	22	21	31
Montrose	80	76	68	91	66		58	49	55	36	57
Morgan	28	28	29	32	34		28	27	15	13	22
Otero	28	22	17	26	21		23	21	8	17	18
Ouray	19	8	13	14	11		4	9	8	9	4
Park	55	57	52	66	56		53	33	23	35	36
Philips	0	5	3	4	2		1	0	2	3	2
Pitkin	33	22	32	23	34		11	19	13	12	8
Prowers	9	8	7	6	8		7	5	9	5	3
Pueblo	276	295	391	292	327		200	179	181	195	191
Rio Blanco	5	11	8	13	9		4	8	9	2	8
Rio Grande	7	12	7	19	13		5	12	5	1	12
Routt	62	86	54	65	65		60	47	31	35	23
Saguache	3	6	12	10	6		4	6	6	3	4
San Juan	2	1	4	1	2		4	2	1	3	2
San Miguel	26	25	33	19	32		11	14	19	16	8
Sedgwick	3	3	1	3	0		3	3	3	2	3
Summit	87	80	72	95	79		51	73	53	22	33
Teller	51	43	56	59	71		47	30	23	37	39
Washington	9	1	3	1	2		5	3	6	1	1
Weld	460	453	505	412	475		333	318	226	260	216
Yuma	6	4	8	5	6		3	7	1	1	3
Totals	7333	8026	8540	7783	8061		5333	4627	4057	4221	3784