



Division of Housing 4th Quarter 2012 Foreclosure Report

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

February 12, 2013

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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 fourth quarter of 2012, Colorado public trustees reported 5,685 foreclosure filings and 3,760 sales at auction (completed foreclosures). During the fourth quarter of 2011, there were 8,540 filings and 4,057 sales. Comparing year-over-year for the fourth quarter, foreclosure filings fell 33.4 percent and completed foreclosures fell 7.3 percent.

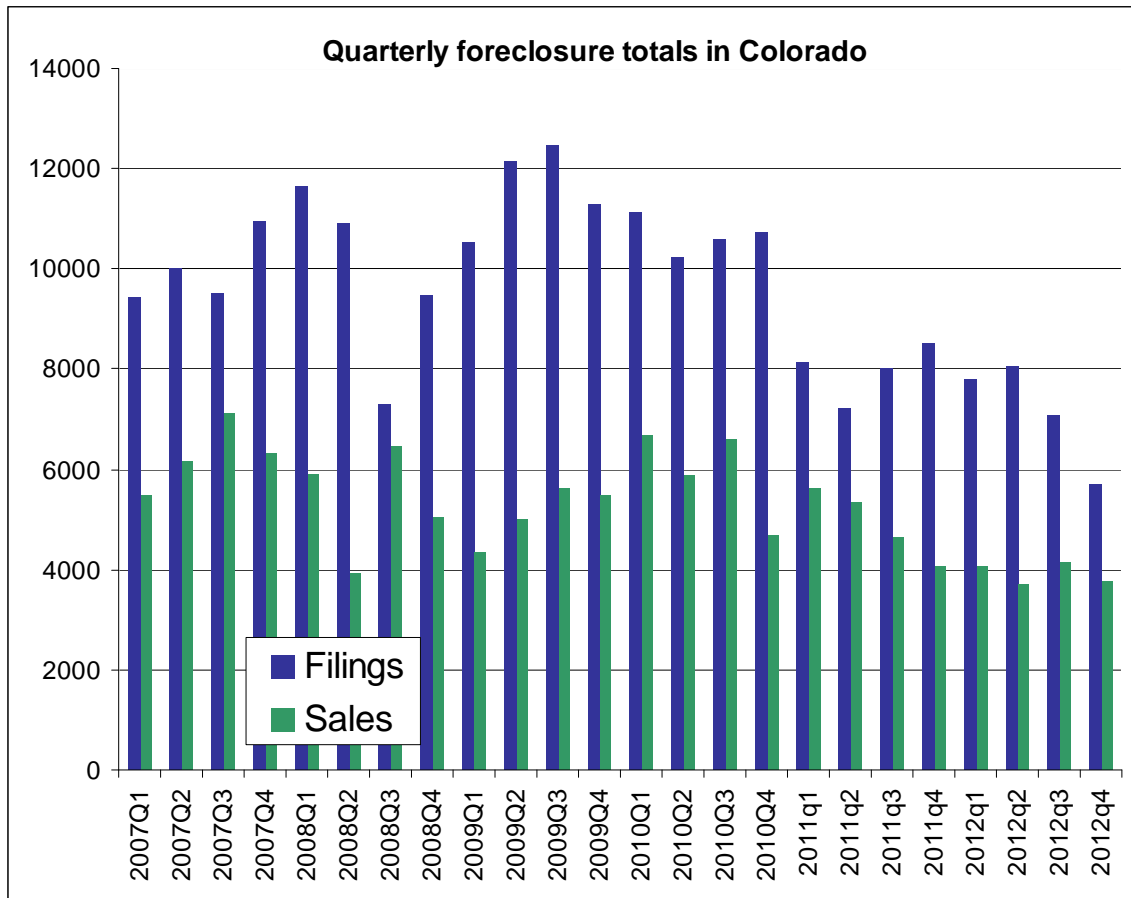
Comparing the fourth quarter of 2012 to the third quarter of 2012, foreclosure filings fell 19.7 percent from 7,076 to 5,685. Foreclosure sales fell 9.1 percent from 4,138 to 3,760 during the same period.

Comparing year-end totals, foreclosure filings were down 10.6 percent from 2011 to 2012 and foreclosure sales at auction fell 18.9 percent during the same period, dropping from 19,617 sales during 2011 to 15,903 during 2012. There were 31,975 filings during 2011 and 28,579 filings during 2012.

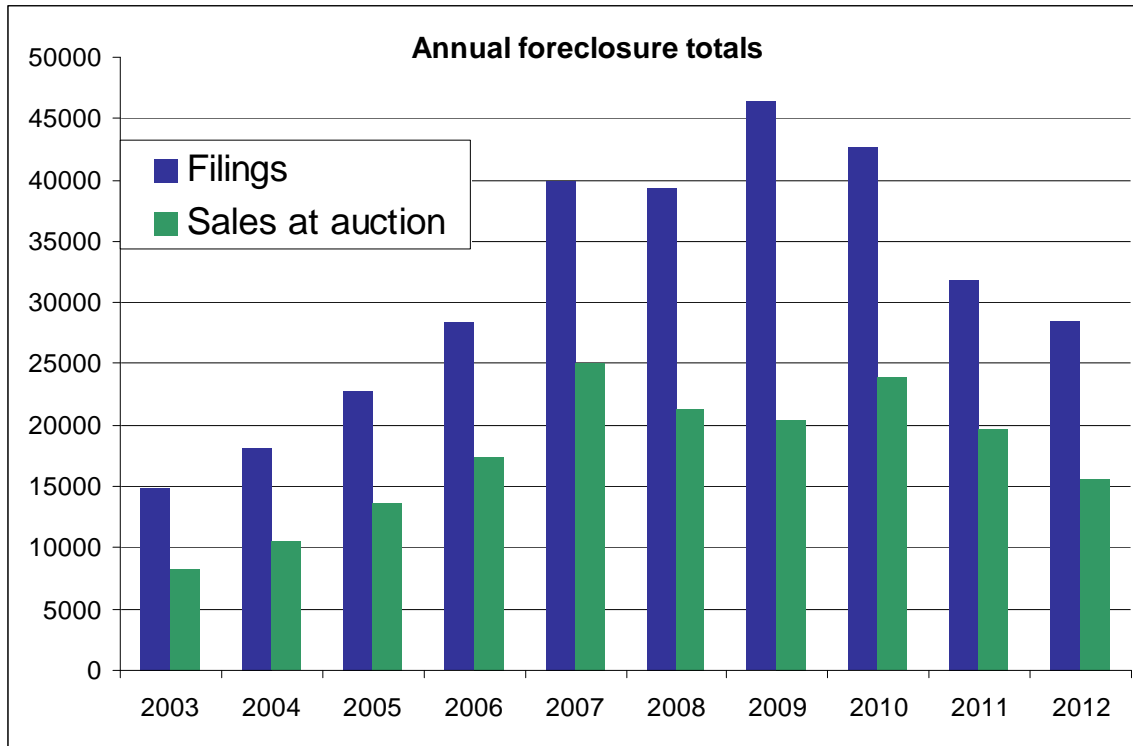
During the fourth quarter, foreclosure filings continued to fall well below what was reported during 2009 and 2010. At year end, foreclosure filings are at a six-year low and foreclosure sales are at a seven-year low.

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	14,858
2004	18,127
2005	22,894
2006	28,435
2007	39,920
2008	39,333
2009	46,394
2010	42,692
2011	31,975
2012	28,579

Table 2: Foreclosure Sales at Auction

Year	Foreclosure Sales
2003	8,239
2004	10,566
2005	13,642
2006	17,451
2007	25,054
2008	21,306
2009	20,437
2010	23,891
2011	19,617
2012	15,903

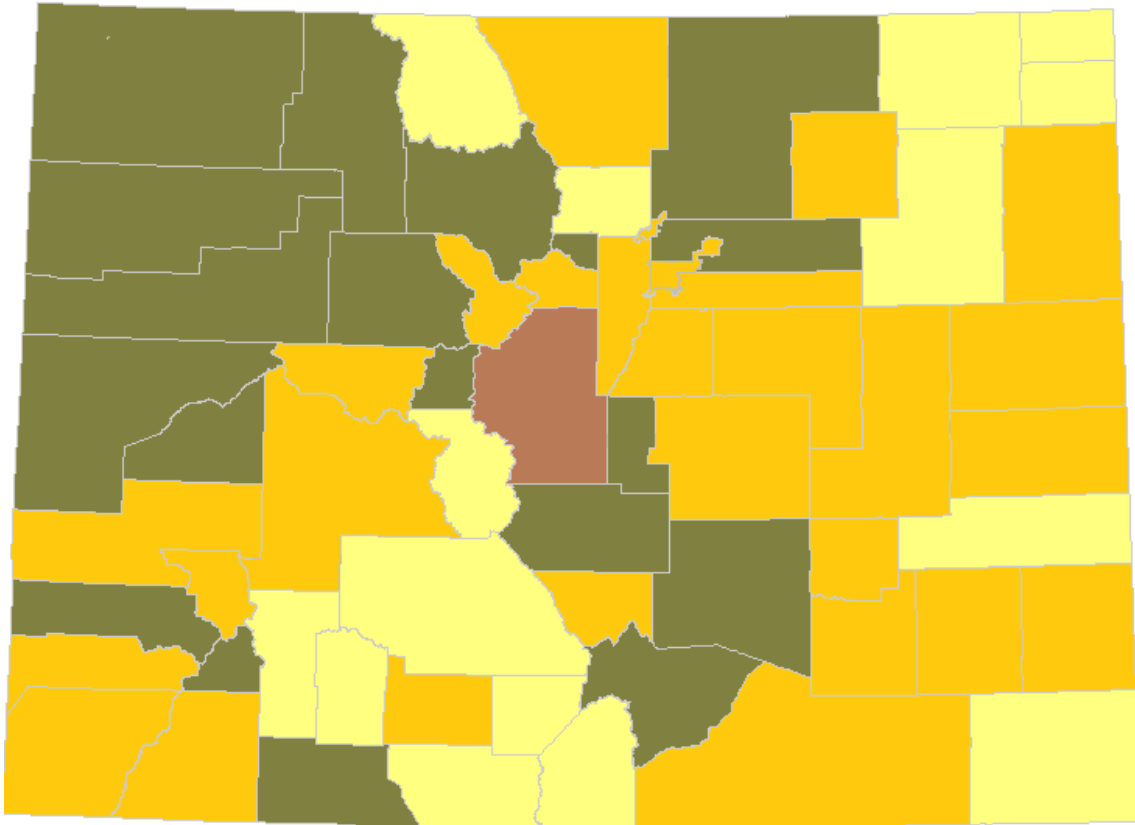
County Statistics

Trends in different counties throughout the state vary considerably. The 12 metropolitan counties in Colorado now account for slightly more than 81 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 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 530 households for the fourth quarter of 2012.

Only one metropolitan county (Mesa County) was found among the counties with the top ten foreclosure rates. Most of the counties in the top ten were mountain counties including Park, Routt and Grand 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.

During the fourth quarter, the metropolitan counties with the largest number of completed foreclosures per household were Mesa, Adams, Pueblo and Weld counties. Mesa County reported one foreclosure for every 288 households, while Adams and Pueblo counties

reported one foreclosure for every 366 and 369 households, respectively. Weld County reported one foreclosure for every 406 households.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 1,263 households.

From 2006 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 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, during the second quarter of this year, reported only two foreclosures and had the highest foreclosure rate in the state.

Future Outlook

At year end, the foreclosure rate in Colorado is nearly back to 2005 levels. In 2005, there were approximately 133 households per completed foreclosure, and in 2012 there were approximately 129 households per completed foreclosure. In raw totals, foreclosure filings were at a six-year low during 2012 and completed foreclosures were at a seven-year low. Foreclosure filings have declined for three years in a row, and completed foreclosures have declined for two years in a row.

At this point there is a well established downward trend, but this does not guarantee continued declines. However, given current trends in employment and demand for real estate, it does appear that foreclosure activity will continue to decline in the absence of significant increases in unemployment.

Unemployment is currently stable, although total employment is largely flat in many areas. Also, new mortgage loan originations continue to be down significantly from 2007 peak levels, and few new loans employ what are considered to be risky loan products at this time. With continued declines in the total number of mortgage loans serviced in the state in recent years, the number of potential foreclosures has declined as well.

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 2011 (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.

*For the fourth quarter of this year, Otero County did not respond to the survey. Otero totals are based on a three-quarter average using totals from the first, second and third quarters of 2012.

Table 3: Foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units. 2011 household numbers are the most recent available.

County	2011 household estimates	2012 4th Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
Park	7,117	37	0.52%	192
Rio Blanco	2,695	12	0.45%	225
Grand	6,318	28	0.44%	226
Lake	2,987	12	0.40%	249
Garfield	20,309	75	0.37%	271
Routt	9,768	36	0.37%	271
Gilpin	2,465	9	0.37%	274
Mesa	58,268	202	0.35%	288
Teller	9,817	33	0.34%	297
Archuleta	5,247	17	0.32%	309
Fremont	16,669	53	0.32%	315
San Miguel	3,517	11	0.31%	320
Delta	12,489	38	0.30%	329
Moffat	5,321	16	0.30%	333
San Juan	340	1	0.29%	340
Adams	157,264	430	0.27%	366
Pueblo	63,502	172	0.27%	369
Huerfano	3,024	8	0.26%	378
Eagle	19,074	48	0.25%	397
Weld	91,377	225	0.25%	406
Gunnison	6,551	15	0.23%	437
Crowley	1,314	3	0.23%	438
Otero	7,743	17	0.22%	455
Montrose	16,383	35	0.21%	468
Summit	11,740	25	0.21%	470
Rio Grande	4,752	10	0.21%	475
Custer	1,901	4	0.21%	475
El Paso	241,834	498	0.21%	486
Ouray	1,986	4	0.20%	497
Montezuma	10,490	21	0.20%	500
Las Animas	6,158	11	0.18%	560
Yuma	3,963	7	0.18%	566
Arapahoe	229,014	402	0.18%	570
Elbert	8,406	14	0.17%	600
Douglas	104,435	166	0.16%	629
Lincoln	1,942	3	0.15%	647
Denver	272,421	418	0.15%	652
Jefferson	220,435	304	0.14%	725
Morgan	10,360	14	0.14%	740
Cheyenne	802	1	0.12%	802
Pitkin	8,123	10	0.12%	812

La Plata	21,358	26	0.12%		821
Clear		5			
Creek	4,169		0.12%		834
Broomfield	21,959	26	0.12%		845
Dolores	890	1	0.11%		890
Bent	1,790	2	0.11%		895
Larimer	122,620	130	0.11%		943
Prowers	4,916	5	0.10%		983
Kit Carson	3,072	3	0.10%		1024
Logan	8,015	7	0.09%		1145
Alamosa	6,075	5	0.08%		1215
Boulder	121,270	96	0.08%		1263
Saguache	2,706	2	0.07%		1353
Baca	1,685	1	0.06%		1685
Philips	1,797	1	0.06%		1797
Washington	1,956	1	0.05%		1956
Chaffee	7,647	3	0.04%		2549
Conejos	3,115	1	0.03%		3115
Costilla	1,610	0	0.00%	n/a	
Hinsdale	352	0	0.00%	n/a	
Kiowa	634	0	0.00%	n/a	
Mineral	354	0	0.00%	n/a	
Jackson	636	0	0.00%	n/a	
Sedgwick	1,083	0	0.00%	n/a	
StateTotal	1,991,900	3760	0.19%		530

Table 4: Cures

Counties	2011	2012	2012	2012	2012
	4th Q cures	1st Q cures	2nd Q cures	3rd Q cures	4th Q cures
Adams	34	29	36	28	29
Alamosa	1	0	0	0	0
Arapahoe	30	41	51	35	36
Archuleta	3	1	1	2	3
Baca	0	0	1	0	0
Bent	0	0	0	0	0
Broomfield	4	0	2	3	3
Boulder	20	21	18	15	19
Chaffee	3	0	2	0	1
Cheyenne	0	0	0	0	0
Clear					
Creek	0	0	2	1	0
Conejos	0	0	2	0	0
Costilla	0	1	0	0	0
Crowley	0	0	1		0
Custer	0	1	0	0	0
Delta	3	1	5	5	3
Denver	40	62	60	40	52
Dolores	0	0	0	1	0
Douglas	14	32	29	25	19
Eagle	3	4	4	4	4
Elbert	2	3	4	1	2
El Paso	32	50	52	39	35
Fremont	2	4	3	3	1
Garfield*	5	7	6	6	3
Gilpin	0	0	2	1	2
Grand	3	2	4	4	3
Gunnison	2	2	0	1	1
Hinsdale	0	0	0	0	0
Huerfano	2	1	1	0	0
Jackson	0	0	0	0	0
Jefferson	49	43	53	32	23
Kiowa	0	0	0	0	0
Kit Carson	0	1	0	0	0
La Plata	2	2	4	4	6
Lake	1	0	0	0	0
Larimer	22	32	27	30	30
Las Animas	2	1	0	2	0
Lincoln	0	2	0	0	0
Logan	1	1	2	2	0
Mesa	7	11	8	6	7
Mineral	0	0	0	1	0
Moffat	1	0	1	4	1

Montezuma	2		1	2	6
Montrose	2	6	2	4	2
Morgan	3	4	2	2	1
Otero	0		3	1	0
Ouray	0	0	0	0	0
Park	0	0	1	4	2
Philips	0	0	0	0	0
Pitkin	4	1	3	2	1
Prowers	0	0	0	0	0
Pueblo	15	19	14	17	10
Rio Blanco	0	1	1	2	0
Rio Grande	0	1	1	1	0
Routt	6	0	0	3	0
Saguache	0	0	0	0	0
San Juan	0	0	0	2	0
San Miguel	5	1	0	1	2
Sedgwick	0	0	0	0	0
Summit	7	8	6	2	2
Teller	2	1	5	1	5
Washington	0	0	0	0	1
Weld	15	22	2	22	19
Yuma	0	1	1	1	2
Totals	349	420	423	362	336

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

Counties	2011 4th Q Filings	2012 4th Q Filings	YOY change		2011 4th Q Sales	2012 4th Q Sales	YOY change
Adams	1004	664	-33.9		435	430	-1.1
Alamosa	14	12	-14.3		7	5	-28.6
Arapahoe	1017	693	-31.9		549	402	-26.8
Archuleta	33	26	-21.2		22	17	-22.7
Baca	2	4	100.0		0	1	n/a
Bent	2	3	50.0		1	2	100.0
Boulder	233	147	-36.9		84	96	14.3
Broomfield	41	37	-9.8		31	26	-16.1
Chaffee	19	14	-26.3		9	3	-66.7
Cheyenne	0	0	n/a		1	1	0.0
Clear Creek	24	13	-45.8		12	5	-58.3
Conejos	5	2	-60.0		1	1	0.0
Costilla	1	0	-100.0		0	0	n/a
Crowley	5	4	-20.0		1	3	200.0
Custer	9	7	-22.2		4	4	0.0
Delta	54	56	3.7		37	38	2.7
Denver	910	588	-35.4		388	418	7.7
Dolores	2	1	-50.0		2	1	-50.0
Douglas	487	281	-42.3		201	166	-17.4
Eagle	186	80	-57.0		78	48	-38.5
Elbert	56	38	-32.1		32	14	-56.3
El Paso	988	652	-34.0		407	498	22.4
Fremont	102	76	-25.5		41	53	29.3
Garfield	205	98	-52.2		114	75	-34.2
Gilpin	26	10	-61.5		15	9	-40.0
Grand	58	30	-48.3		35	28	-20.0
Gunnison	31	35	12.9		28	15	-46.4
Hinsdale	0	0	n/a		0	0	n/a
Huerfano	13	11	-15.4		3	8	166.7
Jackson	1	1	0.0		0	0	n/a
Jefferson	778	523	-32.8		345	304	-11.9
Kiowa	1	0	-100.0		0	0	n/a
Kit Carson	1	4	300.0		3	3	0.0
La Plata	65	40	-38.5		46	26	-43.5
Lake	22	6	-72.7		8	12	50.0
Larimer	317	221	-30.3		191	130	-31.9
Las Animas	17	18	5.9		8	11	37.5
Lincoln	8	3	-62.5		9	3	-66.7
Logan	17	13	-23.5		11	7	-36.4
Mesa	357	272	-23.8		158	202	27.8
Mineral	1	0	-100.0		0	0	n/a
Moffat	28	12	-57.1		21	16	-23.8
Montezuma	25	22	-12.0		22	21	-4.5
Montrose	68	58	-14.7		55	35	-36.4

Morgan	29	27	-6.9		15	14	-6.7
Otero	17	23	35.3		8	17	112.5
Ouray	13	2	-84.6		8	4	-50.0
Park	52	31	-40.4		23	37	60.9
Philips	3	0	-100.0		2	1	-50.0
Pitkin	32	33	3.1		13	10	-23.1
Prowers	7	6	-14.3		9	5	-44.4
Pueblo	391	281	-28.1		181	172	-5.0
Rio Blanco	8	5	-37.5		9	12	33.3
Rio Grande	7	14	100.0		5	10	100.0
Routt	54	37	-31.5		31	36	16.1
Saguache	12	5	-58.3		6	2	-66.7
San Juan	4	1	-75.0		1	1	0.0
San Miguel	33	19	-42.4		19	11	-42.1
Sedgwick	1	1	0.0		3	0	-100.0
Summit	72	48	-33.3		53	25	-52.8
Teller	56	49	-12.5		23	33	43.5
Washington	3	4	33.3		6	1	-83.3
Weld	505	313	-38.0		226	225	-0.4
Yuma	8	11	37.5		1	7	600.0
Totals	8540	5685	-33.4		4057	3760	-7.3

Table 6: Percent change from 3rd Q 2012 to 4th Q 2012:

Counties	2012 3rd Q Filings	2012 4th Q Filings	Percent Change	2012 3rd Q Sales	2012 4th Q Sales	Percent Change
Adams	803	664	-17.3	460	430	-6.5
Alamosa	37	12	-67.6	3	5	66.7
Arapahoe	896	693	-22.7	494	402	-18.6
Archuleta	33	26	-21.2	21	17	-19.0
Baca	1	4	300.0	1	1	0.0
Bent	1	3	200.0	8	2	-75.0
Boulder	214	147	-31.3	94	96	2.1
Broomfield	50	37	-26.0	23	26	13.0
Chaffee	11	14	27.3	5	3	-40.0
Cheyenne	1	0	-100.0	0	1	n/a
Clear Creek	11	13	18.2	10	5	-50.0
Conejos	5	2	-60.0	0	1	n/a
Costilla	6	0	-100.0	0	0	n/a
Crowley	4	4	0.0	2	3	50.0
Custer	8	7	-12.5	4	4	0.0
Delta	74	56	-24.3	30	38	26.7
Denver	733	588	-19.8	414	418	1.0
Dolores	1	1	0.0	1	1	0.0
Douglas	369	281	-23.8	165	166	0.6
Eagle	109	80	-26.6	61	48	-21.3
Elbert	39	38	-2.6	40	14	-65.0
El Paso	925	652	-29.5	448	498	11.2
Fremont	68	76	11.8	56	53	-5.4
Garfield	144	98	-31.9	74	75	1.4
Gilpin	20	10	-50.0	7	9	28.6
Grand	40	30	-25.0	31	28	-9.7
Gunnison	22	35	59.1	25	15	-40.0
Hinsdale	2	0	-100.0	0	0	n/a
Huerfano	16	11	-31.3	12	8	-33.3
Jackson	1	1	0.0	2	0	-100.0
Jefferson	658	523	-20.5	350	304	-13.1
Kiowa	0	0	n/a	0	0	n/a
Kit Carson	4	4	0.0	5	3	-40.0
La Plata	48	40	-16.7	34	26	-23.5
Lake	18	6	-66.7	8	12	50.0
Larimer	236	221	-6.4	149	130	-12.8
Las Animas	24	18	-25.0	14	11	-21.4
Lincoln	7	3	-57.1	5	3	-40.0
Logan	23	13	-43.5	11	7	-36.4
Mesa	288	272	-5.6	224	202	-9.8
Mineral	2	0	-100.0	0	0	n/a
Moffat	27	12	-55.6	17	16	-5.9

Montezuma	25	22	-12.0		17	21	23.5
Montrose	56	58	3.6		58	35	-39.7
Morgan	30	27	-10.0		17	14	-17.6
Otero	23	23	0.0		17	17	0.0
Ouray	12	2	-83.3		6	4	-33.3
Park	54	31	-42.6		42	37	-11.9
Philips	2	0	-100.0		2	1	-50.0
Pitkin	23	33	43.5		14	10	-28.6
Prowers	3	6	100.0		2	5	150.0
Pueblo	282	281	-0.4		221	172	-22.2
Rio Blanco	12	5	-58.3		6	12	100.0
Rio Grande	9	14	55.6		8	10	25.0
Routt	63	37	-41.3		28	36	28.6
Saguache	7	5	-28.6		10	2	-80.0
San Juan	1	1	0.0		0	1	n/a
San Miguel	19	19	0.0		12	11	-8.3
Sedgwick	0	1	n/a		1	0	-100.0
Summit	42	48	14.3		89	25	-71.9
Teller	44	49	11.4		35	33	-5.7
Washington	4	4	0.0		3	1	-66.7
Weld	376	313	-16.8		237	225	-5.1
Yuma	10	11	10.0		5	7	40.0
Totals	7076	5685	-19.7		4138	3760	-9.1

Table 7: Year-over-year change in year-end foreclosure totals (Q1+Q2+Q3+Q4):

Counties	2011 Total Filings	2012 Total Filings	YOY Change	2011 Total Sales	2012 Total Sales	YOY Change
Adams	3,553	3,182	-10.4	2,099	1,782	-15.1
Alamosa	44	70	59.1	32	25	-21.9
Arapahoe	3,959	3,589	-9.3	2,533	1,827	-27.9
Archuleta	152	125	-17.8	130	78	-40.0
Baca	7	9	28.6	4	4	0.0
Bent	12	21	75.0	3	16	433.3
Boulder	965	789	-18.2	496	372	-25.0
Broomfield	213	210	-1.4	98	96	-2.0
Chaffee	73	53	-27.4	35	24	-31.4
Cheyenne	2	4	100.0	4	1	-75.0
Clear Creek	94	51	-45.7	53	44	-17.0
Conejos	22	18	-18.2	8	5	-37.5
Costilla	9	18	100.0	6	1	-83.3
Crowley	13	17	30.8	4	10	150.0
Custer	35	32	-8.6	15	15	0.0
Delta	243	244	0.4	183	151	-17.5
Denver	3,434	3,064	-10.8	2,187	1,605	-26.6
Dolores	10	10	0.0	13	4	-69.2
Douglas	1,761	1,534	-12.9	1,028	691	-32.8
Eagle	623	455	-27.0	334	304	-9.0
Elbert	221	198	-10.4	138	102	-26.1
El Paso	3,603	3,354	-6.9	2,060	1,823	-11.5
Fremont	298	295	-1.0	185	213	15.1
Garfield	728	566	-22.3	419	350	-16.5
Gilpin	83	56	-32.5	49	30	-38.8
Grand	199	168	-15.6	136	123	-9.6
Gunnison	188	137	-27.1	141	87	-38.3
Hinsdale	5	2	-60.0	0	0	n/a
Huerfano	36	52	44.4	23	34	47.8
Jackson	3	5	66.7	1	3	200.0
Jefferson	2,856	2,650	-7.2	1,621	1,335	-17.6
Kiowa	1	0	-100.0	0	1	n/a
Kit Carson	17	23	35.3	11	19	72.7
La Plata	271	212	-21.8	161	126	-21.7
Lake	63	41	-34.9	29	39	34.5
Larimer	1,329	1,078	-18.9	782	559	-28.5
Las Animas	109	96	-11.9	66	74	12.1
Lincoln	24	21	-12.5	14	17	21.4
Logan	72	59	-18.1	48	33	-31.3
Mesa	1,189	1,246	4.8	854	847	-0.8
Mineral	5	4	-20.0	0	0	n/a
Moffat	121	93	-23.1	68	71	4.4
Montezuma	112	113	0.9	85	90	5.9
Montrose	297	271	-8.8	233	186	-20.2

Morgan	119	123	3.4		102	66	-35.3
Otero	67	93	38.8		68	69	1.5
Ouray	49	39	-20.4		25	23	-8.0
Park	220	207	-5.9		157	150	-4.5
Phillips	9	8	-11.1		8	8	0.0
Pitkin	115	113	-1.7		65	44	-32.3
Prowers	35	23	-34.3		27	15	-44.4
Pueblo	1,267	1,182	-6.7		768	779	1.4
Rio Blanco	31	39	25.8		26	28	7.7
Rio Grande	42	55	31.0		31	31	0.0
Routt	306	230	-24.8		183	122	-33.3
Saguache	31	28	-9.7		24	19	-20.8
San Juan	11	5	-54.5		8	6	-25.0
San Miguel	112	89	-20.5		53	47	-11.3
Sedgwick	11	4	-63.6		12	6	-50.0
Summit	316	264	-16.5		227	169	-25.6
Teller	210	223	6.2		140	144	2.9
Washington	25	11	-56.0		18	6	-66.7
Weld	1,919	1,576	-17.9		1,270	938	-26.1
Yuma	26	32	23.1		16	16	0.0
Totals	31,975	28,579	-10.6		19,617	15,903	-18.9

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

Counties	2011 4th Q filings	2012 1st Q Filings	2012 2nd Q Filings	2012 3rd Q Filings	2012 4th Q Filings	2011 4th Q sales	2012 1st Q Sales	2012 2nd Q Sales	2012 3rd Q Sales	2012 4th Q Sales
Adams	1004	861	854	803	664	435	479	413	460	430
Alamosa	14	11	10	37	12	7	10	7	3	5
Arapahoe	1017	981	1019	896	693	549	492	439	494	402
Archuleta	33	42	24	33	26	22	21	19	21	17
Baca	2	2	2	1	4	0	2	0	1	1
Bent	2	10	7	1	3	1	2	4	8	2
Boulder	233	214	214	214	147	84	112	70	94	96
Broomfield	41	53	70	50	37	31	30	17	23	26
Chaffee	19	18	10	11	14	9	8	8	5	3
Cheyenne	0	0	3	1	0	1	0	0	0	1
Clear Creek	24	15	12	11	13	12	14	15	10	5
Conejos	5	3	8	5	2	1	2	2	0	1
Costilla	1	6	6	6	0	0	0	1	0	0
Crowley	5	4	5	4	4	1	2	3	2	3
Custer	9	11	6	8	7	4	4	3	4	4
Delta	54	54	60	74	56	37	37	46	30	38
Denver	910	841	902	733	588	388	394	379	414	418
Dolores	2	3	5	1	1	2	0	2	1	1
Douglas	487	434	450	369	281	201	192	168	165	166
Eagle	186	125	141	109	80	78	117	78	61	48
Elbert	56	67	54	39	38	32	27	21	40	14
El Paso	988	861	916	925	652	407	438	439	448	498
Fremont	102	65	86	68	76	41	57	47	56	53
Garfield	205	148	176	144	98	114	101	100	74	75
Gilpin	26	10	16	20	10	15	10	4	7	9
Grand	58	49	49	40	30	35	29	35	31	28
Gunnison	31	52	28	22	35	28	23	24	25	15
Hinsdale	0	0	0	2	0	0	0	0	0	0
Huerfano	13	15	10	16	11	3	7	7	12	8
Jackson	1	1	2	1	1	0	0	1	2	0
Jefferson	778	723	746	658	523	345	369	312	350	304
Kiowa	1	0	0	0	0	0	0	1	0	0

Kit Carson	1	9	6	4	4		3	4	7	5	3
La Plata	65	67	57	48	40		46	36	30	34	26
Lake	22	10	7	18	6		8	7	12	8	12
Larimer	317	306	315	236	221		191	169	111	149	130
Las Animas	17	27	27	24	18		8	31	18	14	11
Lincoln	8	6	5	7	3		9	5	4	5	3
Logan	17	14	9	23	13		11	9	6	11	7
Mesa	357	344	342	288	272		158	233	188	224	202
Mineral	1	1	1	2	0		0	0	0	0	0
Moffat	28	36	18	27	12		21	19	19	17	16
Montezuma	25	30	36	25	22		22	21	31	17	21
Montrose	68	91	66	56	58		55	36	57	58	35
Morgan	29	32	34	30	27		15	13	22	17	14
Otero	17	26	21	23	23		8	17	18	17	17
Ouray	13	14	11	12	2		8	9	4	6	4
Park	52	66	56	54	31		23	35	36	42	37
Philips	3	4	2	2	0		2	3	2	2	1
Pitkin	32	23	34	23	33		13	12	8	14	10
Prowers	7	6	8	3	6		9	5	3	2	5
Pueblo	391	292	327	282	281		181	195	191	221	172
Rio Blanco	8	13	9	12	5		9	2	8	6	12
Rio Grande	7	19	13	9	14		5	1	12	8	10
Routt	54	65	65	63	37		31	35	23	28	36
Saguache	12	10	6	7	5		6	3	4	10	2
San Juan	4	1	2	1	1		1	3	2	0	1
San Miguel	33	19	32	19	19		19	16	8	12	11
Sedgwick	1	3	0	0	1		3	2	3	1	0
Summit	72	95	79	42	48		53	22	33	89	25
Teller	56	59	71	44	49		23	37	39	35	33
Washington	3	1	2	4	4		6	1	1	3	1
Weld	505	412	475	376	313		226	260	216	237	225
Yuma	8	5	6	10	11		1	1	3	5	7
Totals	8540	7785	8033	7076	5685		4057	4221	3784	4138	3760