



Division of Housing 2nd Quarter 2013 Foreclosure Report

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

September 1, 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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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 second quarter of 2013, Colorado public trustees reported 4,025 foreclosure filings and 2,658 sales at auction (completed foreclosures). During the second quarter of 2012, there were 8,033 filings and 3,784 sales. Comparing year-over-year for the second quarter, foreclosure filings fell 49.9 percent and completed foreclosures fell 29.8 percent.

Comparing the second quarter of 2013 to the first quarter of 2013, foreclosure filings fell 11.9 percent from 4,571 to 4,025. Foreclosure sales fell 9.4 percent from 2,935 to 2,658 during the same period.

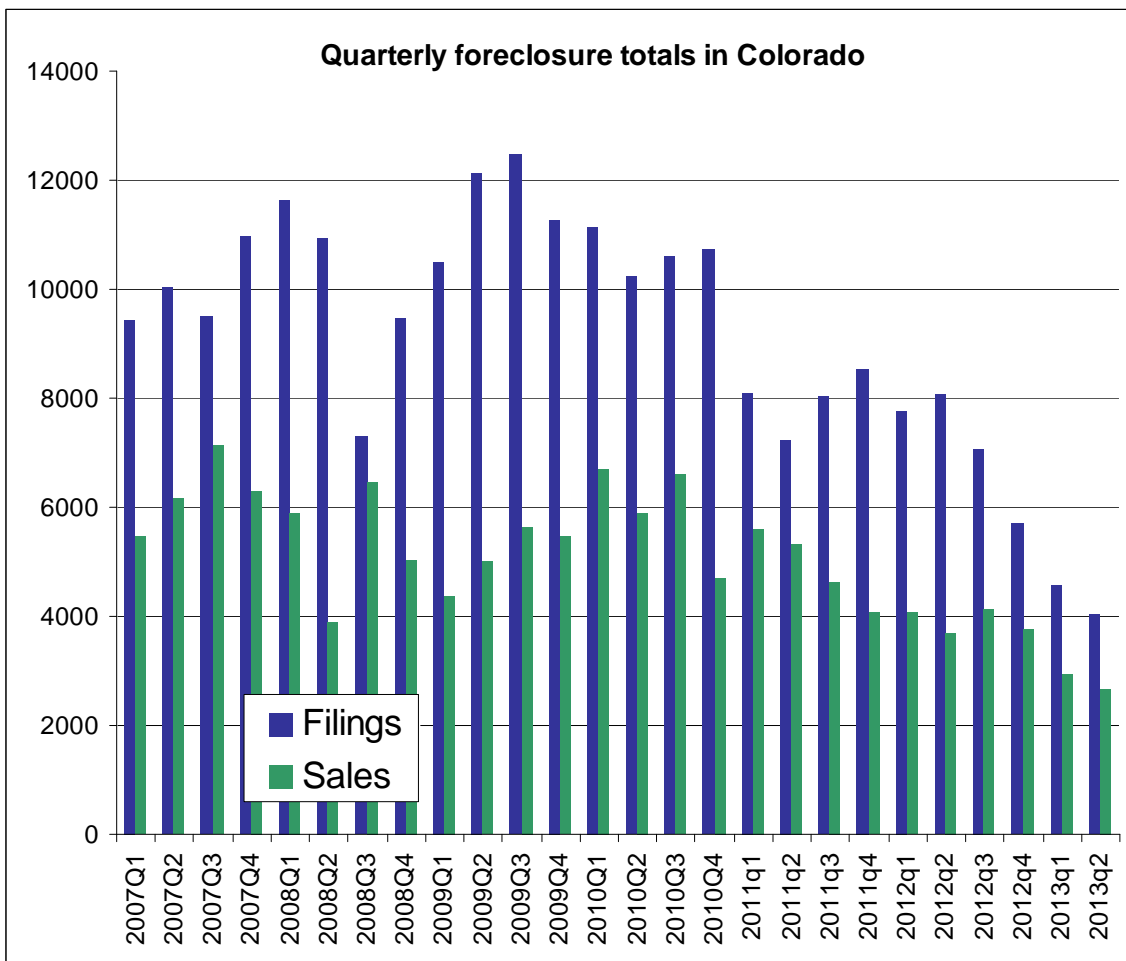
Comparing the first half of 2012 to the first half of 2013 (January-June) foreclosure filings were down 45.7 percent from 2012 to 2013 and foreclosure sales at auction fell 30.1 percent during the same period, dropping from 8,005 sales during the first half of 2012 to 5,593 during the first half of

2013. There were 15,818 filings during the first half of 2012 and 8,596 filings during the first half of 2013.

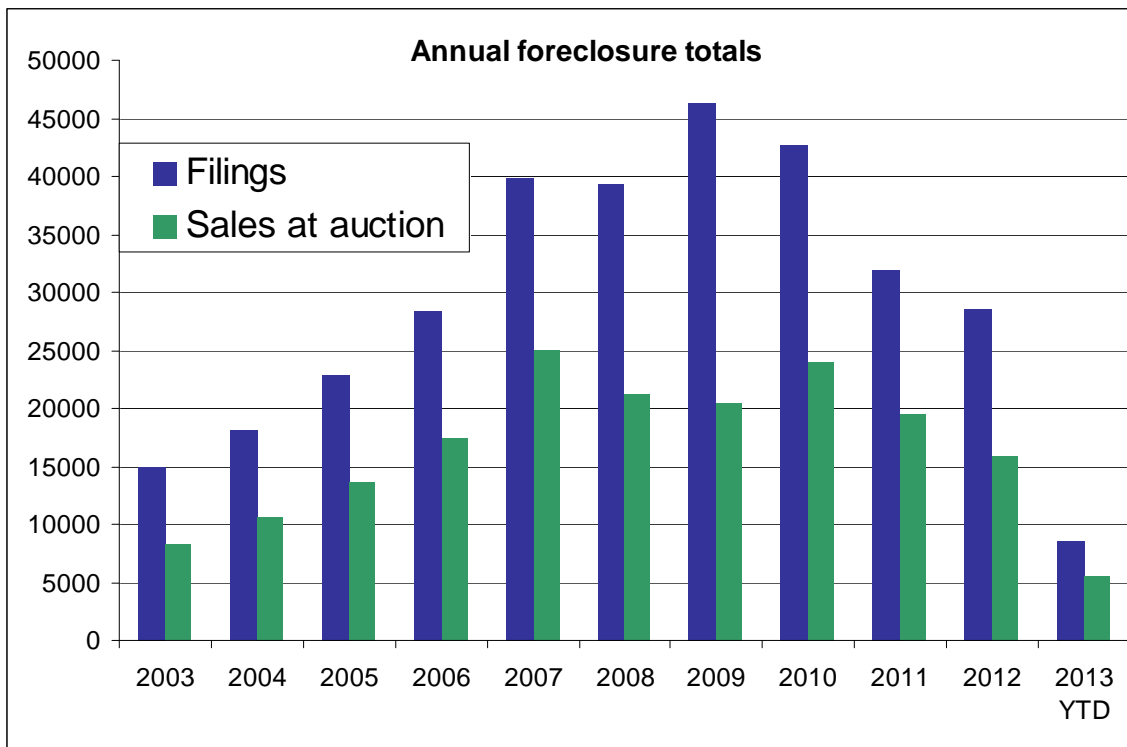
During the second quarter of 2013, foreclosure filings continued to fall well below what was reported during 2009 and 2010.

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
2013	8,596 (January-June)

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
2013	5,593 (January-June)

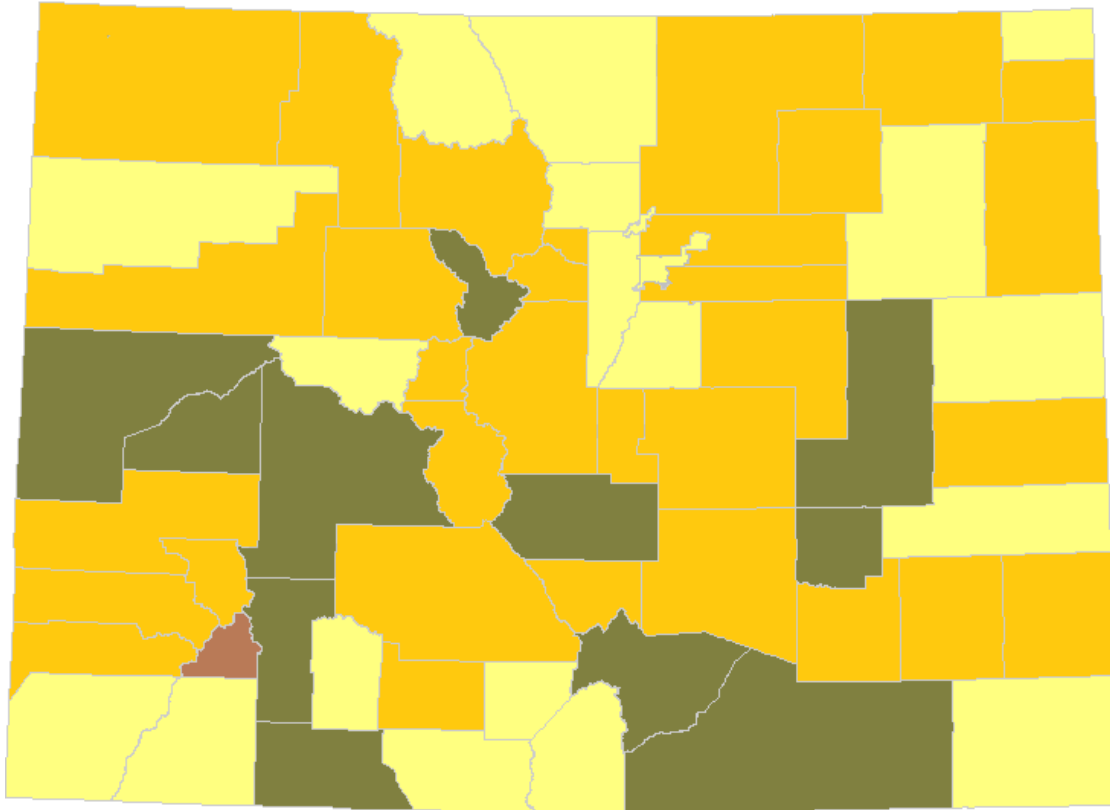
County Statistics

Trends in different counties throughout the state vary considerably.

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 on page 6 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 755 households for the second quarter of 2013.

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 counties with few urban areas such as San Juan, Huerfano, Crowley and Fremont 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 second quarter of 2013, the metropolitan counties with the largest number of completed foreclosures per household were Mesa, Pueblo, Adams, Weld, and El Paso counties. Mesa County reported one foreclosure for every 347 households, while Adams and Pueblo counties reported one foreclosure for every 539 and 410 households, respectively. Weld County reported one foreclosure for every 561 households.

Broomfield County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 1,996 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 four foreclosures and had the highest foreclosure rate in the state.

Future Outlook

If current trends continue, foreclosure totals are likely to return to 2004 levels, putting foreclosure activity in Colorado at a nine-year low. With a year over year decline of fifty percent so far this year, 2013's foreclosure filings look to be down significantly from 2012, marking a fourth year of decline in filings. Foreclosure auction sales are also very likely to end the year down, marking a third year of annual decline.

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 or rising in many areas. Also, in spite of recent growth, 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.

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	2013 2nd Q foreclosure sales	foreclosure rate by percentage	foreclosure rate by no. of households per completed foreclosure
San Juan	340	4	1.18%	85
Huerfano	3,024	13	0.43%	233
Crowley	1,314	5	0.38%	263
Las Animas	6,158	23	0.37%	268
Fremont	16,669	55	0.33%	303
Lincoln	1,942	6	0.31%	324
Summit	11,740	35	0.30%	335
Gunnison	6,551	19	0.29%	345
Mesa	58,268	168	0.29%	347
Hinsdale	352	1	0.28%	352
Archuleta	5,247	14	0.27%	375
Delta	12,489	32	0.26%	390
Park	7,117	18	0.25%	395
Pueblo	63,502	155	0.24%	410
Lake	2,987	7	0.23%	427
Moffat	5,321	12	0.23%	443
Teller	9,817	22	0.22%	446
Bent	1,790	4	0.22%	448
Garfield	20,309	45	0.22%	451
Clear Creek	4,169	9	0.22%	463
Routt	9,768	21	0.21%	465
San Miguel	3,517	7	0.20%	502
Elbert	8,406	16	0.19%	525
Rio Grande	4,752	9	0.19%	528
Adams	157,264	292	0.19%	539
Saguache	2,706	5	0.18%	541
Montrose	16,383	30	0.18%	546
Weld	91,377	163	0.18%	561
Grand	6,318	11	0.17%	574
Eagle	19,074	32	0.17%	596
Gilpin	2,465	4	0.16%	616
Otero	7,743	12	0.15%	645
Ouray	1,986	3	0.15%	662
El Paso	241,834	362	0.15%	668
Chaffee	7,647	10	0.13%	765
Arapahoe	229,014	291	0.13%	787
Yuma	3,963	5	0.13%	793
Morgan	10,360	13	0.13%	797

Logan	8,015	10	0.12%	802
Cheyenne	802	1	0.12%	802
Prowers	4,916	6	0.12%	819
Dolores	890	1	0.11%	890
Philips	1,797	2	0.11%	899
Custer	1,901	2	0.11%	951
Washington	1,956	2	0.10%	978
Conejos	3,115	3	0.10%	1038
Jefferson	220,435	206	0.09%	1070
Douglas	104,435	90	0.09%	1160
Montezuma	10,490	9	0.09%	1166
Denver	272,421	215	0.08%	1267
Rio Blanco	2,695	2	0.07%	1348
Pitkin	8,123	6	0.07%	1354
La Plata	21,358	15	0.07%	1424
Kit Carson	3,072	2	0.07%	1536
Boulder	121,270	71	0.06%	1708
Larimer	122,620	68	0.06%	1803
Broomfield	21,959	11	0.05%	1996
Alamosa	6,075	3	0.05%	2025
Baca	1,685	0	0.00%	n/a
Costilla	1,610	0	0.00%	n/a
Jackson	636	0	0.00%	n/a
Kiowa	634	0	0.00%	n/a
Mineral	354	0	0.00%	n/a
Sedgwick	1,083	0	0.00%	n/a
StateTotal	2,008,030	2,658	0.13%	755

Table 4: Cures

Counties	2011	2012	2012	2012	2012	2013	2013
	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q
	cures	cures	cures	cures	cures	cures	cures
Adams	34	29	36	28	29	36	23
Alamosa	1	0	0	0	0	0	0
Arapahoe	30	41	51	35	36	34	30
Archuleta	3	1	1	2	3	0	1
Baca	0	0	1	0	0	0	0
Bent	0	0	0	0	0	0	1
Broomfield	4	0	2	3	3	3	2
Boulder	20	21	18	15	19	17	18
Chaffee	3	0	2	0	1	0	0
Cheyenne	0	0	0	0	0	0	0
Clear							
Creek	0	0	2	1	0	0	0
Conejos	0	0	2	0	0	1	1
Costilla	0	1	0	0	0	0	0
Crowley	0	0	1		0	1	0
Custer	0	1	0	0	0	0	0
Delta	3	1	5	5	3	2	4
Denver	40	62	60	40	52	49	41
Dolores	0	0	0	1	0	0	0
Douglas	14	32	29	25	19	27	13
Eagle	3	4	4	4	4	9	6
Elbert	2	3	4	1	2	1	1
El Paso	32	50	52	39	35	53	37
Fremont	2	4	3	3	1	3	2
Garfield*	5	7	6	6	3	1	7
Gilpin	0	0	2	1	2	0	0
Grand	3	2	4	4	3	0	2
Gunnison	2	2	0	1	1	3	0
Hinsdale	0	0	0	0	0	0	0
Huerfano	2	1	1	0	0	2	0
Jackson	0	0	0	0	0	0	0
Jefferson	49	43	53	32	23	46	41
Kiowa	0	0	0	0	0	0	0
Kit Carson	0	1	0	0	0	0	1
La Plata	2	2	4	4	6	2	2
Lake	1	0	0	0	0	0	0
Larimer	22	32	27	30	30	17	15
Las Animas	2	1	0	2	0	4	0
Lincoln	0	2	0	0	0	1	0
Logan	1	1	2	2	0	4	1
Mesa	7	11	8	6	7	5	5
Mineral	0	0	0	1	0	0	0
Moffat	1	0	1	4	1	1	0
Montezuma	2		1	2	6	0	1
Montrose	2	6	2	4	2	4	3
Morgan	3	4	2	2	1	3	2

Otero	0		3	1	0	0	1
Ouray	0	0	0	0	0	0	0
Park	0	0	1	4	2	3	3
Philips	0	0	0	0	0	0	0
Pitkin	4	1	3	2	1	0	2
Prowers	0	0	0	0	0	0	0
Pueblo	15	19	14	17	10	13	18
Rio Blanco	0	1	1	2	0	0	2
Rio Grande	0	1	1	1	0	0	0
Routt	6	0	0	3	0	0	2
Saguache	0	0	0	0	0	0	0
San Juan	0	0	0	2	0	0	0
San Miguel	5	1	0	1	2	0	2
Sedgwick	0	0	0	0	0	0	0
Summit	7	8	6	2	2	4	4
Teller	2	1	5	1	5	1	1
Washington	0	0	0	0	1	0	0
Weld	15	22	2	22	19	18	14
Yuma	0	1	1	1	2	0	3
Totals	349	420	423	362	336	368	312

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

Counties	2012 2ndQ Filings	2013 2ndQ Filings	YOY change		2012 2ndQ Sales	2013 2ndQ Sales	YOY change
Adams	854	472	-44.7		413	292	-29.3
Alamosa	10	6	-40.0		7	3	-57.1
Arapahoe	1019	503	-50.6		439	291	-33.7
Archuleta	24	17	-29.2		19	14	-26.3
Baca	2	2	0.0		0	0	n/a
Bent	7	9	28.6		4	4	0.0
Boulder	214	111	-48.1		70	71	1.4
Broomfield	70	28	-60.0		17	11	-35.3
Chaffee	10	12	20.0		8	10	25.0
Cheyenne	3	0	-100.0		0	1	n/a
Clear Creek	12	13	8.3		15	9	-40.0
Conejos	8	2	-75.0		2	3	50.0
Costilla	6	4	-33.3		1	0	-100.0
Crowley	5	4	-20.0		3	5	66.7
Custer	6	5	-16.7		3	2	-33.3
Delta	60	34	-43.3		46	32	-30.4
Denver	902	377	-58.2		379	215	-43.3
Dolores	5	1	-80.0		2	1	-50.0
Douglas	450	198	-56.0		168	90	-46.4
Eagle	141	44	-68.8		78	32	-59.0
Elbert	54	16	-70.4		21	16	-23.8
El Paso	916	500	-45.4		439	362	-17.5
Fremont	86	39	-54.7		47	55	17.0
Garfield	176	80	-54.5		100	45	-55.0
Gilpin	16	12	-25.0		4	4	0.0
Grand	49	16	-67.3		35	11	-68.6
Gunnison	28	17	-39.3		24	19	-20.8
Hinsdale	0	1	n/a		0	1	n/a
Huerfano	10	6	-40.0		7	13	85.7
Jackson	2	0	-100.0		1	0	-100.0
Jefferson	746	354	-52.5		312	206	-34.0
Kiowa	0	1	n/a		1	0	-100.0
Kit Carson	6	2	-66.7		7	2	-71.4
La Plata	57	43	-24.6		30	15	-50.0
Lake	7	4	-42.9		12	7	-41.7
Larimer	315	136	-56.8		111	68	-38.7
Las Animas	27	13	-51.9		18	23	27.8
Lincoln	5	3	-40.0		4	6	50.0
Logan	9	12	33.3		6	10	66.7
Mesa	342	198	-42.1		188	168	-10.6
Mineral	1	0	-100.0		0	0	n/a
Moffat	18	15	-16.7		19	12	-36.8
Montezuma	36	17	-52.8		31	9	-71.0
Montrose	66	49	-25.8		57	30	-47.4

Morgan	34	17	-50.0		22	13	-40.9
Otero	21	11	-47.6		18	12	-33.3
Ouray	11	7	-36.4		4	3	-25.0
Park	56	25	-55.4		36	18	-50.0
Philips	2	2	0.0		2	2	0.0
Pitkin	34	15	-55.9		8	6	-25.0
Prowers	8	6	-25.0		3	6	100.0
Pueblo	327	199	-39.1		191	155	-18.8
Rio Blanco	9	8	-11.1		8	2	-75.0
Rio Grande	13	12	-7.7		12	9	-25.0
Routt	65	27	-58.5		23	21	-8.7
Saguache	6	4	-33.3		4	5	25.0
San Juan	2	1	-50.0		2	4	100.0
San Miguel	32	9	-71.9		8	7	-12.5
Sedgwick	0	6	n/a		3	0	-100.0
Summit	79	36	-54.4		33	35	6.1
Teller	71	28	-60.6		39	22	-43.6
Washington	2	3	50.0		1	2	100.0
Weld	475	230	-51.6		216	163	-24.5
Yuma	6	3	-50.0		3	5	66.7
Totals	8,033	4,025	-49.9		3,784	2,658	-29.8

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

Counties	2013 1st Q Filings	2013 2nd Q Filings	Percent Change		2013 1st Q Sales	2013 2nd Q Sales	Percent Change
Adams	476	472	-0.8		276	292	5.8
Alamosa	10	6	-40.0		8	3	-62.5
Arapahoe	524	503	-4.0		323	291	-9.9
Archuleta	15	17	13.3		22	14	-36.4
Baca	0	2	n/a		2	0	-100.0
Bent	2	9	350.0		2	4	100.0
Boulder	124	111	-10.5		68	71	4.4
Broomfield	41	28	-31.7		18	11	-38.9
Chaffee	6	12	100.0		6	10	66.7
Cheyenne	0	0	n/a		1	1	0.0
Clear Creek	17	13	-23.5		6	9	50.0
Conejos	10	2	-80.0		3	3	0.0
Costilla	5	4	-20.0		0	0	n/a
Crowley	8	4	-50.0		2	5	150.0
Custer	1	5	400.0		8	2	-75.0
Delta	33	34	3.0		40	32	-20.0
Denver	480	377	-21.5		239	215	-10.0
Dolores	1	1	0.0		1	1	0.0
Douglas	220	198	-10.0		124	90	-27.4
Eagle	69	44	-36.2		52	32	-38.5
Elbert	28	16	-42.9		17	16	-5.9
El Paso	549	500	-8.9		412	362	-12.1
Fremont	75	39	-48.0		46	55	19.6
Garfield	94	80	-14.9		61	45	-26.2
Gilpin	7	12	71.4		12	4	-66.7
Grand	28	16	-42.9		21	11	-47.6
Gunnison	17	17	0.0		12	19	58.3
Hinsdale	1	1	0.0		1	1	0.0
Huerfano	12	6	-50.0		7	13	85.7
Jackson	0	0	n/a		0	0	n/a
Jefferson	429	354	-17.5		219	206	-5.9
Kiowa	0	1	n/a		0	0	n/a
Kit Carson	4	2	-50.0		3	2	-33.3
La Plata	30	43	43.3		26	15	-42.3
Lake	12	4	-66.7		7	7	0.0
Larimer	182	136	-25.3		123	68	-44.7
Las Animas	32	13	-59.4		19	23	21.1
Lincoln	2	3	50.0		5	6	20.0
Logan	11	12	9.1		13	10	-23.1
Mesa	182	198	8.8		161	168	4.3
Mineral	0	0	n/a		0	0	n/a
Moffat	26	15	-42.3		6	12	100.0
Montezuma	20	17	-15.0		18	9	-50.0
Montrose	52	49	-5.8		39	30	-23.1

Morgan	21	17	-19.0		13	13	0.0
Otero	23	11	-52.2		12	12	0.0
Ouray	2	7	250.0		5	3	-40.0
Park	36	25	-30.6		23	18	-21.7
Philips	5	2	-60.0		1	2	100.0
Pitkin	19	15	-21.1		16	6	-62.5
Prowers	11	6	-45.5		3	6	100.0
Pueblo	201	199	-1.0		156	155	-0.6
Rio Blanco	4	8	100.0		6	2	-66.7
Rio Grande	11	12	9.1		7	9	28.6
Routt	38	27	-28.9		30	21	-30.0
Saguache	7	4	-42.9		3	5	66.7
San Juan	1	1	0.0		1	4	300.0
San Miguel	15	9	-40.0		10	7	-30.0
Sedgwick	1	6	500.0		1	0	-100.0
Summit	46	36	-21.7		25	35	40.0
Teller	23	28	21.7		18	22	22.2
Washington	4	3	-25.0		4	2	-50.0
Weld	261	230	-11.9		169	163	-3.6
Yuma	7	3	-57.1		3	5	66.7
Totals	4,571	4,025	-11.9		2,935	2,658	-9.4

Table 8: Foreclosure totals in each county for the first half (Q1+Q2) of 2012 and 2013 compared.

Counties	1stQ + 2nd Q 2012 Filings	1stQ + 2nd Q 2013 Filings	YOY Change		1stQ + 2nd Q 2012 Sales	1stQ + 2nd Q 2013 Sales	YOY Change
Adams	1715	948	-44.7		892	568	-36.3
Alamosa	21	16	-23.8		17	11	-35.3
Arapahoe	2000	1027	-48.7		931	614	-34.0
Archuleta	66	32	-51.5		40	36	-10.0
Baca	4	2	-50.0		2	2	0.0
Bent	17	11	-35.3		6	6	0.0
Boulder	428	235	-45.1		182	139	-23.6
Broomfield	123	69	-43.9		47	29	-38.3
Chaffee	28	18	-35.7		16	16	0.0
Cheyenne	3	0	-100.0		0	2	n/a
Clear Creek	27	30	11.1		29	15	-48.3
Conejos	11	12	9.1		4	6	50.0
Costilla	12	9	-25.0		1	0	-100.0
Crowley	9	12	33.3		5	7	40.0
Custer	17	6	-64.7		7	10	42.9
Delta	114	67	-41.2		83	72	-13.3
Denver	1743	857	-50.8		773	454	-41.3
Dolores	8	2	-75.0		2	2	0.0
Douglas	884	418	-52.7		360	214	-40.6
Eagle	266	113	-57.5		195	84	-56.9
Elbert	121	44	-63.6		48	33	-31.3
El Paso	1777	1049	-41.0		877	774	-11.7
Fremont	151	114	-24.5		104	101	-2.9
Garfield	324	174	-46.3		201	106	-47.3
Gilpin	26	19	-26.9		14	16	14.3
Grand	98	44	-55.1		64	32	-50.0
Gunnison	80	34	-57.5		47	31	-34.0
Hinsdale	0	2	n/a		0	2	n/a
Huerfano	25	18	-28.0		14	20	42.9
Jackson	3	0	-100.0		1	0	-100.0
Jefferson	1469	783	-46.7		681	425	-37.6
Kiowa	0	1	n/a		1	0	-100.0
Kit Carson	15	6	-60.0		11	5	-54.5
La Plata	124	73	-41.1		66	41	-37.9
Lake	17	16	-5.9		19	14	-26.3
Larimer	621	318	-48.8		280	191	-31.8
Las Animas	54	45	-16.7		49	42	-14.3
Lincoln	11	5	-54.5		9	11	22.2
Logan	23	23	0.0		15	23	53.3
Mesa	686	380	-44.6		421	329	-21.9
Mineral	2	0	-100.0		0	0	n/a
Moffat	54	41	-24.1		38	18	-52.6
Montezuma	66	37	-43.9		52	27	-48.1
Montrose	157	101	-35.7		93	69	-25.8
Morgan	66	38	-42.4		35	26	-25.7

Otero	47	34	-27.7		35	24	-31.4
Ouray	25	9	-64.0		13	8	-38.5
Park	122	61	-50.0		71	41	-42.3
Philips	6	7	16.7		5	3	-40.0
Pitkin	57	34	-40.4		20	22	10.0
Prowers	14	17	21.4		8	9	12.5
Pueblo	619	400	-35.4		386	311	-19.4
Rio Blanco	22	12	-45.5		10	8	-20.0
Rio Grande	32	23	-28.1		13	16	23.1
Routt	130	65	-50.0		58	51	-12.1
Saguache	16	11	-31.3		7	8	14.3
San Juan	3	2	-33.3		5	5	0.0
San Miguel	51	24	-52.9		24	17	-29.2
Sedgwick	3	7	133.3		5	1	-80.0
Summit	174	82	-52.9		55	60	9.1
Teller	130	51	-60.8		76	40	-47.4
Washington	3	7	133.3		2	6	200.0
Weld	887	491	-44.6		476	332	-30.3
Yuma	11	10	-9.1		4	8	100.0
Totals	15,818	8,596	-45.7		8,005	5,593	-30.1

Table 9: Foreclosure totals in each county for past 5 quarters:

Counties	2012 2nd Q Filings	2012 3rd Q Filings	2012 4th Q Filings	2013 1st Q Filings	2013 2ndQ Filings	2012 2nd Q Sales	2012 3rd Q Sales	2012 4th Q Sales	2013 1st Q Sales	2013 2nd Q Sales
Adams	854	803	664	476	472	413	460	430	276	292
Alamosa	10	37	12	10	6	7	3	5	8	3
Arapahoe	1019	896	693	524	503	439	494	402	323	291
Archuleta	24	33	26	15	17	19	21	17	22	14
Baca	2	1	4	0	2	0	1	1	2	0
Bent	7	1	3	2	9	4	8	2	2	4
Boulder	214	214	147	124	111	70	94	96	68	71
Broomfield	70	50	37	41	28	17	23	26	18	11
Chaffee	10	11	14	6	12	8	5	3	6	10
Cheyenne	3	1	0	0	0	0	0	1	1	1
Clear Creek	12	11	13	17	13	15	10	5	6	9
Conejos	8	5	2	10	2	2	0	1	3	3
Costilla	6	6	0	5	4	1	0	0	0	0
Crowley	5	4	4	8	4	3	2	3	2	5
Custer	6	8	7	1	5	3	4	4	8	2
Delta	60	74	56	33	34	46	30	38	40	32
Denver	902	733	588	480	377	379	414	418	239	215
Dolores	5	1	1	1	1	2	1	1	1	1
Douglas	450	369	281	220	198	168	165	166	124	90
Eagle	141	109	80	69	44	78	61	48	52	32
Elbert	54	39	38	28	16	21	40	14	17	16
El Paso	916	925	652	549	500	439	448	498	412	362
Fremont	86	68	76	75	39	47	56	53	46	55
Garfield	176	144	98	94	80	100	74	75	61	45
Gilpin	16	20	10	7	12	4	7	9	12	4
Grand	49	40	30	28	16	35	31	28	21	11
Gunnison	28	22	35	17	17	24	25	15	12	19
Hinsdale	0	2	0	1	1	0	0	0	1	1
Huerfano	10	16	11	12	6	7	12	8	7	13
Jackson	2	1	1	0	0	1	2	0	0	0
Jefferson	746	658	523	429	354	312	350	304	219	206
Kiowa	0	0	0	0	1	1	0	0	0	0
Kit Carson	6	4	4	4	2	7	5	3	3	2
La Plata	57	48	40	30	43	30	34	26	26	15
Lake	7	18	6	12	4	12	8	12	7	7
Larimer	315	236	221	182	136	111	149	130	123	68

Las Animas	27	24	18	32	13		18	14	11	19	23
Lincoln	5	7	3	2	3		4	5	3	5	6
Logan	9	23	13	11	12		6	11	7	13	10
Mesa	342	288	272	182	198		188	224	202	161	168
Mineral	1	2	0	0	0		0	0	0	0	0
Moffat	18	27	12	26	15		19	17	16	6	12
Montezuma	36	25	22	20	17		31	17	21	18	9
Montrose	66	56	58	52	49		57	58	35	39	30
Morgan	34	30	27	21	17		22	17	14	13	13
Otero	21	23	23	23	11		18	17	17	12	12
Ouray	11	12	2	2	7		4	6	4	5	3
Park	56	54	31	36	25		36	42	37	23	18
Philips	2	2	0	5	2		2	2	1	1	2
Pitkin	34	23	33	19	15		8	14	10	16	6
Prowers	8	3	6	11	6		3	2	5	3	6
Pueblo	327	282	281	201	199		191	221	172	156	155
Rio Blanco	9	12	5	4	8		8	6	12	6	2
Rio Grande	13	9	14	11	12		12	8	10	7	9
Routt	65	63	37	38	27		23	28	36	30	21
Saguache	6	7	5	7	4		4	10	2	3	5
San Juan	2	1	1	1	1		2	0	1	1	4
San Miguel	32	19	19	15	9		8	12	11	10	7
Sedgwick	0	0	1	1	6		3	1	0	1	0
Summit	79	42	48	46	36		33	89	25	25	35
Teller	71	44	49	23	28		39	35	33	18	22
Washington	2	4	4	4	3		1	3	1	4	2
Weld	475	376	313	261	230		216	237	225	169	163
Yuma	6	10	11	7	3		3	5	7	3	5
Totals	8,033	7,076	5,685	4,571	4,025		3,784	4,138	3,760	2,935	2,658