



COLORADO

Department of Local Affairs

Division of Housing

1st Quarter 2017 Foreclosure Report

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

June 16, 2017

Summary and Methods

As part of an effort to provide information to the public and government agencies on economic trends in Colorado, the Division of Housing compiles quarterly totals on foreclosure activity in Colorado Counties. Data is collected from the public trustee in each county and published quarterly by the Division of Housing.

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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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

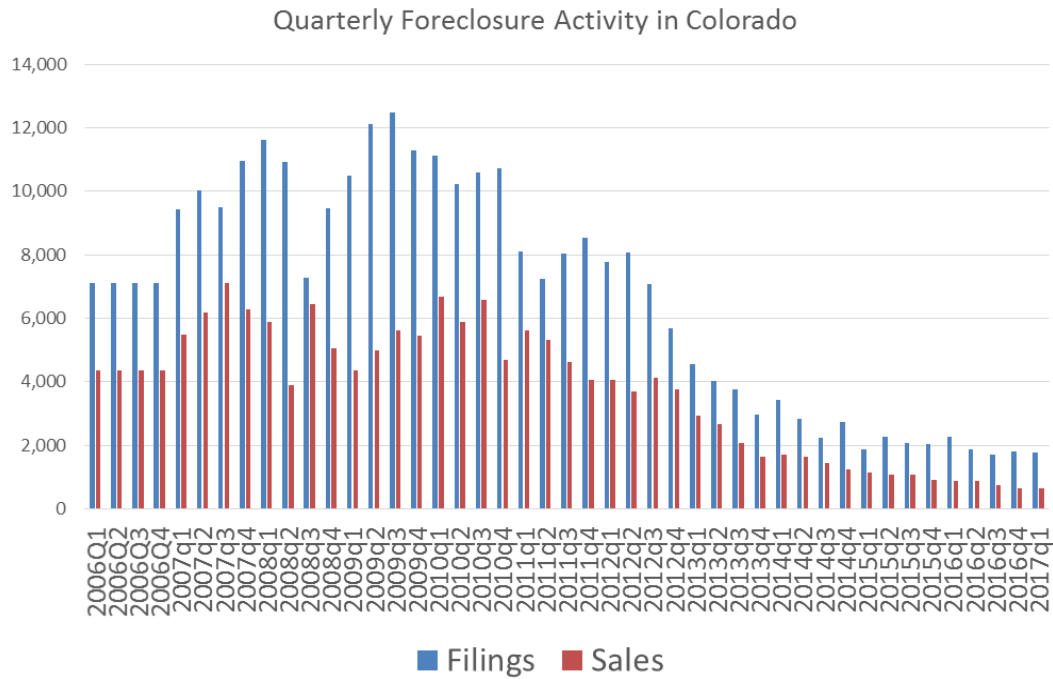
During the first quarter of 2017, Colorado public trustees reported 1,756 foreclosure filings and 648 sales at auction (completed foreclosures). During the first quarter of 2016, there were 2,279 filings and 861 sales. Comparing year-over-year for the first quarter, foreclosure filings fell 22.9 percent and completed foreclosures fell 24.7 percent.

Comparing the first quarter of 2017 to the fourth quarter of 2016, foreclosure filings fell 2.1 percent from 1,794 to 1,756. Foreclosure sales rose 2.4 percent from 633 to 648 during the same period.

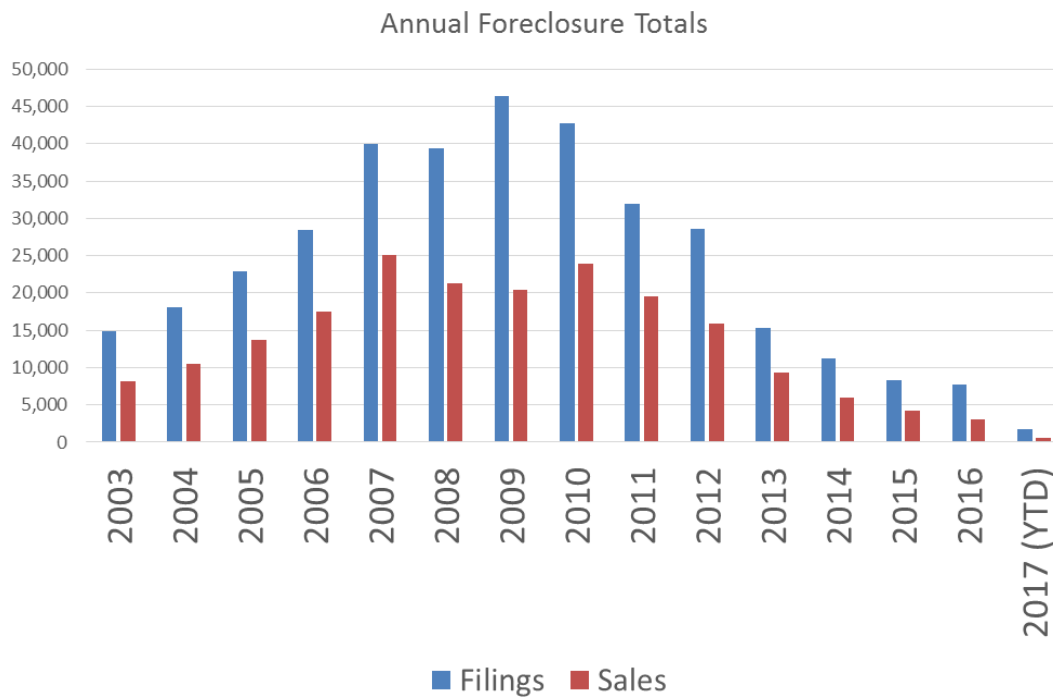
The foreclosure sales number reported for the first quarter of 2017 was the lowest sales number recorded since the Division of Housing began tracking quarterly foreclosure totals in 2007.

Graph 1 shows quarterly totals in foreclosure filings and sales. In recent quarters, foreclosure filings have stabilized and flattened somewhat, although foreclosure sales have continued to fall to new lows in nearly every quarter.

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	15,333
2014	11,235
2015	8,241
2016	7,666
2017	1,756

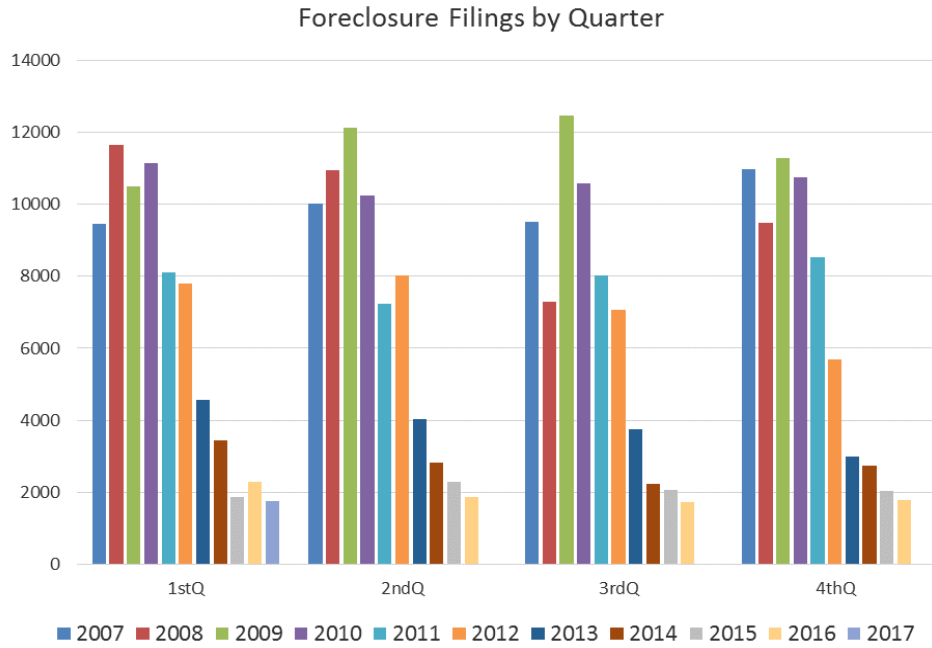
Table 2: Foreclosure Sales at Auction

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	9,318
2014	6,003
2015	4,209
2016	3,128
2017	648

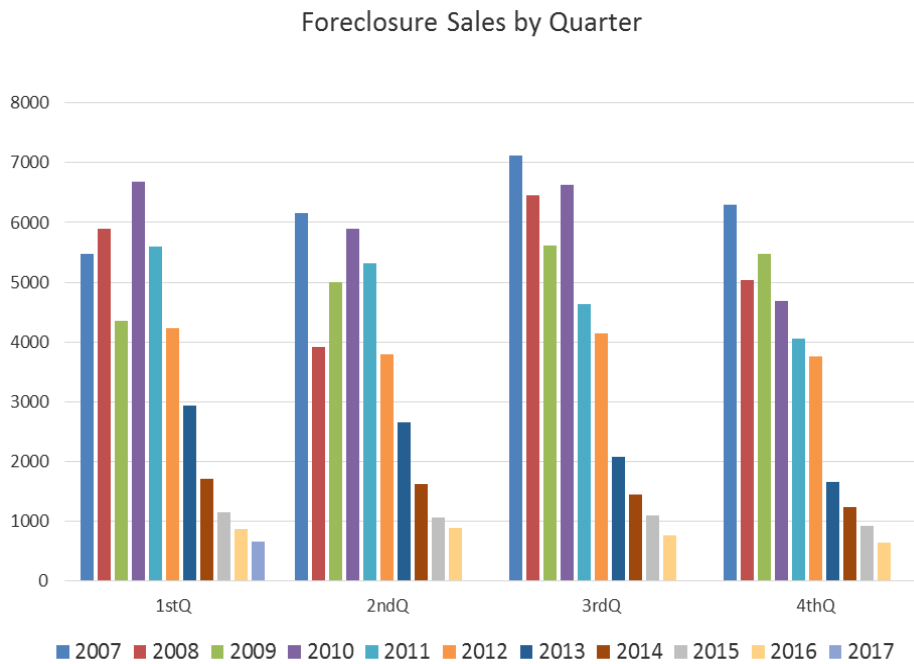
Quarter-by-Quarter Analysis

Graph 3 and Graph 4 show each quarter of each year compared. During the first quarter of 2017, sales declined for the seventh year in a row.

Graph 3: Foreclosure filings separated by quarter and year.



Graph 4: Foreclosure sales separated by quarter and year.



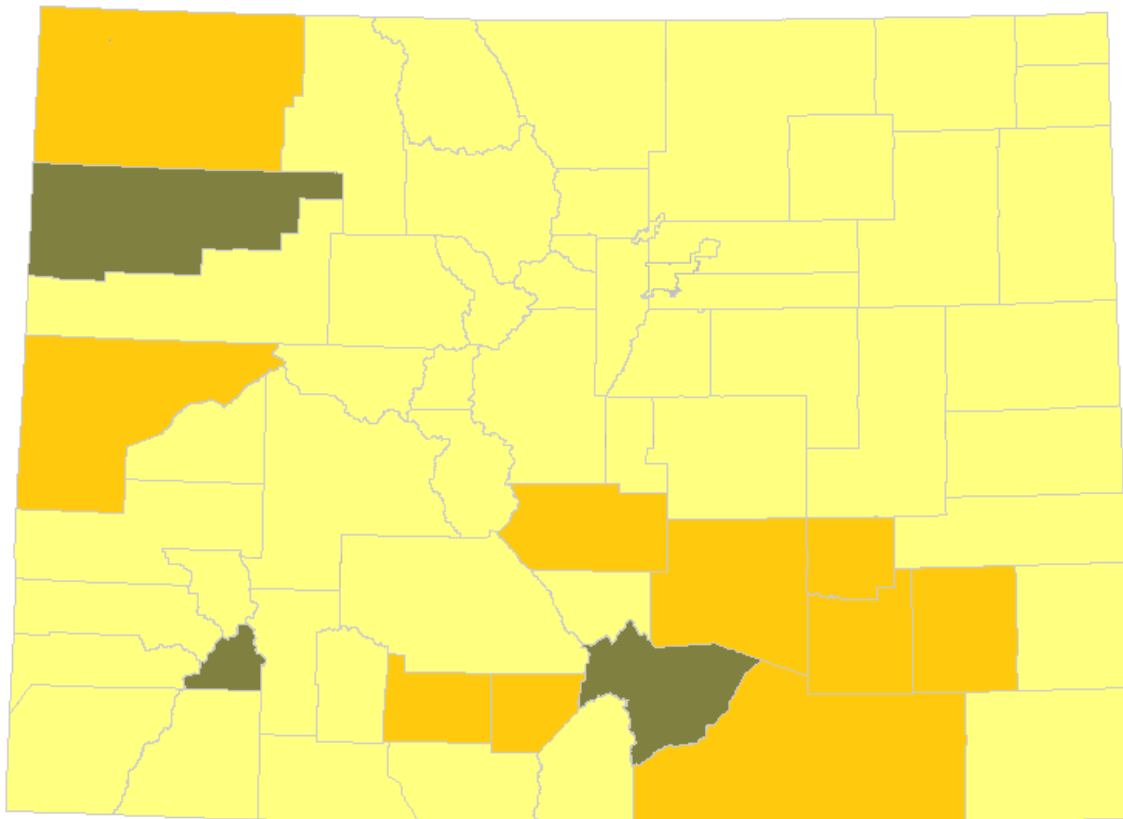
County Statistics

Trends in different counties throughout the state vary considerably. The 12 metropolitan counties in Colorado now account for slightly more than 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 foreclosure rates in each county. Categories reflect proportions of households completing the foreclosure process in each county.

Map 1: Foreclosure rates in Colorado Counties, 1st Quarter 2017



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 3,390 households for the first quarter of 2017. The map shows that there are few hot spots for foreclosure left in Colorado, and those that remain, such as Rio Blanco County, remain at level far below what was seen during the 2007-2010 period.

No metropolitan county (e.g., Arapahoe County, Mesa County) was found among the top ten counties for foreclosure sales rates. Most of the counties in the top ten were mountain and rural counties including Rio Blanco, Moffatt, and Huerfano Counties. But, foreclosure activity in all counties remained small compared to other years over the past decade.

Pueblo and Mesa counties reported the highest foreclosure rates of the metropolitan counties. Pueblo County reported a foreclosure rate of one foreclosure per 851 households while Mesa County reported a rate of 1 foreclosure per 903 households. See Table 3 for full listing.

Broomfield County reported the lowest foreclosure rate among metropolitan counties with 0 completed foreclosure. Boulder County reported only 10 completed foreclosures for the period.

Future Outlook

Both foreclosure filings and sales decreased for the sixth year in a row during 2016, reflecting a relatively robust economy in Colorado. While the national economy's current recovery might be described as only moderate in historical terms, Colorado's economy is especially robust compared to many other states in the United States at this time. This has led to continued growth in demand for real estate in Colorado, which continues to keep foreclosure rates low.

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 2013 (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.

Appendices

Table 3: Foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units. 2015 household numbers are the most recent available.

County	Households (2015 estimates)	2017 1st Q Sales	Foreclosure Rate by Percentage	Foreclosure Rate by No. of Households per Completed Foreclosure
Rio Blanco	2,584	11	0.43%	235
Huerfano	3,024	9	0.30%	336
San Juan	347	1	0.29%	347
Alamosa	6,179	11	0.18%	562
Moffat	5,117	9	0.18%	569
Crowley	1,230	2	0.16%	615
Rio Grande	4,573	7	0.15%	653
Fremont	16,695	25	0.15%	668
Las Animas	5,732	7	0.12%	819
Bent	1,680	2	0.12%	840
Pueblo	64,671	76	0.12%	851
Mesa	58,691	65	0.11%	903
Otero	7,500	8	0.11%	938
Custer	2,022	2	0.10%	1,011
Kit Carson	3,056	3	0.10%	1,019
Delta	12,299	12	0.10%	1,025
Sedgwick	1,089	1	0.09%	1,089
Montrose	16,339	13	0.08%	1,257
Grand	6,367	5	0.08%	1,273
Logan	7,988	6	0.08%	1,331
Archuleta	5,399	4	0.07%	1,350
Teller	9,829	7	0.07%	1,404
Lake	3,015	2	0.07%	1,508
Baca	1,599	1	0.06%	1,599
Garfield	20,983	13	0.06%	1,614
Gunnison	6,822	4	0.06%	1,706
Philips	1,774	1	0.06%	1,774
Montezuma	10,795	6	0.06%	1,799
Park	7,376	4	0.05%	1,844
Yuma	3,959	2	0.05%	1,980
Lincoln	1,985	1	0.05%	1,985
Morgan	10,336	5	0.05%	2,067
El Paso	256,525	122	0.05%	2,103
Routt	10,146	3	0.03%	3,382

Adams	168,515	37	0.02%	4,554
Prowers	4,670	1	0.02%	4,670
Eagle	19,728	4	0.02%	4,932
Weld	101,095	20	0.02%	5,055
La Plata	22,486	4	0.02%	5,622
Douglas	115,085	19	0.02%	6,057
Arapahoe	246,937	36	0.01%	6,859
Larimer	133,429	18	0.01%	7,413
Pitkin	8,498	1	0.01%	8,498
Elbert	8,965	1	0.01%	8,965
Jefferson	230,716	23	0.01%	10,031
Denver	296,530	24	0.01%	12,355
Boulder	128,829	10	0.01%	12,883
Broomfield	24,841	0	0.00%	n/a
Chaffee	7,966	0	0.00%	n/a
Cheyenne	791	0	0.00%	n/a
Clear Creek	4,309	0	0.00%	n/a
Conejos	3,040	0	0.00%	n/a
Costilla	1,576	0	0.00%	n/a
Dolores	850	0	0.00%	n/a
Gilpin	2,633	0	0.00%	n/a
Hinsdale	327	0	0.00%	n/a
Jackson	629	0	0.00%	n/a
Kiowa	615	0	0.00%	n/a
Mineral	363	0	0.00%	n/a
Ouray	2,124	0	0.00%	n/a
Saguache	2,708	0	0.00%	n/a
San Miguel	3,683	0	0.00%	n/a
Summit	12,725	0	0.00%	n/a
Washington	1,991	0	0.00%	n/a
Total	2,128,772	628	0.03%	3,390

Table 4: Percent change in year-over-year foreclosure filings and sales:

Counties	2016 Q1 Filings	2017 Q1 Filings	Percent Change	2016 Q1 Sales	2017 Q1 Sales	Percent Change
Adams	213	165	-22.5	47	37	-21.3
Alamosa	7	4	-42.9	0	11	n/a
Arapahoe	220	169	-23.2	51	36	-29.4
Archuleta	6	7	16.7	2	4	100.0
Baca	1	1	0.0	0	1	n/a
Bent	0	2	n/a	2	2	0.0
Boulder	63	35	-44.4	14	10	-28.6
Broomfield	10	8	-20.0	2	0	-100.0
Chaffee	2	6	200.0	3	0	-100.0
Cheyenne	0	0	n/a	0	0	n/a
Clear Creek	4	7	75.0	1	0	-100.0
Conejos	1	2	100.0	0	0	n/a
Costilla	2	1	-50.0	1	0	-100.0
Crowley	2	3	50.0	0	2	n/a
Custer	2	3	50.0	4	2	-50.0
Delta	33	18	-45.5	14	12	-14.3
Denver	186	179	-3.8	35	24	-31.4
Dolores	0	3	n/a	0	0	n/a
Douglas	76	88	15.8	24	19	-20.8
Eagle	27	13	-51.9	11	4	-63.6
Elbert	17	11	-35.3	6	1	-83.3
El Paso	420	286	-31.9	185	122	-34.1
Fremont	27	18	-33.3	23	25	8.7
Garfield	25	21	-16.0	11	13	18.2
Gilpin	4	3	-25.0	2	0	-100.0
Grand	6	8	33.3	4	5	25.0
Gunnison	4	1	-75.0	4	4	0.0
Hinsdale	0	0	n/a	0	0	n/a
Huerfano	4	5	25.0	8	9	12.5
Jackson	0	2	n/a	0	0	n/a
Jefferson	168	116	-31.0	30	23	-23.3
Kiowa	0	1	n/a	0	0	n/a
Kit Carson	4	3	-25.0	2	3	50.0
La Plata	15	19	26.7	9	4	-55.6
Lake	3	4	33.3	1	2	100.0
Larimer	73	58	-20.5	27	18	-33.3
Las Animas	13	13	0.0	11	7	-36.4
Lincoln	3	2	-33.3	1	1	0.0
Logan	13	6	-53.8	6	6	0.0
Mesa	145	118	-18.6	89	65	-27.0
Mineral	1	1	0.0	0	0	n/a
Moffat	16	12	-25.0	7	9	28.6
Montezuma	5	8	60.0	9	6	-33.3
Montrose	28	14	-50.0	15	13	-13.3
Morgan	24	16	-33.3	13	5	-61.5

Otero	13	11	-15.4		11	8	-27.3
Ouray	1	1	0.0		1	0	-100.0
Park	11	9	-18.2		8	4	-50.0
Philips	5	1	-80.0		1	1	0.0
Pitkin	6	3	-50.0		2	1	-50.0
Prowers	3	6	100.0		5	1	-80.0
Pueblo	177	111	-37.3		90	76	-15.6
Rio Blanco	5	11	120.0		5	11	120.0
Rio Grande	7	6	-14.3		4	7	75.0
Routt	11	8	-27.3		3	3	0.0
Saguache	6	0	-100.0		1	0	-100.0
San Juan	0	0	n/a		0	1	n/a
San Miguel	1	2	100.0		1	0	-100.0
Sedgwick	5	3	-40.0		0	1	n/a
Summit	10	8	-20.0		1	0	-100.0
Teller	20	15	-25.0		16	7	-56.3
Washington	3	2	-33.3		1	0	-100.0
Weld	118	96	-18.6		35	20	-42.9
Yuma	4	3	-25.0		2	2	0.0
Total	2,279	1,756	-22.9		861	648	-24.7

Table 5: Percent change from 4th Q 2016 to 1st Q 2017:

Counties	2016 Q4 Filings	2017 Q1 Filings	Percent Change		2016 Q4 Sales	2017 Q1 Sales	Percent Change
Adams	187	165	-11.8		32	37	15.6
Alamosa	10	4	-60.0		4	11	175.0
Arapahoe	169	169	0.0		33	36	9.1
Archuleta	3	7	133.3		1	4	300.0
Baca	3	1	-66.7		0	1	n/a
Bent	1	2	100.0		0	2	n/a
Boulder	27	35	29.6		8	10	25.0
Broomfield	8	8	0.0		1	0	-100.0
Chaffee	2	6	200.0		3	0	-100.0
Cheyenne	0	0	n/a		0	0	n/a
Clear Creek	4	7	75.0		0	0	n/a
Conejos	3	2	-33.3		3	0	-100.0
Costilla	0	1	n/a		0	0	n/a
Crowley	5	3	-40.0		2	2	0.0
Custer	2	3	50.0		4	2	-50.0
Delta	24	18	-25.0		16	12	-25.0
Denver	183	179	-2.2		29	24	-17.2
Dolores	1	3	200.0		1	0	-100.0
Douglas	77	88	14.3		10	19	90.0
Eagle	11	13	18.2		8	4	-50.0
Elbert	6	11	83.3		2	1	-50.0
El Paso	295	286	-3.1		136	122	-10.3
Fremont	26	18	-30.8		24	25	4.2
Garfield	18	21	16.7		9	13	44.4
Gilpin	1	3	200.0		1	0	-100.0
Grand	6	8	33.3		3	5	66.7
Gunnison	4	1	-75.0		3	4	33.3
Hinsdale	0	0	n/a		1	0	-100.0
Huerfano	7	5	-28.6		4	9	125.0
Jackson	0	2	n/a		0	0	n/a
Jefferson	125	116	-7.2		17	23	35.3
Kiowa	0	1	n/a		1	0	-100.0
Kit Carson	4	3	-25.0		2	3	50.0
La Plata	19	19	0.0		7	4	-42.9
Lake	5	4	-20.0		5	2	-60.0
Larimer	53	58	9.4		13	18	38.5
Las Animas	9	13	44.4		15	7	-53.3
Lincoln	2	2	0.0		0	1	n/a
Logan	6	6	0.0		2	6	200.0
Mesa	124	118	-4.8		80	65	-18.8
Mineral	0	1	n/a		0	0	n/a
Moffat	15	12	-20.0		13	9	-30.8

Montezuma	7	8	14.3		14	6	-57.1
Montrose	20	14	-30.0		8	13	62.5
Morgan	16	16	0.0		4	5	25.0
Otero	9	11	22.2		6	8	33.3
Ouray	2	1	-50.0		1	0	-100.0
Park	9	9	0.0		3	4	33.3
Philips	0	1	n/a		1	1	0.0
Pitkin	3	3	0.0		0	1	n/a
Prowers	4	6	50.0		1	1	0.0
Pueblo	115	111	-3.5		51	76	49.0
Rio Blanco	9	11	22.2		9	11	22.2
Rio Grande	4	6	50.0		4	7	75.0
Routt	6	8	33.3		1	3	200.0
Saguache	4	0	-100.0		4	0	-100.0
San Juan	2	0	-100.0		0	1	n/a
San Miguel	3	2	-33.3		0	0	n/a
Sedgwick	1	3	200.0		0	1	n/a
Summit	12	8	-33.3		1	0	-100.0
Teller	16	15	-6.3		4	7	75.0
Washington	2	2	0.0		0	0	n/a
Weld	102	96	-5.9		26	20	-23.1
Yuma	3	3	0.0		2	2	0.0
Totals	1794	1756	-2.1		633	648	2.4

Table 6: Foreclosure totals in each county for past 5 quarters:

Counties	2016 Q1 Filings	2016 Q2 Filings	2016 Q3 Filings	2016 Q4 Filings	2017 Q1 Filings		2016 Q1 Sales	2016 Q2 Sales	2016 Q3 Sales	2016 Q4 Sales	2017 Q1 Sales
Adams	213	173	144	187	165		47	57	38	32	37
Alamosa	7	8	14	10	4		0	3	8	4	11
Arapahoe	220	186	156	169	169		51	60	49	33	36
Archuleta	6	11	4	3	7		2	2	10	1	4
Baca	1	1	1	3	1		0	0	2	0	1
Bent	0	0	2	1	2		2	0	0	0	2
Boulder	63	41	43	27	35		14	17	14	8	10
Broomfield	10	7	9	8	8		2	1	1	1	0
Chaffee	2	2	4	2	6		3	1	0	3	0
Cheyenne	0	1	1	0	0		0	0	0	0	0
Clear Creek	4	3	3	4	7		1	2	2	0	0
Conejos	1	2	4	3	2		0	0	0	3	0
Costilla	2	3	0	0	1		1	4	0	0	0
Crowley	2	1	2	5	3		0	0	0	2	2
Custer	2	3	6	2	3		4	1	2	4	2
Delta	33	18	26	24	18		14	20	14	16	12
Denver	186	182	169	183	179		35	39	49	29	24
Dolores	0	1	0	1	3		0	0	0	1	0
Douglas	76	89	72	77	88		24	21	16	10	19
Eagle	27	14	16	11	13		11	7	2	8	4
Elbert	17	11	9	6	11		6	4	3	2	1
El Paso	420	318	254	295	286		185	203	156	136	122
Fremont	27	23	34	26	18		23	20	11	24	25
Garfield	25	22	22	18	21		11	9	10	9	13
Gilpin	4	3	1	1	3		2	2	4	1	0
Grand	6	3	7	6	8		4	0	2	3	5
Gunnison	4	6	3	4	1		4	2	4	3	4
Hinsdale	0	0	1	0	0		0	0	0	1	0
Huerfano	4	9	7	7	5		8	6	4	4	9
Jackson	0	0	0	0	2		0	0	0	0	0
Jefferson	168	104	123	125	116		30	26	29	17	23
Kiowa	0	0	0	0	1		0	0	1	1	0
Kit Carson	4	3	5	4	3		2	1	1	2	3

La Plata	15	12	15	19	19		9	9	10	7	4
Lake	3	2	6	5	4		1	0	2	5	2
Larimer	73	68	66	53	58		27	13	11	13	18
Las Animas	13	18	11	9	13		11	13	10	15	7
Lincoln	3	2	2	2	2		1	2	1	0	1
Logan	13	10	7	6	6		6	8	7	2	6
Mesa	145	137	147	124	118		89	96	86	80	65
Mineral	1	2	0	0	1		0	1	0	0	0
Moffat	16	11	16	15	12		7	12	15	13	9
Montezuma	5	18	9	7	8		9	4	1	14	6
Montrose	28	17	20	20	14		15	21	4	8	13
Morgan	24	16	14	16	16		13	7	1	4	5
Otero	13	11	10	9	11		11	6	8	6	8
Ouray	1	1	0	2	1		1	2	0	1	0
Park	11	11	11	9	9		8	8	4	3	4
Philips	5	1	2	0	1		1	0	2	1	1
Pitkin	6	3	5	3	3		2	3	3	0	1
Prowers	3	5	5	4	6		5	2	5	1	1
Pueblo	177	116	93	115	111		90	92	82	51	76
Rio Blanco	5	11	9	9	11		5	6	7	9	11
Rio Grande	7	8	9	4	6		4	6	4	4	7
Routt	11	9	5	6	8		3	3	4	1	3
Saguache	6	3	1	4	0		1	4	1	4	0
San Juan	0	0	0	2	0		0	0	0	0	1
San Miguel	1	1	2	3	2		1	0	1	0	0
Sedgwick	5	2	3	1	3		0	2	2	0	1
Summit	10	8	4	12	8		1	3	3	1	0
Teller	20	11	11	16	15		16	10	9	4	7
Washington	3	1	0	2	2		1	0	1	0	0
Weld	118	98	93	102	96		35	40	30	26	20
Yuma	4	11	3	3	3		2	2	5	2	2
Totals	2,279	1,872	1,721	1,794	1,756		861	883	751	633	648