



COLORADO

Department of Local Affairs

Division of Housing

1st Quarter 2020 Foreclosure Report

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

June 28, 2020

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 Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale.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

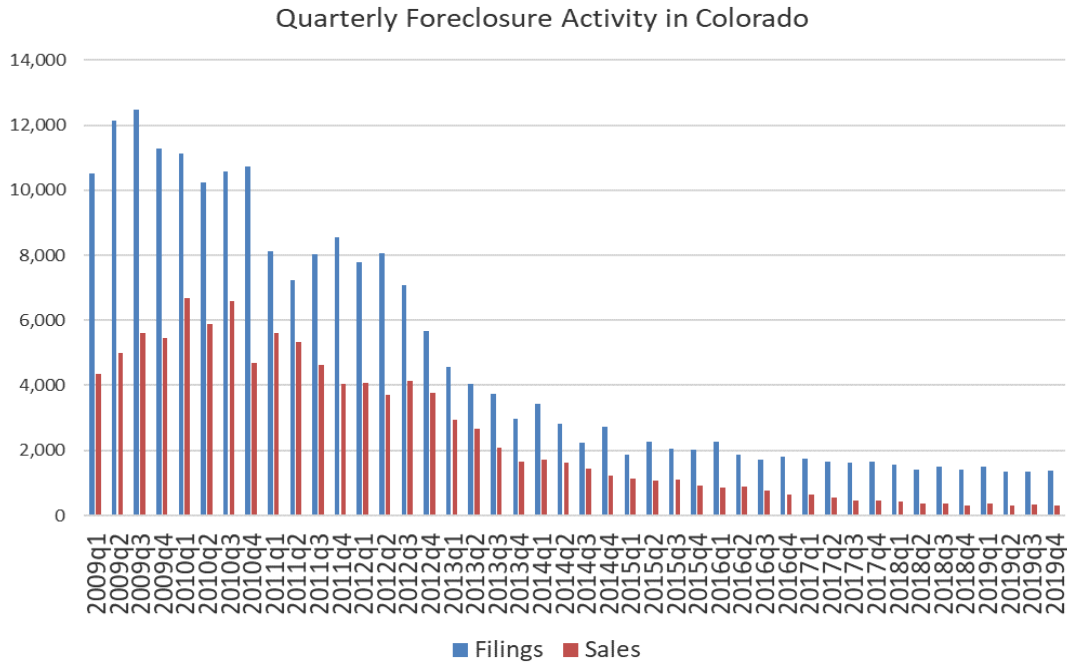
During the first quarter of 2020, Colorado public trustees reported 1,396 foreclosure filings and 307 sales at auction (completed foreclosures). During the first quarter of the previous year (2019), there were 1,503 filings and 369 sales. Comparing year-over-year for the first quarter, foreclosure filings fell 7.1 percent and completed foreclosures fell 16.8 percent.

Comparing the first quarter of 2020 to the fourth quarter of 2019, foreclosure filings rose 0.4 percent from 1,390 to 1,396. Foreclosure sales rose 3.4 percent from 297 to 307 during the same period.

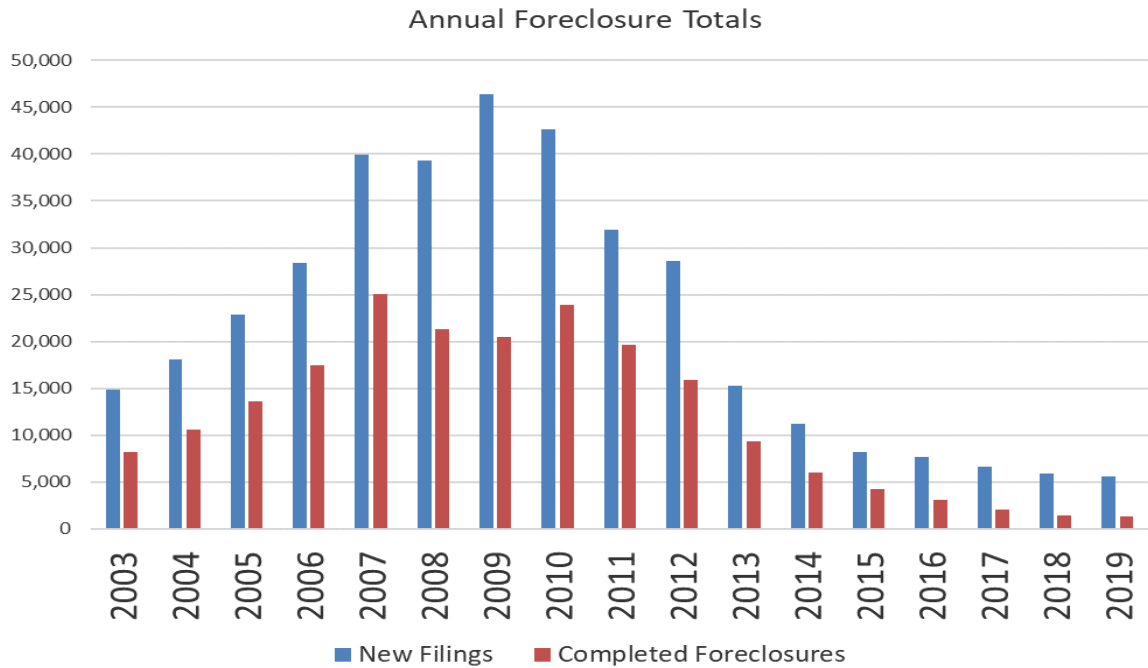
Both the filings and sales totals during the first quarter of 2020 were the lowest first-quarter totals ever recorded by the survey, which began in 2007.

Under normal circumstances, foreclosure activity during the first quarter would point toward another mild year for foreclosures. But, information on foreclosure activity in 2020 is difficult to interpret. This will be true for the second quarter, as well. This is due to the various COVID-19-related closures, which affected some public trustee offices in March, driving down foreclosure totals. At this time, it is prudent to interpret the first quarter's foreclosure activity as indicative of any trend that is likely to continue through the rest of the 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 | 15,333 |
| 2014 | 11,235 |
| 2015 | 8,241 |
| 2016 | 7,666 |
| 2017 | 6,680 |
| 2018 | 5,884 |
| 2019 | 5,610 |
| 2020 (Jan-Mar) | 1,396 |

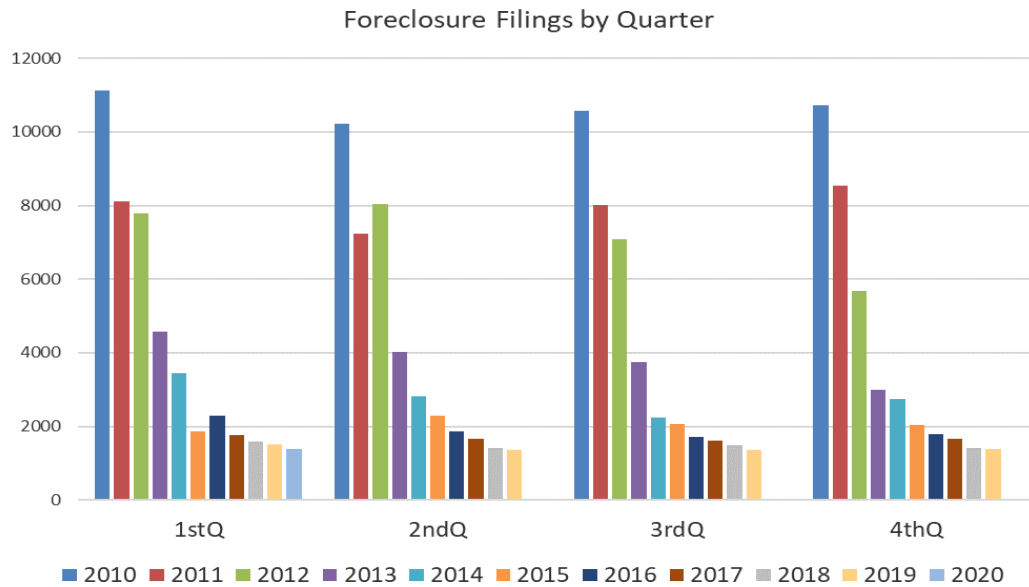
Table 2: Foreclosure Sales at Auction

| 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 | 2,100 |
| 2018 | 1,461 |
| 2019 | 1,316 |
| 2020 (Jan-Mar) | 307 |

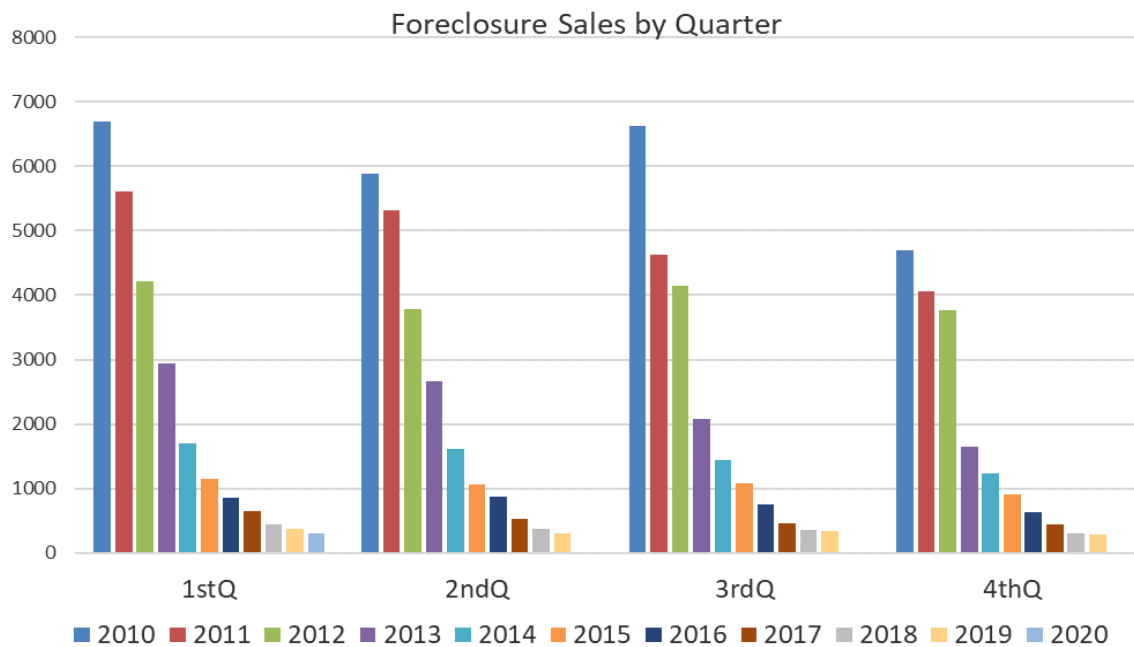
Quarter-by-Quarter Analysis

Graph 3 and Graph 4 show each quarter of each year compared. During the first quarter of 2020, both filings and sales fell to the lowest first-quarter total ever measured by the survey.

Graph 3: Foreclosure filings separated by quarter and year.



Graph 4: Foreclosure sales separated by quarter and year.



County Statistics

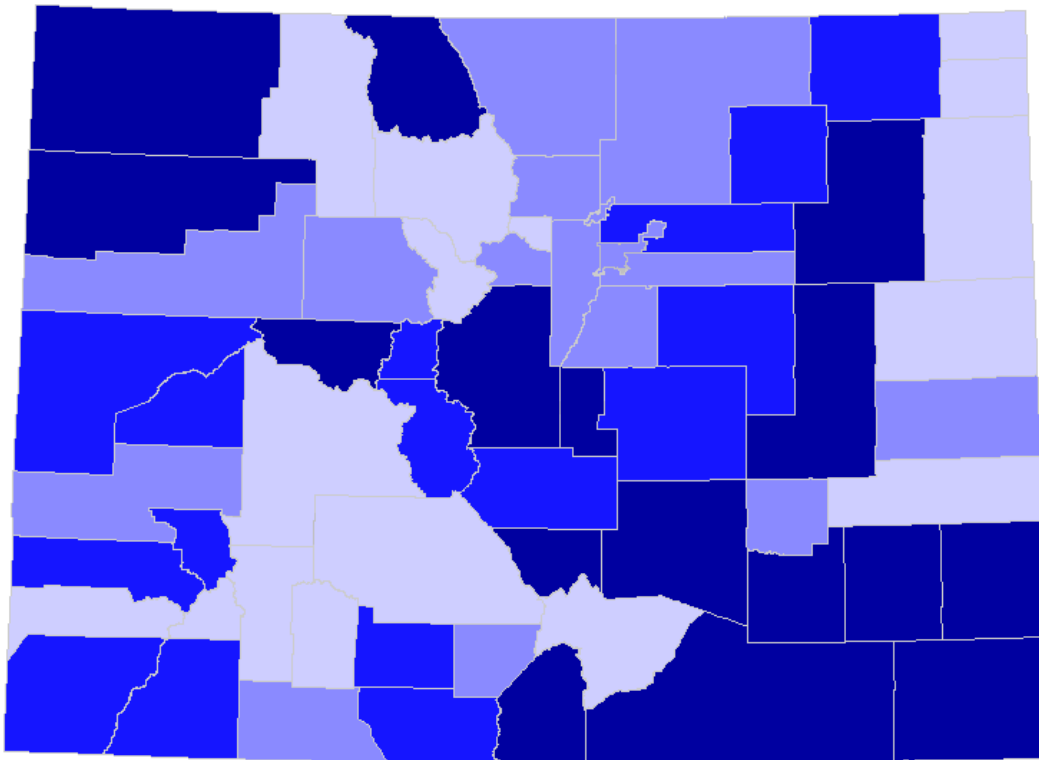
Trends in different counties throughout the state vary considerably. The 12 metropolitan counties in Colorado now account for 82 percent of all foreclosure filings activity in Colorado. However, in 2007 the 12 metropolitan counties accounted for more than 90 percent of foreclosure activity in Colorado, indicating that foreclosure activity is now less limited to metropolitan areas than was the case in the past.

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. Counties are presented here separated into quartiles. However, it should be noted that even the counties in the top quartile (i.e., the highest-foreclosure quartile) are generally seeing foreclosure activity levels well below what was the case a decade ago. In many cases, the counties with the highest foreclosure rates recorded only one or two foreclosures.

Given recent home price growth along the Front Range in recent years, it's not surprising that the Denver Metro area and Northern Colorado show some of the state's lowest foreclosure rates.

Map 1: Foreclosure rates in Colorado Counties, by quartile, 1st Quarter 2020



In a change from pre-2018 reports, foreclosure rates are now presented by quartile to show greater contrast. Darker colors represent higher foreclosure rates.

Rates of foreclosure for each county are listed in Table 3 of the appendix.

Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 7,248 households for the first quarter of 2020.

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

Mesa and Pueblo counties reported the highest foreclosure rates of the metropolitan counties. Mesa County reported a foreclosure rate of one foreclosure per 3,774 households while Pueblo County reported a rate of 1 foreclosure per 1,895 households. Larimer County reported the lowest foreclosure rate among metropolitan counties with one foreclosure per 35,093 households.

Future Outlook

Through the end of 2019, there were few signs of distress in local real estate markets, and a continued low foreclosure rate reflected this. 2020 is likely to look quite different, although it remains unclear how this will play out. Due to the COVID-19 pandemic and, to the related business closures and government-mandating social distancing, unemployment claims and the unemployment rate rose to exceptionally high levels beginning in April. Rising unemployment usually brings sizable increases in foreclosures. The effects of these economic changes, however, will not show up in foreclosure data until the second quarter at the earliest. In fact, due to government-imposed moratoria on evictions and other interventions in the mortgage markets, we may not see any sizable changes in the data until the third quarter of this year. This assumes unemployment continues to be a major factor for households into the second half of the year.

The situation remains highly unpredictable at this time.

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 and revisions made to statistics reported in earlier reports.

The per-household calculation for each county is based on 2018 (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.

This report was prepared by Ryan McMaken.

Appendices

Table 3: Foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units.

| County | Households (2018 estimates) | 2020 1st Q Sales | Foreclosure Rate by Percentage | Foreclosure Rate by No. of Households per Completed Foreclosure |
|------------|-----------------------------------|---------------------|--------------------------------------|---|
| Rio Blanco | 2,484 | 5 | 0.20% | 497 |
| Jackson | 647 | 1 | 0.15% | 647 |
| Baca | 1,575 | 2 | 0.13% | 788 |
| Moffat | 5,468 | 6 | 0.11% | 911 |
| Otero | 7,506 | 7 | 0.09% | 1,072 |
| Custer | 2,304 | 2 | 0.09% | 1,152 |
| Teller | 10,170 | 7 | 0.07% | 1,453 |
| Prowers | 4,745 | 3 | 0.06% | 1,582 |
| Bent | 1,661 | 1 | 0.06% | 1,661 |
| Costilla | 1,676 | 1 | 0.06% | 1,676 |
| Pitkin | 8,539 | 5 | 0.06% | 1,708 |
| Pueblo | 66,326 | 35 | 0.05% | 1,895 |
| Washington | 1,945 | 1 | 0.05% | 1,945 |
| Las Animas | 5,914 | 3 | 0.05% | 1,971 |
| Lincoln | 2,009 | 1 | 0.05% | 2,009 |
| Park | 8,221 | 4 | 0.05% | 2,055 |
| Rio Grande | 4,468 | 2 | 0.04% | 2,234 |
| Ouray | 2,267 | 1 | 0.04% | 2,267 |
| Fremont | 17,121 | 7 | 0.04% | 2,446 |
| Logan | 7,893 | 3 | 0.04% | 2,631 |
| Chaffee | 8,598 | 3 | 0.03% | 2,866 |
| Conejos | 3,071 | 1 | 0.03% | 3,071 |
| Lake | 3,166 | 1 | 0.03% | 3,166 |
| Morgan | 10,419 | 3 | 0.03% | 3,473 |
| Montezuma | 10,803 | 3 | 0.03% | 3,601 |
| Mesa | 60,387 | 16 | 0.03% | 3,774 |
| San Miguel | 3,833 | 1 | 0.03% | 3,833 |
| Elbert | 9,518 | 2 | 0.02% | 4,759 |
| La Plata | 23,197 | 4 | 0.02% | 5,799 |
| Delta | 12,692 | 2 | 0.02% | 6,346 |
| El Paso | 270,780 | 41 | 0.02% | 6,604 |
| Adams | 172,120 | 25 | 0.01% | 6,885 |
| Garfield | 21,606 | 3 | 0.01% | 7,202 |
| Montrose | 16,879 | 2 | 0.01% | 8,440 |
| Weld | 111,000 | 13 | 0.01% | 8,538 |
| Eagle | 20,272 | 2 | 0.01% | 10,136 |
| Douglas | 122,468 | 11 | 0.01% | 11,133 |
| Jefferson | 236,413 | 20 | 0.01% | 11,821 |
| Denver | 315,805 | 25 | 0.01% | 12,632 |

| | | | | |
|-------------|-----------|-----|-------|--------|
| Arapahoe | 253,318 | 18 | 0.01% | 14,073 |
| Boulder | 131,050 | 9 | 0.01% | 14,561 |
| Broomfield | 26,498 | 1 | 0.00% | 26,498 |
| Larimer | 140,370 | 4 | 0.00% | 35,093 |
| Alamosa | 6,249 | 0 | 0.00% | n/a |
| Archuleta | 5,999 | 0 | 0.00% | n/a |
| Cheyenne | 796 | 0 | 0.00% | n/a |
| Clear Creek | 4,456 | 0 | 0.00% | n/a |
| Crowley | 1,259 | 0 | 0.00% | n/a |
| Dolores | 895 | 0 | 0.00% | n/a |
| Gilpin | 2,767 | 0 | 0.00% | n/a |
| Grand | 6,785 | 0 | 0.00% | n/a |
| Gunnison | 7,271 | 0 | 0.00% | n/a |
| Hinsdale | 346 | 0 | 0.00% | n/a |
| Huerfano | 3,205 | 0 | 0.00% | n/a |
| Kiowa | 608 | 0 | 0.00% | n/a |
| Kit Carson | 2,993 | 0 | 0.00% | n/a |
| Mineral | 387 | 0 | 0.00% | n/a |
| Philips | 1,803 | 0 | 0.00% | n/a |
| Routt | 10,825 | 0 | 0.00% | n/a |
| Saguache | 2,965 | 0 | 0.00% | n/a |
| San Juan | 374 | 0 | 0.00% | n/a |
| Sedgwick | 1,044 | 0 | 0.00% | n/a |
| Summit | 13,007 | 0 | 0.00% | n/a |
| Yuma | 3,975 | 0 | 0.00% | n/a |
| Total | 2,225,211 | 307 | 0.01% | 7,248 |

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

| Counties | 2019 Q1 Filings | 2020 Q1 Filings | Percent Change | 2019 Q1 Sales | 2020 Q1 Sales | Percent Change |
|-------------|-----------------|-----------------|----------------|---------------|---------------|----------------|
| Adams | 165 | 146 | -11.5 | 19 | 25 | 31.6 |
| Alamosa | 3 | 5 | 66.7 | 4 | 0 | -100.0 |
| Arapahoe | 174 | 153 | -12.1 | 14 | 18 | 28.6 |
| Archuleta | 6 | 4 | -33.3 | 3 | 0 | -100.0 |
| Baca | 2 | 0 | -100.0 | 1 | 2 | 100.0 |
| Bent | 1 | 1 | 0.0 | 1 | 1 | 0.0 |
| Boulder | 43 | 33 | -23.3 | 3 | 9 | 200.0 |
| Broomfield | 16 | 11 | -31.3 | 1 | 1 | 0.0 |
| Chaffee | 2 | 0 | -100.0 | 0 | 3 | n/a |
| Cheyenne | 0 | 0 | n/a | 1 | 0 | -100.0 |
| Clear Creek | 5 | 4 | -20.0 | 0 | 0 | n/a |
| Conejos | 4 | 3 | -25.0 | 2 | 1 | -50.0 |
| Costilla | 4 | 1 | -75.0 | 0 | 1 | n/a |
| Crowley | 1 | 1 | 0.0 | 3 | 0 | -100.0 |
| Custer | 2 | 0 | -100.0 | 0 | 2 | n/a |
| Delta | 12 | 9 | -25.0 | 11 | 2 | -81.8 |
| Denver | 150 | 147 | -2.0 | 25 | 25 | 0.0 |
| Dolores | 2 | 1 | -50.0 | 0 | 0 | n/a |
| Douglas | 71 | 73 | 2.8 | 6 | 11 | 83.3 |
| Eagle | 9 | 13 | 44.4 | 5 | 2 | -60.0 |
| Elbert | 8 | 11 | 37.5 | 1 | 2 | 100.0 |
| El Paso | 231 | 201 | -13.0 | 77 | 41 | -46.8 |
| Fremont | 22 | 16 | -27.3 | 8 | 7 | -12.5 |
| Garfield | 17 | 25 | 47.1 | 4 | 3 | -25.0 |
| Gilpin | 2 | 1 | -50.0 | 0 | 0 | n/a |
| Grand | 4 | 9 | 125.0 | 0 | 0 | n/a |
| Gunnison | 1 | 2 | 100.0 | 0 | 0 | n/a |
| Hinsdale | 0 | 0 | n/a | 0 | 0 | n/a |
| Huerfano | 4 | 3 | -25.0 | 3 | 0 | -100.0 |
| Jackson | 0 | 1 | n/a | 2 | 1 | -50.0 |
| Jefferson | 109 | 117 | 7.3 | 10 | 20 | 100.0 |
| Kiowa | 0 | 0 | n/a | 1 | 0 | -100.0 |
| Kit Carson | 4 | 1 | -75.0 | 1 | 0 | -100.0 |
| La Plata | 11 | 10 | -9.1 | 4 | 4 | 0.0 |
| Lake | 2 | 1 | -50.0 | 0 | 1 | n/a |
| Larimer | 53 | 57 | 7.5 | 6 | 4 | -33.3 |
| Las Animas | 8 | 10 | 25.0 | 3 | 3 | 0.0 |
| Lincoln | 1 | 1 | 0.0 | 1 | 1 | 0.0 |
| Logan | 9 | 4 | -55.6 | 4 | 3 | -25.0 |
| Mesa | 60 | 59 | -1.7 | 27 | 16 | -40.7 |
| Mineral | 0 | 0 | n/a | 0 | 0 | n/a |
| Moffat | 2 | 13 | 550.0 | 5 | 6 | 20.0 |
| Montezuma | 8 | 4 | -50.0 | 3 | 3 | 0.0 |
| Montrose | 20 | 11 | -45.0 | 9 | 2 | -77.8 |
| Morgan | 7 | 7 | 0.0 | 3 | 3 | 0.0 |

| | | | | | | | |
|------------|-------|-------|--------|--|-----|-----|--------|
| Otero | 11 | 6 | -45.5 | | 9 | 7 | -22.2 |
| Ouray | 4 | 0 | -100.0 | | 0 | 1 | n/a |
| Park | 7 | 12 | 71.4 | | 5 | 4 | -20.0 |
| Philips | 1 | 1 | 0.0 | | 0 | 0 | n/a |
| Pitkin | 1 | 5 | 400.0 | | 1 | 5 | 400.0 |
| Prowers | 4 | 8 | 100.0 | | 1 | 3 | 200.0 |
| Pueblo | 86 | 66 | -23.3 | | 36 | 35 | -2.8 |
| Rio Blanco | 5 | 5 | 0.0 | | 4 | 5 | 25.0 |
| Rio Grande | 2 | 8 | 300.0 | | 4 | 2 | -50.0 |
| Routt | 2 | 9 | 350.0 | | 2 | 0 | -100.0 |
| Saguache | 8 | 2 | -75.0 | | 1 | 0 | -100.0 |
| San Juan | 0 | 0 | n/a | | 0 | 0 | n/a |
| San Miguel | 3 | 3 | 0.0 | | 1 | 1 | 0.0 |
| Sedgwick | 1 | 0 | -100.0 | | 0 | 0 | n/a |
| Summit | 3 | 3 | 0.0 | | 2 | 0 | -100.0 |
| Teller | 11 | 8 | -27.3 | | 9 | 7 | -22.2 |
| Washington | 1 | 3 | 200.0 | | 2 | 1 | -50.0 |
| Weld | 96 | 85 | -11.5 | | 19 | 13 | -31.6 |
| Yuma | 2 | 3 | 50.0 | | 2 | 0 | -100.0 |
| Total | 1,503 | 1,396 | -7.1 | | 369 | 307 | -16.8 |

Table 5: Percent change from 4th Q 2019 to 1st Q 2020:

| Counties | 2019 4th Q Filings | 2020 1st Q Filings | Percent Change | | 2019 4th Q Sales | 2020 1st Q Sales | Percent Change |
|-------------|--------------------|--------------------|----------------|--|------------------|------------------|----------------|
| Adams | 179 | 146 | -18.4 | | 19 | 25 | 31.6 |
| Alamosa | 7 | 5 | -28.6 | | 3 | 0 | -100.0 |
| Arapahoe | 141 | 153 | 8.5 | | 22 | 18 | -18.2 |
| Archuleta | 4 | 4 | 0.0 | | 0 | 0 | n/a |
| Baca | 0 | 0 | n/a | | 0 | 2 | n/a |
| Bent | 1 | 1 | 0.0 | | 1 | 1 | 0.0 |
| Boulder | 37 | 33 | -10.8 | | 4 | 9 | 125.0 |
| Broomfield | 10 | 11 | 10.0 | | 0 | 1 | n/a |
| Chaffee | 4 | 0 | -100.0 | | 0 | 3 | n/a |
| Cheyenne | 2 | 0 | -100.0 | | 0 | 0 | n/a |
| Clear Creek | 1 | 4 | 300.0 | | 1 | 0 | -100.0 |
| Conejos | 1 | 3 | 200.0 | | 1 | 1 | 0.0 |
| Costilla | 1 | 1 | 0.0 | | 1 | 1 | 0.0 |
| Crowley | 0 | 1 | n/a | | 0 | 0 | n/a |
| Custer | 1 | 0 | -100.0 | | 3 | 2 | -33.3 |
| Delta | 9 | 9 | 0.0 | | 3 | 2 | -33.3 |
| Denver | 153 | 147 | -3.9 | | 23 | 25 | 8.7 |
| Dolores | 1 | 1 | 0.0 | | 1 | 0 | -100.0 |
| Douglas | 55 | 73 | 32.7 | | 2 | 11 | 450.0 |
| Eagle | 10 | 13 | 30.0 | | 8 | 2 | -75.0 |
| Elbert | 7 | 11 | 57.1 | | 4 | 2 | -50.0 |
| El Paso | 168 | 201 | 19.6 | | 46 | 41 | -10.9 |
| Fremont | 20 | 16 | -20.0 | | 8 | 7 | -12.5 |
| Garfield | 15 | 25 | 66.7 | | 5 | 3 | -40.0 |
| Gilpin | 3 | 1 | -66.7 | | 1 | 0 | -100.0 |
| Grand | 3 | 9 | 200.0 | | 1 | 0 | -100.0 |
| Gunnison | 10 | 2 | -80.0 | | 0 | 0 | n/a |
| Hinsdale | 0 | 0 | n/a | | 0 | 0 | n/a |
| Huerfano | 3 | 3 | 0.0 | | 0 | 0 | n/a |
| Jackson | 0 | 1 | n/a | | 0 | 1 | n/a |
| Jefferson | 135 | 117 | -13.3 | | 15 | 20 | 33.3 |
| Kiowa | 2 | 0 | -100.0 | | 0 | 0 | n/a |
| Kit Carson | 5 | 1 | -80.0 | | 2 | 0 | -100.0 |
| La Plata | 15 | 10 | -33.3 | | 3 | 4 | 33.3 |
| Lake | 3 | 1 | -66.7 | | 0 | 1 | n/a |
| Larimer | 54 | 57 | 5.6 | | 5 | 4 | -20.0 |
| Las Animas | 5 | 10 | 100.0 | | 5 | 3 | -40.0 |
| Lincoln | 6 | 1 | -83.3 | | 1 | 1 | 0.0 |
| Logan | 4 | 4 | 0.0 | | 1 | 3 | 200.0 |
| Mesa | 44 | 59 | 34.1 | | 24 | 16 | -33.3 |
| Mineral | 0 | 0 | n/a | | 0 | 0 | n/a |

| | | | | | | | |
|------------|-------|-------|--------|--|-----|-----|--------|
| Moffat | 9 | 13 | 44.4 | | 6 | 6 | 0.0 |
| Montezuma | 5 | 4 | -20.0 | | 5 | 3 | -40.0 |
| Montrose | 9 | 11 | 22.2 | | 1 | 2 | 100.0 |
| Morgan | 11 | 7 | -36.4 | | 7 | 3 | -57.1 |
| Otero | 6 | 6 | 0.0 | | 4 | 7 | 75.0 |
| Ouray | 3 | 0 | -100.0 | | 1 | 1 | 0.0 |
| Park | 3 | 12 | 300.0 | | 0 | 4 | n/a |
| Philips | 5 | 1 | -80.0 | | 1 | 0 | -100.0 |
| Pitkin | 4 | 5 | 25.0 | | 1 | 5 | 400.0 |
| Prowers | 1 | 8 | 700.0 | | 1 | 3 | 200.0 |
| Pueblo | 90 | 66 | -26.7 | | 25 | 35 | 40.0 |
| Rio Blanco | 3 | 5 | 66.7 | | 5 | 5 | 0.0 |
| Rio Grande | 1 | 8 | 700.0 | | 1 | 2 | 100.0 |
| Routt | 8 | 9 | 12.5 | | 1 | 0 | -100.0 |
| Saguache | 1 | 2 | 100.0 | | 0 | 0 | n/a |
| San Juan | 0 | 0 | n/a | | 0 | 0 | n/a |
| San Miguel | 2 | 3 | 50.0 | | 0 | 1 | n/a |
| Sedgwick | 0 | 0 | n/a | | 0 | 0 | n/a |
| Summit | 4 | 3 | -25.0 | | 7 | 0 | -100.0 |
| Teller | 11 | 8 | -27.3 | | 1 | 7 | 600.0 |
| Washington | 0 | 3 | n/a | | 2 | 1 | -50.0 |
| Weld | 95 | 85 | -10.5 | | 15 | 13 | -13.3 |
| Yuma | 0 | 3 | n/a | | 0 | 0 | n/a |
| Totals | 1,390 | 1,396 | 0.4 | | 297 | 307 | 3.4 |

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

| Counties | 2019 Q1 Filings | 2019 Q2 Filings | 2019 Q3 Filings | 2019 Q4 Filings | 2020 Q1 Filings | | 2019 Q1 Sales | 2019 Q2 Sales | 2019 Q3 Sales | 2019 Q4 Sales | 2020 Q1 Sales |
|-------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|---------------|---------------|---------------|---------------|---------------|
| Adams | 165 | 140 | 165 | 179 | 146 | | 19 | 16 | 21 | 19 | 25 |
| Alamosa | 3 | 5 | 5 | 7 | 5 | | 4 | 2 | 4 | 3 | 0 |
| Arapahoe | 174 | 170 | 153 | 141 | 153 | | 14 | 21 | 23 | 22 | 18 |
| Archuleta | 6 | 5 | 2 | 4 | 4 | | 3 | 0 | 2 | 0 | 0 |
| Baca | 2 | 0 | 2 | 0 | 0 | | 1 | 0 | 1 | 0 | 2 |
| Bent | 1 | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | 1 |
| Boulder | 43 | 36 | 30 | 37 | 33 | | 3 | 3 | 2 | 4 | 9 |
| Broomfield | 16 | 11 | 11 | 10 | 11 | | 1 | 0 | 2 | 0 | 1 |
| Chaffee | 2 | 2 | 2 | 4 | 0 | | 0 | 0 | 0 | 0 | 3 |
| Cheyenne | 0 | 0 | 0 | 2 | 0 | | 1 | 0 | 0 | 0 | 0 |
| Clear Creek | 5 | 4 | 4 | 1 | 4 | | 0 | 2 | 1 | 1 | 0 |
| Conejos | 4 | 0 | 4 | 1 | 3 | | 2 | 2 | 1 | 1 | 1 |
| Costilla | 4 | 0 | 1 | 1 | 1 | | 0 | 1 | 0 | 1 | 1 |
| Crowley | 1 | 2 | 0 | 0 | 1 | | 3 | 1 | 0 | 0 | 0 |
| Custer | 2 | 5 | 4 | 1 | 0 | | 0 | 0 | 0 | 3 | 2 |
| Delta | 12 | 13 | 8 | 9 | 9 | | 11 | 3 | 5 | 3 | 2 |
| Denver | 150 | 131 | 147 | 153 | 147 | | 25 | 18 | 25 | 23 | 25 |
| Dolores | 2 | 1 | 1 | 1 | 1 | | 0 | 1 | 1 | 1 | 0 |
| Douglas | 71 | 71 | 45 | 55 | 73 | | 6 | 13 | 12 | 2 | 11 |
| Eagle | 9 | 15 | 17 | 10 | 13 | | 5 | 1 | 3 | 8 | 2 |
| Elbert | 8 | 9 | 11 | 7 | 11 | | 1 | 1 | 0 | 4 | 2 |
| El Paso | 231 | 204 | 224 | 168 | 201 | | 77 | 56 | 49 | 46 | 41 |
| Fremont | 22 | 14 | 16 | 20 | 16 | | 8 | 9 | 8 | 8 | 7 |
| Garfield | 17 | 16 | 10 | 15 | 25 | | 4 | 7 | 6 | 5 | 3 |
| Gilpin | 2 | 1 | 2 | 3 | 1 | | 0 | 1 | 0 | 1 | 0 |
| Grand | 4 | 7 | 7 | 3 | 9 | | 0 | 1 | 1 | 1 | 0 |
| Gunnison | 1 | 3 | 3 | 10 | 2 | | 0 | 0 | 0 | 0 | 0 |
| Hinsdale | 0 | 1 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 |
| Huerfano | 4 | 1 | 5 | 3 | 3 | | 3 | 2 | 0 | 0 | 0 |
| Jackson | 0 | 0 | 0 | 0 | 1 | | 2 | 0 | 0 | 0 | 1 |
| Jefferson | 109 | 107 | 95 | 135 | 117 | | 10 | 10 | 12 | 15 | 20 |
| Kiowa | 0 | 0 | 0 | 2 | 0 | | 1 | 0 | 0 | 0 | 0 |
| Kit Carson | 4 | 10 | 2 | 5 | 1 | | 1 | 0 | 4 | 2 | 0 |
| La Plata | 11 | 10 | 7 | 15 | 10 | | 4 | 4 | 7 | 3 | 4 |

| | | | | | | | | | | | |
|------------|-------|-------|-------|-------|-------|--|-----|-----|-----|-----|-----|
| Lake | 2 | 1 | 2 | 3 | 1 | | 0 | 0 | 1 | 0 | 1 |
| Larimer | 53 | 41 | 54 | 54 | 57 | | 6 | 5 | 5 | 5 | 4 |
| Las Animas | 8 | 11 | 4 | 5 | 10 | | 3 | 4 | 2 | 5 | 3 |
| Lincoln | 1 | 1 | 2 | 6 | 1 | | 1 | 1 | 0 | 1 | 1 |
| Logan | 9 | 8 | 4 | 4 | 4 | | 4 | 8 | 2 | 1 | 3 |
| Mesa | 60 | 53 | 49 | 44 | 59 | | 27 | 17 | 28 | 24 | 16 |
| Mineral | 0 | 1 | 1 | 0 | 0 | | 0 | 1 | 0 | 0 | 0 |
| Moffat | 2 | 7 | 10 | 9 | 13 | | 5 | 5 | 3 | 6 | 6 |
| Montezuma | 8 | 11 | 6 | 5 | 4 | | 3 | 4 | 5 | 5 | 3 |
| Montrose | 20 | 6 | 7 | 9 | 11 | | 9 | 6 | 6 | 1 | 2 |
| Morgan | 7 | 11 | 11 | 11 | 7 | | 3 | 2 | 8 | 7 | 3 |
| Otero | 11 | 6 | 11 | 6 | 6 | | 9 | 1 | 5 | 4 | 7 |
| Ouray | 4 | 1 | 3 | 3 | 0 | | 0 | 1 | 1 | 1 | 1 |
| Park | 7 | 12 | 13 | 3 | 12 | | 5 | 4 | 8 | 0 | 4 |
| Philips | 1 | 2 | 2 | 5 | 1 | | 0 | 1 | 1 | 1 | 0 |
| Pitkin | 1 | 6 | 6 | 4 | 5 | | 1 | 0 | 2 | 1 | 5 |
| Prowers | 4 | 0 | 4 | 1 | 8 | | 1 | 1 | 0 | 1 | 3 |
| Pueblo | 86 | 60 | 77 | 90 | 66 | | 36 | 36 | 32 | 25 | 35 |
| Rio Blanco | 5 | 6 | 9 | 3 | 5 | | 4 | 2 | 4 | 5 | 5 |
| Rio Grande | 2 | 7 | 3 | 1 | 8 | | 4 | 1 | 1 | 1 | 2 |
| Routt | 2 | 4 | 5 | 8 | 9 | | 2 | 3 | 1 | 1 | 0 |
| Saguache | 8 | 2 | 0 | 1 | 2 | | 1 | 2 | 3 | 0 | 0 |
| San Juan | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 |
| San Miguel | 3 | 3 | 2 | 2 | 3 | | 1 | 2 | 1 | 0 | 1 |
| Sedgwick | 1 | 0 | 0 | 0 | 0 | | 0 | 2 | 0 | 0 | 0 |
| Summit | 3 | 11 | 9 | 4 | 3 | | 2 | 2 | 0 | 7 | 0 |
| Teller | 11 | 15 | 9 | 11 | 8 | | 9 | 6 | 3 | 1 | 7 |
| Washington | 1 | 0 | 4 | 0 | 3 | | 2 | 3 | 1 | 2 | 1 |
| Weld | 96 | 75 | 68 | 95 | 85 | | 19 | 17 | 21 | 15 | 13 |
| Yuma | 2 | 1 | 1 | 0 | 3 | | 2 | 2 | 0 | 0 | 0 |
| Totals | 1,503 | 1,357 | 1,360 | 1,390 | 1,396 | | 369 | 315 | 335 | 297 | 307 |