



Monthly Metropolitan Foreclosure Report, October 2010

Colorado Department of Local Affairs – Division of Housing

Introduction

The Division of Housing now releases monthly data on foreclosure filings and foreclosure sales in metropolitan counties in Colorado. These reports are a supplement to the Division's quarterly statewide foreclosure reports available at the Division's web site: <http://dola.colorado.gov/cdh/>

Foreclosure filings represent the point at which the legal foreclosure process begins. The foreclosure sale represents the point at which the foreclosure process is completed. Since not all filed foreclosures proceed all the way through the foreclosure process, the total number of completed foreclosures in each time period is usually smaller than the total number.

These numbers represent estimates since each filing does not necessarily represent a unique property, and foreclosure totals also include a small number (less than 3% of total) of foreclosed commercial property and vacant land.

The foreclosure sales number approximates the number of unique properties that have been foreclosed with ownership reverting to the lender or passing to a third party.

Foreclosure filings are a useful indicator of future foreclosure sales activity and of recent mortgage delinquency activity.

Findings

Comparing year-over-year from 2009 to 2010, foreclosure filings in October decreased 5.4 percent with totals falling from 3,234 to 3,059.

October 2010 foreclosure sales (completed foreclosures) were down compared to October 2009 with a decrease of 13.8 percent from 1,518 to 1,308.

Year-to-date (January through October) this year, foreclosure filings decreased 11.2 percent as compared to the same period last year, and foreclosure sales increased 18.3 percent.

Foreclosure filings increased slightly from September to October with filings increasing 3.4 percent, but foreclosure sales at auction fell 38.0 percent during the same period.

The month-to-month drop in foreclosure sales was partially driven by drops in foreclosure sales totals due in part to the “slowdown” in foreclosure processing put in place by Bank of America and other servicers as they reviewed filings in response to the so-called “robo-signing” controversy.

The trend in foreclosure filings did not appear to be affected, but foreclosure sales, which had been in a mildly upward trend, moved down suddenly to a 19-month low, making October 2010’s sales total the smallest since March 2009.

It is unknown how long the slowdown will affect monthly totals in sales at auction, although Bank of America had informed borrowers and the media at the end of October that the slowdown would be phased out in early November.

In spite of a dip in October for foreclosure sales, Colorado is on pace to top 2009 totals in foreclosure sales, while filings are on pace to end the year below 2009 totals.

County Comparisons

Year-to-date (January through October), Denver, Weld and Larimer Counties experienced the largest drops in foreclosure filings, year-over-year, with decreases of 17.9 percent, 17.3 percent and 16.2 percent, respectively. Only Mesa County reported filings increases during this period.

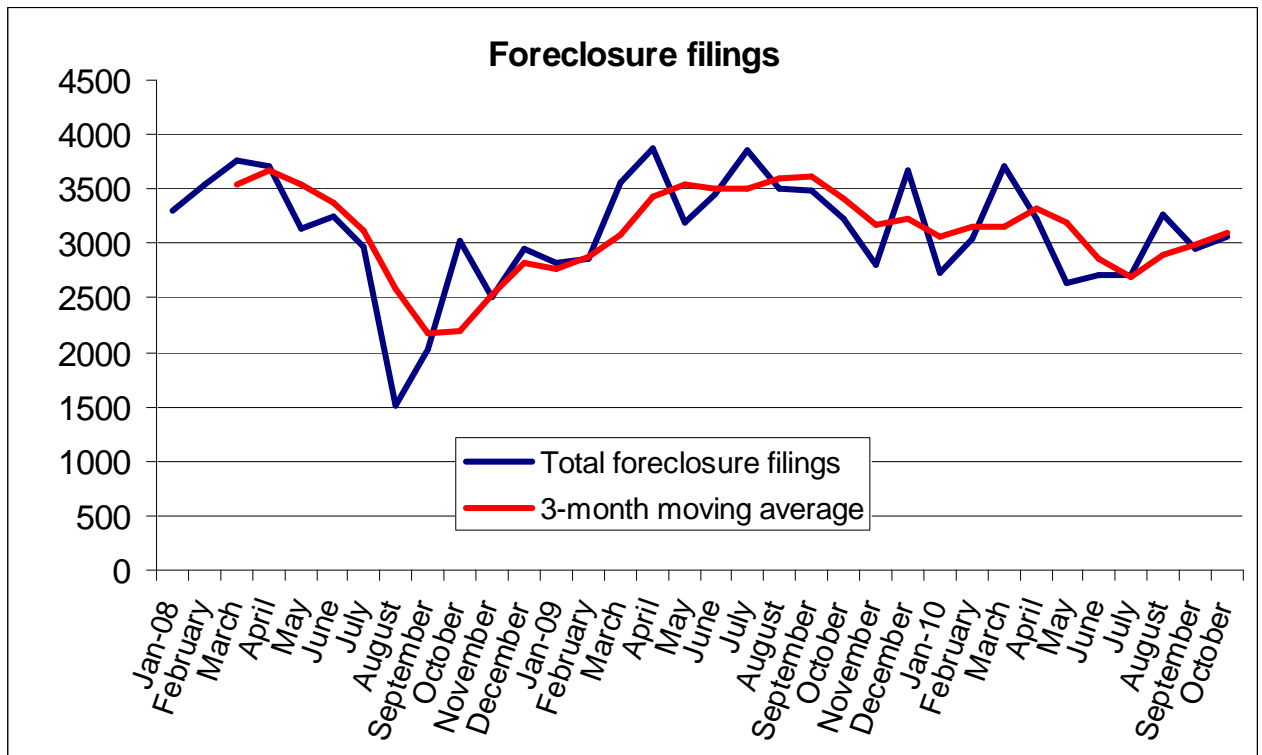
For the same year-to-date period, compared year-over-year, foreclosure sales totals rose in all counties surveyed except Denver County. Foreclosure sales in Denver dropped 1.3 percent, but sales in Mesa County rose 253.9 percent during the 10-month period, and rose 32.1 percent in Douglas County and 30.7 percent in Boulder County. See Table 6 for complete information.

The county with the highest rate of foreclosure sales was Weld County with a rate of 679 households per foreclosure sale. Adams County was second with 848 households per foreclosure sale. The lowest rate was found in Broomfield County where there were 3,225 households per foreclosure sale. See Table 7 for comparisons.

Monthly foreclosure filings totals for metropolitan counties, January 2008- October 2010.

Note that August 2008 shows a sizable drop in total filings. This was due to changes in law that took effect on August 1. House Bill 1402 required a new notice period of 30 days, and this pushed back the execution of foreclosure filings by 30 days on many properties.

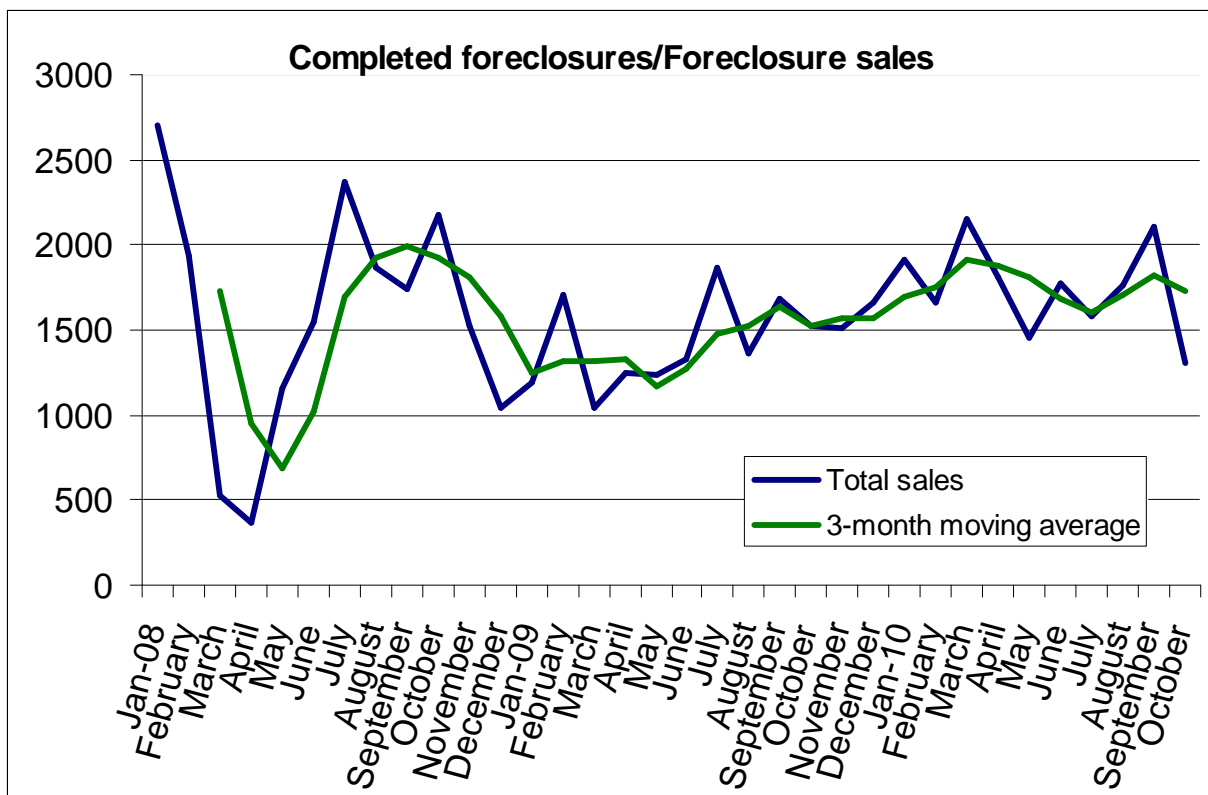
Graph 1



Monthly foreclosure sales totals for metropolitan counties, January 2008-October 2010.

Note that March and April 2008 totals for foreclosure sales were extremely low. This was due to a new foreclosure process time line taking effect on January 1 of 2008. The new time line was structured in such a way that few foreclosures could proceed to sale during March and April 2008. During the first half of 2009, Fannie Mae and Freddie Mac instituted moratoria on finishing pending foreclosures. This temporarily pushed down totals in completed foreclosures during that period.

Graph 2



Comparison tables:

Month-over-month comparisons (September to October 2010):

Table 1: Foreclosure filings

County	September	October	Pct Change from previous month
Adams	389	347	-10.8
Arapahoe	448	462	3.1
Boulder	123	122	-0.8
Broomfield	20	26	30.0
Denver	448	500	11.6
Douglas	232	191	-17.7
El Paso	377	389	3.2
Jefferson	308	305	-1.0
Larimer	153	172	12.4
Mesa	183	179	-2.2
Pueblo	106	124	17.0
Weld	172	242	40.7
	2959	3059	3.4

Table 2: Foreclosure sales

County	September	October	Pct Change from previous month
Adams	338	176	-47.9
Arapahoe	327	219	-33.0
Boulder	64	36	-43.8
Broomfield	18	6	-66.7
Denver	249	197	-20.9
Douglas	128	90	-29.7
El Paso	296	160	-45.9
Jefferson	221	144	-34.8
Larimer	100	54	-46.0
Mesa	103	53	-48.5
Pueblo	119	47	-60.5
Weld	148	126	-14.9
	2111	1308	-38.0

Year-over-year comparisons of October foreclosure activity:

Table 3: Foreclosure filings

County	Oct-09	Oct-10	Percent change from October 2009
Adams	417	347	-16.8
Arapahoe	533	462	-13.3
Boulder	112	122	8.9
Broomfield	19	26	36.8
Denver	480	500	4.2
Douglas	219	191	-12.8
El Paso	434	389	-10.4
Jefferson	343	305	-11.1
Larimer	165	172	4.2
Mesa	154	179	16.2
Pueblo	116	124	6.9
Weld	242	242	0.0
Total	3234	3059	-5.4

Table 4: Foreclosure sales

County	Oct-09	Oct-10	Percent change from October 2009
Adams	245	176	-28.2
Arapahoe	220	219	-0.5
Boulder	58	36	-37.9
Broomfield	15	6	-60.0
Denver	236	197	-16.5
Douglas	105	90	-14.3
El Paso	171	160	-6.4
Jefferson	151	144	-4.6
Larimer	61	54	-11.5
Mesa	39	53	35.9
Pueblo	73	47	-35.6
Weld	144	126	-12.5
	1518	1308	-13.8

Year-to-date (January-October) comparisons:

Table 5: Foreclosure filings

	2009	2010	Percent Change
Adams	4836	4140	-14.4
Arapahoe	5169	4608	-10.9
Boulder	1202	1134	-5.7
Broomfield	277	256	-7.6
Denver	5270	4325	-17.9
Douglas	2237	2072	-7.4
El Paso	4516	3966	-12.2
Jefferson	3382	3151	-6.8
Larimer	1799	1508	-16.2
Mesa	965	1397	44.8
Pueblo	1362	1169	-14.2
Weld	2811	2324	-17.3
	33826	30050	-11.2

Table 6: Foreclosure sales

	2009	2010	Percent Change
Adams	2314	2522	9.0
Arapahoe	2334	2780	19.1
Boulder	414	541	30.7
Broomfield	102	130	27.5
Denver	2567	2533	-1.3
Douglas	850	1123	32.1
El Paso	2013	2276	13.1
Jefferson	1357	1766	30.1
Larimer	667	782	17.2
Mesa	241	853	253.9
Pueblo	649	724	11.6
Weld	1315	1503	14.3
	14823	17533	18.3

Foreclosure sales (completed foreclosure) rates in each county:

October 2010 rates, on the right, are compared with 2009 rates on the left.

Table 7:

County	October	No. of households per completed foreclosure, 2009	October	No. of households per completed foreclosure, 2010
Adams	245	609	176	848
Arapahoe	220	979	219	984
Boulder	58	1,994	36	3213
Broomfield	15	1,290	6	3225
Denver	236	1,091	197	1307
Douglas	105	911	90	1063
El Paso	171	1,277	160	1364
Jefferson	151	1,390	144	1457
Larimer	61	1,830	54	2067
Mesa	39	1,422	53	1046
Pueblo	73	820	47	1273
Weld	144	594	126	679
Metro total	1518	1,050	1308	1218