



## **Monthly Metropolitan Foreclosure Report, December 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 December decreased 21.3 percent with totals falling from 3,674 to 2,893.

December 2010 foreclosure sales (completed foreclosures) were down compared to December 2009 with a decrease of 19.2 percent from 1,661 to 1,342.

Year-to-date (January through December) this year, foreclosure filings increased 9.6 percent compared to the same period last year, and foreclosure sales increased 5.6 percent.

Foreclosure filings increased slightly from November to December with filings falling 1.3 percent, while foreclosure sales at auction rose 12.3 percent during the same period.

The month-to-month drop in foreclosure sales may have been partially driven by drops in foreclosure sales totals due in part to the “slowdown” in foreclosure processing put in place in October by Bank of America and other servicers as they reviewed filings in response to the so-called “robo-signing” controversy. Although the slowdown officially ended in November, the number of foreclosure sales at auction has been slow to return to pre-slowdown levels. Whether or not this is due to larger market conditions is not clear.

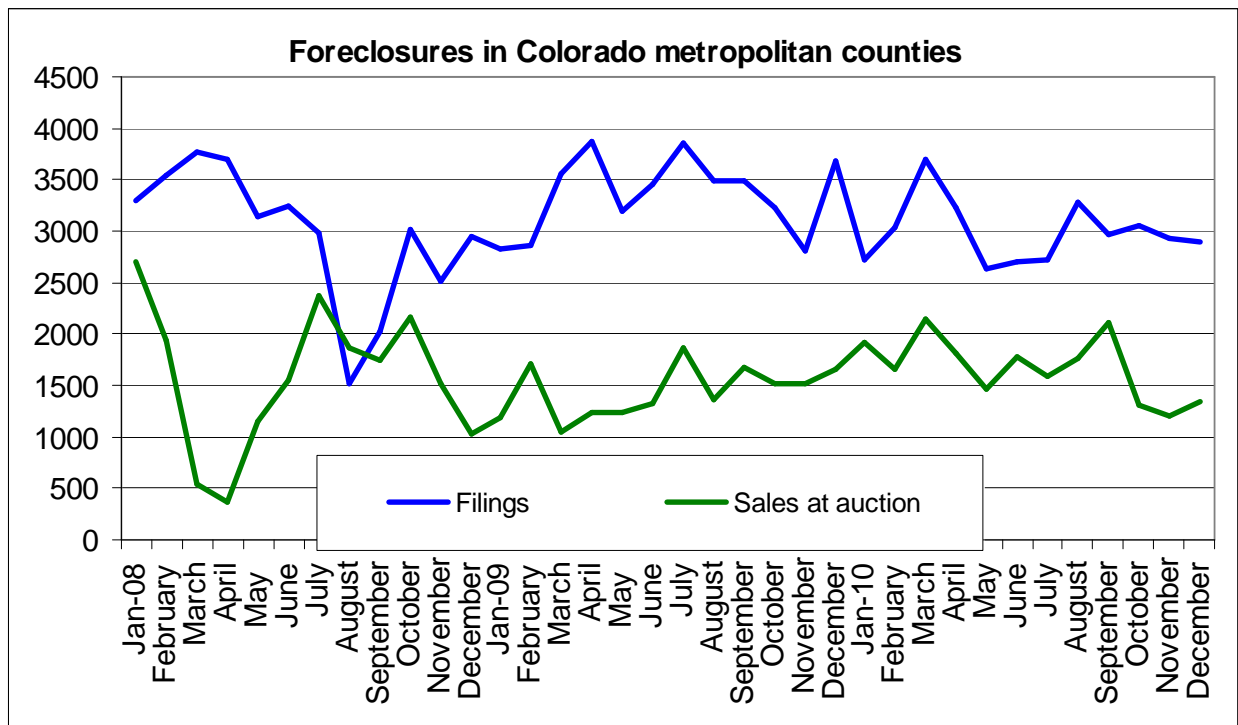
An analysis of a six-month moving average for both filings and sales at auction shows that an overall downward trend in both types of foreclosure activity has been in place for several months in Colorado.

### Monthly foreclosure filings and sales at auction totals for metropolitan counties, January 2008- December 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.

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.

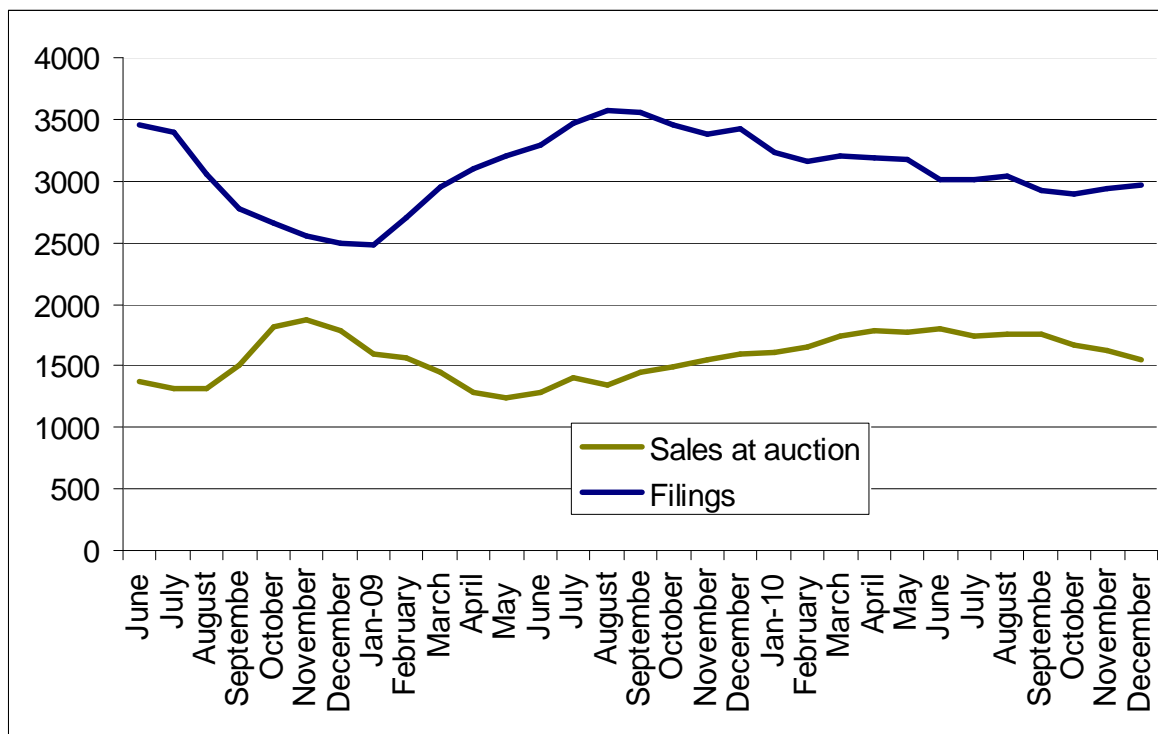
**Graph 1**



**Moving averages for foreclosure filings and sales at auction for metropolitan counties, June 2008-December 2010.**

An analysis of six-month moving averages for filings and sales at auction shows a general downward trend that has existed in Colorado for several months.

**Graph 2**



**Comparison tables:**

**Month-over-month comparisons (November to December 2010):**

**Table 1: Foreclosure filings**

County	November	December	Pct Change from previous month
Adams	362	389	7.5
Arapahoe	397	495	24.7
Boulder	123	95	-22.8
Broomfield	21	19	-9.5
Denver	336	392	16.7
Douglas	215	165	-23.3
El Paso	430	432	0.5
Jefferson	358	340	-5.0
Larimer	167	149	-10.8
Mesa	147	128	-12.9
Pueblo	139	92	-33.8
Weld	237	197	-16.9
	<b>2932</b>	<b>2893</b>	<b>-1.3</b>

**Table 2: Foreclosure sales**

County	November	December	Pct Change from previous month
Adams	151	183	21.2
Arapahoe	191	241	26.2
Boulder	25	50	100.0
Broomfield	9	9	0.0
Denver	191	156	-18.3
Douglas	85	71	-16.5
El Paso	165	189	14.5
Jefferson	110	131	19.1
Larimer	51	70	37.3
Mesa	58	69	19.0
Pueblo	63	51	-19.0
Weld	96	122	27.1
	<b>1195</b>	<b>1342</b>	<b>12.3</b>

## Year-over-year comparisons of December foreclosure activity:

**Table 3: Foreclosure filings**

County	December	December	Percent change from December 2009
Adams	432	389	-10.0
Arapahoe	643	495	-23.0
Boulder	125	95	-24.0
Broomfield	35	19	-45.7
Denver	401	392	-2.2
Douglas	272	165	-39.3
El Paso	560	432	-22.9
Jefferson	357	340	-4.8
Larimer	187	149	-20.3
Mesa	231	128	-44.6
Pueblo	113	92	-18.6
Weld	318	197	-38.1
<b>Total</b>	<b>3674</b>	<b>2893</b>	<b>-21.3</b>

**Table 4: Foreclosure sales**

County	December	December	Percent change from December 2009
Adams	224	183	-18.3
Arapahoe	255	241	-5.5
Boulder	58	50	-13.8
Broomfield	9	9	0.0
Denver	298	156	-47.7
Douglas	103	71	-31.1
El Paso	185	189	2.2
Jefferson	135	131	-3.0
Larimer	90	70	-22.2
Mesa	72	69	-4.2
Pueblo	65	51	-21.5
Weld	167	122	-26.9
	<b>1661</b>	<b>1342</b>	<b>-19.2</b>

**Year-to-date (January-December) comparisons:**

**Table 5: Foreclosure filings**

	<b>Year-end 2008</b>	<b>Year-end 2009</b>	<b>Year-end 2010</b>	<b>Percent Change from 2009</b>	<b>Percent Change from 2008</b>
Adams	5227	5647	4891	-13.4	-6.4
Arapahoe	5426	6233	5500	-11.8	1.4
Boulder	947	1441	1352	-6.2	42.8
Broomfield	248	341	296	-13.2	19.4
Denver	5717	6141	5053	-17.7	-11.6
Douglas	1922	2680	2452	-8.5	27.6
El Paso	4179	5446	4828	-11.3	15.5
Jefferson	3340	4027	3849	-4.4	15.2
Larimer	1493	2134	1824	-14.5	22.2
Mesa	442	1289	1672	29.7	278.3
Pueblo	1222	1569	1400	-10.8	14.6
Weld	2581	3354	2758	-17.8	6.9
	<b>32744</b>	<b>40302</b>	<b>35875</b>	<b>-11.0</b>	<b>9.6</b>

**Table 6: Foreclosure sales**

	<b>Year-end 2008</b>	<b>Year-end 2009</b>	<b>Year-end 2010</b>	<b>Percent Change from 2009</b>	<b>Percent Change from 2008</b>
Adams	3232	2739	2856	4.3	-11.6
Arapahoe	3222	2840	3212	13.1	-0.3
Boulder	426	499	616	23.4	44.6
Broomfield	116	122	148	21.3	27.6
Denver	4220	3108	2880	-7.3	-31.8
Douglas	998	1051	1279	21.7	28.2
El Paso	2010	2419	2630	8.7	30.8
Jefferson	1746	1643	2007	22.2	14.9
Larimer	759	817	903	10.5	19.0
Mesa	102	359	980	173.0	860.8
Pueblo	717	784	838	6.9	16.9
Weld	1449	1615	1721	6.6	18.8
	<b>18997</b>	<b>17996</b>	<b>20070</b>	<b>11.5</b>	<b>5.6</b>

**Foreclosure sales (completed foreclosure) rates in each county:**

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

**Table 7:**

County	Year-end 2009	No. of households per completed foreclosure, 2009	Year-end 2010	No. of households per completed foreclosure, 2010
Adams	2739	54	2856	52
Arapahoe	2840	76	3212	67
Boulder	499	232	616	188
Broomfield	122	159	148	131
Denver	3108	83	2880	89
Douglas	1051	91	1279	75
El Paso	2419	90	2630	83
Jefferson	1643	128	2007	105
Larimer	817	137	903	124
Mesa	359	154	980	57
Pueblo	784	76	838	71
Weld	1615	53	1721	50
Metro total	<b>17996</b>	89	<b>20070</b>	79