



Monthly Metropolitan Foreclosure Report, January 2011 **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

Both foreclosure filings and sales at auction were down in 2011 when compared year-over-year for January.

Comparing year-over-year from 2010 to 2011, foreclosure filings in January decreased 1.1 percent with totals falling from 2,729 to 2,699.

January 2011 foreclosure sales (completed foreclosures) were down compared to January 2010 with a decrease of 21.8 percent from 1,917 to 1,499.

Foreclosure filings decreased from December to January with filings falling 6.7 percent, while foreclosure sales at auction rose 11.7 percent during the same period.

Monthly foreclosure filings and sales at auction totals for metropolitan counties, January 2008- January 2011.

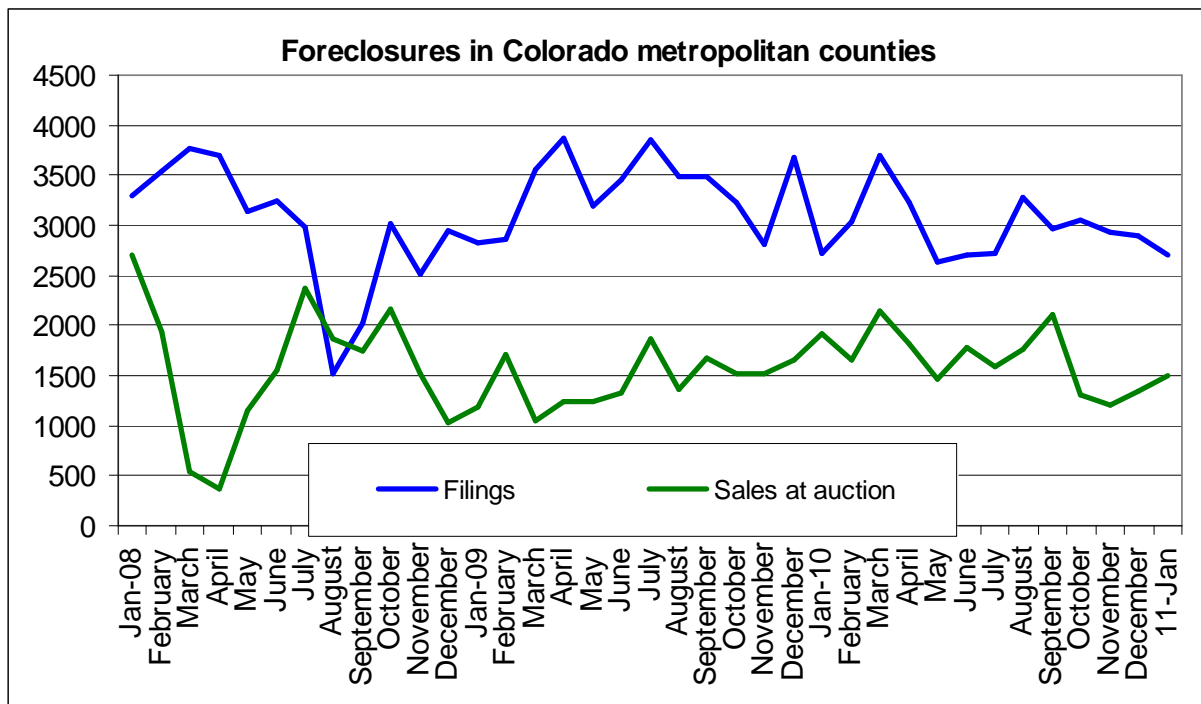
Note in Graph 1 that August 2008 shows a sizable drop in total filings. This was due to changes in law that took effect on August 1 of that year. Colorado House Bill 08-1402 required a new notice period of 30 days, and this pushed back the execution of foreclosure filings by 30 days on many properties.

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.

Foreclosure filings in January were at an eight month low with the lowest total since June 2010 when foreclosure filings totaled 2,712.

Sales at auction continue to move upward following the end of the “slowdown” in the processing of foreclosures put in place by some major lenders following the “robo-signing” controversy. The slowdown, which coincided with a large drop in total monthly sales at auction, was put in place in October and was phased out in early November.

Graph 1

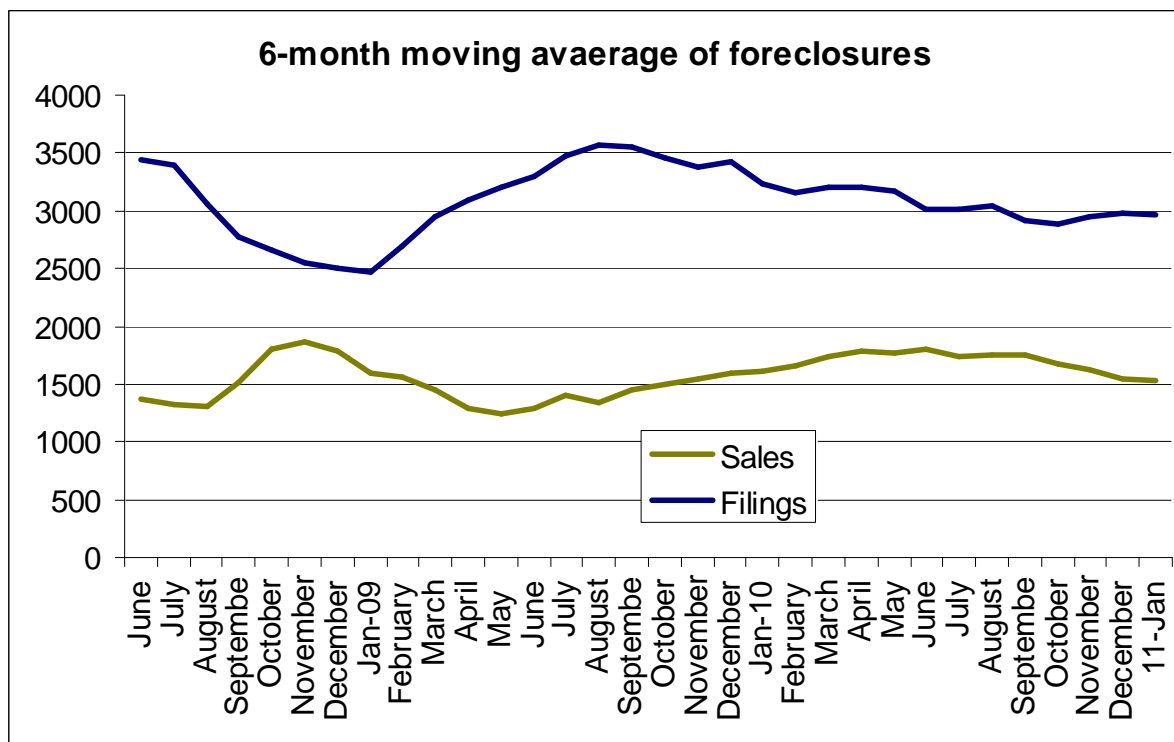


Moving averages for foreclosure filings and sales at auction for metropolitan counties, June 2008-January 2011.

An analysis of a six-month moving average for both filings and sales at auction shows that an overall downward trend in sales at auction has been in place since June 2010. Foreclosure filings have been generally flat since November 2010.

Filings peaked in mid 2009 in response to large job losses beginning in late 2008. A subsequent rise in foreclosure sales at auction peaked in Spring and Summer of 2010 as the state worked through the large inventory of foreclosures filed in mid 2009.

Graph 2



Comparison tables:

Month-over-month comparisons (December 2010 to January 2011):

Table 1: Foreclosure filings

County	December 2010	January 2011	Pct Change from previous month
Adams	389	370	-4.9
Arapahoe	495	418	-15.6
Boulder	95	75	-21.1
Broomfield	19	25	31.6
Denver	392	358	-8.7
Douglas	165	238	44.2
El Paso	432	411	-4.9
Jefferson	340	250	-26.5
Larimer	149	120	-19.5
Mesa	128	118	-7.8
Pueblo	92	126	37.0
Weld	197	190	-3.6
	2893	2699	-6.7

Table 2: Foreclosure sales

County	December 2010	January 2011	Pct Change from previous month
Adams	183	204	11.5
Arapahoe	241	235	-2.5
Boulder	50	52	4.0
Broomfield	9	3	-66.7
Denver	156	186	19.2
Douglas	71	127	78.9
El Paso	189	186	-1.6
Jefferson	131	155	18.3
Larimer	70	80	14.3
Mesa	69	79	14.5
Pueblo	51	68	33.3
Weld	122	124	1.6
	1342	1499	11.7

Year-over-year comparisons of January foreclosure activity:

Table 3: Foreclosure filings

County	January 2010	January 2011	Percent change from January 2010
Adams	382	370	-3.1
Arapahoe	402	418	4.0
Boulder	107	75	-29.9
Broomfield	23	25	8.7
Denver	426	358	-16.0
Douglas	141	238	68.8
El Paso	365	411	12.6
Jefferson	273	250	-8.4
Larimer	137	120	-12.4
Mesa	145	118	-18.6
Pueblo	115	126	9.6
Weld	213	190	-10.8
Total	2729	2699	-1.1

Table 4: Foreclosure sales

County	January 2010	January 2011	Percent change from January 2010
Adams	279	204	-26.9
Arapahoe	324	235	-27.5
Boulder	65	52	-20.0
Broomfield	12	3	-75.0
Denver	249	186	-25.3
Douglas	124	127	2.4
El Paso	245	186	-24.1
Jefferson	195	155	-20.5
Larimer	98	80	-18.4
Mesa	70	79	12.9
Pueblo	95	68	-28.4
Weld	161	124	-23.0
	1917	1499	-21.8

Foreclosure sales (completed foreclosure) rates in each county:

January 2011 rates, on the right, are compared with 2010 rates on the left.

Table 5:

County	Jan-10	No. of households per completed foreclosure, 2010	Jan-11	No. of households per completed foreclosure, 2011
Adams	279	535	204	731
Arapahoe	324	665	235	917
Boulder	65	1,779	52	2224
Broomfield	12	1,613	3	6450
Denver	249	1,034	186	1385
Douglas	124	771	127	753
El Paso	245	891	186	1174
Jefferson	195	1,076	155	1354
Larimer	98	1,139	80	1395
Mesa	70	792	79	702
Pueblo	95	630	68	880
Weld	161	532	124	690
Metro total	1917	831	1499	1063