

PROPERTY FORECLOSURES IN MARYLAND FOURTH QUARTER 2009



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PROPERTY FORECLOSURE EVENTS IN MARYLAND FOURTH QUARTER 2009

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PROPERTY FORECLOSURE EVENTS IN MARYLAND FOURTH QUARTER 2009

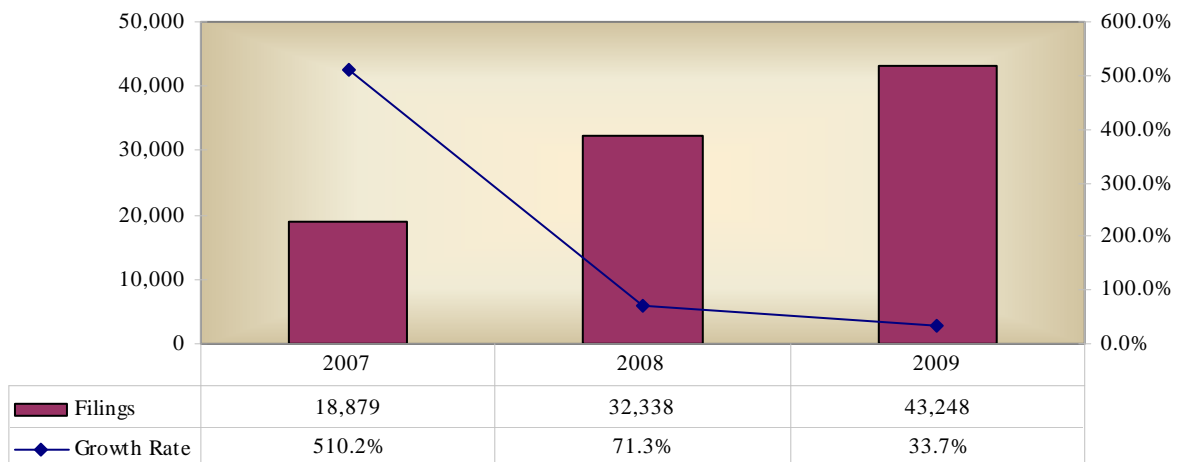
EXECUTIVE SUMMARY

RealtyTrac reported a total of 869,346 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the fourth quarter of 2009, down 7.3 percent from the previous quarter but up 18.1 percent from the fourth quarter of 2008. One in every 147 U.S. households received a foreclosure filing during the quarter, an improvement over the previous foreclosure rate of 136 recorded in the last quarter.

Property foreclosures in Maryland increased to 16,788 events in the fourth quarter, up 13.4 percent over the previous quarter and up 67.4 percent above last year. The State's overall foreclosure rate deteriorated from 157 households per foreclosure in the previous quarter to 138, moving the State's national ranking from the 12th highest in the third quarter to the 10th highest in the current quarter. Maryland foreclosure concentration rate in the fourth quarter was 6.1 percent above the national average rate.

For the year as a whole, RealtyTrac reported a total of 43,248 Maryland properties with foreclosure filings in 2009, up 33.7 percent over the previous year. The state's overall foreclosure rate in 2009 was 54 housing units per filing, ranking the state 13th highest nationwide. However, as shown in Exhibit 1, the annual rate of growth of foreclosure filings has declined significantly in 2009, down 37.6 percentage points from the 2008 growth rate of 71.3 percent and 476.5 percentage points below the 2007 performance.

EXHIBIT 1. PROPERTIES WITH FORECLOSURE FILINGS IN MARYLAND 2007-09



Source: RealtyTrac

Exhibit 2 summarizes the year-end data for Maryland jurisdictions. Prince George's County recorded 13,412 filings for 2009, or 31.0 percent of the statewide foreclosures, while accounting for only 13.8 percent of the overall housing units in Maryland. The County with a foreclosure rate of 24 housing units per foreclosure also had the highest concentration of foreclosures in Maryland. Montgomery County with 6,614 filings (15.3 percent of the total) had the second highest number of foreclosures in 2009 while representing 15.6 percent of the housing units. Baltimore City with 5,067 foreclosure filings (11.7 percent of the total) had the third highest number of foreclosures. The City accounted for 12.7 percent of housing units in Maryland.

**EXHIBIT 2. PROPERTIES WITH FORECLOSURE FILINGS IN MARYLAND
YEAR-END 2009**

Jurisdiction	Housing Units		Foreclosure Filings			
	Number	% of Total	Number	% of Total	Rate	Rank
Allegany	33,216	1.4%	156	0.4%	213	23
Anne Arundel	202,705	8.7%	2,765	6.4%	73	10
Baltimore	327,577	14.1%	3,459	8.0%	95	15
Baltimore City	294,724	12.7%	5,067	11.7%	58	7
Calvert	32,369	1.4%	679	1.6%	48	4
Caroline	13,542	0.6%	112	0.3%	121	21
Carroll	61,453	2.7%	634	1.5%	97	16
Cecil	40,071	1.7%	346	0.8%	116	19
Charles	52,636	2.3%	1,505	3.5%	35	2
Dorchester	16,489	0.7%	208	0.5%	79	12
Frederick	86,147	3.7%	2,305	5.3%	37	3
Garrett	18,819	0.8%	78	0.2%	241	24
Harford	95,837	4.1%	1,434	3.3%	67	9
Howard	104,244	4.5%	1,408	3.3%	74	11
Kent	10,591	0.5%	115	0.3%	92	14
Montgomery	361,788	15.6%	6,614	15.3%	55	5
Prince George's	319,922	13.8%	13,412	31.0%	24	1
Queen Anne's	19,556	0.8%	297	0.7%	66	8
Somerset	10,902	0.5%	95	0.2%	115	18
St. Mary's	40,828	1.8%	488	1.1%	84	13
Talbot	19,781	0.9%	146	0.3%	135	22
Washington	60,517	2.6%	1,104	2.6%	55	6
Wicomico	40,390	1.7%	369	0.9%	109	17
Worcester	54,352	2.3%	452	1.0%	120	20
Maryland	2,318,456	100.0%	43,248	100.0%	54	13

Source: RealtyTrac

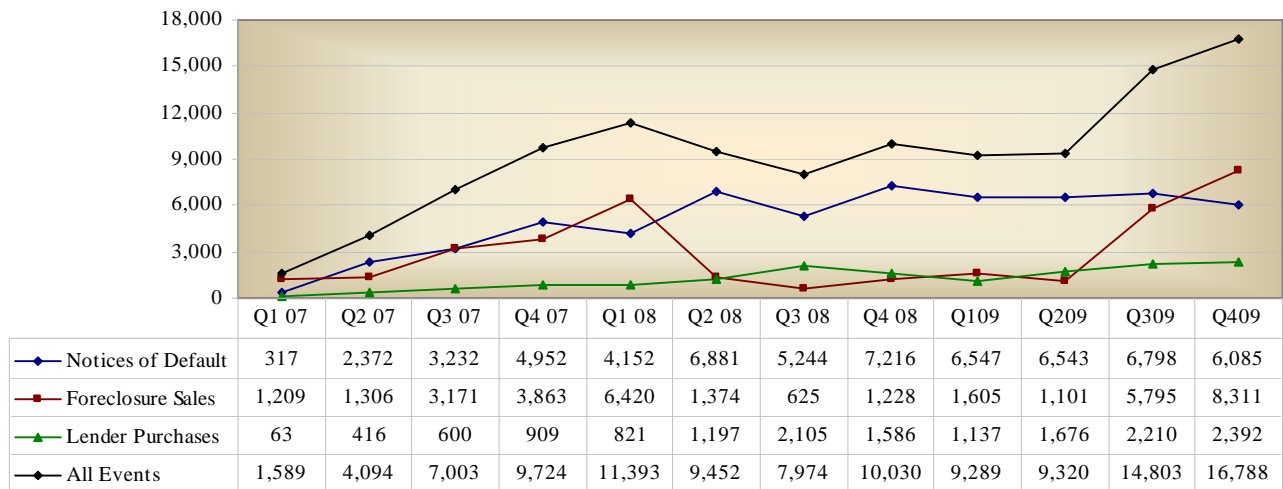
A total of 6,085 default notices, or new foreclosures, were issued in the fourth quarter of 2009, the lowest recorded quarterly figure since the fourth quarter of 2008 (Exhibit 3). Notices of default decreased by 10.5 percent below the fourth quarter and were down 15.7 percent from last year. Notices of default accounted for 36.2 percent of all foreclosure events in the fourth quarter, the lowest share since the first quarter of 2007.

Similar to the previous quarter, the fourth quarter rise in foreclosures was due to the continuing increase in the number of foreclosure sales notices. A total of 8,311 notices of foreclosure sales were issued in the fourth quarter of 2009, the highest recorded quarterly figure since the first quarter of 2006. As a result, notices of foreclosure sales grew by 43.4 percent over the fourth quarter and grew by 576.8 percent over last year. Foreclosure sales or auctions represented 49.5 percent of the foreclosure inventory in the fourth quarter, compared with 39.1 percent in the previous quarter and 12.2 percent last year, the highest ratio since the first quarter of 2008. The higher foreclosure sales ratio in the fourth quarter indicates that the lenders continue to release to the market the pent-up foreclosure inventory caused by high volumes of foreclosures dating back to the third quarter of 2007.

Maryland lenders purchased 2,392 foreclosed properties in the fourth quarter, up 8.2 percent over the previous quarter and up 50.8 percent above last year. Lender purchases represented 14.2 percent of the foreclosure activity in the fourth quarter, compared with 14.9 percent in the previous quarter and 15.8 percent last year.

Prince George's County with 5,116 filings continued to have the largest number of foreclosures in Maryland, accounting for 30.5 percent of all foreclosure activity statewide (Exhibit 4). Baltimore City with 2,204 foreclosure filings (13.1 percent of the total) had the second highest number of foreclosures, followed by Montgomery County (2,034 foreclosures or 12.1 percent), Baltimore County (1,827 foreclosures or 10.9 percent), Anne Arundel County (1,155 foreclosures or 6.9 percent) and Frederick County (805 foreclosures or 4.8 percent). Together, these six jurisdictions represented 78.3 percent of all foreclosure activity statewide.

EXHIBIT 3. FORECLOSURE ACTIVITY IN MARYLAND 2007Q1-2009Q4



Source: RealtyTrac

EXHIBIT 4
PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
FOURTH QUARTER 2009

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2009Q3	2008 Q4
Allegany	33	34	6	73	0.4%	104.8%	125.4%
Anne Arundel	498	479	178	1,155	6.9%	15.4%	80.0%
Baltimore	589	994	244	1,827	10.9%	35.8%	107.5%
Baltimore City	569	1,320	315	2,204	13.1%	33.1%	98.4%
Calvert	106	129	19	254	1.5%	7.7%	98.9%
Caroline	1	24	7	32	0.2%	10.8%	-1.4%
Carroll	111	97	24	232	1.4%	47.1%	125.6%
Cecil	108	3	25	136	0.8%	9.7%	74.4%
Charles	147	307	43	498	3.0%	-18.0%	60.0%
Dorchester	47	16	8	72	0.4%	-18.5%	166.8%
Frederick	377	289	140	805	4.8%	6.8%	75.4%
Garrett	22	13	6	41	0.2%	49.6%	225.8%
Harford	143	389	42	574	3.4%	8.4%	162.3%
Howard	189	289	43	521	3.1%	-4.5%	123.2%
Kent	14	21	9	44	0.3%	66.1%	74.2%
Montgomery	869	809	356	2,034	12.1%	-8.3%	34.1%
Prince George's	1,631	2,767	718	5,116	30.5%	14.8%	41.3%
Queen Anne's	53	50	21	124	0.7%	4.5%	146.4%
Somerset	26	4	4	34	0.2%	15.2%	163.9%
St. Mary's	64	81	28	173	1.0%	14.4%	99.4%
Talbot	47	41	5	93	0.6%	120.4%	413.8%
Washington	238	115	95	448	2.7%	24.6%	70.9%
Wicomico	82	19	33	133	0.8%	8.4%	75.4%
Worcester	122	20	23	165	1.0%	14.3%	78.1%
Maryland	6,085	8,311	2,392	16,788	100.0%	13.4%	67.4%

Source: RealtyTrac

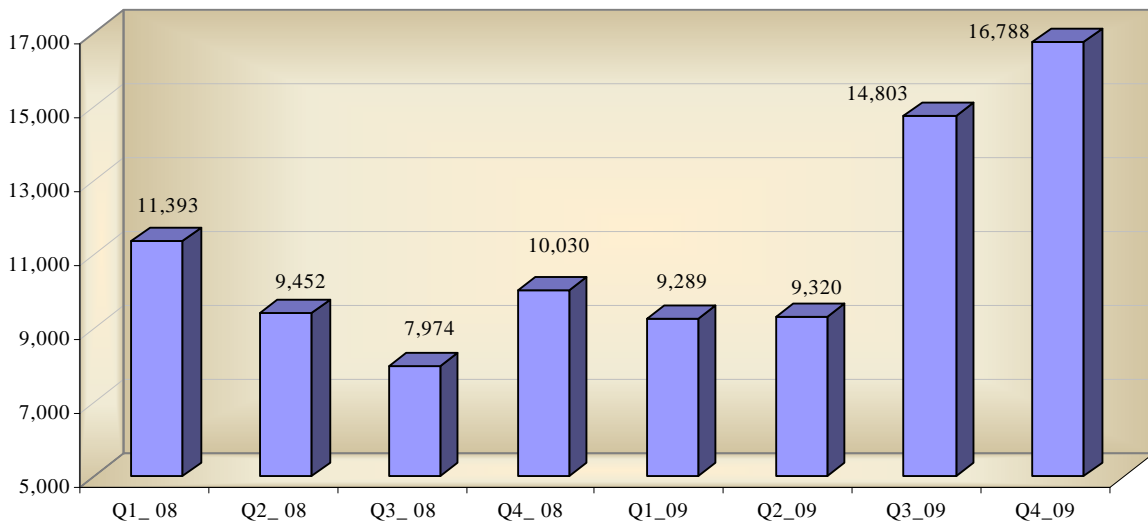
PROPERTY FORECLOSURE EVENTS IN MARYLAND FOURTH QUARTER 2009

INTRODUCTION

RealtyTrac reported a total of 869,346 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the fourth quarter of 2009, down 7.3 percent from the previous quarter but up 18.1 percent from the fourth quarter of 2008. One in every 147 U.S. households received a foreclosure filing during the quarter, an improvement over the previous foreclosure rate of 136 recorded in the last quarter.

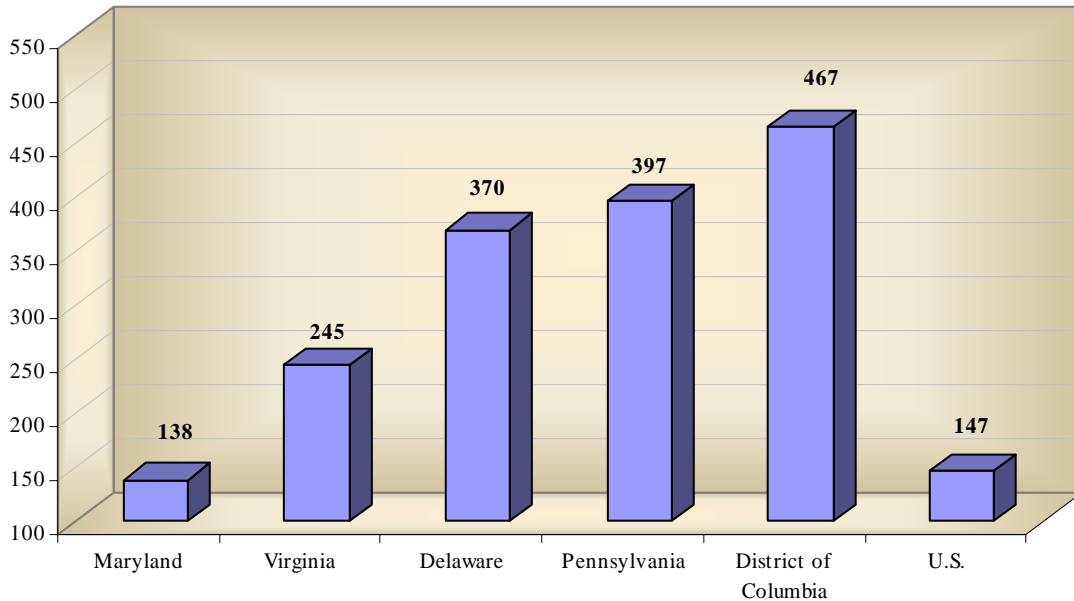
Property foreclosures in Maryland increased to 16,788 events in the fourth quarter, up 13.4 percent over the previous quarter and up 67.4 percent above last year (Chart 1). The State's overall foreclosure rate deteriorated from 157 households per foreclosure in the previous quarter to 138, moving the State's national ranking from the 12th highest in the third quarter to the 10th highest in the current quarter. Maryland foreclosure concentration rate in the fourth quarter was 6.1 percent above the national average rate (Chart 2).

CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND



Source: RealtyTrac

CHART 2
FORECLOSURE RATES IN THE REGION
FOURTH QUARTER 2009



Source: RealtyTrac

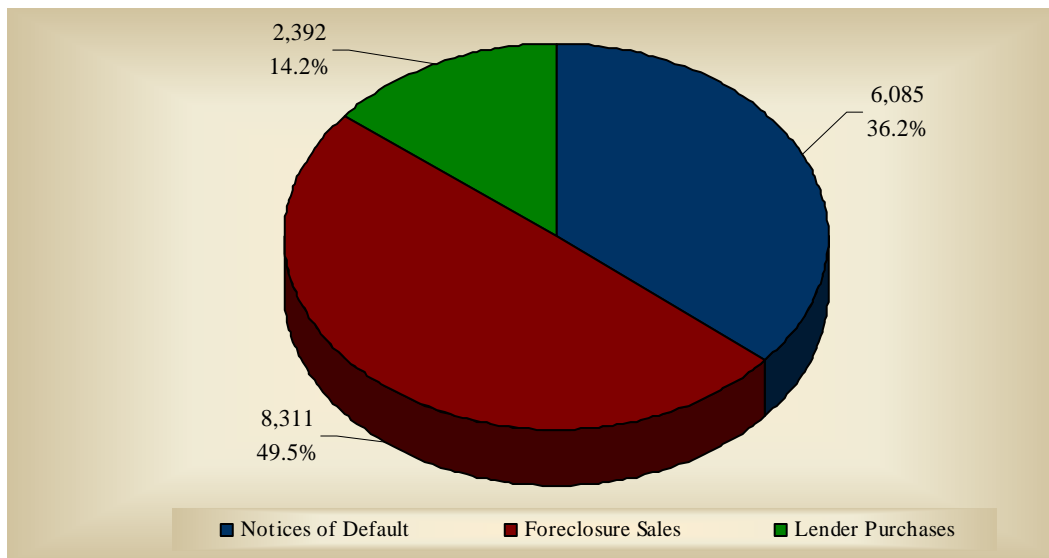
A total of 6,085 default notices were issued in the fourth quarter of 2009, compared with 6,798 notices issued in the previous quarter and 7,216 notices issued last year. As a result, notices of default declined by 10.5 percent below the third quarter and were down 15.7 percent from last year. Notices of default accounted for only 36.2 percent of all foreclosure events in the fourth quarter, the lowest share since the first quarter of 2007 (Chart 3).

The significant rise in foreclosures during the fourth quarter was due to the soaring number of foreclosure sales notices. A total of 8,311 notices of foreclosure sales were issued in the fourth quarter of 2009, compared with 5,795 notices issued in the previous quarter and 1,228 notices issued last year. As a result, notices of foreclosure sales grew by 43.4 percent over the third quarter and grew by 576.8 percent over last year. Foreclosure sales or auctions represented 49.5 percent of the foreclosure inventory in the fourth quarter of 2009, compared with 39.1 percent in the previous quarter and 12.2 percent last year, the highest ratio since the first quarter of 2007.

Maryland lenders purchased 2,392 foreclosed properties in the fourth quarter, up 8.2 percent over the previous quarter and 50.8 percent above last year. Lender purchases represented 14.2 percent of the foreclosure activity in the fourth quarter of 2009, compared with 14.9 percent in the previous quarter and 15.8 percent last year.

Prince George's County with 5,116 filings continued to have the largest number of foreclosures in Maryland, accounting for 30.5 percent of all foreclosure activity statewide (Exhibit 4). Baltimore City with 2,204 foreclosure filings (13.1 percent of the total) had the second highest number of foreclosures, followed by Montgomery County (2,034 foreclosures or 12.1 percent), Baltimore County (1,827 foreclosures or 10.9 percent), Anne Arundel County (1,155 foreclosures or 6.9 percent) and Frederick County (805 foreclosures or 4.8 percent). Together, these six jurisdictions represented 78.3 percent of all foreclosure activity statewide.

CHART 3
FORECLOSURE EVENTS IN MARYLAND
FOURTH QUARTER 2009



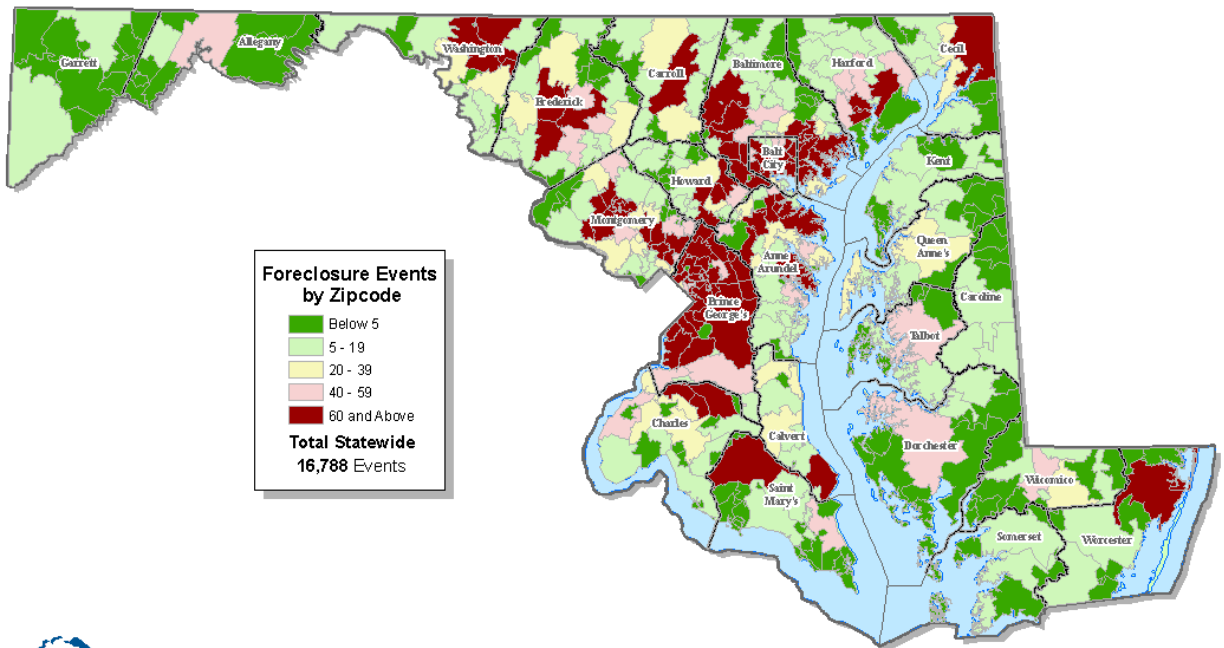
Source: RealtyTrac

TABLE 1
PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
FOURTH QUARTER 2009

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2009 Q3	2008 Q4
Allegany	33	34	6	73	0.4%	104.8%	125.4%
Anne Arundel	498	479	178	1,155	6.9%	15.4%	80.0%
Baltimore	589	994	244	1,827	10.9%	35.8%	107.5%
Baltimore City	569	1,320	315	2,204	13.1%	33.1%	98.4%
Calvert	106	129	19	254	1.5%	7.7%	98.9%
Caroline	1	24	7	32	0.2%	10.8%	-1.4%
Carroll	111	97	24	232	1.4%	47.1%	125.6%
Cecil	108	3	25	136	0.8%	9.7%	74.4%
Charles	147	307	43	498	3.0%	-18.0%	60.0%
Dorchester	47	16	8	72	0.4%	-18.5%	166.8%
Frederick	377	289	140	805	4.8%	6.8%	75.4%
Garrett	22	13	6	41	0.2%	49.6%	225.8%
Harford	143	389	42	574	3.4%	8.4%	162.3%
Howard	189	289	43	521	3.1%	-4.5%	123.2%
Kent	14	21	9	44	0.3%	66.1%	74.2%
Montgomery	869	809	356	2,034	12.1%	-8.3%	34.1%
Prince George's	1,631	2,767	718	5,116	30.5%	14.8%	41.3%
Queen Anne's	53	50	21	124	0.7%	4.5%	146.4%
Somerset	26	4	4	34	0.2%	15.2%	163.9%
St. Mary's	64	81	28	173	1.0%	14.4%	99.4%
Talbot	47	41	5	93	0.6%	120.4%	413.8%
Washington	238	115	95	448	2.7%	24.6%	70.9%
Wicomico	82	19	33	133	0.8%	8.4%	75.4%
Worcester	122	20	23	165	1.0%	14.3%	78.1%
Maryland	6,085	8,311	2,392	16,788	100.0%	13.4%	67.4%

Source: RealtyTrac

**MAP 1
DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND
FOURTH QUARTER 2009**



**Foreclosure Events
by Zipcode**

- Below 5
- 5 - 19
- 20 - 39
- 40 - 59
- 60 and Above

**Total Statewide
16,788 Events**



Martin O'Malley, Governor
 Anthony G. Brown, Lt. Governor
 Raymond A. Sklar, Secretary
 Clarence J. Stiggs, Deputy Secretary

Data Source: RealtyTrac.com

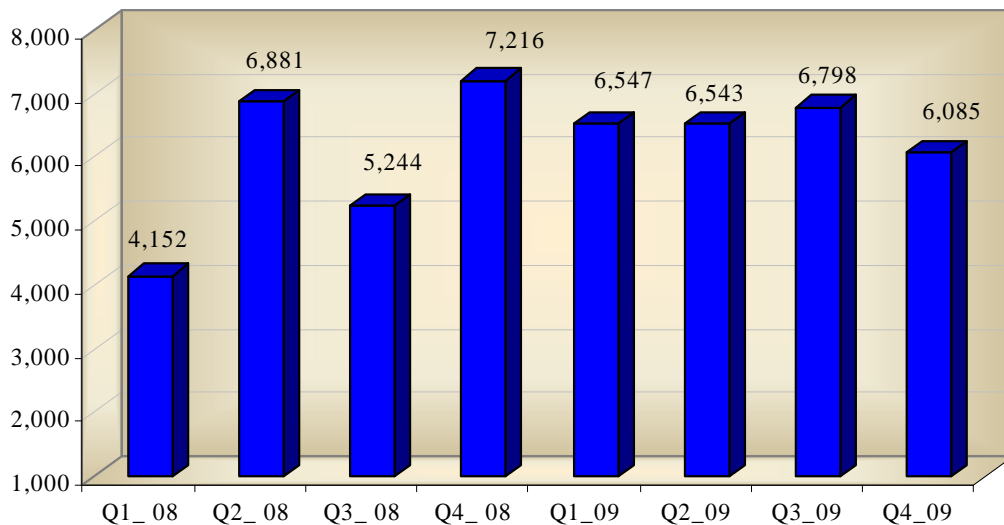
as of 01/19/10

NOTICES OF MORTGAGE LOAN DEFAULT

A total of 6,085 default notices were issued in the fourth quarter of 2009, compared with 6,798 notices issued in the previous quarter and 7,216 notices issued last year. As a result, notices of default declined by 10.5 percent below the third quarter and were down 15.7 percent from last year. Notices of default accounted for only 36.2 percent of all foreclosure events in the fourth quarter, the lowest share since the first quarter of 2007 (Chart 5).

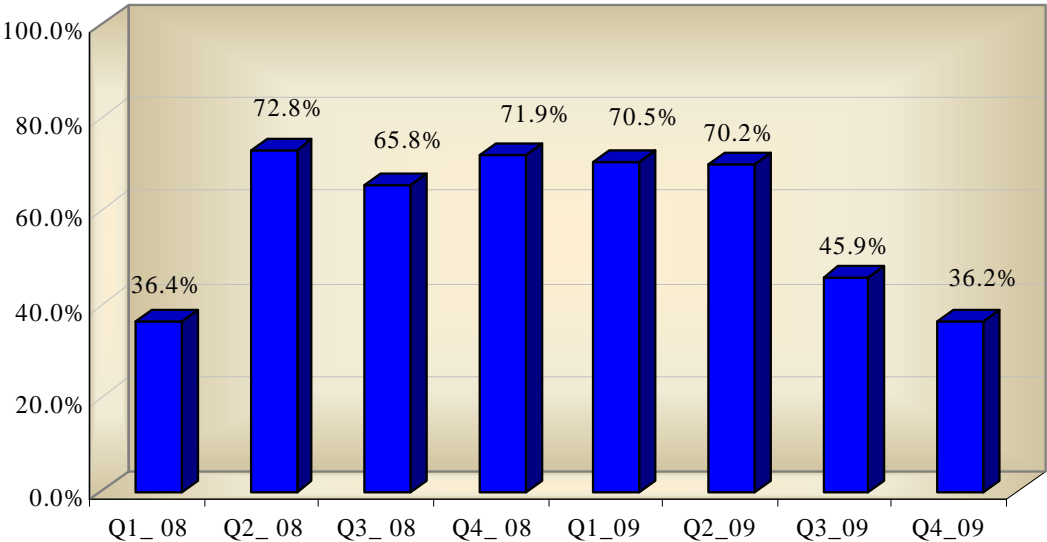
Residents of Prince George's County received 1,631 default notices in the fourth quarter, down 24.7 percent from the previous quarter and down 33.7 percent below last year. Loan defaults in Prince George's County accounted for 26.8 percent of the defaults statewide, by far the largest share among the State's twenty-four jurisdictions (Table 2). Montgomery County with 869 default notices (14.3 percent of the total) had the second highest number of defaults in Maryland. The county's loan defaults increased by 0.6 percent over the previous quarter and were up 0.9 percent over last year. Baltimore County with 589 default notices, or 9.7 percent of the total, had the third highest number of notices. Default notices in the county decreased by 8.2 percent below the previous quarter and were down 17.3 percent from last year. Baltimore City with 569 default notices, or 9.4 percent of the total, had the fourth highest number of notices. Default notices in the City increased by 0.8 percent over the previous quarter but were down 38.7 percent below last year.

CHART 4
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND



Source: RealtyTrac

CHART 5
SHARE OF MORTGAGE LOAN DEFAULTS
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN
MARYLAND 2009 Q4

Jurisdiction	2009 Q4		% Change from	
	Number	% of Total	2009 Q3	2008Q4
Allegany	33	0.5%	56.6%	12.8%
Anne Arundel	498	8.2%	41.0%	9.6%
Baltimore	589	9.7%	-8.2%	-17.3%
Baltimore City	569	9.4%	0.8%	-38.7%
Calvert	106	1.7%	-13.4%	5.1%
Caroline	1	0.0%	-95.1%	-97.4%
Carroll	111	1.8%	15.9%	40.4%
Cecil	108	1.8%	38.5%	56.5%
Charles	147	2.4%	-43.6%	-41.1%
Dorchester	47	0.8%	-28.3%	137.7%
Frederick	377	6.2%	-1.5%	21.4%
Garrett	22	0.4%	10.0%	73.8%
Harford	143	2.3%	-48.8%	-24.7%
Howard	189	3.1%	-30.1%	7.3%
Kent	14	0.2%	31.4%	-43.5%
Montgomery	869	14.3%	0.6%	0.9%
Prince George's	1,631	26.8%	-24.7%	-33.7%
Queen Anne's	53	0.9%	-23.8%	20.2%
Somerset	26	0.4%	7.9%	115.7%
St. Mary's	64	1.1%	61.2%	-14.1%
Talbot	47	0.8%	55.8%	160.0%
Washington	238	3.9%	1.6%	10.5%
Wicomico	82	1.3%	-7.6%	25.6%
Worcester	122	2.0%	20.0%	51.4%
Maryland	6,085	100.0%	-10.5%	-15.7%

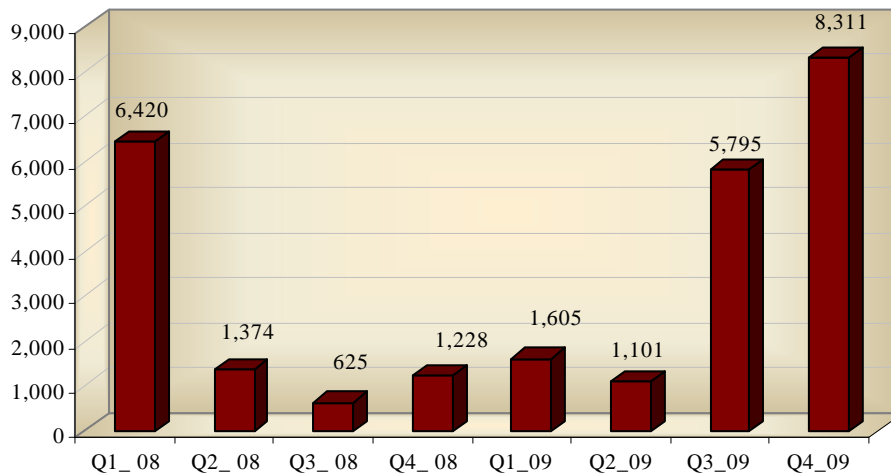
Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

The significant rise in foreclosures during the fourth quarter was due to the soaring number of foreclosure sales notices. A total of 8,311 notices of foreclosure sales were issued in the fourth quarter of 2009, compared with 5,795 notices issued in the previous quarter and 1,228 notices issued last year (Chart 6). As a result, notices of foreclosure sales grew by 43.4 percent over the third quarter and grew by 576.8 percent over last year. Foreclosure sales or auctions represented 49.5 percent of the foreclosure inventory in the fourth quarter of 2009, compared with 39.1 percent in the previous quarter and 12.2 percent last year, the highest ratio since the first quarter of 2007 (Chart 7). Similar to the previous quarter, the higher foreclosure sales ratio in the current quarter indicates that the lenders may be starting to release to the market some of the pent-up foreclosure inventory caused by high volumes of new foreclosure activity dating back to the third quarter of 2007.

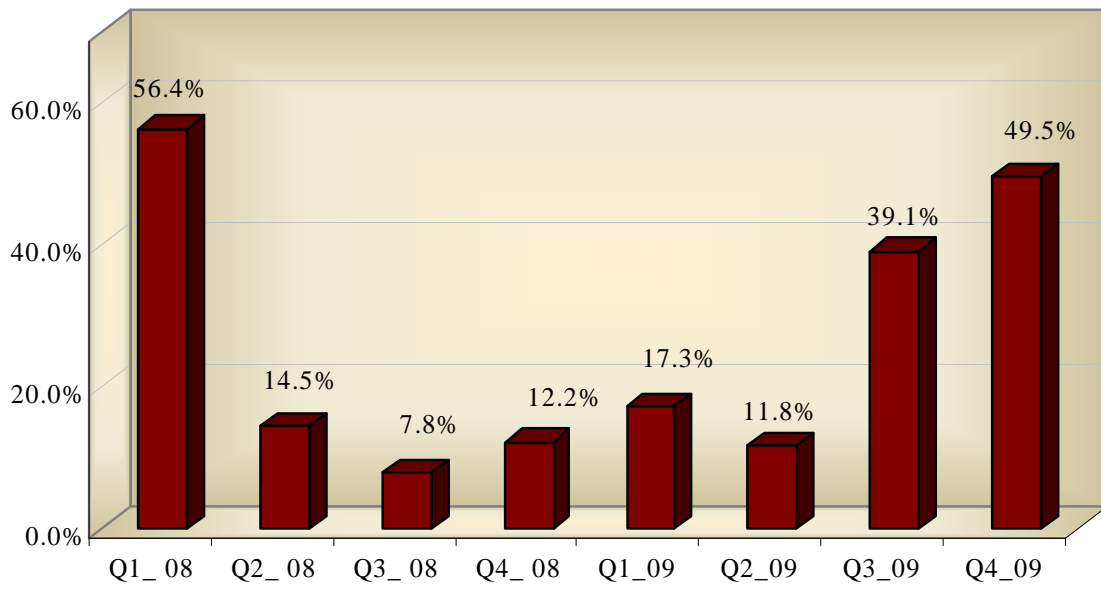
Foreclosure sales were heavily concentrated in Prince George's, Montgomery, Baltimore, and Anne Arundel counties as well as Baltimore City (Table 3). A total of 2,767 notices of sales were issued in Prince George's County, representing 33.3 percent of all foreclosure sales statewide. The county's foreclosure sales increased by 56.3 percent over the previous quarter and were up 385.6 percent above last year. Baltimore City with 1,320 foreclosure sales (15.9 percent of the total) had the second highest concentration in Maryland, followed by Baltimore County with 994 notices (12.0 percent), Montgomery County with 809 notices (9.7 percent), and Anne Arundel County with 479 notices (5.8 percent).

CHART 6
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

CHART 7
SHARE OF FORECLOSURE SALES
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

Table 3
Notices of Foreclosure Sales Issued in Maryland
2009 Q4

Jurisdiction	2009 Q4		% Change from	
	Number	% of Total	2009 Q3	2008 Q4
Allegany	34	0.4%	831.0%	1587.5%
Anne Arundel	479	5.8%	1.1%	493.2%
Baltimore	994	12.0%	91.3%	3288.1%
Baltimore City	1,320	15.9%	58.9%	3416.5%
Calvert	129	1.6%	73.0%	858.3%
Caroline	24	0.3%	2991.8%	1114.0%
Carroll	97	1.2%	215.4%	1451.8%
Cecil	3	0.0%	-76.9%	0.0%
Charles	307	3.7%	8.4%	891.9%
Dorchester	16	0.2%	74.4%	703.7%
Frederick	289	3.5%	21.3%	280.5%
Garrett	13	0.2%	3433.7%	n/a
Harford	389	4.7%	105.2%	5457.4%
Howard	289	3.5%	53.1%	1132.0%
Kent	21	0.3%	74.4%	n/a
Montgomery	809	9.7%	-17.9%	144.1%
Prince George's	2,767	33.3%	56.3%	385.6%
Queen Anne's	50	0.6%	50.7%	n/a
Somerset	4	0.0%	236.1%	n/a
St. Mary's	81	1.0%	-5.2%	4058.1%
Talbot	41	0.5%	583.3%	n/a
Washington	115	1.4%	197.3%	2805.4%
Wicomico	19	0.2%	856.2%	369.7%
Worcester	20	0.2%	610.4%	573.7%
Maryland	8,311	100.0%	43.4%	576.8%

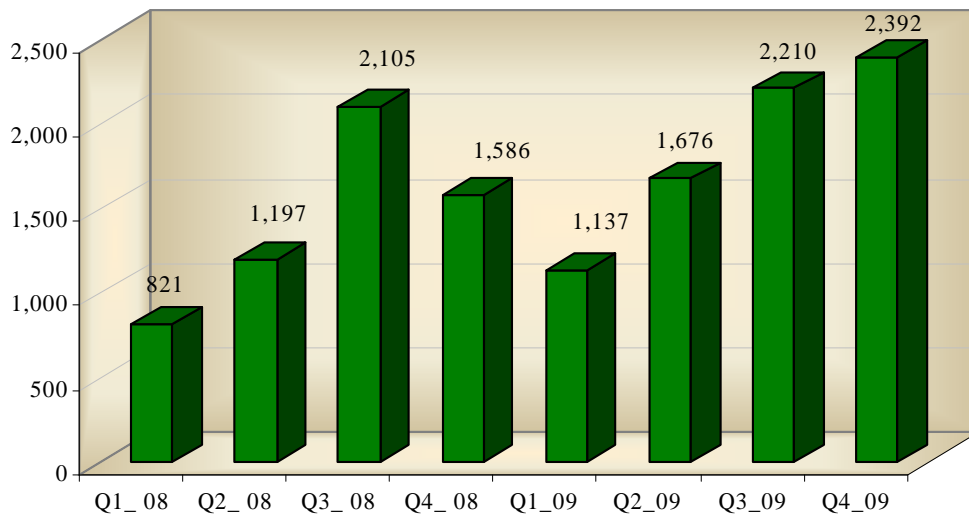
Source: RealtyTrac
N/A denotes division by zero.

LENDER PURCHASES OF FORECLOSED PROPERTIES

According to RealtyTrac, Maryland lenders purchased 2,392 foreclosed properties in the fourth quarter, up 8.2 percent over the previous quarter and up 50.8 percent above last year (Chart 8). Lender purchases represented 14.2 percent of the foreclosure activity in the fourth quarter of 2009, compared with 14.9 percent in the previous quarter and 15.8 percent last year (Chart 9).

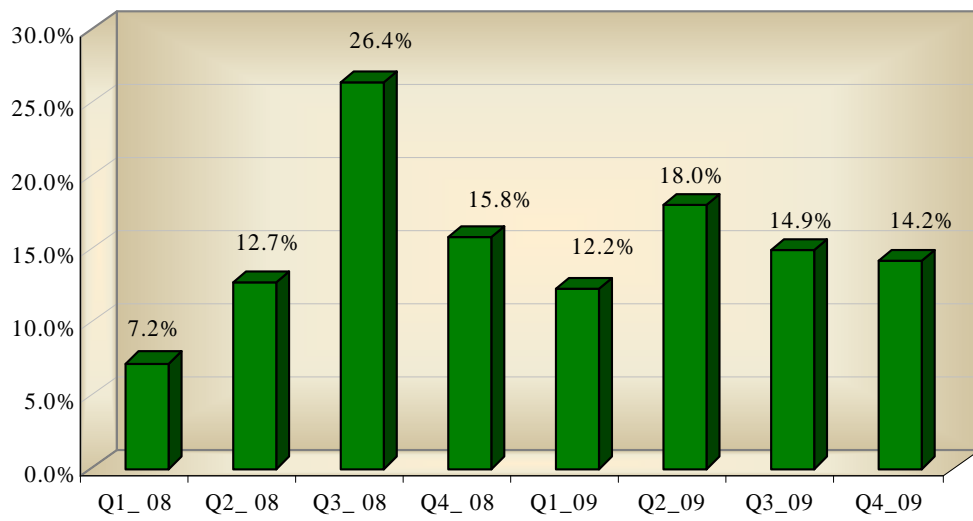
A total of 718 lender purchases occurred in Prince George's County, representing 30.0 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county increased by 38.3 percent from the previous quarter and were up 21.1 percent above last year. Montgomery County with 356 lender purchases (14.9 percent of the total) had the second highest concentration in Maryland. Lender purchases in Montgomery County decreased by 3.3 percent below the previous quarter, but were up 10.0 percent above last year. Baltimore City with 315 lender purchases (13.2 percent of the total) had the third highest concentration in Maryland. Lender purchases in Baltimore City increased by 21.0 percent above the last quarter and were up 117.0 percent over last year. Baltimore County with 244 lender purchases (10.2 percent of the total) had the fourth highest number of purchases followed by Anne Arundel County with 178 lender purchases or 7.4 percent of all purchases in Maryland.

CHART 8
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND



Source: RealtyTrac

CHART 9
SHARE OF LENDER PURCHASES
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES IN
MARYLAND 2009 Q4

Jurisdiction	2009 Q4		% Change from	
	Number	% of Total	2009 Q3	2008 Q4
Allegany	6	0.3%	-42.7%	525.0%
Anne Arundel	178	7.4%	2.5%	67.2%
Baltimore	244	10.2%	32.5%	75.1%
Baltimore City	315	13.2%	21.0%	117.0%
Calvert	19	0.8%	-51.0%	39.3%
Caroline	7	0.3%	-41.5%	n/a
Carroll	24	1.0%	-22.8%	37.0%
Cecil	25	1.0%	-24.2%	316.7%
Charles	43	1.8%	-31.3%	41.7%
Dorchester	8	0.4%	-34.4%	68.6%
Frederick	140	5.8%	4.9%	92.3%
Garrett	6	0.2%	-18.9%	n/a
Harford	42	1.8%	-31.1%	88.5%
Howard	43	1.8%	-50.4%	26.3%
Kent	9	0.4%	133.9%	1131.7%
Montgomery	356	14.9%	-3.3%	10.0%
Prince George's	718	30.0%	38.3%	21.1%
Queen Anne's	21	0.9%	32.6%	241.0%
Somerset	4	0.2%	-4.2%	338.0%
St. Mary's	28	1.2%	6.9%	177.2%
Talbot	5	0.2%	-16.7%	n/a
Washington	95	4.0%	9.8%	124.1%
Wicomico	33	1.4%	0.8%	370.8%
Worcester	23	1.0%	-42.8%	152.7%
Maryland	2,392	100.0%	8.2%	50.8%

Source: RealtyTrac
N/A denotes division by zero.

FORECLOSURE HOT SPOTS

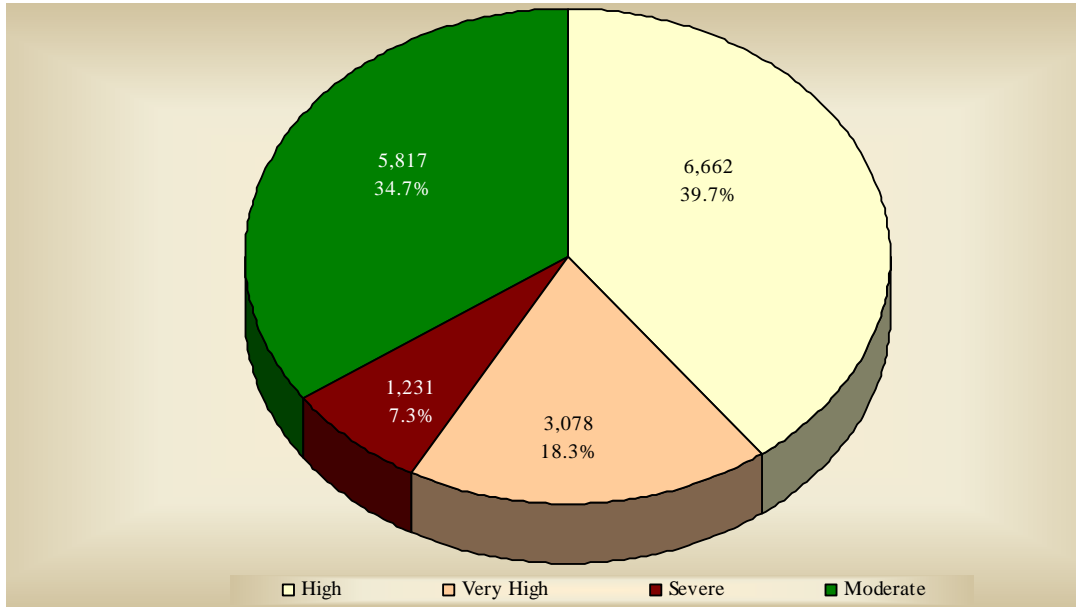
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 100 represents the weighted average foreclosure rate of 101 homeowner households per foreclosure in the fourth quarter. For example, the Riverdale community of Prince George's County recorded a total of 131 foreclosure events in the fourth quarter, resulting in a foreclosure rate of 24 homeowner households per foreclosure and a corresponding foreclosure index of 371. As a result, the foreclosure concentration in the Riverdale community was 271 percent above the state average. Overall, a total of 10,971 foreclosure events, accounting for 65.3 percent of all foreclosures in the fourth quarter, occurred in 98 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 49.9 and an average foreclosure index of 178.6. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 6,662 foreclosures in 72 communities, accounting for 60.7 percent of foreclosures in all *Hot Spots* and 39.7 percent of all foreclosures statewide (Charts 10 and 11). These jurisdictions recorded an average foreclosure rate of 60.9 and an average foreclosure index of 146.3.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 3,078 events in 18 communities, representing 28.1 percent of foreclosures across all *Hot Spots* and 18.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 35.7 and an average foreclosure index of 249.7.

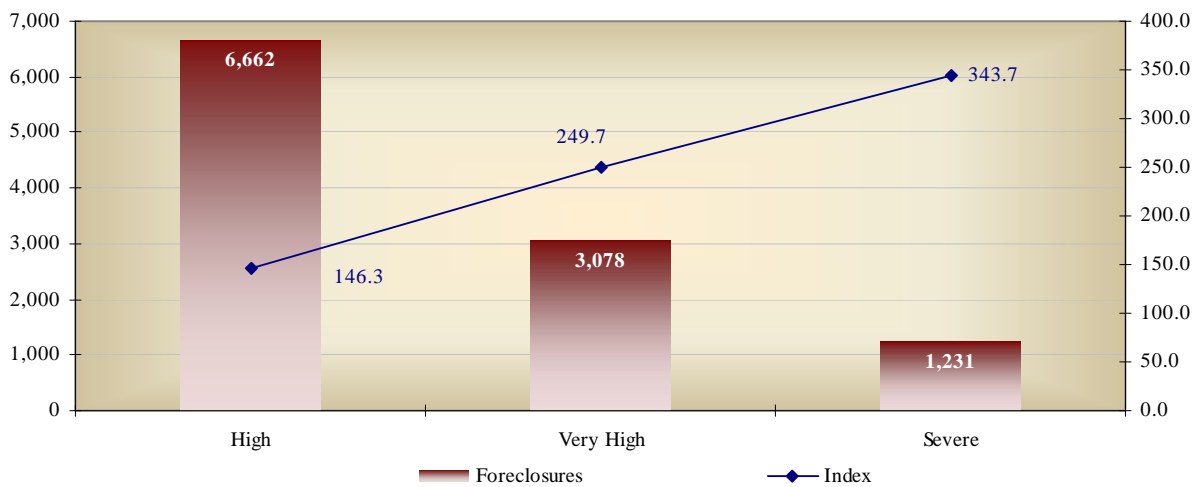
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem posted a total of 1,231 foreclosures in 8 communities, accounting for 11.2 percent of all foreclosures in *Hot Spots* communities, and 7.3 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 25.9 and an average foreclosure index of 343.7.

CHART 10
FORECLOSURE HOT SPOTS IN MARYLAND, FOURTH QUARTER 2009



Source: RealtyTrac and DHCD, Office of Research

CHART 11
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, FOURTH QUARTER 2009



Source: RealtyTrac and DHCD, Office of Research

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2009

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	72	18	8	98
% of <i>Hot Spots</i> Communities	73.5%	18.4%	8.2%	100.0%
% of <i>All</i> Communities	13.9%	3.5%	1.5%	18.9%
Foreclosures	6,662	3,078	1,231	10,971
% of <i>Hot Spots</i> Communities	60.7%	28.1%	11.2%	100.0%
% of <i>All</i> Communities	39.7%	18.3%	7.3%	65.3%
Average Foreclosure Rate	60.9	35.7	25.9	49.9
Average Foreclosure Index	146.3	249.7	343.7	178.6
Number of Households	405,426	109,800	31,899	547,125
% of <i>Hot Spots</i> Communities	74.1%	20.1%	5.8%	100.0%
% of <i>All</i> Communities	27.1%	7.3%	2.1%	36.6%

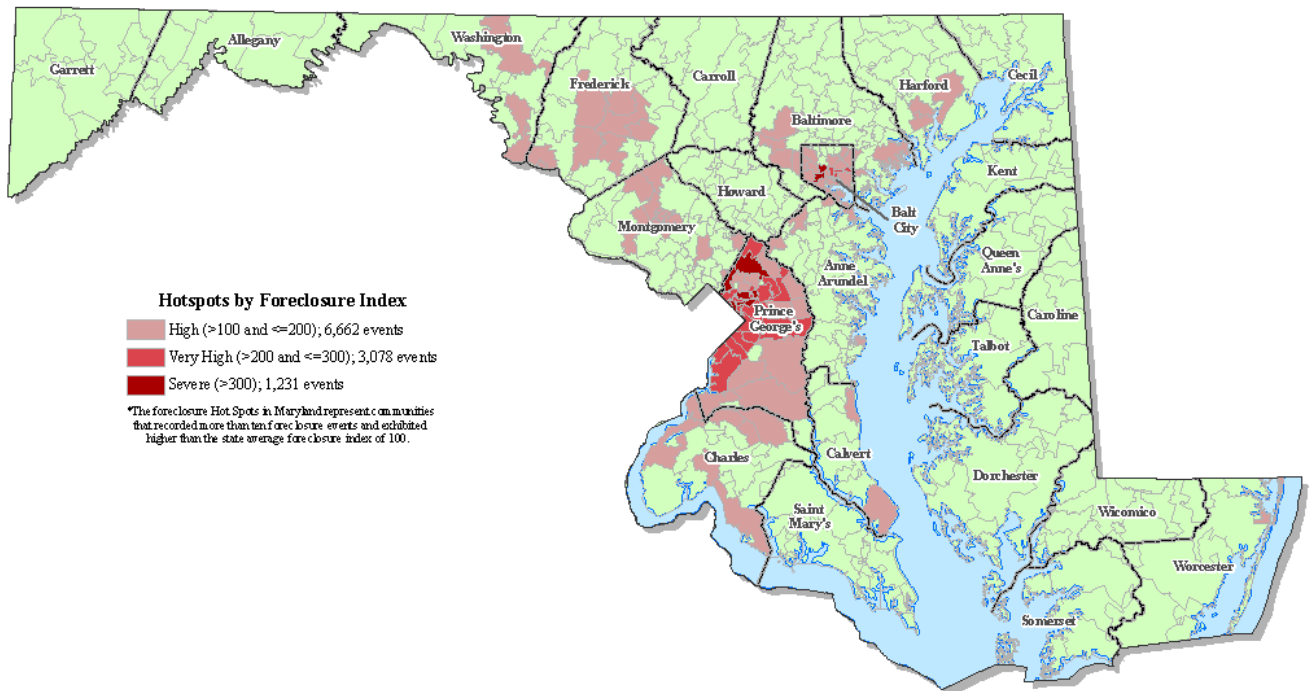
Source: RealtyTrac and DHCD, Office of Research

TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
FOURTH QUARTER 2009

Jurisdiction	Zip Codes	Foreclosures		Rate	Index	Households
		Events	Percent			
<i>Severe Foreclosures</i>						
Baltimore City	2	328	26.6%	28.0	317.9	9,178
Prince George's	6	903	73.4%	24.5	367.3	22,721
Maryland	8	1,231	100.0%	25.9	343.7	31,899
<i>Very High Foreclosures</i>						
Baltimore City	3	190	6.2%	36.7	243.0	7,020
Prince George's	15	2,888	93.8%	35.8	250.9	102,780
Maryland	18	3,078	100.0%	35.7	249.7	109,800
<i>High Foreclosures</i>						
Anne Arundel	6	183	2.8%	74.6	121.4	14,338
Baltimore	8	768	11.5%	68.9	132.8	54,300
Baltimore City	13	1,491	22.4%	60.3	151.1	85,398
Calvert	2	140	2.1%	72.9	128.2	9,104
Charles	7	390	5.9%	65.3	139.7	24,496
Frederick	8	633	9.5%	66.5	136.9	39,046
Harford	3	283	4.2%	75.7	123.0	20,865
Montgomery	10	1,130	17.0%	63.9	142.8	71,522
Prince George's	11	1,300	19.5%	54.2	169.9	66,829
Washington	3	265	4.0%	65.4	137.8	15,424
Worcester	1	78	1.2%	52.6	169.3	4,104
Maryland	72	6662	100.0%	60.9	146.3	405,426

Source: RealtyTrac and DHCD, Office of Research

MAP 2
DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND
FOURTH QUARTER 2009



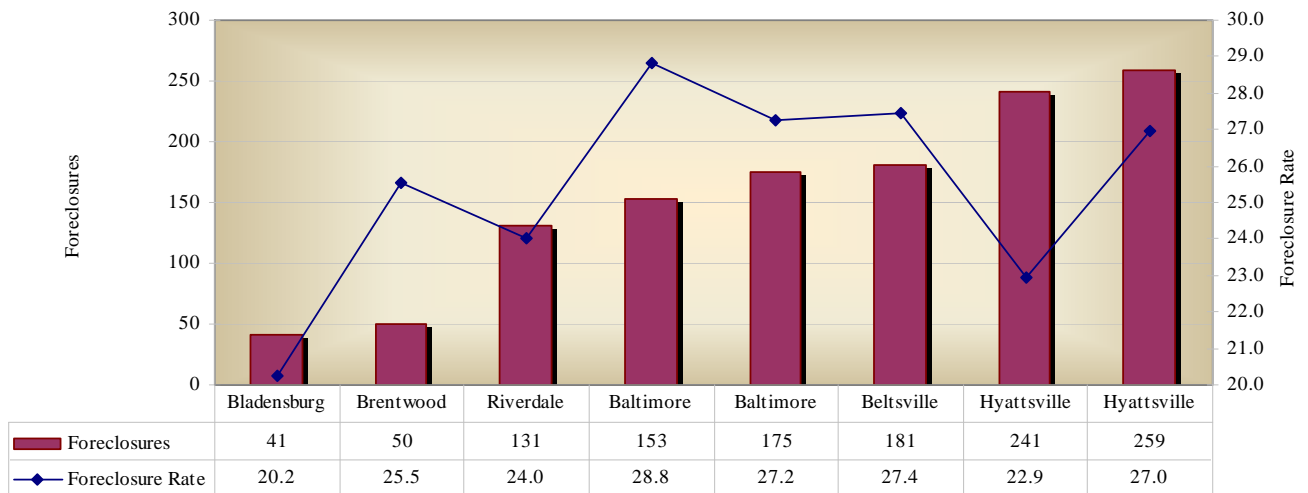
Source: RealtyTrac and DHCD Office of Research

FILE DATE: 01/29/2010

SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities (zip codes) in which the foreclosure indices exceeded 300. Maryland jurisdictions with a “severe” foreclosure problem posted a total of 1,231 foreclosures in eight communities, accounting for 11.2 percent of all foreclosures in *Hot Spots* communities, and 7.3 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 25.9 and an average foreclosure index of 343.7. Communities with the highest foreclosure incidence include Baltimore, Hyattsville, Riverdale, Bladensburg, Brentwood, and Beltsville (Chart 12 and Table 7). The intensity of foreclosures in these communities was 3.4 times higher than the statewide average.

CHART 12
PROPERTY FORECLOSURES IN SEVERE *HOT SPOTS* JURISDICTIONS
FOURTH QUARTER 2009



Source: RealtyTrac and DHCD, Office of Research

TABLE 7
SEVERE FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2009

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21217	Baltimore	175	27	327
Baltimore City	21223	Baltimore	153	29	309
Prince George's	20710	Bladensburg	41	20	440
Prince George's	20784	Hyattsville	241	23	389
Prince George's	20737	Riverdale	131	24	371
Prince George's	20722	Brentwood	50	26	349
Prince George's	20783	Hyattsville	259	27	330
Prince George's	20705	Beltsville	181	27	325
<i>All Communities</i>			<i>1,231</i>	<i>26</i>	<i>344</i>

Source: RealtyTrac and DHCD, Office of Research

VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 3,078 events in 18 communities, representing 28.1 percent of foreclosures across all *Hot Spots* and 18.3 percent of foreclosures statewide. Property foreclosures in “very high” foreclosure *Hot Spots* were concentrated in Prince George’s County and Baltimore City (Table 8).

Prince George’s County with 2,888 foreclosures accounting for 93.8 percent of all foreclosures in this group recorded the highest number of properties in the “very high” foreclosure category. The impacted communities in Prince George’s County posted a weighted average foreclosure rate of 35.8 and an average foreclosure index of 250.9. Table 9 shows foreclosure data for all communities in this group.

TABLE 8
VERY HIGH FORECLOSURE *HOT SPOTS*
FOURTH QUARTER 2009

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	190	6.2%	36.7	243.0	7,020
Prince George's	2,888	93.8%	35.8	250.9	102,780
Total	3,078	100.0%	35.7	249.7	109,800

Source: RealtyTrac and DHCD, Office of Research

TABLE 9
VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
FOURTH QUARTER 2009

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21231	Baltimore	71	35.5	250.7
Baltimore City	21202	Baltimore	41	35.8	249.1
Baltimore City	21205	Baltimore	78	38.9	229.1
Prince George's	20743	Capitol Heights	305	31.1	286.5
Prince George's	20781	Hyattsville	72	32.1	277.2
Prince George's	20706	Lanham	289	32.2	277.0
Prince George's	20785	Hyattsville	218	32.2	276.5
Prince George's	20707	Laurel	209	33.4	266.5
Prince George's	20745	Oxon Hill	145	33.6	265.1
Prince George's	20720	Bowie	180	34.4	258.6
Prince George's	20782	Hyattsville	130	36.5	243.9
Prince George's	20746	Suitland	130	36.8	242.2
Prince George's	20747	District Heights	213	37.2	239.2
Prince George's	20774	Upper Marlboro	320	38.1	233.7
Prince George's	20769	Glenn Dale	47	38.8	229.4
Prince George's	20744	Fort Washington	382	39.8	223.8
Prince George's	20748	Temple Hills	223	40.0	222.6
Prince George's	20712	Mount Rainier	25	40.2	221.8
<i>All Communities</i>			3,078	35.7	249.7

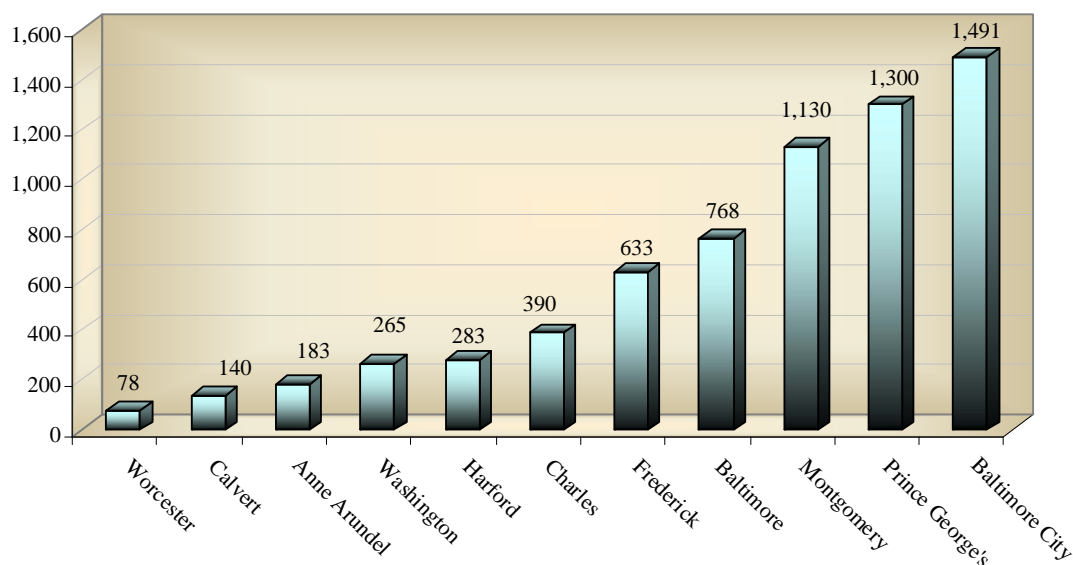
Source: RealtyTrac and DHCD, Office of Research

HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 6,662 foreclosures in 72 communities, accounting for 60.7 percent of foreclosures in all *Hot Spots* and 39.7 percent of all foreclosures statewide (Chart 13 and Table 10). These jurisdictions recorded an average foreclosure rate of 60.9 and an average foreclosure index of 146.3.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 11 jurisdictions including Anne Arundel, Baltimore, Calvert, Charles, Frederick, Harford, Montgomery, Prince George’s, Washington and Worcester counties as well as Baltimore City. Thirteen Baltimore City communities with 1,491 foreclosures represented the largest concentration of properties in this category (Tables 10 and 11). Baltimore City communities in the “high” foreclosure group had an average foreclosure rate of 60.3 and an average foreclosure index of 151.1. Eleven Prince George’s County communities reported a total of 1,300 foreclosures representing the second largest concentration of “high” foreclosures *Hot Spots* followed by ten Montgomery County communities that posted a total of 1,130 foreclosures in the fourth quarter.

CHART 13
PROPERTY FORECLOSURES IN HIGH *HOT SPOTS* JURISDICTIONS
FOURTH QUARTER 2009



Source: RealtyTrac and DHCD, Office of Research

TABLE 10
HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
FOURTH QUARTER 2009

Jurisdiction	Foreclosure Events	Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
Anne Arundel	183	74.6	121.4	14,338
Baltimore	768	68.9	132.8	54,300
Baltimore City	1,491	60.3	151.1	85,398
Calvert	140	72.9	128.2	9,104
Charles	390	65.3	139.7	24,496
Frederick	633	66.5	136.9	39,046
Harford	283	75.7	123.0	20,865
Montgomery	1,130	63.9	142.8	71,522
Prince George's	1,300	54.2	169.9	66,829
Washington	265	65.4	137.8	15,424
Worcester	78	52.6	169.3	4,104
Total	6,662	60.9	146.3	405,426

Source: RealtyTrac and DHCD, Office of Research

TABLE 11
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2009

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	20714	North Beach	11	59	151
Anne Arundel	21226	Curtis Bay	14	66	135
Anne Arundel	20764	Shady Side	18	77	115
Anne Arundel	21225	Brooklyn	53	78	114
Anne Arundel	20724	Laurel	54	80	112
Anne Arundel	21076	Hanover	34	87	102
Baltimore	21224	Baltimore	70	49	181
Baltimore	21133	Randallstown	129	59	152
Baltimore	21206	Baltimore	61	65	136
Baltimore	21229	Baltimore	21	67	133
Baltimore	21207	Gwynn Oak	118	71	125
Baltimore	21244	Windsor Mill	92	75	119
Baltimore	21117	Owings Mills	162	79	113
Baltimore	21220	Middle River	115	86	104
Baltimore City	21216	Baltimore	150	49	182
Baltimore City	21218	Baltimore	183	49	181
Baltimore City	21213	Baltimore	157	49	181
Baltimore City	21224	Baltimore	189	49	181
Baltimore City	21201	Baltimore	15	55	163
Baltimore City	21230	Baltimore	140	59	150
Baltimore City	21215	Baltimore	199	61	147
Baltimore City	21214	Baltimore	92	64	139
Baltimore City	21206	Baltimore	128	65	136
Baltimore City	21226	Curtis Bay	15	66	135
Baltimore City	21229	Baltimore	145	67	133
Baltimore City	21207	Gwynn Oak	46	71	125
Baltimore City	21225	Brooklyn	32	78	114
Calvert	20657	Lusby	105	57	156
Calvert	20732	Chesapeake Beach	35	89	101
Charles	20602	Waldorf	116	50	178
Charles	20677	Port Tobacco	11	55	161
Charles	20640	Indian Head	43	64	140
Charles	20603	Waldorf	101	65	138
Charles	20616	Bryans Road	28	66	134
Charles	20601	Waldorf	79	76	118
Charles	20664	Newburg	12	82	109
Frederick	21703	Frederick	165	50	179
Frederick	21702	Frederick	166	56	158
Frederick	21758	Knoxville	11	65	138
Frederick	21793	Walkersville	44	67	134
Frederick	21704	Frederick	45	68	131
Frederick	21701	Frederick	142	70	127

TABLE 11
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2009

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Frederick	21716	Brunswick	19	74	121
Frederick	21774	New Market	41	83	108
Harford	21040	Edgewood	114	55	162
Harford	21001	Aberdeen	71	84	106
Harford	21009	Abingdon	98	88	101
Montgomery	20886	Montgomery Village	166	49	182
Montgomery	20877	Gaithersburg	112	51	174
Montgomery	20866	Burtonsville	58	58	154
Montgomery	20879	Gaithersburg	118	61	147
Montgomery	20903	Silver Spring	42	63	142
Montgomery	20874	Germantown	241	63	142
Montgomery	20876	Germantown	93	64	140
Montgomery	20872	Damascus	49	73	122
Montgomery	20871	Clarksburg	37	79	113
Montgomery	20906	Silver Spring	215	79	112
Prince George's	20772	Upper Marlboro	293	45	198
Prince George's	20716	Bowie	132	46	195
Prince George's	20735	Clinton	235	46	192
Prince George's	20721	Bowie	174	47	188
Prince George's	20623	Cheltenham	16	49	184
Prince George's	20740	College Park	103	49	181
Prince George's	20607	Accokeek	51	54	164
Prince George's	20708	Laurel	71	55	162
Prince George's	20613	Brandywine	56	57	156
Prince George's	20770	Greenbelt	73	60	147
Prince George's	20715	Bowie	95	87	102
Washington	21740	Hagerstown	240	57	156
Washington	21758	Knoxville	11	65	138
Washington	21756	Keedysville	14	75	119
Worcester	21842	Ocean City	78	53	169
All			6,662	61	146

Source: RealtyTrac and DHCD, Office of Research