

Table 1. Six-County Chicago Region, Properties with Foreclosure Filings

Chicago Six-County Region	2010		2009		% Change 09 to 10
	4Q10 #	Total 2010	4Q09 #	Total 2009	
<i>By County</i>					
Cook .....	14,025	49,967	16,425	45,182	10.6
DuPage.....	1,612	6,651	1,663	5,552	19.8
Kane.....	1,258	5,759	1,365	4,857	18.6
Lake.....	1,348	6,444	1,736	5,590	15.3
McHenry.....	861	3,537	867	2,660	33.0
Will.....	1,922	7,628	1,997	6,281	21.4
Suburban Cook.....	7,507	26,603	8,489	22,497	18.3
<i>North Cook.....</i>	862	3,004	1,009	2,739	9.7
<i>Northwest Cook...</i>	1,802	6,680	2,106	5,365	24.5
<i>West Cook.....</i>	1,781	6,187	2,018	5,453	13.5
<i>Southwest Cook...</i>	1,121	4,055	1,283	3,315	22.3
<i>South Cook.....</i>	1,941	6,677	2,073	5,625	18.7
Six-County Region..	21,026	79,986	24,053	70,122	14.1

Figure 1. Properties with Foreclosure Filings by Quarter, Chicago Six-County Region



Table 2. Properties with Foreclosure Filings by City of Chicago Community Area

Community	2010		2009		% Change 09 to 10
	4Q10 #	Total 2010	4Q09 #	Total 2009	
Albany Park.....	99	368	114	343	7.3
Archer Heights.....	37	129	29	110	17.3
Armour Square.....	6	25	3	8	212.5
Ashburn.....	167	639	183	533	19.9
Auburn Gresham.....	149	541	158	486	11.3
Austin.....	224	887	288	948	-6.4
Avalon Park.....	36	126	46	130	-3.1
Avondale.....	106	372	128	331	12.4
Belmont Cragin.....	254	916	329	934	-1.9
Beverly.....	48	135	39	122	10.7
Bridgeport.....	33	128	43	115	11.3
Brighton Park.....	93	336	120	349	-3.7
Burnside.....	11	47	11	45	4.4
Calumet Heights.....	43	170	48	155	9.7
Chatham.....	88	322	114	329	-2.1
Chicago Lawn.....	187	672	223	732	-8.2
Clearing.....	63	228	83	187	21.9
Douglas.....	32	110	30	106	3.8
Dunning.....	138	487	186	472	3.2
East Garfield Park.....	59	243	97	283	-14.1
East Side.....	40	130	55	150	-13.3
Edgewater.....	99	366	121	289	26.6
Edison Park.....	20	53	23	48	10.4
Englewood.....	96	378	163	474	-20.3
Forest Glen.....	38	131	24	97	35.1
Fuller Park.....	7	33	11	32	3.1

Community	2010		2009		% Change 09 to 10
	4Q10 #	Total 2010	4Q09 #	Total 2009	
Gage Park.....	109	396	129	379	4.5
Garfield Ridge.....	92	309	93	259	19.3
Grand Blvd.....	93	315	115	347	-9.2
Gr. Grand Crossing.....	80	334	105	349	-4.3
Hegewisch.....	16	48	21	55	-12.7
Hermosa.....	58	209	76	251	-16.7
Humboldt Park.....	155	557	211	645	-13.6
Hyde Park.....	28	81	20	65	24.6
Irving Park.....	129	474	163	407	16.5
Jefferson Park.....	52	210	75	174	20.7
Kenwood.....	35	125	38	90	38.9
Lakeview.....	112	335	125	309	8.4
Lincoln Park.....	62	257	72	191	34.6
Lincoln Square.....	52	218	90	228	-4.4
Logan Square.....	139	501	180	509	-1.6
Loop.....	87	292	74	190	53.7
Lower West Side.....	37	134	49	131	2.3
McKinley Park.....	25	92	23	85	8.2
Montclare.....	64	210	59	169	24.3
Morgan Park.....	58	235	81	225	4.4
Mt. Greenwood.....	27	100	29	77	29.9
Near North Side.....	153	668	260	624	7.1
Near South Side.....	81	297	78	205	44.9
Near West Side.....	169	503	120	324	55.2
New City.....	128	414	148	461	-10.2
North Center.....	29	120	40	110	9.1

Community	2010		2009		% Change 09 to 10
	4Q10 #	Total 2010	4Q09 #	Total 2009	
North Lawndale.....	83	339	111	355	-4.5
North Park.....	36	128	57	122	4.9
Norwood Park.....	82	245	80	220	11.4
Oakland.....	21	63	12	39	61.5
O'Hare.....	41	173	57	132	31.1
Portage Park.....	167	583	192	588	-0.9
Pullman.....	29	87	23	70	24.3
Riverdale.....	4	21	6	27	-22.2
Rogers Park.....	137	504	164	401	25.7
Roseland.....	173	531	197	535	-0.7
South Chicago.....	94	323	123	365	-11.5
South Deering.....	36	143	49	153	-6.5
South Lawndale.....	108	395	122	393	0.5
South Shore.....	137	472	154	479	-1.5
Uptown.....	95	292	91	222	31.5
Washington Park.....	29	121	51	150	-19.3
Washington Heights...	88	338	85	291	16.2
West Elsdon.....	71	200	72	196	2.0
West Englewood.....	138	506	190	604	-16.2
West Garfield Park.....	46	187	69	210	-11.0
West Lawn.....	157	467	163	459	1.7
West Pullman.....	119	432	142	435	-0.7
West Ridge.....	175	700	309	800	-12.5
West Town.....	132	431	175	478	-9.8
Woodlawn.....	77	277	99	294	-5.8
City of Chicago.....	6,518	23,364	7,936	22,685	3.0

Table 3. Properties with Foreclosure Filings by 100 Most Populous Chicago Region Census Places (in alphabetical order)

Community	2010		2009		% Change 09 to 10
	4Q10 #	Total 2010	4Q09 #	Total 2009	
Addison.....	84	358	88	334	7.2
Algonquin.....	65	275	68	199	38.2
Alsip.....	62	215	68	165	30.3
Arlington Heights...	140	500	203	454	10.1
Aurora.....	489	2,238	561	1,960	14.2
Bartlett.....	90	320	78	224	42.9
Batavia.....	32	138	35	103	34
Bellwood.....	114	383	109	319	20.1
Bensenville.....	44	192	48	182	5.5
Berwyn.....	214	791	251	659	20
Bloomington.....	43	178	36	143	24.5
Blue Island.....	72	258	83	209	23.4
Bolingbrook.....	284	1,057	265	857	23.3
Brookfield.....	48	145	35	108	34.3
Buffalo Grove.....	71	303	107	290	4.5
Burbank.....	83	316	100	278	13.7
Calumet City.....	187	641	201	528	21.4
Carol Stream.....	76	306	71	262	16.8
Carpentersville.....	121	680	162	562	21
Chicago Heights.....	90	357	134	329	8.5
Cicero.....	286	1,066	339	982	8.6
Country Club Hills...	131	442	127	367	20.4
Crystal Lake.....	88	386	112	304	27
Darien.....	28	114	27	93	22.6
Deerfield.....	21	77	24	73	5.5
Des Plaines.....	166	598	194	488	22.5
Dolton.....	147	573	166	455	25.9
Downers Grove.....	38	196	35	164	19.5
Elgin.....	265	1,286	357	1,146	12.2
Elk Grove Village.....	91	272	95	215	26.5
Elmhurst.....	60	186	53	160	16.3
Elmwood Park.....	80	309	109	300	3
Evanston.....	121	399	125	336	18.8
Evergreen Park.....	58	284	88	275	3.3
Forest Park.....	52	154	36	106	45.3
Franklin Park.....	77	268	124	260	3.1
Geneva.....	43	132	22	94	40.4
Glen Ellyn.....	25	121	40	105	15.2
Glendale Heights...	129	530	160	480	10.4
Glenview.....	71	265	93	260	1.9
Goodings Grove.....	22	116	29	114	1.8
Grayslake.....	40	192	37	131	46.6
Gurnee.....	49	200	62	191	4.7
Hanover Park.....	136	579	170	511	13.3
Harvey.....	110	395	119	369	7
Highland Park.....	30	143	38	155	-7.7
Hinsdale.....	15	57	19	70	-18.6
Hoffman Estates.....	147	537	159	391	37.3
Homewood.....	56	216	72	190	13.7
Joliet.....	387	1,572	406	1,285	22.3

Table 4. Properties with Foreclosure Filings by Chicago Ward

Ward	2010		2009		% Change 09 to 10
	4Q10 #	Total 2010	4Q09 #	Total 2009	
1 Moreno.....	92	344	139	391	-12.0
2 Fioretti.....	245	844	214	631	33.8
3 Dowell.....	122	432	163	506	-14.6
4 Preckwinkle.....	105	343	96	260	31.9
5 Hairston.....	100	351	105	350	0.3
6 Lyle.....	141	523	189	547	-4.4
7 Jackson.....	139	495	179	523	-5.4
8 Harris.....	152	544	177	550	-1.1
9 Beale.....	148	503	161	488	3.1
10 Pope.....	93	318	123	368	-13.6
11 Balcer.....	73	273	69	219	24.7
12 Cardenas.....	80	302	89	304	-0.7
13 Olivo.....	280	906	306	816	11.0
14 Burke.....	157	547	176	507	7.9
15 Foulkes.....	161	578	195	654	-11.6
16 Thompson.....	155	583	220	688	-15.3
17 Thomas.....	145	544	188	612	-11.1
18 Lane.....	214	774	233	696	11.2
19 Rugai.....	107	332	105	291	14.1
20 Cochran.....	130	478	191	529	-9.6
21 Brookins.....	152	586	165	528	11.0
22 Munoz.....	89	315	102	311	1.3
23 Zalewski.....	159	503	160	446	12.8
24 Dixon.....	118	477	163	530	-10.0
25 Solis.....	79	260	79	205	26.8
26 Maldonado.....	135	445	172	472	-5.7
27 Burnett.....	128	385	131	363	6.1
28 E. Smith.....	97	434	155	445	-2.5
29 Graham.....	127	454	167	504	-9.9
30 Reboyras.....	161	553	179	504	9.7
31 Suarez.....	157	546	204	629	-13.2
32 Waguespack....	75	259	89	247	4.9
33 Mell.....	95	398	143	359	10.9
34 Austin.....	187	684	241	701	-2.4
35 Colon.....	90	331	131	347	-4.6
36 Rice.....	223	814	285	722	12.7
37 Mitts.....	145	545	160	570	-4.4
38 Allen.....	169	541	182	525	3.0
39 Laurino.....	120	458	136	418	9.6
40 O'Conner.....	103	463	186	447	3.6
41 Doherty.....	135	444	147	371	19.7
42 Reilly.....	173	708	269	645	9.8
43 Daley.....	65	256	77	187	36.9
44 Tunney.....	56	161	64	160	0.6
45 Levar.....	123	479	156	411	16.5
46 Shiller.....	86	281	102	254	10.6
47 Schulter.....	54	173	57	144	20.1
48 M. Smith.....	112	375	113	270	38.9
49 Moore.....	124	465	146	364	27.7
50 Stone.....	142	557	257	676	-17.6

Table 1. Six-County Chicago Region, Completed Foreclosure Auctions

Chicago Six-County Region	4Q 2010			% Change (Auctions)	Total 2010
	Auctions #	REO #	REO %	09-10	
<i>By County</i>					
Cook .....	2,696	2,579	95.7	27.8	20,593
DuPage.....	364	341	93.7	16.2	2,277
Kane.....	249	228	91.6	21.9	2,045
Lake.....	362	346	95.6	21.3	2,463
McHenry.....	217	212	97.7	14.7	1,119
Will.....	377	358	95.0	24.8	2,484
Suburban Cook.....	1,383	1,330	96.2	37.4	10,024
North Cook.....	137	131	95.6	33.1	1,042
Northwest Cook...	373	352	94.4	66.1	2,601
West Cook.....	318	300	94.3	34.3	2,382
Southwest Cook...	192	188	97.9	41.9	1,321
South Cook.....	363	359	98.9	19.4	2,678
Six-County Region..	4,265	4,064	95.3	25.2	30,981

Figure 1. Completed Foreclosure Auctions by Quarter, Chicago Five-County Region (No Lake County)

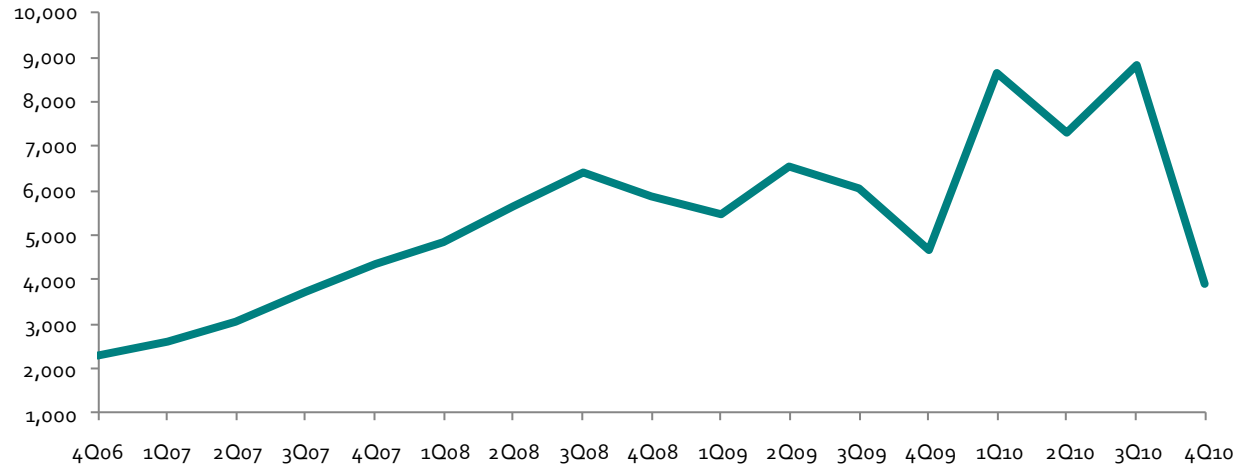


Table 2. Completed Foreclosure Auctions by City of Chicago Community Area

Community	4Q 2010			% Change (Auctions)	Total 2010
	Auctions #	REO #	REO %	09-10	
Albany Park.....	21	20	95.2	49.5	154
Archer Heights.....	4	4	100	51.7	44
Armour Square.....	0	0	-	-66.7	1
Ashburn.....	23	22	95.7	25.2	204
Auburn Gresham....	30	29	96.7	8.7	250
Austin.....	46	43	93.5	1	414
Avalon Park.....	6	4	66.7	-5.6	51
Avondale.....	15	14	93.3	34.2	153
Belmont Cragin.....	49	46	93.9	39.1	384
Beverly.....	8	8	100	14.3	40
Bridgeport.....	8	7	87.5	51.9	41
Brighton Park.....	23	21	91.3	33.1	157
Burnside.....	3	3	100	-41.4	17
Calumet Heights....	6	5	83.3	41.7	68
Chatham.....	23	22	95.7	6.7	143
Chicago Lawn.....	39	35	89.7	15.4	374
Clearing.....	13	12	92.3	28.2	91
Douglas.....	6	5	83.3	35	54
Dunning.....	24	22	91.7	34.2	200
E. Garfield Park....	26	25	96.2	23.6	157
East Side.....	5	5	100	72.7	57
Edgewater.....	15	15	100	42.2	128
Edison Park.....	0	0	-	18.2	13
Englewood.....	22	22	100	-14.2	253
Forest Glen.....	3	3	100	36	34
Fuller Park.....	2	1	50.0	-22.7	17

Community	4Q 2010			% Change (Auctions)	Total 2010
	Auctions #	REO #	REO %	09-10	
Gage Park.....	22	20	90.9	0.8	121
Garfield Ridge.....	12	10	83.3	32.9	101
Grand Blvd.....	19	19	100	11.4	196
Gr. Gnd. Crossing..	29	29	100	5.8	200
Hegewisch.....	3	3	100	171.4	19
Hermosa.....	13	12	92.3	16.8	111
Humboldt Park.....	29	28	96.6	7	321
Hyde Park.....	5	5	100	-6.1	31
Irving Park.....	28	27	96.4	48.1	194
Jefferson Park.....	5	5	100	41.4	82
Kenwood.....	6	6	100	-4.4	43
Lakeview.....	20	20	100	66.7	125
Lincoln Park.....	13	12	92.3	127.8	82
Lincoln Square.....	12	12	100	34.1	114
Logan Square.....	18	18	100	10.5	200
Loop.....	17	15	88.2	100	96
Lower West Side...	4	3	75.0	21.6	45
McKinley Park.....	3	2	66.7	61.1	29
Montclare.....	5	4	80	65.1	71
Morgan Park.....	11	9	81.8	1.1	91
Mt. Greenwood....	7	7	100	120	33
Near North Side...	36	34	94.4	54.2	276
Near South Side...	18	18	100	78.5	116
Near West Side.....	27	26	96.3	73.2	194
New City.....	36	34	94.4	-4.7	246
North Center.....	9	9	100	51.6	47

Community	4Q 2010			% Change (Auctions)	Total 2010
	Auctions #	REO #	REO %	09-10	
North Lawndale...	17	16	94.1	-7.8	188
North Park.....	4	4	100	30	52
Norwood Park.....	13	13	100	52.4	96
Oakland.....	3	3	100	70	17
O'Hare.....	6	6	100	18.6	70
Portage Park.....	31	31	100	21.4	238
Pullman.....	3	3	100	-30.3	23
Riverdale.....	3	3	100	16.7	14
Rogers Park.....	39	39	100	75.4	249
Roseland.....	24	24	100	0	234
South Chicago.....	19	19	100	3.1	167
South Deering.....	8	8	100	-12.3	57
South Lawndale...	24	22	91.7	14.6	157
South Shore.....	27	25	92.6	8.5	256
Uptown.....	14	12	85.7	66.7	100
Washington Park	12	11	91.7	27.3	98
Washington Hgts.	13	13	100	13.8	132
West Elsdon.....	9	9	100	57.7	82
W Englewood.....	40	39	97.5	-5.4	335
W Garfield Park...	12	10	83.3	5.9	108
West Lawn.....	25	25	100	50.8	181
West Pullman.....	18	17	94.4	-10.7	208
West Ridge.....	50	48	96	49.7	434
West Town.....	46	45	97.8	54.7	229
Woodlawn.....	26	24	92.3	-22.2	161
City of Chicago....	1,313	1,249	95.1	19.9	10,569

Table 3. Completed Foreclosure Auctions by 100 Most Populous Chicago Region Census Places (in alphabetical order)

Community	4Q 2010			% Change (Auctions)	Total 2010
	Auctions #	REO #	REO %	09-10	
Addison.....	17	17	100	19.8	121
Algonquin.....	14	14	100	0	68
Alsip.....	14	14	100	47.2	78
Arlington Heights...	28	27	96.4	105.7	216
Aurora.....	106	98	92.5	13.8	833
Bartlett.....	19	18	94.7	30.6	111
Batavia.....	4	4	100	52.2	35
Bellwood.....	20	18	90	8.9	135
Bensenville.....	12	12	100	16.4	85
Berwyn.....	42	39	92.9	26.4	292
Bloomington.....	11	9	81.8	53.2	72
Blue Island.....	23	22	95.7	54.1	114
Bolingbrook.....	48	46	95.8	10	330
Brookfield.....	7	7	100	70.4	46
Buffalo Grove.....	17	14	82.4	33.3	124
Burbank.....	15	15	100	52.9	104
Calumet City.....	32	31	96.9	19.7	273
Carol Stream.....	11	10	90.9	-1	100
Carpentersville.....	45	39	86.7	33.9	292
Chicago Heights.....	25	25	100	18.8	171
Cicero.....	60	54	90	37.8	419
Country Club Hills...	28	28	100	46.4	183
Crystal Lake.....	24	24	100	14.3	120
Darien.....	4	4	100	51.7	44
Deerfield.....	3	3	100	43.8	23
Des Plaines.....	31	29	93.5	47.9	216
Dolton.....	23	23	100	2.7	189
Downers Grove.....	8	7	87.5	17.5	74
Elgin.....	58	56	96.6	18.7	526
Elk Grove Village.....	9	9	100	50.9	86
Elmhurst.....	5	5	100	-11.8	45
Elmwood Park.....	13	11	84.6	25.3	119
Evanston.....	13	11	84.6	20.7	134
Evergreen Park.....	13	13	100	28.2	100
Forest Park.....	7	7	100	33.3	56
Franklin Park.....	17	17	100	64	123
Geneva.....	2	1	50	0	21
Glen Ellyn.....	8	8	100	57.7	41
Glendale Heights....	36	35	97.2	11.2	209
Glenview.....	18	18	100	16	87
Goodings Grove.....	2	2	100	25.9	34
Grayslake.....	9	9	100	56.8	69
Gurnee.....	13	12	92.3	41.1	79
Hanover Park.....	31	30	96.8	55.3	236
Harvey.....	26	25	96.2	-2	195
Highland Park.....	5	5	100	-10.5	51
Hinsdale.....	1	1	100	-50	16
Hoffman Estates.....	17	15	88.2	96.4	220
Homewood.....	11	10	90.9	50	81
Joliet.....	91	87	95.6	21	531

Table 4. Completed Foreclosure Auctions by Chicago Ward

Ward	4Q 2010			% Change (Auctions)	Total 2010
	Auctions #	REO #	REO %	09-10	
1 Moreno.....	24	22	91.7	63.4	183
2 Fioretti.....	51	50	98	62.1	355
3 Dowell.....	32	29	90.6	16.3	285
4 Preckwinkle.....	21	21	100	6.2	137
5 Hairston.....	21	20	95.2	6.1	191
6 Lyle.....	37	37	100	0	255
7 Jackson.....	32	30	93.8	0.9	232
8 Harris.....	23	21	91.3	-4.9	232
9 Beale.....	24	23	95.8	1.9	214
10 Pope.....	17	17	100	40	154
11 Balcer.....	14	12	85.7	-1.3	75
12 Cardenas.....	27	24	88.9	53.5	155
13 Olivo.....	44	43	97.7	49.8	331
14 Burke.....	24	23	95.8	13.5	176
15 Foulkes.....	36	33	91.7	7.2	359
16 Thompson.....	44	42	95.5	-7.6	354
17 Thomas.....	36	35	97.2	-7.7	322
18 Lane.....	36	34	94.4	27.8	308
19 Rugai.....	21	19	90.5	17	103
20 Cochran.....	38	36	94.7	-4	309
21 Brookins.....	28	27	96.4	5.2	245
22 Munoz.....	19	17	89.5	5.6	114
23 Zaleski.....	21	19	90.5	28.8	179
24 Dixon.....	24	20	83.3	2.2	277
25 Solis.....	10	9	90	33.3	76
26 Maldonado.....	28	27	96.4	6.2	207
27 Burnett.....	25	25	100	8.5	204
28 E. Smith.....	33	31	93.9	-2.9	234
29 Graham.....	28	27	96.4	18.3	213
30 Reboyras.....	25	23	92	25	225
31 Suarez.....	32	30	93.8	39.9	270
32 Waguespack....	14	14	100	100	96
33 Mell.....	20	19	95	10.6	146
34 Austin.....	33	32	97	-5.6	337
35 Colon.....	15	15	100	26.6	138
36 Rice.....	34	32	94.1	58.3	315
37 Mitts.....	32	31	96.9	13.3	273
38 Allen.....	24	23	95.8	14.4	207
39 Laurino.....	25	25	100	59.7	190
40 O'Conner.....	32	30	93.8	43.3	245
41 Doherty.....	15	15	100	30.6	162
42 Reilly.....	43	39	90.7	50.5	289
43 Daley.....	11	10	90.9	150	80
44 Tunney.....	12	12	100	59.5	59
45 Levar.....	19	19	100	43.9	190
46 Shiller.....	17	15	88.2	67.6	119
47 Schuller.....	4	4	100	26.5	43
48 M. Smith.....	16	16	100	56.8	127
49 Moore.....	31	31	100	69.3	215
50 Stone.....	41	41	100	52.9	364



## Addendum to 4Q2010/Full Year 2010 Fact Sheet

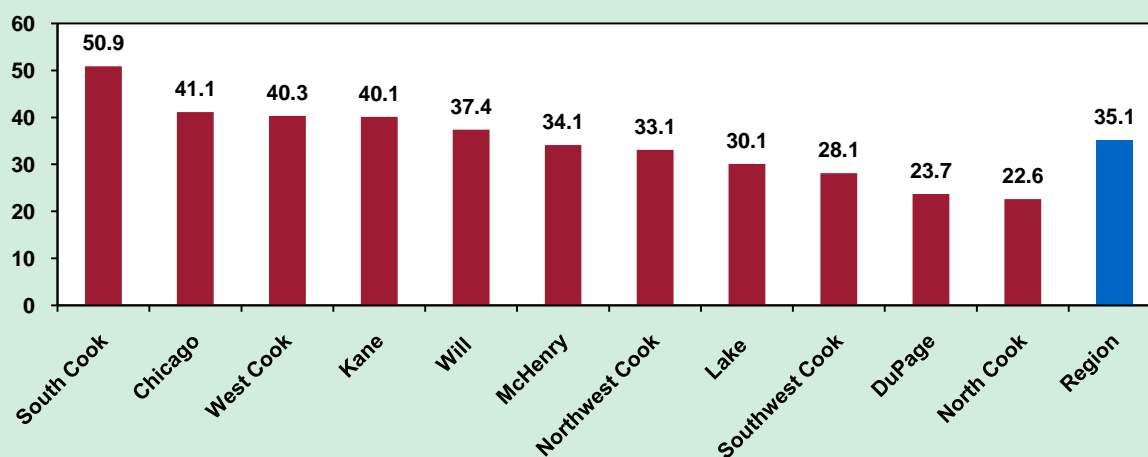
### Key trends in Chicago region foreclosure activity in 2010

**New foreclosure filings in the Chicago region continued to increase in 2010.** A new foreclosure filing typically occurs when a homeowner is 90 days or more delinquent on his or her mortgage payment and represents the beginning of the foreclosure process. In the Chicago six county region, 79,986 new foreclosure cases were filed in 2010. This was a 14.1 percent increase over the number of new filings in 2009 and a 38.1 percent increase over 2008.

**Growth in new foreclosure filing activity continues to be largely concentrated in the region's middle and upper income urban and suburban communities.** Counties with the greatest increases in new foreclosure filings between 2009 and 2010 include McHenry and Will Counties, where foreclosure filings increased by 33 percent and 21.4 percent, respectively. The City of Chicago saw the smallest increase in new foreclosure filing activity with an increase of 3 percent.

**Regionally, South Suburban Cook County and the City of Chicago continue to have the largest number of new foreclosure filings per property.** Figure 1 looks at foreclosures per 1,000 mortgageable properties. It shows that, regionally in 2010, there were 35.1 new foreclosure filings per 1,000 mortgageable properties. South Cook County led the region in foreclosures per property with 50.9 new foreclosure filings per 1,000 mortgageable properties. The City of Chicago and West Cook Counties followed with 41.1 and 40.3 foreclosure filings per 1,000 mortgageable properties, respectively. North Cook County had the lowest level of foreclosure filings per 1,000 mortgageable properties with 22.6. Detailed information on foreclosure filings per property for City of Chicago Community Areas and other parts of the region can be found at [www.woodstockinst.org/factbook](http://www.woodstockinst.org/factbook).

**Chart A. Foreclosure Filings per 1,000 Mortgageable Properties, Chicago Six-County Region, 2010**



**Within the City of Chicago, there was a large variation between neighborhoods in the year-over-year change in new foreclosure filing activity.** As seen recently, neighborhoods with the biggest increases in new foreclosure activity between 2009 and 2010 were more affluent neighborhoods such as the Loop (53.7 percent increase), Near South Side (44.9 percent) and Lincoln Park (34.6 percent). Conversely, modest income communities of color that were the first to be hit by the foreclosure crisis continued to see declines in new

foreclosure filing activity. Areas that saw substantial declines in new foreclosure filing activity between 2009 and 2010 were communities such as Washington Park (19.3 percent), Hermosa (16.7 percent) and West Englewood (16.2 percent). While these areas have seen recent declines in new foreclosure activity, overall levels of foreclosure filings in these communities remain high. Additionally, the accumulation of distressed properties experienced in these communities over the course of the foreclosure crisis continues to affect neighborhood stability and economic opportunity.

**Condominium foreclosures continue to be a significant driver of foreclosure activity in certain communities.** Suburban Northwest Cook County experienced a 24.5 percent increase in foreclosure filings between 2009 and 2010. However, condominium foreclosures in Northwest Cook increased by 32.3 percent over this period and foreclosures on condominiums made up 42.5 percent of total 2010 foreclosure activity in the area. Within the City of Chicago, areas that saw the biggest increases in new foreclosure activity, such as those listed above, were also areas with large shares of foreclosures on condominium units.

**Completed foreclosure auctions also saw dramatic increases regionally between 2009 and 2010.** A foreclosure auction represents the completion of the foreclosure process and the point at which a homeowner is typically evicted from a property. Completed foreclosure auctions increased regionally from 2009 to 2010 by 25.2 percent. In total, 30,981 properties were lost to foreclosure in the Chicago six county region. Of these, 95.3 percent reverted to lender-ownership, or became Real Estate Owned (REO) properties, and are now likely vacant. In the region, areas with the biggest increases in completed foreclosure auctions include Northwest Cook County (66.1 percent), Southwest Cook (41.9 percent), and West Cook (34.3 percent). The City of Chicago saw a 19.9 percent increase in completed foreclosure auctions.

**As with new foreclosure filings, there was substantial variation between Chicago neighborhoods in the year-over-year change in completed foreclosure auctions.** City of Chicago Community Areas with significant growth in completed foreclosure auction activity in 2010 include communities such as the Near West Side (73.2 percent), Near North Side (54.2 percent), and Edgewater (42.2 percent). These areas are generally more affluent and have high concentrations of condominiums. Declines in completed foreclosure auctions were observed in many of the City's communities of color, including Pullman (30.3 percent decline), Woodlawn (22.2 percent decline), and Englewood (14.2 percent decline). Detailed information on foreclosure filings and auctions by property type for City of Chicago Community Area and other parts of the region can be found at [www.woodstockinst.org/factbook](http://www.woodstockinst.org/factbook).

## A note on the fourth quarter of 2010

In September, 2010 it was revealed that many mortgage servicers were rapidly processing foreclosure paperwork and not appropriately verifying all documents necessary to complete the foreclosure process. In many cases, these oversights violated laws governing the foreclosure process in Illinois and other states. As a result, many mortgage servicers instituted self-imposed moratoria on completing foreclosure until practices could be reviewed and remedies instituted. As a result of these moratoria, the foreclosure processes for many large servicers were affected. In the Chicago region, completed foreclosure auction activity fell dramatically by 55.2 percent from the third quarter to the fourth quarter of 2010, and when compared to the fourth quarter of 2009, completed foreclosure auctions fell by 17.8 percent. New foreclosure filings were less dramatically affected. Between the third and fourth quarter of 2010, new filings increased by 6.5 percent. However, when compared to the fourth quarter of 2009, regional new foreclosure filings in the fourth quarter of 2010 were down by 12.5 percent. With many large servicers ending their self-imposed foreclosure moratoria early in 2011, it is expected that foreclosure activity that would have taken place in the fourth quarter of 2010 will be pushed to early 2011.