WOODSTOCK INSTITUTE
Advancing Economic Security and Community Prosperity

Chicago City and Regional Foreclosure Activity

First Half 2011

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

Chicago Six-County Region	2011	2010	% Change
	1H #	1H #	1H10 to 1H11
By County			
Cook	21,623	23,501	-8
DuPage	2,792	3,597	-22.4
Kane	2,292	3,084	-25.7
Lake	2,810	3,565	-21.2
McHenry	1,489	1,687	-11.7
Will	2,928	3,778	-22.5
Suburban Cook	11,802	12,398	-4.8
North Cook	1,355	1,408	-3.8
Northwest Cook	2,896	3,158	-8.3
West Cook	2,659	2,872	-7.4
Southwest Cook	1,823	1,839	-0.9
South Cook	3,069	3,121	-1.7
Six-County Region	33,934	39,212	-13.5

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

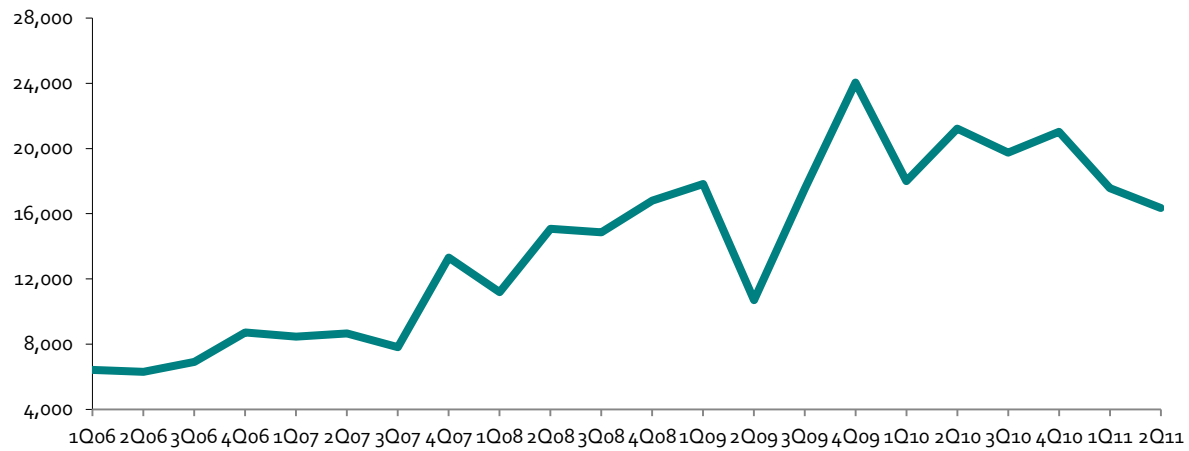

Table 2. Properties with Foreclosure Filings by City of Chicago Community Area

Community	2011	2010	% Change
	1H #	1H #	1H10 to 1H11
Albany Park	143	169	-15.4
Archer Heights	60	57	5.3
Armour Square	9	11	-18.2
Ashburn	282	312	-9.6
Auburn Gresham	197	283	-30.4
Austin	396	438	-9.6
Avalon Park	79	58	36.2
Avondale	141	166	-15.1
Belmont Cragin	363	420	-13.6
Beverly	68	56	21.4
Bridgeport	60	66	-9.1
Brighton Park	121	158	-23.4
Burnside	9	29	-69
Calumet Heights	50	75	-33.3
Chatham	142	148	-4.1
Chicago Lawn	273	319	-14.4
Clearing	96	110	-12.7
Douglas	52	51	2
Dunning	162	245	-33.9
East Garfield Park	72	128	-43.8
East Side	81	60	35
Edgewater	173	176	-1.7
Edison Park	24	22	9.1
Englewood	141	181	-22.1
Forest Glen	32	63	-49.2
Fuller Park	20	13	53.8

Community	2011	2010	% Change
	1H #	1H #	1H10 to 1H11
Gage Park	157	180	-12.8
Garfield Ridge	139	135	3
Grand Blvd	135	136	-0.7
Gr. Grand Crossing	147	177	-16.9
Hegewisch	24	19	26.3
Hermosa	121	92	31.5
Humboldt Park	236	272	-13.2
Hyde Park	39	31	25.8
Irving Park	185	232	-20.3
Jefferson Park	91	99	-8.1
Kenwood	54	60	-10
Lakeview	187	148	26.4
Lincoln Park	96	121	-20.7
Lincoln Square	89	107	-16.8
Logan Square	218	231	-5.6
Loop	136	132	3
Lower West Side	58	71	-18.3
McKinley Park	43	42	2.4
Montclare	62	101	-38.6
Morgan Park	102	119	-14.3
Mt. Greenwood	59	39	51.3
Near North Side	256	335	-23.6
Near South Side	128	131	-2.3
Near West Side	217	227	-4.4
New City	169	196	-13.8
North Center	62	50	24

Community	2011	2010	% Change
	1H #	1H #	1H10 to 1H11
North Lawndale	147	178	-17.4
North Park	48	60	-20
Norwood Park	125	101	23.8
Oakland	24	27	-11.1
O'Hare	64	86	-25.6
Portage Park	232	271	-14.4
Pullman	32	38	-15.8
Riverdale	12	13	-7.7
Rogers Park	182	248	-26.6
Roseland	237	248	-4.4
South Chicago	132	148	-10.8
South Deering	77	70	10
South Lawndale	158	199	-20.6
South Shore	224	237	-5.5
Uptown	136	114	19.3
Washington Park	71	66	7.6
Washington Heights	144	158	-8.9
West Elsdon	86	84	2.4
West Englewood	191	243	-21.4
West Garfield Park	59	102	-42.2
West Lawn	196	201	-2.5
West Pullman	155	203	-23.6
West Ridge	291	375	-22.4
West Town	238	200	19
Woodlawn	104	136	-23.5
City of Chicago	9,821	11,103	-11.5

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

Community	2011	2010	% Change
	1H #	1H #	1H10 to 1H11
Addison	143	197	-27.4
Algonquin	99	130	-23.8
Alsip	115	90	27.8
Arlington Heights	212	224	-5.4
Aurora	840	1,245	-32.5
Bartlett	163	157	3.8
Batavia	53	72	-26.4
Bellwood	168	176	-4.5
Bensenville	86	105	-18.1
Berwyn	344	366	-6
Bloomingdale	70	106	-34
Blue Island	107	129	-17.1
Bolingbrook	349	514	-32.1
Brookfield	69	62	11.3
Buffalo Grove	161	149	8.1
Burbank	107	145	-26.2
Calumet City	301	307	-2
Carol Stream	141	158	-10.8
Carpentersville	248	400	-38
Chicago Heights	153	173	-11.6
Cicero	377	541	-30.3
Country Club Hills	189	215	-12.1
Crystal Lake	181	193	-6.2
Darien	43	71	-39.4
Deerfield	36	36	0
Des Plaines	265	260	1.9
Dolton	232	251	-7.6
Downers Grove	87	104	-16.3
Elgin	544	685	-20.6
Elk Grove Village	127	111	14.4
Elmhurst	71	83	-14.5
Elmwood Park	133	149	-10.7
Evanston	172	176	-2.3
Evergreen Park	76	154	-50.6
Forest Park	70	69	1.4
Franklin Park	110	110	0
Geneva	41	59	-30.5
Glen Ellyn	65	68	-4.4
Glendale Heights	191	286	-33.2
Glenview	105	140	-25
Goodings Grove	41	58	-29.3
Grayslake	82	104	-21.2
Gurnee	76	110	-30.9
Hanover Park	269	301	-10.6
Harvey	155	195	-20.5
Highland Park	66	83	-20.5
Hinsdale	22	34	-35.3
Hoffman Estates	218	247	-11.7
Homewood	103	104	-1
Joliet	616	834	-26.1

Community	2011	2010	% Change
	1H #	1H #	1H10 to 1H11
Lake Forest	28	34	-17.6
Lake in the Hills	166	189	-12.2
Lake Zurich	49	58	-15.5
Lansing	173	180	-3.9
Libertyville	27	32	-15.6
Lisle	63	82	-23.2
Lombard	136	158	-13.9
Maywood	162	163	-0.6
McHenry	98	138	-29
Melrose Park	112	114	-1.8
Morton Grove	120	102	17.6
Mount Prospect	157	156	0.6
Mundelein	130	186	-30.1
Naperville	246	297	-17.2
New Lenox	60	75	-20
Niles	114	107	6.5
North Chicago	81	98	-17.3
Northbrook	82	105	-21.9
Oak Forest	135	120	12.5
Oak Lawn	245	245	0
Oak Park	161	161	0
Orland Park	146	112	30.4
Palatine	291	432	-32.6
Palos Hills	89	91	-2.2
Park Forest	180	164	9.8
Park Ridge	103	119	-13.4
Prospect Heights	96	97	-1
Rolling Meadows	97	116	-16.4
Romeoville	226	288	-21.5
Roselle	83	121	-31.4
Round Lake Beach	201	320	-37.2
Schaumburg	318	322	-1.2
Skokie	293	283	3.5
South Elgin	125	122	2.5
South Holland	199	195	2.1
St. Charles	84	89	-5.6
Streamwood	286	290	-1.4
Tinley Park	169	173	-2.3
Vernon Hills	98	110	-10.9
Villa Park	65	77	-15.6
Waukegan	420	523	-19.7
West Chicago	109	174	-37.4
Westchester	75	61	23
Westmont	59	61	-3.3
Wheaton	74	106	-30.2
Wheeling	179	225	-20.4
Wilmette	51	42	21.4
Woodridge	92	125	-26.4
Woodstock	92	96	-4.2
Zion	174	192	-9.4

Table 4. Properties with Foreclosure Filings by Chicago Ward

Ward		2011	2010	% Change
		1H #	1H #	1H10 to 1H11
1	Moreno	167	161	3.7
2	Fioretti	332	392	-15.3
3	Dowell	191	200	-4.5
4	Burns	161	145	11
5	Hairston	173	173	0
6	Sawyer	240	262	-8.4
7	Jackson	225	236	-4.7
8	Harris	232	260	-10.8
9	Beale	195	242	-19.4
10	Pope	155	144	7.6
11	Balcer	119	134	-11.2
12	Cardenas	117	142	-17.6
13	Quinn	379	405	-6.4
14	Burke	225	251	-10.4
15	Foulkes	211	269	-21.6
16	Thompson	214	293	-27
17	Thomas	227	258	-12
18	Lane	318	373	-14.7
19	O'Shea	183	137	33.6
20	Cochran	203	238	-14.7
21	Brookins	242	294	-17.7
22	Munoz	126	152	-17.1
23	Zalewski	232	218	6.4
24	Chandler	183	255	-28.2
25	Solis	114	136	-16.2
26	Maldonado	207	212	-2.4
27	Burnett	184	163	12.9
28	Ervin	172	232	-25.9
29	Graham	204	224	-8.9
30	Reboyras	215	234	-8.1
31	Suarez	248	249	-0.4
32	Waguespack	98	121	-19
33	Mell	160	209	-23.4
34	Austin	269	328	-18
35	Colon	147	158	-7
36	Sposato	265	396	-33.1
37	Mitts	234	264	-11.4
38	Cullerton	221	247	-10.5
39	Laurino	177	207	-14.5
40	O'Conner	179	241	-25.7
41	O'Conner	195	196	-0.5
42	Reilly	278	344	-19.2
43	Smith	102	121	-15.7
44	Tunney	86	74	16.2
45	Arena	186	224	-17
46	Cappleman	165	110	50
47	Pawar	103	67	53.7
48	Osterman	167	175	-4.6
49	Joseph	169	230	-26.5
50	Silverstein	226	301	-24.9

WOODSTOCK INSTITUTE

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Chicago City and Regional Completed Foreclosure Auction Activity

First Half 2011

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

Chicago Six-County Region	1H 2011			% Change (Auctions)	YTD
	Auctions #	REO #	REO %	1H10 to 1H11	
By County					
Cook	5,187	4,828	93.1	-55.1	5,187
DuPage	608	542	89.1	-50.3	608
Kane	895	819	91.5	-27.6	895
Lake	631	601	95.2	-55.2	631
McHenry	403	389	96.5	-31.3	403
Will	791	732	92.5	-40.5	791
Suburban Cook	2,608	2,446	93.8	-52.3	2,608
North Cook	275	243	88.4	-53.5	275
Northwest Cook	689	639	92.7	-50.4	689
West Cook	631	592	93.8	-51.1	631
Southwest Cook	381	358	94	-46.9	381
South Cook	632	614	97.2	-57.4	632
Six-County Region	8,515	7,911	92.9	-50.9	8,515

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

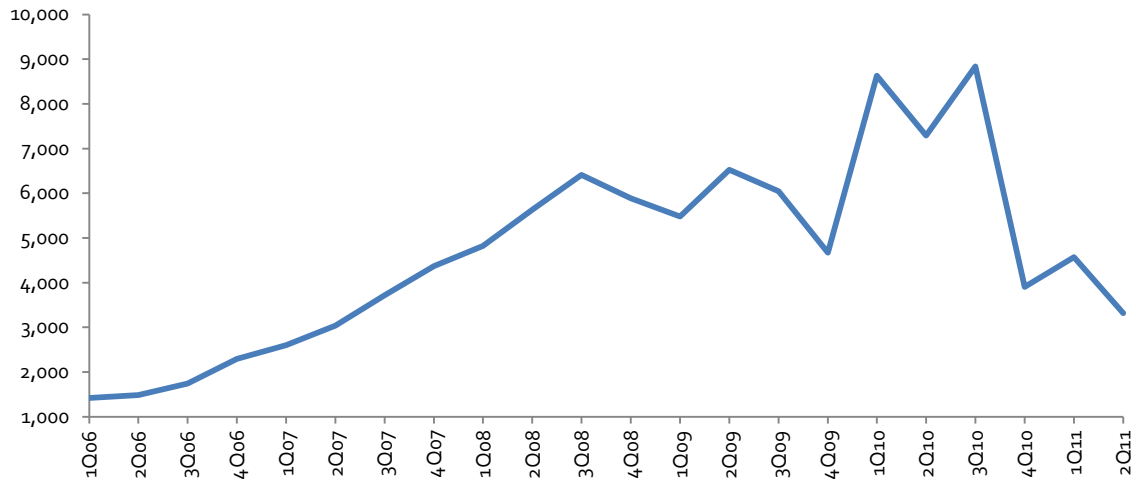

Table 2. Completed Foreclosure Auctions by City of Chicago Community Area

Community	1H 2011			% Change (Auctions)	YTD
	Auctions #	REO #	REO %	1H10 to 1H11	
Albany Park	52	51	98.1	-44.7	52
Archer Heights	7	7	100	-75	7
Armour Square	2	2	100	100	2
Ashburn	56	52	92.9	-50.9	56
Auburn Gresham	54	50	92.6	-63.5	54
Austin	92	89	96.7	-63.5	92
Avalon Park	8	7	87.5	-77.1	8
Avondale	50	46	92	-43.8	50
Belmont Cragin	80	73	91.3	-62.3	80
Beverly	14	14	100	-46.2	14
Bridgeport	15	14	93.3	7.1	15
Brighton Park	25	20	80	-70.6	25
Burnside	4	4	100	-63.6	4
Calumet Heights	10	8	80	-75.6	10
Chatham	33	31	93.9	-63.3	33
Chicago Lawn	70	66	94.3	-67.7	70
Clearing	27	25	92.6	-42.6	27
Douglas	19	17	89.5	-47.2	19
Dunning	37	35	94.6	-65.1	37
E. Garfield Park	45	43	95.6	-45.1	45
East Side	19	19	100	-48.6	19
Edgewater	45	43	95.6	-34.8	45
Edison Park	2	2	100	-50	2
Englewood	74	69	93.2	-51.9	74
Forest Glen	5	5	100	-66.7	5
Fuller Park	4	3	75	-60	4

Community	1H 2011			% Change (Auctions)	YTD
	Auctions #	REO #	REO %	1H10 to 1H11	
Gage Park	38	33	86.8	-44.9	38
Garfield Ridge	33	32	97	-38.9	33
Grand Blvd	57	53	93	-49.6	57
Gr. Gnd. Crossing	41	39	95.1	-65.3	41
Hegewisch	1	1	100	-88.9	1
Hermosa	24	22	91.7	-64.2	24
Humboldt Park	67	63	94	-67.2	67
Hyde Park	12	12	100	-20	12
Irving Park	31	29	93.5	-66.7	31
Jefferson Park	18	17	94.4	-64	18
Kenwood	12	12	100	-45.5	12
Lakeview	35	30	85.7	-51.4	35
Lincoln Park	21	19	90.5	-50	21
Lincoln Square	25	21	84	-65.3	25
Logan Square	57	52	91.2	-54	57
Loop	35	33	94.3	-27.1	35
Lower West Side	17	15	88.2	-41.4	17
McKinley Park	7	6	85.7	-66.7	7
Montclare	19	17	89.5	-57.8	19
Morgan Park	23	23	100	-59.6	23
Mt. Greenwood	7	7	100	-58.8	7
Near North Side	65	48	73.8	-55.8	65
Near South Side	36	32	88.9	-41.9	36
Near West Side	62	58	93.5	-41.5	62
New City	53	47	88.7	-62.1	53
North Center	10	9	90	-61.5	10

Community	1H 2011			% Change (Auctions)	YTD
	Auctions #	REO #	REO %	1H10 to 1H11	
North Lawndale	43	38	88.4	-61.3	43
North Park	11	10	90.9	-65.6	11
Norwood Park	19	18	94.7	-64.2	19
Oakland	7	7	100	-36.4	7
O'Hare	12	11	91.7	-72.1	12
Portage Park	54	46	85.2	-60.9	54
Pullman	10	9	90	-37.5	10
Riverdale	7	7	100	-12.5	7
Rogers Park	57	52	91.2	-61.2	57
Roseland	60	59	98.3	-54.5	60
South Chicago	39	36	92.3	-62.5	39
South Deering	17	17	100	-57.5	17
South Lawndale	40	29	72.5	-53.5	40
South Shore	75	69	92	-53.1	75
Uptown	31	31	100	-46.6	31
Washington Park	16	14	87.5	-70.4	16
Washington Heights	33	33	100	-61.6	33
West Elsdon	13	13	100	-67.5	13
West Englewood	80	79	98.8	-58.8	80
West Garfield Park	28	25	89.3	-50	28
West Lawn	45	43	95.6	-54.1	45
West Pullman	53	52	98.1	-54.7	53
West Ridge	70	64	91.4	-71.5	70
West Town	74	67	90.5	-36.2	74
Woodlawn	30	28	93.3	-66.3	30
City of Chicago	2,579	2,382	92.4	-57.5	2,579

Chicago City and Regional Completed Foreclosure Auction Activity

First Half 2011

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

Community	1H 2011			% Change (Auctions)	YTD
	Auctions #	REO #	REO %	1H10 to 1H11	
Addison	29	26	89.7	-59.2	29
Algonquin	33	31	93.9	0	33
Alsip	21	21	100	-44.7	21
Arlington Heights	56	54	96.4	-51.3	56
Aurora	336	305	90.8	-31.4	336
Bartlett	19	15	78.9	-69.8	19
Batavia	16	15	93.8	-33.3	16
Bellwood	35	33	94.3	-52.7	35
Bensenville	14	14	100	-70.8	14
Berwyn	93	88	94.6	-44.6	93
Bloomingdale	24	19	79.2	-35.1	24
Blue Island	22	21	95.5	-58.5	22
Bolingbrook	126	115	91.3	-30	126
Brookfield	10	9	90	-61.5	10
Buffalo Grove	44	39	88.6	-38	44
Burbank	33	30	90.9	-50	33
Calumet City	60	60	100	-60	60
Carol Stream	23	20	87	-64.1	23
Carpentersville	104	93	89.4	-39.5	104
Chicago Heights	42	41	97.6	-54.3	42
Cicero	126	116	92.1	-40.3	126
Country Club Hills	34	34	100	-62.2	34
Crystal Lake	44	44	100	-25.4	44
Darien	9	9	100	-62.5	9
Deerfield	7	7	100	-46.2	7
Des Plaines	59	56	94.9	-47.8	59
Dolton	58	54	93.1	-48.2	58
Downers Grove	19	16	84.2	-54.8	19
Elgin	197	186	94.4	-38.2	197
Elk Grove Village	27	24	88.9	-34.1	27
Elmhurst	7	5	71.4	-75	7
Elmwood Park	20	17	85	-72.6	20
Evanston	30	26	86.7	-65.5	30
Evergreen Park	23	22	95.7	-60.3	23
Forest Park	22	21	95.5	-29	22
Franklin Park	28	26	92.9	-58.2	28
Geneva	20	19	95	53.8	20
Glen Ellyn	14	12	85.7	-22.2	14
Glendale Heights	60	55	91.7	-50.4	60
Glenview	28	25	89.3	-39.1	28
Goodings Grove	14	9	64.3	-30	14
Grayslake	16	16	100	-61	16
Gurnee	16	16	100	-62.8	16
Hanover Park	68	65	95.6	-48.1	68
Harvey	31	31	100	-73	31
Highland Park	10	10	100	-70.6	10
Hinsdale	3	3	100	-75	3
Hoffman Estates	50	45	90	-59	50
Homewood	20	18	90	-52.4	20
Joliet	161	154	95.7	-41.7	161

Community	1H 2011			% Change (Auctions)	YTD
	Auctions #	REO #	REO %	1H10 to 1H11	
Lake Forest	6	6	100	-45.5	6
Lake in the Hills	40	40	100	-43.7	40
Lake Zurich	4	4	100	-85.2	4
Lansing	29	29	100	-66.3	29
Libertyville	6	5	83.3	-40	6
Lisle	18	16	88.9	-28	18
Lombard	19	17	89.5	-59.6	19
Maywood	34	31	91.2	-61.8	34
McHenry	22	21	95.5	-40.5	22
Melrose Park	14	14	100	-69.6	14
Morton Grove	18	16	88.9	-64	18
Mount Prospect	29	28	96.6	-56.1	29
Mundelein	32	32	100	-54.3	32
Naperville	51	43	84.3	-47.4	51
New Lenox	11	11	100	-52.2	11
Niles	17	17	100	-71.7	17
North Chicago	21	21	100	-61.8	21
Northbrook	17	15	88.2	-48.5	17
Oak Forest	30	29	96.7	-34.8	30
Oak Lawn	54	48	88.9	-37.9	54
Oak Park	39	35	89.7	-23.5	39
Orland Park	23	21	91.3	-32.4	23
Palatine	88	82	93.2	-45.3	88
Palos Hills	21	20	95.2	-30	21
Park Forest	46	46	100	-54.9	46
Park Ridge	20	14	70	-55.6	20
Prospect Heights	28	25	89.3	-44	28
Rolling Meadows	19	19	100	-52.5	19
Romeoville	53	46	86.8	-48.5	53
Roselle	21	19	90.5	-47.5	21
Round Lake Beach	51	50	98	-55.3	51
Schaumburg	93	82	88.2	-38.8	93
Skokie	66	58	87.9	-47.2	66
South Elgin	38	35	92.1	-5	38
South Holland	40	39	97.5	-48.7	40
St. Charles	22	19	86.4	-29	22
Streamwood	57	52	91.2	-60.4	57
Tinley Park	22	21	95.5	-66.7	22
Vernon Hills	25	21	84	-47.9	25
Villa Park	9	9	100	-65.4	9
Waukegan	101	98	97	-56.1	101
West Chicago	35	34	97.1	-14.6	35
Westchester	6	6	100	-78.6	6
Westmont	11	11	100	-42.1	11
Wheaton	18	15	83.3	-45.5	18
Wheeling	50	49	98	-50	50
Wilmette	8	6	75	0	8
Woodridge	10	10	100	-73	10
Woodstock	23	21	91.3	-37.8	23
Zion	29	29	100	-71.8	29

Table 4. Completed Foreclosure Auctions by Chicago Ward

Ward		1H 2011			% Change (Auctions)	YTD
		Auctions #	REO #	REO %	1H10 to 1H11	
1	Moreno	43	38	88.4	-54.7	43
2	Fioretti	115	108	93.9	-42.5	115
3	Dowell	70	63	90	-56.8	70
4	Burns	44	43	97.7	-42.1	44
5	Hairston	53	50	94.3	-52.7	53
6	Sawyer	56	53	94.6	-63.2	56
7	Jackson	69	64	92.8	-53.1	69
8	Harris	47	42	89.4	-70.3	47
9	Beale	64	63	98.4	-45.8	64
10	Pope	42	41	97.6	-56.3	42
11	Balcer	26	24	92.3	-21.2	26
12	Cardenas	31	23	74.2	-64.4	31
13	Quinn	89	84	94.4	-49.4	89
14	Burke	40	37	92.5	-58.3	40
15	Foulkes	70	69	98.6	-66.5	70
16	Thompson	95	85	89.5	-54.8	95
17	Thomas	75	74	98.7	-61.3	75
18	Lane	65	60	92.3	-62.2	65
19	O'Shea	32	32	100	-46.7	32
20	Cochran	55	49	89.1	-69.1	55
21	Brookins	53	50	94.3	-65.4	53
22	Munoz	33	23	69.7	-44.1	33
23	Zalewski	50	48	96	-47.4	50
24	Chandler	65	61	93.8	-61.1	65
25	Solis	28	24	85.7	-31.7	28
26	Maldonado	64	58	90.6	-48	64
27	Burnett	63	58	92.1	-44.7	63
28	Ervin	58	54	93.1	-51.3	58
29	Graham	28	28	100	-78.9	28
30	Reboyras	47	40	85.1	-63	47
31	Suarez	57	53	93	-64.2	57
32	Waguespack	22	20	90.9	-61.4	22
33	Mell	44	43	97.7	-47	44
34	Austin	83	83	100	-58.9	83
35	Colon	42	39	92.9	-52.3	42
36	Sposato	76	70	92.1	-55.8	76
37	Mitts	68	64	94.1	-56.4	68
38	Cullerton	40	35	87.5	-64.6	40
39	Laurino	48	47	97.9	-54.3	48
40	O'Conner	47	43	91.5	-68.7	47
41	O'Conner	30	28	93.3	-66.3	30
42	Reilly	63	46	73	-59.4	63
43	Smith	28	25	89.3	-31.7	28
44	Tunney	15	12	80	-54.5	15
45	Arena	43	39	90.7	-60.6	43
46	Cappleman	35	35	100	-49.3	35
47	Pawar	14	12	85.7	-46.2	14
48	Osterman	46	44	95.7	-35.2	46
49	Joseph	53	49	92.5	-56.6	53
50	Silverstein	55	49	89.1	-73.6	55

WOODSTOCK INSTITUTE

Advancing Economic Security and Community Prosperity

Key trends in Chicago region foreclosure activity in the first half of 2011

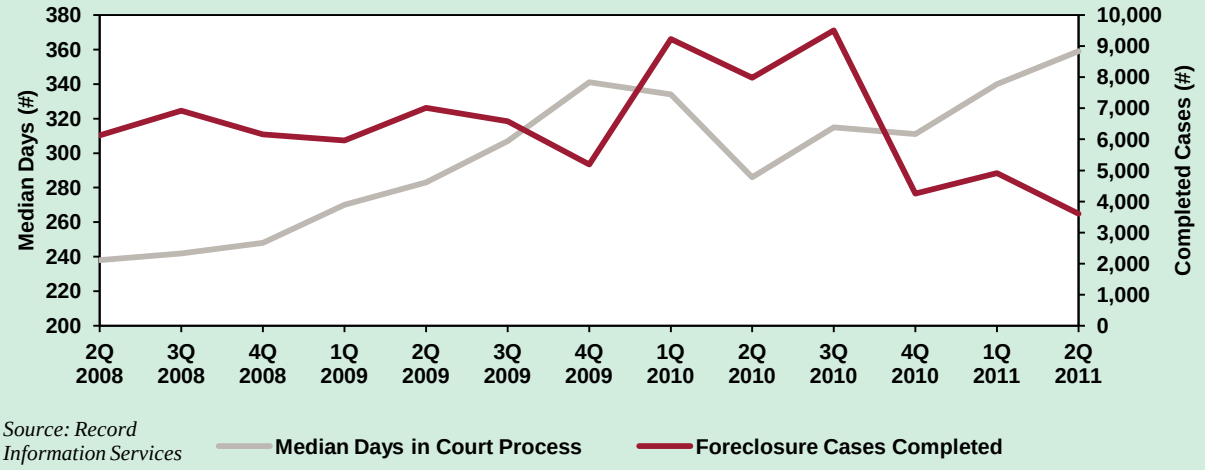
The Chicago region experienced a significant decrease in foreclosure auction activity in the first six months of 2011 compared to the first six months of 2010. In the six-county region, 8,515 cases completed the foreclosure process at auction in the first half of 2011. This represents a 50.9 percent decline in regional auction activity when compared to the first half of 2010, when 17,331 cases completed the foreclosure process. In the first half of 2011, declines were observed in all six counties when compared to the first half 2010, with the greatest declines in auction activity seen in Lake County (55.2 percent) and Cook County (55.1 percent). Smaller declines were observed in Kane County (27.6 percent) and McHenry County (31.3 percent). Compared to suburban Cook County where auction activity declined 52.3 percent, year over year declines were highest in the City of Chicago, where the number of cases completing the foreclosure process declined 57.5 percent.

Completed foreclosure auction activity in the second quarter of 2011 was at its lowest level since the beginning of the housing crisis. After a slight increase in the first quarter of 2011 over the fourth quarter of 2010, completed foreclosures declined 26.6 percent from the first quarter of 2011 to the second quarter of 2011. In the six-county region, only 3,604 properties completed the foreclosure process in second quarter of 2011—fewer auctions than in any other quarter since 2007.

Longer foreclosure process times, which are currently at record highs, have likely contributed to less auction activity in recent quarters. The foreclosure process begins with a filing of the complaint in state court and ends when the property is sold at auction, should no agreement cure the delinquent loan or provide the homeowner with a graceful exit.[1] In Illinois, the minimum optimal timeline laid out in state statutes that govern certain aspects of this process is 261 days from the point that the complaint is filed to the foreclosure sale.[2] This process can be lengthened by a number of factors, including court backlogs, defendant motions, or bankruptcy, however.[3]

Figure 1 illustrates quarterly trends in completed foreclosure cases and the median number of days that cases completing in a given quarter spent in the foreclosure process in the Chicago region. For cases in the six-county region that completed the foreclosure process at auction in the second quarter of 2011, the median length of the foreclosure process was 359 days—a record high since 2008.[4]

Figure 1. Completed Foreclosure Cases and Median Days Spent in the Foreclosure Process, Chicago Six-County Region



Source: Record Information Services

The average number of days spent in the foreclosure process is increasing in all six counties. Table 1 compiles the median number of days that cases auctioned in the second quarter of 2011 spent in the foreclosure process. As discussed in the previous paragraph, the median number of days in process for cases completing in the second quarter of 2011 was 359 days. This is 25.5 percent longer than cases completing in second quarter of 2010, 26.9 percent longer than cases completing in the second quarter of 2009, and 50.8 percent longer than cases completing in the second quarter of 2008, when the median number of days cases spent in the foreclosure process was 238 days. The regional median length of the foreclosure process is heavily influenced by share of regional cases completing in Cook County, which accounts for over 60 percent of all completed cases in the region in the second quarter of 2011. The median number of days in process for cases in Cook County completing in the second quarter of 2011 was 363 days. For cases completing in the second quarter of 2011, median days-in-process was greatest in Kane and Will Counties, where a case spent a median 390 and 373 days in the foreclosure process, respectively. Foreclosure process times were the shortest in McHenry County, where median days-in-process was 307 days for cases completing in the second quarter of 2011.

Table 1. Median Days in Foreclosure Process by County, Chicago Six-County Region

	Median Days in Foreclosure Process for Cases Completing in 2Q 2011	Percent Change in Median Days		
		2Q11 to 2Q10	2Q11 to 2Q09	2Q11 to 2Q08
Cook	363	21.8	26	51.9
DuPage	332	24.3	29.7	46.9
Kane	390	37.3	2.6	61.2
Lake	357	39.8	44.9	57
McHenry	307	18.3	26.7	33.3
Will	373	25.2	34.9	47.4
Region	359	25.5	26.9	50.8

Source: Record Information Services

Declines in completed auctions and lengthened process times are likely resulting from the legacy of the robo-signing scandal. Trends observed in the first half of 2011 are a continuation of regional declines first observed in the fourth quarter of 2010, when auction activity declined 55.2 percent from the third quarter of 2010 to the fourth quarter of 2010. This decline was attributed to moratoria put in place to correct improper document processing by servicers, which interrupted the foreclosure processes of many servicers. As a result, many foreclosure cases scheduled to complete in 2011 have been rescheduled to 2012.[5] Efforts to process the backlog of cases from 2010 in addition to the flow of new cases in 2011 are likely straining the capacity of the courts. Additionally, evidence of improperly prepared documents continues to appear, reaffirming the need for closer scrutiny which may further slow down the process. Local interventions designed to ensure that homeowners are adequately considered for foreclosure prevention programs could also be diminishing the number of foreclosures proceeding to auction. For example, Illinois Public Act 96-1245 requires courts to delay a foreclosure auction if a homeowner can demonstrate that he or she is in the process of being considered for the federal Making Home Affordable program or has not been adequately assessed for MHA.

As fewer cases complete the foreclosure process each quarter, the number of cases and properties tied up in the foreclosure process grows. As of the end of the second quarter of 2011, Illinois was one of four states with the highest percentage of loans serviced that are currently in the foreclosure inventory. In Illinois, the share of loans serviced that are currently in foreclosure increased to 7 percent in the second quarter of 2011, up from 6 percent in second quarter of 2010.[6]

With fewer foreclosure auctions completing each quarter despite a growing inventory of in-process foreclosures, the data indicate that existing foreclosure cases will take longer to cycle through the process, potentially delaying the stabilization of the housing market. The increasingly long foreclosure process could be harmful to properties in foreclosure where the homeowners have already left and the properties are vacant. The longer a property remains vacant, the more time it has to destabilize communities by becoming blighted, attracting crime, and negatively impacting property values. On the other hand, a longer foreclosure process could give homeowners more time to negotiate a foreclosure prevention solution with their servicers. Because a borrower is still responsible for accrued

interest and fees calculated on a per diem basis during the foreclosure process, however, a longer foreclosure process time could result in an insurmountable amount of arrearages owed to the lender.[7]

Additionally, in the first half of 2011:

Significant declines in newly filed foreclosure cases were observed in the first half of 2011. In the first six months of 2011 in the Chicago six-county region, 33,934 new foreclosure cases were filed in chancery courts. This was a 13.5 percent decline in new foreclosure filing activity as compared to the first half of 2010, when 39,212 cases were filed. Declines in the double digits were observed in all counties except Cook County, which saw a relatively smaller decline of 8 percent. A number of factors could account for the decline in filings. Servicers could be charging off severely nonperforming loans before they proceed to foreclosure more often. Borrowers may be negotiating more solutions before reaching foreclosure, such as loan modifications, short sales, or deeds-in-lieu of foreclosure. In the wake of lawsuits and investigations into improper servicing and securitization practices, servicers could be increasing scrutiny on delinquent loans before proceeding to foreclosure. Looking at the indicators of distress that often lead to foreclosure, such as rates of unemployment, underemployment, and underwater homeowners, the declines observed in the first half of 2011 should not cause undue optimism. Indeed, preliminary analysis of data from August indicates that the number of new filings are beginning to rise.

Increasingly, greater shares of foreclosed properties are being purchased by third parties at auction. When comparing auction activity in the first half of 2011 to auction activity in the first half of 2010, the share of properties purchased by a third party has increased. Of the 8,515 properties auctioned in first half of 2011, 92.9 percent entered real estate owned (REO) status. This was a slight improvement from the first six months of 2010, when 94.9 percent of properties auctioned reverted to REO status. In the first half of 2009, 97.4 percent of properties auctioned became REO. The vast majority of auctioned foreclosed properties continue to revert back to the lender as REO property, however, where a property will likely sit vacant for long periods.[8] While greater shares of properties are, indeed, being purchased by third party bidders at auction, we do not know whether the property is purchased by a bidder intent on occupying the property and returning it to productive use, or by a bidder who has no intention of occupying the property.

A Note on Foreclosure Fact Sheet Availability

Going forward, Woodstock Institute's foreclosure fact sheets will return to a bi-annual release schedule.

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[1] The first legal action in a foreclosure process in a judicial foreclosure state is commonly understood to be the notice of default. For this analysis, the process is said to begin at the point in which courts are engaged, however, as data on notices of default are not publicly available. Similarly, the end of the legal foreclosure process is the confirmation by a judge that the sale of the property at auction has occurred. For this analysis, the foreclosure process ends at the point of sale at auction, as data on confirmation of sale is not publicly available.

[2] Cutts, Amy Crews, and William A. Merill. "Interventions in Mortgage Default: Policies and Practices to Prevent Home Loss and Lower Costs." Working paper #08-01. 2008. Appendix A1.

[3] *Ibid*. Pg. 30.

[4] Foreclosure process time was calculated as the number of days between the date the foreclosure complaint was filed and the date the property was auctioned and either purchased by a third party or entered REO status.

[5] Prior, Jon. "One Million Foreclosures Delayed to 2012 or Later." *HousingWire*. 13 July 2011.

[6] *Delinquencies Rise, Foreclosures Fall in Latest MBA Mortgage Delinquency Survey*. Mortgage Bankers Association. 22 August 2011.

[7] See 735 ILCS 5 (1987).
Cutts, Amy Crews, and William A. Merill. "Interventions in Mortgage Default: Policies and Practices to Prevent Home Loss and Lower Costs." Working paper #08-01. 2008. Pg 35

[8] For more on REO status, see: Smith, Geoff, and Sarah Duda. *Roadblock to Recovery*. Chicago: Woodstock Institute, 2009.