



## The Chicago Region's Foreclosure Problem Continued to Grow in 2008

Woodstock Institute

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This report summarizes key foreclosure trends in the Chicago region for 2008 and updates Woodstock Institute reports and fact sheets released previously that illustrated key aspects of foreclosure crisis such as the spread of the crisis to suburban communities, the potential impact of foreclosures on Chicago's affordable rental housing market, and the growing number of foreclosures that were becoming bank-owned properties and likely sitting vacant. The report includes detailed appendices with data for City of Chicago community areas and municipalities in the Chicago Six County Area.<sup>1</sup>

Analysis of the data shows:

- **Foreclosure filings in the Chicago region continued to grow at an alarming rate in 2008.**<sup>2</sup> Table 1 shows that the number of properties with foreclosure filings in the Chicago region grew to nearly 58,000 in 2008, an increase of nearly 52 percent from 2007. In terms of the rate of increase, the number of properties with foreclosure filings in North Cook County grew at the most rapid rate, increasing by nearly 92 percent from 2007. Other areas experiencing significant percentage increases in the number of properties with foreclosure filings include Northwest Cook County and DuPage County, which saw increases of 87.7 percent and 69.3 percent, respectively.

**Table 1. Chicago Six County Area Properties with Foreclosure Filings, 2006 to 2008**

	2006	2007	2008	Change	
				2007 to 08	2006 to 08
Chicago	10,268	13,872	20,592	48.4%	100.5%
North Cook	575	962	1,845	91.8%	220.9%
Northwest Cook	1,472	1,971	3,700	87.7%	151.4%
West Cook	1,793	2,545	4,344	70.7%	142.3%
Southwest Cook	1,240	1,615	2,465	52.6%	98.8%
South Cook	4,174	4,773	6,013	26.0%	44.1%
Cook County	19,522	25,738	38,959	51.4%	99.6%
DuPage County	1,886	2,640	4,470	69.3%	137.0%
Kane County	1,614	2,302	3,451	49.9%	113.8%
Lake County	2,219	2,781	4,124	48.3%	85.8%
McHenry County	1,014	1,366	2,091	53.1%	106.2%
Will County	2,742	3,388	4,832	42.6%	76.2%
6-County Region	28,997	38,215	57,927	51.6%	99.8%

Source: Foreclosure Report of Chicago

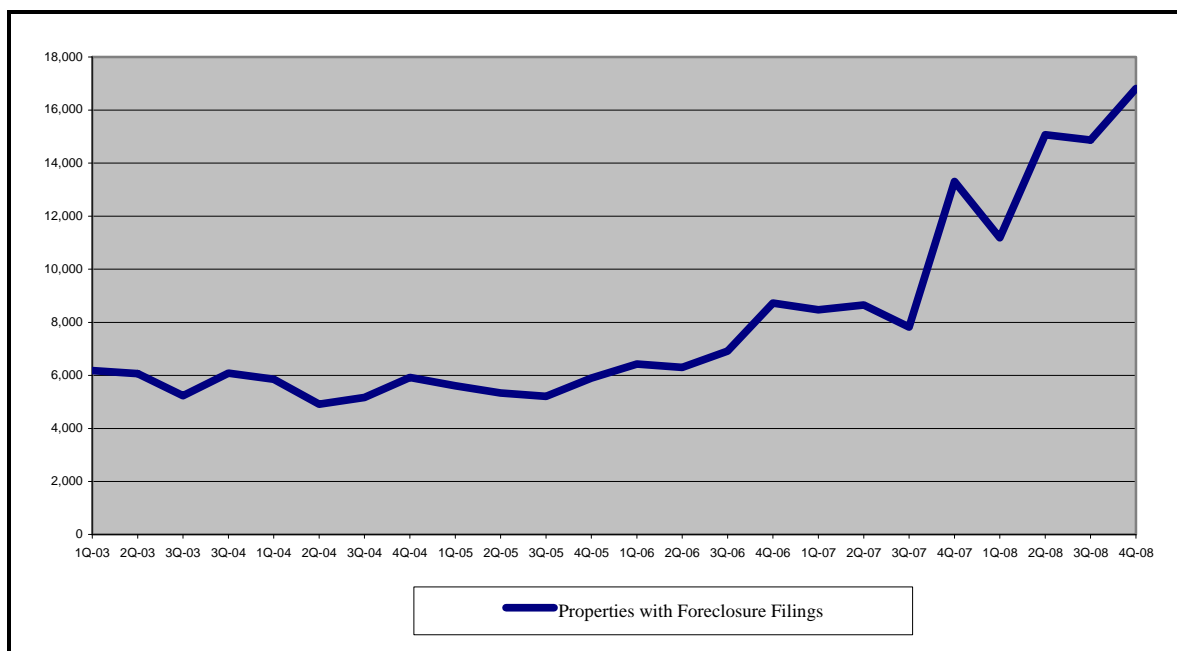
<sup>1</sup>The John D. and Catherine T. MacArthur Foundation provides major funding for Woodstock Institute's foreclosure research and policy work. Additional funding is provided by the Chicago Community Trust and the Woods Fund of Chicago. Woodstock Institute gratefully acknowledges this support.

<sup>2</sup>Many properties have multiple foreclosure filings on them due to having more than one delinquent mortgage on the property (such as senior and junior lien loans). Only one foreclosure was considered if there were multiple filings a property in a three month period. Only foreclosures on residential properties (1-6 unit buildings and condos) were considered. Additionally, only filings with addresses that could be mapped were included.

However, the City of Chicago still accounts for largest number of properties with foreclosure filings in the region with 20,592 in 2008. This accounts for over 35 percent of the total properties with filings in the Chicago region. Appendices I and III have detailed, community area- and municipal-level data on foreclosure activity in 2008.

- **The trends observed in 2008 illustrate a continued acceleration of the foreclosure problem throughout the year.** Figure 1 charts the change in regional foreclosure filings by quarter between 2003 and the end of 2008. It shows that starting in the second half of 2006, foreclosure filings began to rapidly increase in the region. It also shows that in each year since 2006, the peak of quarterly foreclosure activity took place in the fourth quarter of each year. In the fourth quarter of 2006, there were 6,426 properties with foreclosure filings. The number of properties with foreclosure filings increased to 13,306 in the fourth quarter of 2007 and to 16,811 in the fourth quarter of 2008.

**Figure 1. Chicago Six County Area Change in Properties with Foreclosure Filings by Quarter, 2003 to 2008**



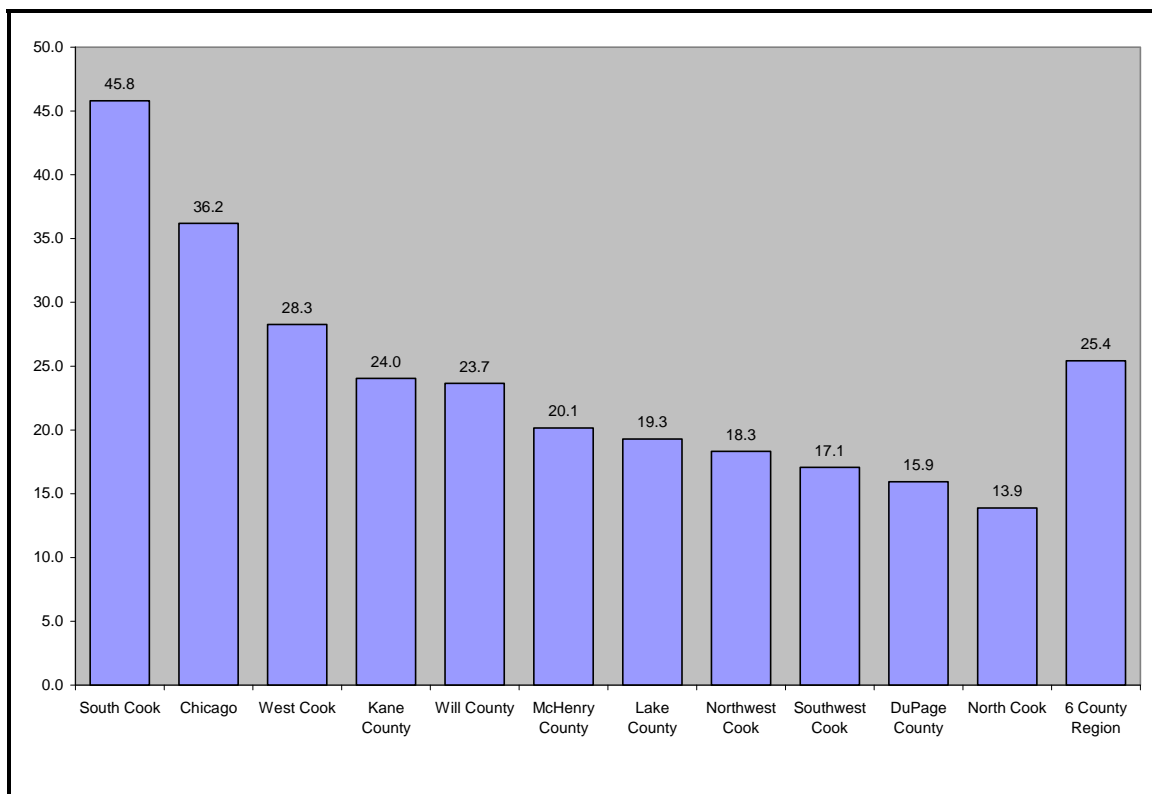
Source: Foreclosure Report of Chicago

- **South Suburban Cook County and the City of Chicago have the highest levels of foreclosures per property.**<sup>3</sup> Figure 2 illustrates that South Cook County and the City of Chicago have the highest levels of foreclosure filings per 1,000 mortgageable properties. In South Cook, there were nearly 46 properties with foreclosure filings per 1,000 mortgageable properties in 2008. In the City of Chicago, there were 36.2 properties with foreclosure filings per 1,000 mortgageable properties in 2008. For the Chicago Six County region, there were 25.4 properties with foreclosure filings per 1,000

<sup>3</sup>The number of mortgageable properties for each census tract was estimated by multiplying an estimate of the number of 2000 mortgageable properties from the U.S. Census by the change in owner occupied housing units between 2000 and 2007. Data on the number of 2000 owner-occupied housing units are from the U.S. Census. Estimates for the number of 2007 owner-occupied housing units are from Geolytics. Geolytics is a data vendor specializing in demographic and geographic data for market research.

mortgageable properties in 2008. Within the City of Chicago, community areas such as Washington Park, Grand Boulevard, and Woodlawn had the highest levels of foreclosures per 1,000 mortgageable properties in 2008. Appendix I has data on foreclosures per 1,000 mortgageable properties for all Chicago community areas.

**Figure 2. Chicago Six County Area Properties with Foreclosure Filings Per 1,000 Mortgageable Properties, 2008**

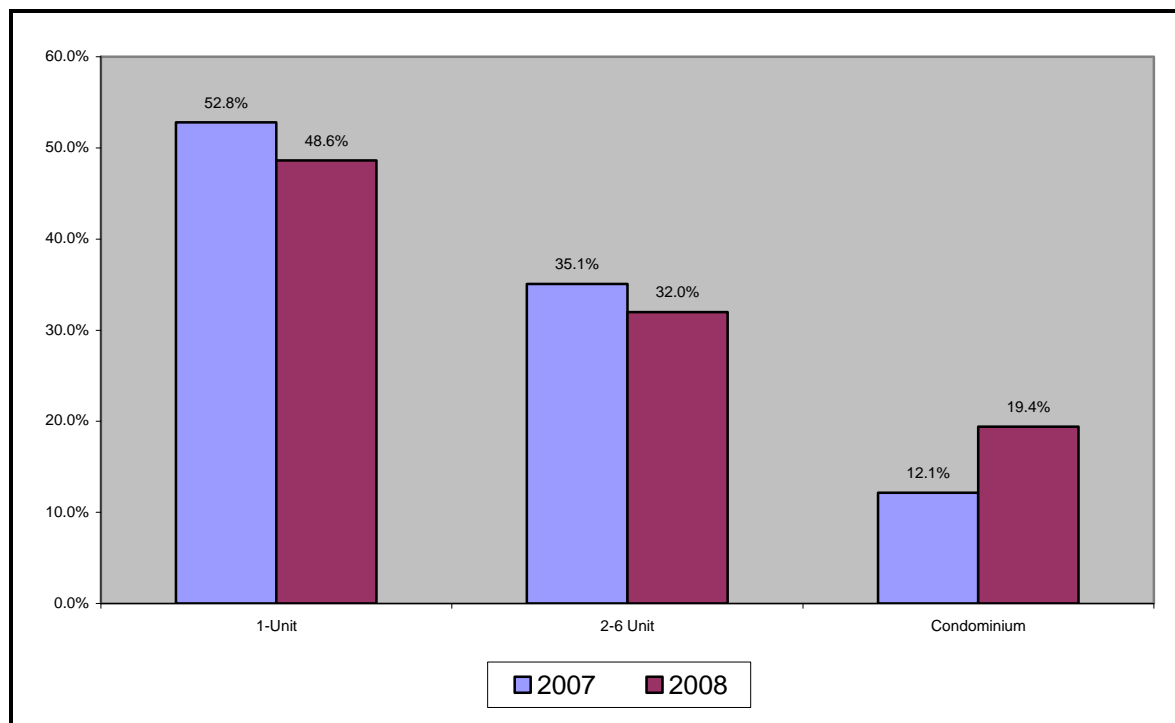


Source: Foreclosure Report of Chicago

- In the City of Chicago, foreclosures on condominium units made up a rapidly growing share of the city's total foreclosure filings.** In 2008, foreclosure filings on condominium units made up over 19 percent of the total properties with filings in the City of Chicago. Figure 3 shows that this was a substantial increase over 2007 where condominium foreclosures made up roughly 12 percent of total properties with foreclosure filings in the city. Although foreclosure filings on 1-unit single family homes and 2- to 6-unit multifamily properties made up the majority of foreclosure filings in the city in 2008, the growth in condominium foreclosures was substantial. While total foreclosure filings in the city increased for all property types by 48.6 percent between 2007 and 2008, the number of condominiums with foreclosure filings increased by 139 percent. Comparably, foreclosures on 1-unit single family properties increased by 37.6 percent and foreclosures on 2- to 6-unit multifamily properties increased by 36.3 percent.
- Increases in condominium foreclosures are highly concentrated in certain communities.** Chicago community areas with at least 100 condominium foreclosures in 2008 that saw substantial increases from 2007 include Lincoln Square, Rogers Park, and West Ridge. Lincoln Square saw a 400 percent increase in condominium foreclosures between 2007 and 2008, and both Rogers Park

and West Ridge saw increases of over 260 percent. See Appendix II for detailed Chicago community area-level data on the types of properties experiencing foreclosures.

**Figure 3. City of Chicago Change in the Distribution of Foreclosure Filings by Property Type, 2007 to 2008**



Source: Foreclosure Report of Chicago

- Foreclosures on small multifamily rental buildings remain a concern.**<sup>4</sup> Although condominium foreclosures made up a growing portion of overall foreclosure activity in the City of Chicago in 2008, foreclosures on 2- to 6-unit small multifamily properties remain a significant concern in certain communities where they are highly concentrated. In the City of Chicago, foreclosure filings on 2- to 6-unit multifamily properties increased by 36.3 percent from 2007. Between 60 and 80 percent of all foreclosure filings in the highly African American and Latino community areas of West Garfield Park, North Lawndale, New City, South Lawndale, and Brighton Park, for example, were on 2- to 6-unit buildings. Foreclosures on such properties have the potential to disrupt local rental markets and displace renters even if those tenants are current on their monthly rents.
- The number of foreclosure cases completing and going to auction continued to increase in 2008.** Foreclosure cases where the borrower and the lender cannot reach any type of agreement on a loan modification or short sale typically end up in a foreclosure auction. An August 2008 Woodstock Institute report showed that the number of Chicago area foreclosure cases ending in an auction had increased dramatically between 2005 and 2007. This trend continued in 2008. Table 2 shows that 2008, foreclosure auctions in the Chicago region (excluding Lake County) grew to over 22,700, an increase of 65.7 percent between from 2007 and of almost 228 percent since 2006. Within the region,

<sup>4</sup>For more detailed discussion of the impact of foreclosures on the rental market, see "Foreclosure Crisis Impacts Chicago's Affordable Rental Housing Market" at <http://www.woodstockinst.org>.

the City of Chicago had the largest number of properties going to foreclosure auction with nearly 10,000 in 2008. At nearly 3,000, South Cook County had the second largest number of properties going to foreclosure auction. Regions experiencing the largest increases in foreclosure auctions were North Cook County, which saw the number of foreclosure auctions increase by nearly 142 percent between 2007 and 2008, and McHenry County, which saw the number of properties going to foreclosure auction increase by 106 percent over the same period.

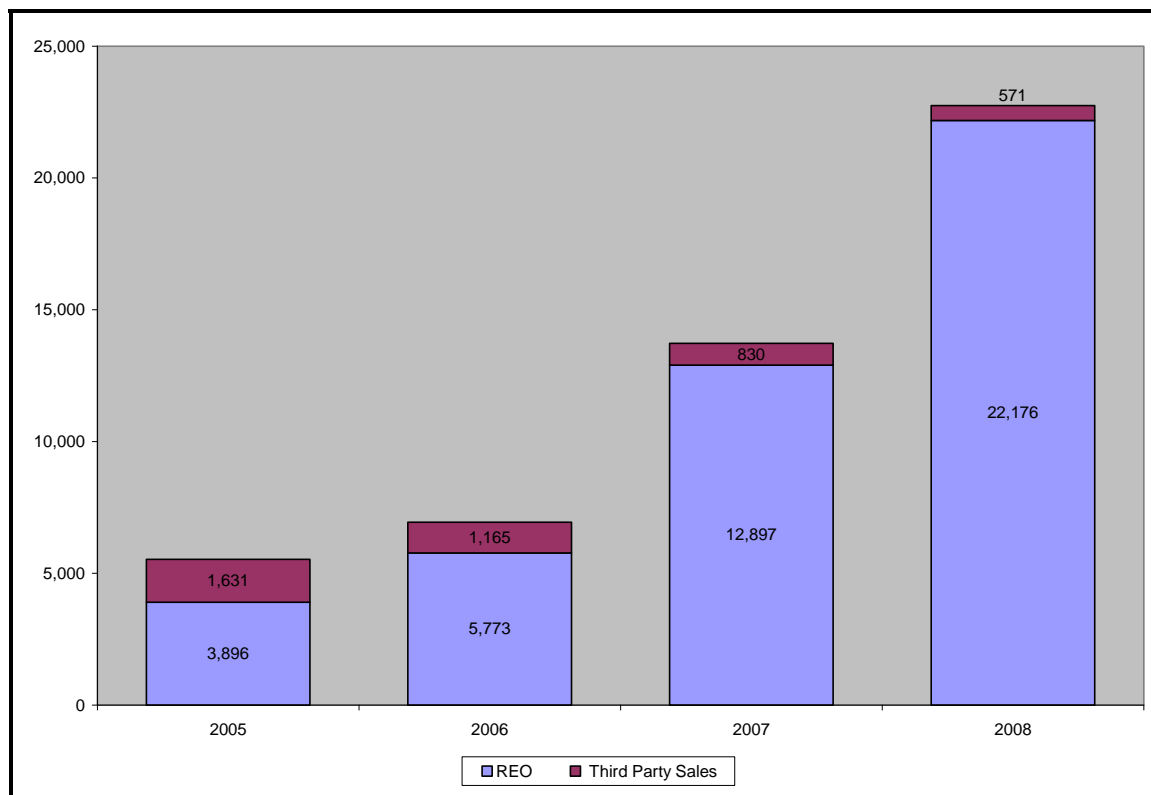
**Table 2. Change in Foreclosure Auctions for the Chicago Six County Area**

	2006	2007	2008	Change	
				2007 to 2008	2006 to 2008
Chicago	2,905	6,105	9,947	62.9%	242.4%
North Cook	81	267	646	141.9%	697.5%
Northwest Cook	302	698	1,378	97.4%	356.3%
West Cook	384	900	1,800	100.0%	368.8%
Southwest Cook	215	472	931	97.2%	333.0%
South Cook	1,537	2,163	2,937	35.8%	91.1%
Cook County	5,424	10,605	17,639	66.3%	225.2%
DuPage County	342	825	1,558	88.8%	355.6%
Kane County	331	851	1,067	25.4%	222.4%
McHenry County	230	358	738	106.1%	220.9%
Will County	611	1,088	1,745	60.4%	185.6%
5-County Region (without Lake)	6,938	13,727	22,747	65.7%	227.9%

Source: Foreclosure Report of Chicago

- At foreclosure auctions, very few properties are being purchased by third party investors.<sup>5</sup>** When a property goes to foreclosure auction, there are two possible outcomes. Either the property is acquired by a third party investor, or, if there are no acceptable bids, the property reverts to the plaintiff in the foreclosure case. In the latter situation, the property enters the real estate owned (REO) portfolio of the lender or investor in the mortgage on which the foreclosure has been filed. Properties entering a lender's REO portfolio typically sit vacant until the property can be sold. Previous Woodstock Institute research showed that between 2005 and 2007, the share of foreclosure auctions reverting to the plaintiff and becoming REO properties increased from 70.5 percent in 2005 to 94 percent in 2007. This means that the percent of properties at foreclosure auction being purchase by third party buyers declined from 29.5 percent in 2005 to 6 percent in 2007. This trend continued in 2008. In 2008, the percent of foreclosure auctions becoming REO properties increased to 97.5 percent, meaning only 2.5 percent of foreclosure auctions were purchased by third parties. Figure 4 shows that the number of properties entering REO status in the region has increased dramatically from 3,896 in 2005 to 22,176 in 2008, while the number of properties being acquired by third party investors declined from 1,631 in 2005 to 571 in 2008.

<sup>5</sup>For more information on how the foreclosure process works in Illinois and the growing number of bank-owned properties in the region, see "Foreclosure Fallout: An Analysis of Foreclosure Auctions in the Chicago Region" at <http://www.woodstockinst.org>.

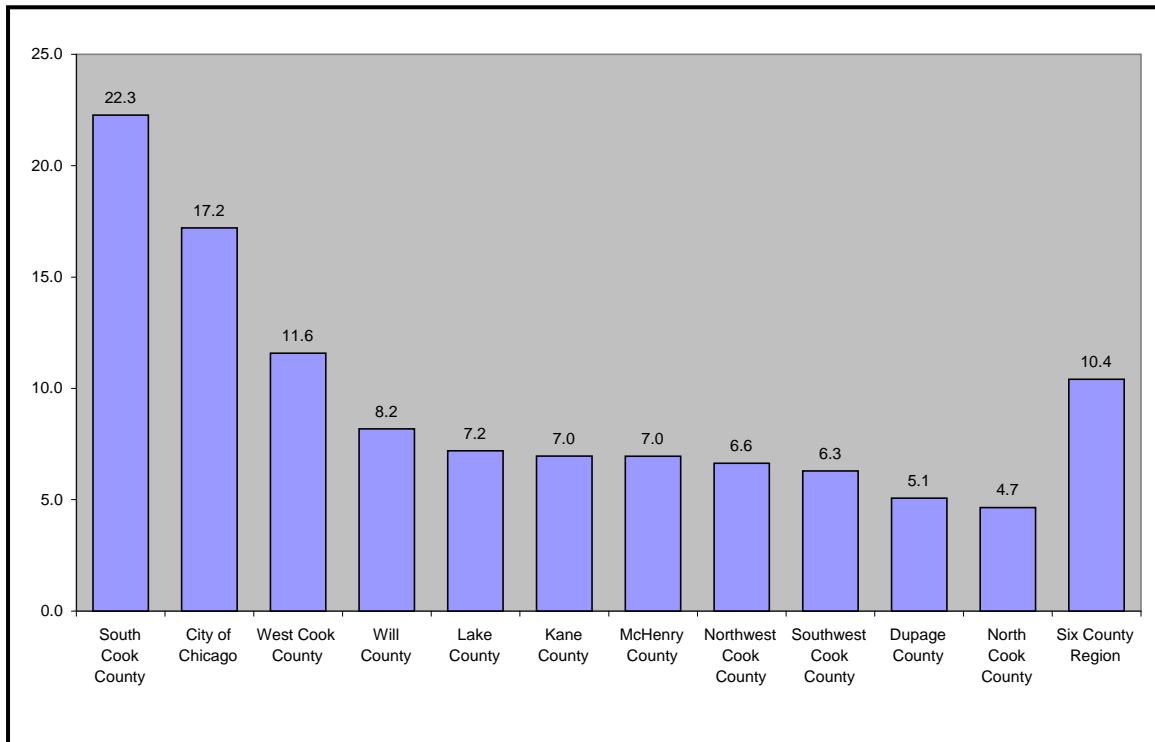
**Figure 4. Share of Regional Foreclosure Auctions Reverting to Lender**

Source: Foreclosure Report of Chicago

- South Suburban Cook County and the City of Chicago remain the areas with the highest levels of REO auctions per property.** Figure 5 illustrates that South Cook County and the City of Chicago have the highest levels of REO foreclosure auctions filings per 1,000 mortgageable properties. In South Cook, there were nearly 22.3 REO foreclosure auctions per 1,000 mortgageable properties in 2008. In the City of Chicago, there were 17.2 REO foreclosure auctions per 1,000 mortgageable properties in 2008. For the Chicago Six County area, there were 10.4 REO foreclosure auctions per 1,000 mortgageable properties in 2008. Within the City of Chicago, community areas such as Washington Park, Grand Boulevard, and Woodlawn have the highest levels of REO foreclosure auctions per 1,000 mortgageable properties. Appendices IV and V have detailed, community area- and municipally-level data on foreclosure auction results in 2008.

In 2008, the foreclosure problem in the Chicago region continued to grow, and few expect foreclosures to significantly abate in 2009. Although the worst of the wave of foreclosures tied to the highest risk mortgages such as subprime hybrid adjustable rate mortgages (ARM) loans may have passed, there remain significant concerns about the financial condition of homeowners. The continued weakness in the local housing market combined with the declining local and national economy have led to increased default and foreclosure rates for Alt-A and prime mortgages. These conditions are expected to continue through 2009. Additionally, there are concerns about the performance of other types of higher risk loans such as payment option ARMs and the re-default of unsustainable loan modifications conducted in the past year.

**Figure 5. Real Estate Owned Foreclosure Auctions Per 1,000 Mortgageable Properties, 2008**



**Source:** Foreclosure Report of Chicago

One factor that may lead to declines in foreclosure filings in 2009, however, is the effectiveness of interventions implemented by both private financial institutions and the federal government. In the fall of 2008, a number of large financial institutions including Bank of America, JP Morgan Chase, Citibank, Fannie Mae, and Freddie Mac announced more systematic and substantial loan modification programs and, in some cases, foreclosure moratoriums. While the success of these interventions is unclear to date, they may lead to a short-term decline in new foreclosure filings and add stability to the housing market. Additionally, there have been substantial discussions on ways in which the federal government can be more directly involved in aiding distressed homeowners. One proposal would use part of the \$350 billion remaining in the Trouble Asset Relief Program (TARP) to aid homeowners. While the TARP program was initially designed to aid troubled financial institutions, there have been signals that congress and the new administration may focus some of the remaining funds on direct aid to homeowners.

**By  
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and  
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## Appendix I - Foreclosure Activity by City of Chicago Community Area

Community Number	Community Area	Properties with Foreclosure Filings			2008 Foreclosure Filings	Change
		2006	2007	2008	Per 1,000 Mortgageable Properties (est 2007)	2007 to 2008
1	Rogers Park	72	112	288	54.0	157.1%
2	West Ridge	109	210	526	42.3	150.5%
3	Uptown	74	95	127	16.0	33.7%
4	Lincoln Square	38	65	152	23.9	133.8%
5	North Center	28	44	86	11.0	95.5%
6	Lakeview	76	110	210	10.6	90.9%
7	Lincoln Park	50	82	94	5.7	14.6%
8	Near North Side	176	228	455	22.2	99.6%
9	Edison Park	11	15	34	8.4	126.7%
10	Norwood Park	49	85	180	13.7	111.8%
11	Jefferson Park	48	65	135	17.5	107.7%
12	Forest Glen	29	40	65	10.1	62.5%
13	North Park	21	43	88	24.1	104.7%
14	Albany Park	47	119	222	32.5	86.6%
15	Portage Park	99	210	427	28.2	103.3%
16	Irving Park	76	149	316	30.8	112.1%
17	Dunning	82	160	377	27.5	135.6%
18	Montclare	35	54	129	41.2	138.9%
19	Belmont Cragin	189	334	687	50.0	105.7%
20	Hermosa	60	106	208	53.3	96.2%
21	Avondale	62	102	259	39.7	153.9%
22	Logan Square	106	174	358	29.3	105.7%
23	Humboldt Park	283	416	666	67.8	60.1%
24	West Town	135	206	409	28.2	98.5%
25	Austin	641	810	1017	53.1	25.6%
26	West Garfield Park	174	218	203	70.5	-6.9%
27	East Garfield Park	129	197	271	88.6	37.6%
28	Near West Side	87	152	260	33.1	71.1%
29	North Lawndale	214	302	405	74.8	34.1%
30	South Lawndale	109	181	318	31.6	75.7%
31	Lower West Side	46	59	109	20.5	84.7%
32	Loop	56	71	127	29.9	78.9%
33	Near South Side	51	65	140	64.2	115.4%
34	Armour Square	2	4	7	3.5	75.0%
35	Douglas	55	79	85	38.7	7.6%
36	Oakland	13	23	27	20.9	17.4%
37	Fuller Park	27	42	48	56.0	14.3%
38	Grand Boulevard	161	210	351	145.8	67.1%
39	Kenwood	67	81	111	36.1	37.0%
40	Washington Park	64	93	163	181.1	75.3%
41	Hyde Park	41	50	83	17.4	66.0%
42	Woodlawn	167	261	397	125.6	52.1%
43	South Shore	331	431	513	68.7	19.0%
44	Chatham	222	272	295	37.8	8.5%
45	Avalon Park	119	103	129	37.0	25.2%
46	South Chicago	303	357	409	55.9	14.6%
47	Burnside	32	48	65	78.9	35.4%
48	Calumet Heights	124	156	155	29.9	-0.6%
49	Roseland	495	580	607	43.6	4.7%
50	Pullman	65	65	91	31.5	40.0%
51	South Deering	114	140	170	36.4	21.4%
52	East Side	56	84	86	13.3	2.4%
53	West Pullman	458	498	580	60.5	16.5%
54	Riverdale	18	20	32	17.3	60.0%
55	Hegewisch	51	29	37	10.2	27.6%

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Community Number	Community Area	<u>Properties with Foreclosure Filings</u>			<b>2008 Foreclosure Filings</b>	
		2006	2007	2008	Per 1,000 Mortgageable Properties (est 2007)	Change 2007 to 2008
56	Garfield Ridge	94	142	207	17.7	45.8%
57	Archer Heights	32	33	96	32.4	190.9%
58	Brighton Park	80	128	253	32.3	97.7%
59	McKinley Park	20	30	51	16.2	70.0%
60	Bridgeport	37	58	93	13.1	60.3%
61	New City	277	438	525	64.5	19.9%
62	West Elsdon	36	66	125	28.0	89.4%
63	Gage Park	109	157	313	42.6	99.4%
64	Clearing	65	77	167	24.3	116.9%
65	West Lawn	103	168	353	44.4	110.1%
66	Chicago Lawn	403	513	744	67.4	45.0%
67	West Englewood	544	669	719	73.1	7.5%
68	Englewood	443	516	622	82.8	20.5%
69	Greater Grand Crossing	284	378	415	58.8	9.8%
70	Ashburn	261	336	508	41.3	51.2%
71	Auburn Gresham	366	444	565	48.9	27.3%
72	Beverly	70	84	104	15.5	23.8%
73	Washington Heights	283	320	338	35.2	5.6%
74	Mount Greenwood	33	60	71	10.6	18.3%
75	Morgan Park	179	205	235	29.4	14.6%
76	O'Hare	13	28	97	35.6	246.4%
77	Edgewater	89	117	202	18.4	72.6%

## Appendix II - City of Chicago Residential Foreclosure Filings by Property Type, 2008

Community Number	Community Area	2008 Properties with Filings			Total*	Share	
		1-Unit	2- to 6-Unit	Condo		Small Multifamily	Condo
1	Rogers Park	24	32	231	287	11.1%	80.5%
2	West Ridge	77	90	358	525	17.1%	68.2%
3	Uptown	4	11	112	127	8.7%	88.2%
4	Lincoln Square	25	25	101	151	16.6%	66.9%
5	North Center	24	35	27	86	40.7%	31.4%
6	Lakeview	15	36	159	210	17.1%	75.7%
7	Lincoln Park	9	6	78	93	6.5%	83.9%
8	Near North Side	7	9	438	454	2.0%	96.5%
9	Edison Park	25	1	8	34	2.9%	23.5%
10	Norwood Park	128	10	41	179	5.6%	22.9%
11	Jefferson Park	93	23	19	135	17.0%	14.1%
12	Forest Glen	61	2	2	65	3.1%	3.1%
13	North Park	34	33	21	88	37.5%	23.9%
14	Albany Park	62	103	56	221	46.6%	25.3%
15	Portage Park	281	110	36	427	25.8%	8.4%
16	Irving Park	123	119	73	315	37.8%	23.2%
17	Dunning	318	21	38	377	5.6%	10.1%
18	Montclare	94	16	19	129	12.4%	14.7%
19	Belmont Cragin	409	238	39	686	34.7%	5.7%
20	Hermosa	96	88	24	208	42.3%	11.5%
21	Avondale	70	145	44	259	56.0%	17.0%
22	Logan Square	92	196	70	358	54.7%	19.6%
23	Humboldt Park	252	379	34	665	57.0%	5.1%
24	West Town	89	167	151	407	41.0%	37.1%
25	Austin	469	492	54	1,015	48.5%	5.3%
26	West Garfield Park	34	162	7	203	79.8%	3.4%
27	East Garfield Park	43	182	45	270	67.4%	16.7%
28	Near West Side	57	42	158	257	16.3%	61.5%
29	North Lawndale	70	309	25	404	76.5%	6.2%
30	South Lawndale	115	201	2	318	63.2%	0.6%
31	Lower West Side	20	87	2	109	79.8%	1.8%
32	Loop	0	2	123	125	1.6%	98.4%
33	Near South Side	14	4	121	139	2.9%	87.1%
34	Armour Square	4	1	2	7	14.3%	28.6%
35	Douglas	22	13	50	85	15.3%	58.8%
36	Oakland	13	7	7	27	25.9%	25.9%
37	Fuller Park	23	25	0	48	52.1%	0.0%
38	Grand Boulevard	58	82	206	346	23.7%	59.5%
39	Kenwood	26	13	72	111	11.7%	64.9%
40	Washington Park	13	65	84	162	40.1%	51.9%
41	Hyde Park	11	4	67	82	4.9%	81.7%
42	Woodlawn	61	174	160	395	44.1%	40.5%
43	South Shore	165	151	195	511	29.5%	38.2%
44	Chatham	186	82	27	295	27.8%	9.2%
45	Avalon Park	109	15	5	129	11.6%	3.9%
46	South Chicago	226	177	6	409	43.3%	1.5%
47	Burnside	50	15	0	65	23.1%	0.0%
48	Calumet Heights	135	20	0	155	12.9%	0.0%
49	Roseland	494	112	1	607	18.5%	0.2%
50	Pullman	65	26	0	91	28.6%	0.0%
51	South Deering	159	10	1	170	5.9%	0.6%
52	East Side	67	19	0	86	22.1%	0.0%
53	West Pullman	468	111	1	580	19.1%	0.2%
54	Riverdale	29	3	0	32	9.4%	0.0%
55	Hegewisch	34	3	0	37	8.1%	0.0%

\*Total does not include properties where no property type was available.

## Appendix II - City of Chicago Residential Foreclosure Filings by Property Type, 2008

Community Number	Community Area	2008 Properties with Filings			Total*	Share	
		1-Unit	2- to 6-Unit	Condo		Small Multifamily	Condo
56	Garfield Ridge	189	15	3	207	7.2%	1.4%
57	Archer Heights	66	28	2	96	29.2%	2.1%
58	Brighton Park	86	159	8	253	62.8%	3.2%
59	McKinley Park	31	19	1	51	37.3%	2.0%
60	Bridgeport	43	44	6	93	47.3%	6.5%
61	New City	166	357	2	525	68.0%	0.4%
62	West Elsdon	100	14	11	125	11.2%	8.8%
63	Gage Park	229	81	3	313	25.9%	1.0%
64	Clearing	137	18	11	166	10.8%	6.6%
65	West Lawn	298	35	19	352	9.9%	5.4%
66	Chicago Lawn	507	219	18	744	29.4%	2.4%
67	West Englewood	427	292	0	719	40.6%	0.0%
68	Englewood	248	363	11	622	58.4%	1.8%
69	Greater Grand Crossing	214	194	7	415	46.7%	1.7%
70	Ashburn	485	5	18	508	1.0%	3.5%
71	Auburn Gresham	416	145	4	565	25.7%	0.7%
72	Beverly	93	4	7	104	3.8%	6.7%
73	Washington Heights	309	29	0	338	8.6%	0.0%
74	Mount Greenwood	67	1	3	71	1.4%	4.2%
75	Morgan Park	211	16	8	235	6.8%	3.4%
76	O'Hare	4	9	84	97	9.3%	86.6%
77	Edgewater	16	20	165	201	10.0%	82.1%

\*Total does not include properties where no property type was available.

## Appendix III - Properties with Foreclosure Filings by U.S. Census Place

Census Place	Properties with Foreclosure Filings			Change	
	2006	2007	2008	2007 to 2008	2006 to 2008
Addison	74	148	257	73.6%	247.3%
Algonquin	72	106	173	63.2%	140.3%
Alsip	71	95	133	40.0%	87.3%
Antioch	34	31	67	116.1%	97.1%
Arlington Heights	88	144	271	88.2%	208.0%
Aurora	717	1,031	1,531	48.5%	113.5%
Bannockburn	0	0	5	NA	NA
Barrington	18	25	29	16.0%	61.1%
Barrington Hills	11	6	20	233.3%	81.8%
Bartlett	98	131	223	70.2%	127.6%
Batavia	62	70	76	8.6%	22.6%
Beach Park	30	46	72	56.5%	140.0%
Bedford Park	3	5	11	120.0%	266.7%
Beecher	11	15	20	33.3%	81.8%
Bellwood	174	218	276	26.6%	58.6%
Bensenville	43	58	125	115.5%	190.7%
Berkeley	29	31	56	80.6%	93.1%
Berwyn	230	300	587	95.7%	155.2%
Bloomington	49	63	101	60.3%	106.1%
Blue Island	82	111	182	64.0%	122.0%
Bolingbrook	369	523	843	61.2%	128.5%
Braidwood	37	38	53	39.5%	43.2%
Bridgeview	44	53	79	49.1%	79.5%
Broadview	64	79	91	15.2%	42.2%
Brookfield	35	56	89	58.9%	154.3%
Buffalo Grove	71	96	201	109.4%	183.1%
Bull Valley	1	2	1	-50.0%	0.0%
Burbank	82	125	178	42.4%	117.1%
Burlington	1	1	1	0.0%	0.0%
Burnham	46	48	48	0.0%	4.3%
Burr Ridge	16	21	64	204.8%	300.0%
Calumet City	416	470	606	28.9%	45.7%
Calumet Park	82	96	106	10.4%	29.3%
Carol Stream	110	126	214	69.8%	94.5%
Carpentersville	212	280	451	61.1%	112.7%
Cary	25	55	86	56.4%	244.0%
Channahon	26	25	34	36.0%	30.8%
Channel Lake	20	23	28	21.7%	40.0%
Chicago	10,268	13,872	20,592	48.4%	100.5%
Chicago Heights	277	288	375	30.2%	35.4%
Chicago Ridge	31	55	80	45.5%	158.1%
Cicero	252	415	690	66.3%	173.8%
Clarendon Hills	12	20	45	125.0%	275.0%
Country Club Hills	268	289	347	20.1%	29.5%
Countryside	10	13	31	138.5%	210.0%
Crest Hill	73	87	103	18.4%	41.1%
Crestwood	38	38	56	47.4%	47.4%
Crete	66	72	109	51.4%	65.2%
Crystal Lake	110	157	245	56.1%	122.7%
Crystal Lawns	17	14	21	50.0%	23.5%
Darien	37	49	73	49.0%	97.3%
Deer Park	1	7	11	57.1%	1000.0%
Deerfield	26	30	48	60.0%	84.6%
Des Plaines	113	175	343	96.0%	203.5%
Dixmoor	22	30	34	13.3%	54.5%
Dolton	379	413	513	24.2%	35.4%
Downers Grove	67	88	166	88.6%	147.8%

## Appendix III - Properties with Foreclosure Filings by U.S. Census Place

Census Place	<u>Properties with Foreclosure Filings</u>			<u>Change</u>	
	2006	2007	2008	2007 to 2008	2006 to 2008
East Dundee	7	15	22	46.7%	214.3%
East Hazel Crest	8	11	16	45.5%	100.0%
Elburn	8	5	14	180.0%	75.0%
Elgin	433	624	922	47.8%	112.9%
Elk Grove Village	53	75	143	90.7%	169.8%
Elmhurst	56	89	134	50.6%	139.3%
Elmwood Park	50	102	221	116.7%	342.0%
Elwood	8	8	12	50.0%	50.0%
Evanston	121	179	267	49.2%	120.7%
Evergreen Park	80	121	155	28.1%	93.8%
Fairmont	16	26	37	42.3%	131.3%
Flossmoor	82	102	98	-3.9%	19.5%
Ford Heights	16	16	14	-12.5%	-12.5%
Forest Lake	8	12	20	66.7%	150.0%
Forest Park	40	57	110	93.0%	175.0%
Forest View	2	4	8	100.0%	300.0%
Fox Lake	61	83	108	30.1%	77.0%
Fox Lake Hills	9	13	22	69.2%	144.4%
Fox River Grove	20	12	26	116.7%	30.0%
Fox River Valley Gardens	6	7	16	128.6%	166.7%
Frankfort	39	45	46	2.2%	17.9%
Frankfort Square	41	35	50	42.9%	22.0%
Franklin Park	56	90	175	94.4%	212.5%
Gages Lake	28	55	59	7.3%	110.7%
Geneva	44	53	61	15.1%	38.6%
Gilberts	8	24	40	66.7%	400.0%
Glen Ellyn	39	56	77	37.5%	97.4%
Glencoe	9	15	32	113.3%	255.6%
Glendale Heights	141	209	368	76.1%	161.0%
Glenview	42	82	190	131.7%	352.4%
Glenwood	80	106	128	20.8%	60.0%
Godley	4	4	3	-25.0%	-25.0%
Goodings Grove	31	24	22	-8.3%	-29.0%
Grandwood Park	7	18	24	33.3%	242.9%
Grayslake	63	75	99	32.0%	57.1%
Green Oaks	8	5	10	100.0%	25.0%
Greenwood	1	0	2	NA	100.0%
Gurnee	51	66	129	95.5%	152.9%
Hainesville	21	36	39	8.3%	85.7%
Hampshire	8	20	26	30.0%	225.0%
Hanover Park	199	221	407	84.2%	104.5%
Harvard	40	46	75	63.0%	87.5%
Harvey	336	409	530	29.6%	57.7%
Harwood Heights	7	25	49	96.0%	600.0%
Hawthorn Woods	8	13	22	69.2%	175.0%
Hazel Crest	227	271	274	1.1%	20.7%
Hebron	5	10	7	-30.0%	40.0%
Hickory Hills	36	34	77	126.5%	113.9%
Highland Park	54	68	121	77.9%	124.1%
Highwood	7	8	10	25.0%	42.9%
Hillside	42	57	80	40.4%	90.5%
Hinsdale	21	38	56	47.4%	166.7%
Hodgkins	2	1	3	200.0%	50.0%
Hoffman Estates	133	169	305	80.5%	129.3%
Holiday Hills	3	4	0	-100.0%	-100.0%
Hometown	17	28	48	71.4%	182.4%
Homewood	102	144	148	2.8%	45.1%

## Appendix III - Properties with Foreclosure Filings by U.S. Census Place

Census Place	Properties with Foreclosure Filings			Change	
	2006	2007	2008	2007 to 2008	2006 to 2008
Huntley	51	63	96	52.4%	88.2%
Indian Creek	3	3	4	33.3%	33.3%
Indian Head Park	4	4	9	125.0%	125.0%
Ingalls Park	23	27	35	29.6%	52.2%
Inverness	8	11	28	154.5%	250.0%
Island Lake	37	57	73	28.1%	97.3%
Itasca	8	7	32	357.1%	300.0%
Johnsburg	21	25	22	-12.0%	4.8%
Joliet	621	767	1,076	40.3%	73.3%
Justice	28	33	55	66.7%	96.4%
Kenilworth	3	1	2	100.0%	-33.3%
Kildeer	4	4	11	175.0%	175.0%
La Grange	26	36	56	55.6%	115.4%
La Grange Park	21	28	34	21.4%	61.9%
Lake Barrington	14	18	23	27.8%	64.3%
Lake Bluff	10	11	16	45.5%	60.0%
Lake Catherine	11	9	11	22.2%	0.0%
Lake Forest	16	29	50	72.4%	212.5%
Lake in the Hills	131	192	294	53.1%	124.4%
Lake Villa	25	25	31	24.0%	24.0%
Lake Zurich	32	58	81	39.7%	153.1%
Lakemoor	10	10	11	10.0%	10.0%
Lakewood	8	10	22	120.0%	175.0%
Lakewood Shores	11	13	11	-15.4%	0.0%
Lansing	158	201	264	31.3%	67.1%
Lemont	29	26	38	46.2%	31.0%
Libertyville	22	32	36	12.5%	63.6%
Lily Lake	2	6	0	-100.0%	-100.0%
Lincolnshire	6	13	16	23.1%	166.7%
Lincolnwood	30	45	100	122.2%	233.3%
Lindenhurst	32	53	73	37.7%	128.1%
Lisle	48	50	81	62.0%	68.8%
Lockport	77	87	107	23.0%	39.0%
Lombard	83	106	188	77.4%	126.5%
Long Grove	4	9	19	111.1%	375.0%
Long Lake	25	40	43	7.5%	72.0%
Lynwood	82	70	120	71.4%	46.3%
Lyons	37	60	105	75.0%	183.8%
Manhattan	7	6	16	166.7%	128.6%
Maple Park	3	6	5	-16.7%	66.7%
Marengo	25	33	52	57.6%	108.0%
Markham	202	218	294	34.9%	45.5%
Matteson	172	173	229	32.4%	33.1%
Maywood	231	248	328	32.3%	42.0%
McCook	1	0	0	NA	-100.0%
McCullom Lake	5	10	16	60.0%	220.0%
McHenry	98	139	228	64.0%	132.7%
Melrose Park	60	90	170	88.9%	183.3%
Merrionette Park	14	11	11	0.0%	-21.4%
Mettawa	0	1	0	-100.0%	NA
Midlothian	76	94	108	14.9%	42.1%
Minooka	2	6	8	33.3%	300.0%
Mokena	29	45	71	57.8%	144.8%
Monee	34	46	54	17.4%	58.8%
Montgomery	30	33	46	39.4%	53.3%
Morton Grove	27	48	150	212.5%	455.6%
Mount Prospect	53	85	216	154.1%	307.5%

## Appendix III - Properties with Foreclosure Filings by U.S. Census Place

Census Place	Properties with Foreclosure Filings			Change	
	2006	2007	2008	2007 to 2008	2006 to 2008
Mundelein	94	109	175	60.6%	86.2%
Naperville	175	239	377	57.7%	115.4%
New Lenox	54	56	76	35.7%	40.7%
Niles	43	87	155	78.2%	260.5%
Norridge	15	36	93	158.3%	520.0%
North Aurora	31	52	80	53.8%	158.1%
North Barrington	4	10	18	80.0%	350.0%
North Chicago	98	140	170	21.4%	73.5%
North Riverside	13	17	21	23.5%	61.5%
Northbrook	39	71	150	111.3%	284.6%
Northfield	6	12	9	-25.0%	50.0%
Northlake	50	77	127	64.9%	154.0%
Oak Brook	4	8	20	150.0%	400.0%
Oak Forest	101	117	162	38.5%	60.4%
Oak Lawn	128	201	313	55.7%	144.5%
Oak Park	107	159	205	28.9%	91.6%
Oakbrook Terrace	13	8	14	75.0%	7.7%
Oakwood Hills	7	12	21	75.0%	200.0%
Olympia Fields	57	60	77	28.3%	35.1%
Orland Hills	22	21	58	176.2%	163.6%
Orland Park	81	100	183	83.0%	125.9%
Palatine	136	202	377	86.6%	177.2%
Palos Heights	16	28	38	35.7%	137.5%
Palos Hills	39	67	96	43.3%	146.2%
Palos Park	6	8	14	75.0%	133.3%
Park City	5	4	12	200.0%	140.0%
Park Forest	236	273	337	23.4%	42.8%
Park Ridge	31	76	137	80.3%	341.9%
Peotone	9	8	19	137.5%	111.1%
Phoenix	13	30	25	-16.7%	92.3%
Pistakee Highlands	18	20	36	80.0%	100.0%
Plainfield	69	92	141	53.3%	104.3%
Posen	31	43	71	65.1%	129.0%
Prairie Grove	3	3	10	233.3%	233.3%
Preston Heights	18	23	30	30.4%	66.7%
Prospect Heights	41	52	135	159.6%	229.3%
Richmond	6	7	12	71.4%	100.0%
Richton Park	182	181	255	40.9%	40.1%
Ringwood	1	0	6	NA	500.0%
River Forest	22	29	38	31.0%	72.7%
River Grove	26	28	85	203.6%	226.9%
Riverdale	198	207	248	19.8%	25.3%
Riverside	16	20	30	50.0%	87.5%
Riverwoods	4	10	23	130.0%	475.0%
Robbins	29	39	37	-5.1%	27.6%
Rockdale	4	8	7	-12.5%	75.0%
Rolling Meadows	49	76	122	60.5%	149.0%
Romeoville	263	336	465	38.4%	76.8%
Roselle	59	73	148	102.7%	150.8%
Rosemont	3	1	6	500.0%	100.0%
Round Lake	60	60	111	85.0%	85.0%
Round Lake Beach	186	239	355	48.5%	90.9%
Round Lake Heights	22	25	28	12.0%	27.3%
Round Lake Park	44	54	68	25.9%	54.5%
Sauk Village	140	161	208	29.2%	48.6%
Schaumburg	166	187	291	55.6%	75.3%
Schiller Park	31	56	133	137.5%	329.0%

## Appendix III - Properties with Foreclosure Filings by U.S. Census Place

Census Place	<u>Properties with Foreclosure Filings</u>			<u>Change</u>	
	2006	2007	2008	2007 to 2008	2006 to 2008
Shorewood	29	33	46	39.4%	58.6%
Skokie	98	179	346	93.3%	253.1%
Sleepy Hollow	5	7	12	71.4%	140.0%
South Barrington	3	9	15	66.7%	400.0%
South Chicago Heights	19	31	35	12.9%	84.2%
South Elgin	95	114	156	36.8%	64.2%
South Holland	237	289	376	30.1%	58.6%
Spring Grove	13	15	22	46.7%	69.2%
St. Charles	39	70	105	50.0%	169.2%
Steger	59	94	91	-3.2%	54.2%
Stickney	19	31	74	138.7%	289.5%
Stone Park	16	22	33	50.0%	106.3%
Streamwood	167	261	426	63.2%	155.1%
Sugar Grove	12	27	34	25.9%	183.3%
Summit	38	41	91	122.0%	139.5%
Symerton	1	0	1	NA	0.0%
Third Lake	3	4	3	-25.0%	0.0%
Thornton	7	16	19	18.8%	171.4%
Tinley Park	130	148	225	52.0%	73.1%
Tower Lakes	3	0	6	NA	100.0%
Trout Valley	1	2	2	0.0%	100.0%
Union	0	0	5	NA	NA
University Park	111	105	132	25.7%	18.9%
Venetian Village	34	20	27	35.0%	-20.6%
Vernon Hills	56	62	99	59.7%	76.8%
Villa Park	57	57	118	107.0%	107.0%
Virgil	1	2	2	0.0%	100.0%
Volo	1	0	2	NA	100.0%
Wadsworth	11	17	37	117.6%	236.4%
Warrenville	33	52	77	48.1%	133.3%
Wauconda	32	36	75	108.3%	134.4%
Waukegan	427	478	732	53.1%	71.4%
Wayne	3	4	15	275.0%	400.0%
West Chicago	74	92	146	58.7%	97.3%
West Dundee	10	18	31	72.2%	210.0%
Westchester	46	60	114	90.0%	147.8%
Western Springs	9	6	20	233.3%	122.2%
Westmont	39	64	70	9.4%	79.5%
Wheaton	52	85	115	35.3%	121.2%
Wheeling	93	114	252	121.1%	171.0%
Willow Springs	10	24	34	41.7%	240.0%
Willowbrook	38	56	88	57.1%	131.6%
Wilmette	40	33	43	30.3%	7.5%
Wilmington	20	25	24	-4.0%	20.0%
Winfield	7	18	19	5.6%	171.4%
Winnetka	8	6	19	216.7%	137.5%
Winthrop Harbor	33	24	45	87.5%	36.4%
Wonder Lake	70	74	130	75.7%	85.7%
Wood Dale	37	43	103	139.5%	178.4%
Woodridge	63	84	152	81.0%	141.3%
Woodstock	63	90	88	-2.2%	39.7%
Worth	26	33	82	148.5%	215.4%
Zion	195	232	292	25.9%	49.7%

## Appendix IV - Foreclosure Auction Results by Chicago Community Area, 2008

Community Number	Community Area	Foreclosure Auctions	REO Auctions	Share REO	2008 REO Auctions			REOs per 1,000 Mortgageable Properties
					1-Unit	2- to 6-Unit	Condo	
1	Rogers Park	101	99	98.0%	10	13	76	18.6
2	West Ridge	229	226	98.7%	38	37	151	18.3
3	Uptown	75	72	96.0%	3	1	68	9.1
4	Lincoln Square	58	58	100.0%	12	14	32	9.1
5	North Center	30	29	96.7%	9	5	15	3.7
6	Lakeview	50	48	96.0%	3	6	39	2.4
7	Lincoln Park	29	26	89.7%	4	6	16	1.6
8	Near North Side	131	123	93.9%	2	1	120	6.0
9	Edison Park	9	8	88.9%	7	1	0	2.0
10	Norwood Park	63	62	98.4%	38	5	19	4.7
11	Jefferson Park	43	40	93.0%	22	11	7	5.2
12	Forest Glen	17	16	94.1%	14	1	1	2.5
13	North Park	38	36	94.7%	13	12	11	9.9
14	Albany Park	108	104	96.3%	29	41	34	15.5
15	Portage Park	163	161	98.8%	95	51	15	10.7
16	Irving Park	127	125	98.4%	43	55	27	12.3
17	Dunning	139	136	97.8%	111	17	8	9.9
18	Montclare	40	40	100.0%	33	4	3	12.8
19	Belmont Cragin	289	283	97.9%	164	103	16	20.6
20	Hermosa	86	83	96.5%	43	32	8	21.3
21	Avondale	86	83	96.5%	22	51	10	12.7
22	Logan Square	152	149	98.0%	45	73	31	12.3
23	Humboldt Park	326	319	97.9%	107	188	24	32.6
24	West Town	166	160	96.4%	25	49	86	11.0
25	Austin	614	606	98.7%	277	291	38	31.7
26	West Garfield Park	172	169	98.3%	36	128	5	58.7
27	East Garfield Park	157	155	98.7%	35	89	31	50.7
28	Near West Side	106	101	95.3%	22	18	61	12.9
29	North Lawndale	231	227	98.3%	58	159	10	41.9
30	South Lawndale	145	142	97.9%	47	94	1	14.1
31	Lower West Side	41	39	95.1%	10	27	2	7.3
32	Loop	42	39	92.9%	0	2	37	9.2
33	Near South Side	53	49	92.5%	4	1	44	22.5
34	Armour Square	3	2	66.7%	2	0	0	1.0
35	Douglas	61	58	95.1%	19	8	31	26.4
36	Oakland	7	7	100.0%	3	1	3	5.4
37	Fuller Park	25	25	100.0%	9	16	0	29.2
38	Grand Boulevard	190	188	98.9%	38	35	115	78.1
39	Kenwood	64	64	100.0%	12	5	47	20.8
40	Washington Park	98	97	99.0%	5	26	66	107.8
41	Hyde Park	26	25	96.2%	4	2	19	5.2
42	Woodlawn	257	255	99.2%	41	105	109	81.0
43	South Shore	324	320	98.8%	102	96	122	43.0
44	Chatham	178	176	98.9%	97	62	17	22.6
45	Avalon Park	57	56	98.2%	44	9	3	16.0
46	South Chicago	228	228	100.0%	92	133	3	31.1
47	Burnside	34	34	100.0%	28	6	0	41.3
48	Calumet Heights	84	82	97.6%	63	19	0	15.8
49	Roseland	367	363	98.9%	261	102	0	26.1
50	Pullman	45	45	100.0%	29	16	0	15.6
51	South Deering	87	87	100.0%	73	14	0	18.6
52	East Side	43	43	100.0%	29	14	0	6.6
53	West Pullman	314	312	99.4%	219	93	0	32.5
54	Riverdale	12	12	100.0%	10	2	0	6.5
55	Hegewisch	14	14	100.0%	11	3	0	3.9
56	Garfield Ridge	78	78	100.0%	67	10	1	6.7
57	Archer Heights	31	31	100.0%	20	11	0	10.5

## Appendix IV - Foreclosure Auction Results by Chicago Community Area, 2008

Community Number	Community Area	Foreclosure Auctions	REO Auctions	Share REO	2008 REO Auctions			REOs per 1,000 Mortgageable Properties
					1-Unit	2- to 6-Unit	Condo	
58	Brighton Park	107	105	98.1%	35	69	1	13.4
59	McKinley Park	25	25	100.0%	13	11	1	8.0
60	Bridgeport	29	27	93.1%	7	18	2	3.8
61	New City	320	318	99.4%	86	231	1	39.1
62	West Elsdon	50	49	98.0%	32	13	4	11.0
63	Gage Park	122	120	98.4%	76	44	0	16.3
64	Clearing	57	54	94.7%	45	7	2	7.8
65	West Lawn	123	122	99.2%	106	11	5	15.3
66	Chicago Lawn	358	348	97.2%	210	132	6	31.5
67	West Englewood	454	451	99.3%	236	214	1	45.8
68	Englewood	358	356	99.4%	144	200	12	47.4
69	Greater Grand Crossing	264	260	98.5%	117	122	21	36.8
70	Ashburn	191	191	100.0%	172	9	10	15.5
71	Auburn Gresham	273	271	99.3%	196	73	2	23.4
72	Beverly	32	31	96.9%	26	3	2	4.6
73	Washington Heights	187	186	99.5%	154	32	0	19.4
74	Mount Greenwood	17	15	88.2%	12	2	1	2.2
75	Morgan Park	121	121	100.0%	95	24	2	15.2
76	O'Hare	38	38	100.0%	0	0	38	14.0
77	Edgewater	78	73	93.6%	5	6	62	6.6

## Appendix V - Foreclosure Auction Results by Census Place, 2008

Census Place	2007			2008			Change 2007 to 2008	
	Foreclosure Auctions	REO Auctions	Share REO	Foreclosure Auctions	REO Auctions	Share REO	Auctions	REOs
Addison	39	36	92.3%	102	98	96.1%	161.5%	172.2%
Algonquin	28	25	89.3%	55	54	98.2%	96.4%	116.0%
Alsip	28	25	89.3%	53	53	100.0%	89.3%	112.0%
Antioch	0	0	NA	14	14	100.0%	NA	NA
Arlington Heights	39	35	89.7%	86	84	97.7%	120.5%	140.0%
Aurora	405	354	87.4%	496	463	93.3%	22.5%	30.8%
Bannockburn	0	0	NA	1	1	100.0%	NA	NA
Barrington	2	2	100.0%	14	13	92.9%	600.0%	550.0%
Barrington Hills	1	1	100.0%	3	3	100.0%	200.0%	200.0%
Bartlett	38	33	86.8%	59	57	96.6%	55.3%	72.7%
Batavia	16	13	81.3%	22	21	95.5%	37.5%	61.5%
Beach Park	0	0	NA	29	29	100.0%	NA	NA
Bedford Park	3	3	100.0%	6	6	100.0%	100.0%	100.0%
Beecher	5	5	100.0%	9	9	100.0%	80.0%	80.0%
Bellwood	72	65	90.3%	124	123	99.2%	72.2%	89.2%
Bensenville	14	13	92.9%	40	40	100.0%	185.7%	207.7%
Berkeley	9	9	100.0%	20	20	100.0%	122.2%	122.2%
Berwyn	119	115	96.6%	240	240	100.0%	101.7%	108.7%
Bloomington	20	20	100.0%	27	22	81.5%	35.0%	10.0%
Blue Island	40	39	97.5%	56	55	98.2%	40.0%	41.0%
Bolingbrook	159	144	90.6%	274	263	96.0%	72.3%	82.6%
Braidwood	19	16	84.2%	18	18	100.0%	-5.3%	12.5%
Bridgeview	11	10	90.9%	25	23	92.0%	127.3%	130.0%
Broadview	21	20	95.2%	35	35	100.0%	66.7%	75.0%
Brookfield	10	9	90.0%	23	23	100.0%	130.0%	155.6%
Buffalo Grove	17	14	82.4%	50	49	98.0%	194.1%	250.0%
Bull Valley	1	1	100.0%	1	1	100.0%	0.0%	0.0%
Burbank	43	41	95.3%	77	77	100.0%	79.1%	87.8%
Burlington	1	1	100.0%	0	0	NA	-100.0%	-100.0%
Burnham	19	19	100.0%	22	22	100.0%	15.8%	15.8%
Burr Ridge	11	7	63.6%	17	13	76.5%	54.5%	85.7%
Calumet City	218	212	97.2%	297	295	99.3%	36.2%	39.2%
Calumet Park	43	39	90.7%	56	56	100.0%	30.2%	43.6%
Carol Stream	41	31	75.6%	66	60	90.9%	61.0%	93.5%
Carpentersville	139	129	92.8%	139	132	95.0%	0.0%	2.3%
Cary	12	10	83.3%	26	25	96.2%	116.7%	150.0%
Channahon	10	8	80.0%	12	9	75.0%	20.0%	12.5%
Channel Lake	0	0	NA	8	7	87.5%	NA	NA
Chicago	6,104	5,850	95.8%	9948	9780	98.3%	63.0%	67.2%
Chicago Heights	174	167	96.0%	214	213	99.5%	23.0%	27.5%
Chicago Ridge	14	14	100.0%	30	29	96.7%	114.3%	107.1%
Cicero	159	152	95.6%	338	336	99.4%	112.6%	121.1%
Clarendon Hills	7	7	100.0%	16	15	93.8%	128.6%	114.3%
Country Club Hills	124	119	96.0%	170	169	99.4%	37.1%	42.0%
Countryside	1	1	100.0%	9	9	100.0%	800.0%	800.0%
Crest Hill	25	23	92.0%	36	36	100.0%	44.0%	56.5%
Crestwood	9	9	100.0%	20	20	100.0%	122.2%	122.2%
Crete	35	34	97.1%	44	43	97.7%	25.7%	26.5%
Crystal Lake	38	35	92.1%	92	90	97.8%	142.1%	157.1%
Crystal Lawns	7	6	85.7%	9	9	100.0%	28.6%	50.0%
Darien	14	11	78.6%	24	20	83.3%	71.4%	81.8%
Deer Park	0	0	NA	3	3	100.0%	NA	NA
Deerfield	0	0	NA	13	13	100.0%	NA	NA
Des Plaines	62	56	90.3%	124	122	98.4%	100.0%	117.9%
Dixmoor	14	14	100.0%	16	16	100.0%	14.3%	14.3%
Dolton	188	185	98.4%	260	260	100.0%	38.3%	40.5%
Downers Grove	25	22	88.0%	48	45	93.8%	92.0%	104.5%
East Dundee	4	4	100.0%	9	8	88.9%	125.0%	100.0%
East Hazel Crest	2	2	100.0%	8	8	100.0%	300.0%	300.0%
Elburn	2	1	50.0%	2	2	100.0%	0.0%	100.0%
Elgin	228	219	96.1%	351	337	96.0%	53.9%	53.9%

## Appendix V - Foreclosure Auction Results by Census Place, 2008

Census Place	2007			2008			Change 2007 to 2008	
	Foreclosure Auctions	REO Auctions	Share REO	Foreclosure Auctions	REO Auctions	Share REO	Auctions	REOs
Elk Grove Village	12	10	83.3%	46	45	97.8%	283.3%	350.0%
Elmhurst	14	12	85.7%	49	46	93.9%	250.0%	283.3%
Elmwood Park	33	32	97.0%	77	76	98.7%	133.3%	137.5%
Elwood	3	1	33.3%	3	2	66.7%	0.0%	100.0%
Evanston	60	54	90.0%	104	101	97.1%	73.3%	87.0%
Evergreen Park	24	22	91.7%	55	55	100.0%	129.2%	150.0%
Fairmont	7	7	100.0%	13	13	100.0%	85.7%	85.7%
Flossmoor	27	26	96.3%	58	56	96.6%	114.8%	115.4%
Ford Heights	12	11	91.7%	11	11	100.0%	-8.3%	0.0%
Forest Lake	0	0	NA	9	8	88.9%	NA	NA
Forest Park	22	21	95.5%	32	31	96.9%	45.5%	47.6%
Forest View	1	1	100.0%	3	3	100.0%	200.0%	200.0%
Fox Lake	0	0	NA	33	33	100.0%	NA	NA
Fox Lake Hills	0	0	NA	6	6	100.0%	NA	NA
Fox River Grove	2	2	100.0%	7	7	100.0%	250.0%	250.0%
Fox River Valley Gardens	2	1	50.0%	3	2	66.7%	50.0%	100.0%
Frankfort	16	15	93.8%	20	19	95.0%	25.0%	26.7%
Frankfort Square	4	3	75.0%	15	13	86.7%	275.0%	333.3%
Franklin Park	34	32	94.1%	57	56	98.2%	67.6%	75.0%
Gages Lake	0	0	NA	23	23	100.0%	NA	NA
Geneva	25	17	68.0%	17	16	94.1%	-32.0%	-5.9%
Gilberts	7	7	100.0%	16	16	100.0%	128.6%	128.6%
Glen Ellyn	20	17	85.0%	33	30	90.9%	65.0%	76.5%
Glencoe	2	2	100.0%	6	5	83.3%	200.0%	150.0%
Glendale Heights	78	70	89.7%	164	148	90.2%	110.3%	111.4%
Glenview	30	30	100.0%	56	52	92.9%	86.7%	73.3%
Glenwood	38	37	97.4%	54	54	100.0%	42.1%	45.9%
Godley	4	4	100.0%	4	4	100.0%	0.0%	0.0%
Goodings Grove	4	2	50.0%	5	5	100.0%	25.0%	150.0%
Grandwood Park	0	0	NA	11	10	90.9%	NA	NA
Grayslake	0	0	NA	28	26	92.9%	NA	NA
Gurnee	0	0	NA	42	42	100.0%	NA	NA
Hainesville	0	0	NA	22	22	100.0%	NA	NA
Hampshire	3	3	100.0%	7	7	100.0%	133.3%	133.3%
Hanover Park	105	96	91.4%	170	157	92.4%	61.9%	63.5%
Harvard	19	19	100.0%	38	36	94.7%	100.0%	89.5%
Harvey	226	221	97.8%	305	305	100.0%	35.0%	38.0%
Harwood Heights	3	1	33.3%	22	21	95.5%	633.3%	2000.0%
Hawthorn Woods	0	0	NA	11	10	90.9%	NA	NA
Hazel Crest	98	95	96.9%	130	130	100.0%	32.7%	36.8%
Hebron	1	1	100.0%	3	3	100.0%	200.0%	200.0%
Hickory Hills	12	10	83.3%	22	22	100.0%	83.3%	120.0%
Highland Park	0	0	NA	31	31	100.0%	NA	NA
Highwood	0	0	NA	5	5	100.0%	NA	NA
Hillside	23	23	100.0%	21	20	95.2%	-8.7%	-13.0%
Hinsdale	9	8	88.9%	24	24	100.0%	166.7%	200.0%
Hodgkins	0	0	NA	2	2	100.0%	NA	NA
Hoffman Estates	54	49	90.7%	105	101	96.2%	94.4%	106.1%
Holiday Hills	3	3	100.0%			NA	-100.0%	-100.0%
Hometown	7	7	100.0%	12	12	100.0%	71.4%	71.4%
Homewood	42	41	97.6%	72	72	100.0%	71.4%	75.6%
Huntley	20	19	95.0%	36	35	97.2%	80.0%	84.2%
Indian Creek	0	0	NA	3	3	100.0%	NA	NA
Indian Head Park	1	1	100.0%	4	4	100.0%	300.0%	300.0%
Ingalls Park	12	10	83.3%	10	9	90.0%	-16.7%	-10.0%
Inverness	4	4	100.0%	9	9	100.0%	125.0%	125.0%
Island Lake	7	6	85.7%	29	29	100.0%	314.3%	383.3%
Itasca	3	3	100.0%	3	3	100.0%	0.0%	0.0%
Johnsburg	6	5	83.3%	11	11	100.0%	83.3%	120.0%
Joliet	236	212	89.8%	391	373	95.4%	65.7%	75.9%
Justice	9	7	77.8%	24	23	95.8%	166.7%	228.6%

## Appendix V - Foreclosure Auction Results by Census Place, 2008

Census Place	2007			2008			Change 2007 to 2008	
	Foreclosure Auctions	REO Auctions	Share REO	Foreclosure Auctions	REO Auctions	Share REO	Auctions	REOs
Kildeer	0	0	NA	1	1	100.0%	NA	NA
La Grange	8	7	87.5%	24	24	100.0%	200.0%	242.9%
La Grange Park	7	6	85.7%	19	19	100.0%	171.4%	216.7%
Lake Barrington	0	0	NA	8	8	100.0%	NA	NA
Lake Bluff	0	0	NA	7	7	100.0%	NA	NA
Lake Catherine	0	0	NA	2	2	100.0%	NA	NA
Lake Forest	0	0	NA	12	10	83.3%	NA	NA
Lake in the Hills	47	45	95.7%	100	99	99.0%	112.8%	120.0%
Lake Villa	0	0	NA	18	18	100.0%	NA	NA
Lake Zurich	0	0	NA	22	21	95.5%	NA	NA
Lakemoor	4	4	100.0%	0	0	NA	-100.0%	-100.0%
Lakewood	4	4	100.0%	6	6	100.0%	50.0%	50.0%
Lakewood Shores	3	2	66.7%	7	7	100.0%	133.3%	250.0%
Lansing	79	77	97.5%	112	112	100.0%	41.8%	45.5%
Lemont	6	6	100.0%	15	15	100.0%	150.0%	150.0%
Libertyville	0	0	NA	12	12	100.0%	NA	NA
Lily Lake	0	0	NA	2	2	100.0%	NA	NA
Lincolnshire	0	0	NA	8	8	100.0%	NA	NA
Lincolnwood	14	14	100.0%	32	31	96.9%	128.6%	121.4%
Lindenhurst	0	0	NA	30	30	100.0%	NA	NA
Lisle	24	21	87.5%	27	24	88.9%	12.5%	14.3%
Lockport	30	25	83.3%	45	40	88.9%	50.0%	60.0%
Lombard	22	19	86.4%	49	45	91.8%	122.7%	136.8%
Long Grove	0	0	NA	7	7	100.0%	NA	NA
Long Lake	0	0	NA	19	19	100.0%	NA	NA
Lynwood	30	29	96.7%	34	34	100.0%	13.3%	17.2%
Lyons	22	21	95.5%	48	47	97.9%	118.2%	123.8%
Manhattan	1	1	100.0%	2	2	100.0%	100.0%	100.0%
Maple Park	1	1	100.0%	2	2	100.0%	100.0%	100.0%
Marengo	10	10	100.0%	21	21	100.0%	110.0%	110.0%
Markham	108	103	95.4%	146	146	100.0%	35.2%	41.7%
Matteson	72	68	94.4%	109	108	99.1%	51.4%	58.8%
Maywood	127	123	96.9%	169	165	97.6%	33.1%	34.1%
McCook	0	0	NA	1	1	100.0%	NA	NA
McCullom Lake	4	4	100.0%	5	5	100.0%	25.0%	25.0%
McHenry	34	32	94.1%	59	57	96.6%	73.5%	78.1%
Melrose Park	23	23	100.0%	79	79	100.0%	243.5%	243.5%
Merrionette Park	7	7	100.0%	4	4	100.0%	-42.9%	-42.9%
Mettawa	0	0	NA	2	2	100.0%	NA	NA
Midlothian	35	35	100.0%	41	41	100.0%	17.1%	17.1%
Minooka	0	0	NA	1	1	100.0%	NA	NA
Mokena	8	6	75.0%	16	16	100.0%	100.0%	166.7%
Monee	17	14	82.4%	22	22	100.0%	29.4%	57.1%
Montgomery	7	5	71.4%	17	15	88.2%	142.9%	200.0%
Morton Grove	14	13	92.9%	42	42	100.0%	200.0%	223.1%
Mount Prospect	25	21	84.0%	69	67	97.1%	176.0%	219.0%
Mundelein	0	0	NA	56	54	96.4%	NA	NA
Naperville	59	47	79.7%	127	116	91.3%	115.3%	146.8%
New Lenox	15	14	93.3%	15	15	100.0%	0.0%	7.1%
Niles	25	23	92.0%	54	52	96.3%	116.0%	126.1%
Norridge	7	7	100.0%	34	33	97.1%	385.7%	371.4%
North Aurora	13	12	92.3%	24	24	100.0%	84.6%	100.0%
North Barrington	0	0	NA	4	4	100.0%	NA	NA
North Chicago	0	0	NA	77	75	97.4%	NA	NA
North Riverside	5	4	80.0%	5	5	100.0%	0.0%	25.0%
Northbrook	11	10	90.9%	52	48	92.3%	372.7%	380.0%
Northfield	2	0	0.0%	5	5	100.0%	150.0%	NA
Northlake	29	28	96.6%	53	53	100.0%	82.8%	89.3%
Oak Brook	2	2	100.0%	4	4	100.0%	100.0%	100.0%
Oak Forest	35	33	94.3%	65	63	96.9%	85.7%	90.9%
Oak Lawn	47	42	89.4%	116	111	95.7%	146.8%	164.3%

## Appendix V - Foreclosure Auction Results by Census Place, 2008

Census Place	2007			2008			Change 2007 to 2008	
	Foreclosure Auctions	REO Auctions	Share REO	Foreclosure Auctions	REO Auctions	Share REO	Auctions	REOs
Oak Park	54	49	90.7%	96	94	97.9%	77.8%	91.8%
Oakbrook Terrace	5	5	100.0%	5	3	60.0%	0.0%	-40.0%
Oakwood Hills	4	4	100.0%	1	1	100.0%	-75.0%	-75.0%
Olympia Fields	33	33	100.0%	35	34	97.1%	6.1%	3.0%
Orland Hills	9	9	100.0%	13	12	92.3%	44.4%	33.3%
Orland Park	30	24	80.0%	52	49	94.2%	73.3%	104.2%
Palatine	101	93	92.1%	174	167	96.0%	72.3%	79.6%
Palos Heights	5	5	100.0%	18	16	88.9%	260.0%	220.0%
Palos Hills	21	19	90.5%	45	43	95.6%	114.3%	126.3%
Palos Park	2	2	100.0%	4	4	100.0%	100.0%	100.0%
Park City	0	0	NA	4	4	100.0%	NA	NA
Park Forest	132	129	97.7%	161	160	99.4%	22.0%	24.0%
Park Ridge	14	13	92.9%	50	49	98.0%	257.1%	276.9%
Peotone	5	4	80.0%	5	4	80.0%	0.0%	0.0%
Phoenix	5	5	100.0%	18	18	100.0%	260.0%	260.0%
Pistakee Highlands	6	5	83.3%	11	11	100.0%	83.3%	120.0%
Plainfield	26	23	88.5%	55	49	89.1%	111.5%	113.0%
Posen	17	17	100.0%	34	34	100.0%	100.0%	100.0%
Prairie Grove	1	1	100.0%	1	1	100.0%	0.0%	0.0%
Preston Heights	6	5	83.3%	14	14	100.0%	133.3%	180.0%
Prospect Heights	25	24	96.0%	40	40	100.0%	60.0%	66.7%
Richmond	1	1	100.0%	5	5	100.0%	400.0%	400.0%
Richton Park	78	76	97.4%	115	115	100.0%	47.4%	51.3%
Ringwood	0	0	NA	1	1	100.0%	NA	NA
River Forest	11	11	100.0%	11	11	100.0%	0.0%	0.0%
River Grove	17	17	100.0%	24	24	100.0%	41.2%	41.2%
Riverdale	113	109	96.5%	122	121	99.2%	8.0%	11.0%
Riverside	5	5	100.0%	8	8	100.0%	60.0%	60.0%
Riverwoods	0	0	NA	5	5	100.0%	NA	NA
Robbins	11	11	100.0%	26	26	100.0%	136.4%	136.4%
Rockdale	1	1	100.0%	3	3	100.0%	200.0%	200.0%
Rolling Meadows	25	24	96.0%	53	53	100.0%	112.0%	120.8%
Romeoville	88	78	88.6%	187	182	97.3%	112.5%	133.3%
Roselle	29	20	69.0%	38	36	94.7%	31.0%	80.0%
Rosemont	1	1	100.0%	0	0	NA	-100.0%	-100.0%
Round Lake	0	0	NA	33	32	97.0%	NA	NA
Round Lake Beach	0	0	NA	160	157	98.1%	NA	NA
Round Lake Heights	0	0	NA	18	18	100.0%	NA	NA
Round Lake Park	0	0	NA	25	25	100.0%	NA	NA
Sauk Village	75	73	97.3%	117	116	99.1%	56.0%	58.9%
Schaumburg	65	57	87.7%	111	106	95.5%	70.8%	86.0%
Schiller Park	14	14	100.0%	62	61	98.4%	342.9%	335.7%
Shorewood	18	16	88.9%	17	16	94.1%	-5.6%	0.0%
Skokie	50	45	90.0%	135	124	91.9%	170.0%	175.6%
Sleepy Hollow	3	3	100.0%	2	2	100.0%	-33.3%	-33.3%
South Barrington	0	0	NA	4	3	75.0%	NA	NA
South Chicago Heights	13	13	100.0%	16	16	100.0%	23.1%	23.1%
South Elgin	35	28	80.0%	51	46	90.2%	45.7%	64.3%
South Holland	128	128	100.0%	163	162	99.4%	27.3%	26.6%
Spring Grove	0	0	NA	4	4	100.0%	NA	NA
St. Charles	18	12	66.7%	25	24	96.0%	38.9%	100.0%
Steger	27	26	96.3%	44	42	95.5%	63.0%	61.5%
Stickney	10	9	90.0%	29	28	96.6%	190.0%	211.1%
Stone Park	6	6	100.0%	14	14	100.0%	133.3%	133.3%
Streamwood	76	70	92.1%	154	149	96.8%	102.6%	112.9%
Sugar Grove	6	6	100.0%	14	13	92.9%	133.3%	116.7%
Summit	17	14	82.4%	39	38	97.4%	129.4%	171.4%
Third Lake	0	0	NA	3	3	100.0%	NA	NA
Thornton	7	7	100.0%	8	8	100.0%	14.3%	14.3%
Tinley Park	42	40	95.2%	88	84	95.5%	109.5%	110.0%
Tower Lakes	0	0	NA	1	1	100.0%	NA	NA

## Appendix V - Foreclosure Auction Results by Census Place, 2008

Census Place	2007			2008			Change 2007 to 2008	
	Foreclosure Auctions	REO Auctions	Share REO	Foreclosure Auctions	REO Auctions	Share REO	Auctions	REOs
Union	0	0	NA	1	1	100.0%	NA	NA
University Park	60	57	95.0%	58	58	100.0%	-3.3%	1.8%
Venetian Village	0	0	NA	9	9	100.0%	NA	NA
Vernon Hills	0	0	NA	47	44	93.6%	NA	NA
Villa Park	17	15	88.2%	52	49	94.2%	205.9%	226.7%
Volo	0	0	NA	2	2	100.0%	NA	NA
Wadsworth	0	0	NA	8	8	100.0%	NA	NA
Warrenville	17	13	76.5%	41	41	100.0%	141.2%	215.4%
Wauconda	0	0	NA	26	26	100.0%	NA	NA
Waukegan	0	0	NA	317	317	100.0%	NA	NA
Wayne	0	0	NA	6	6	100.0%	NA	NA
West Chicago	31	29	93.5%	66	64	97.0%	112.9%	120.7%
West Dundee	3	2	66.7%	7	5	71.4%	133.3%	150.0%
Westchester	20	17	85.0%	36	36	100.0%	80.0%	111.8%
Western Springs	2	2	100.0%	8	8	100.0%	300.0%	300.0%
Westmont	18	16	88.9%	25	20	80.0%	38.9%	25.0%
Wheaton	15	13	86.7%	44	35	79.5%	193.3%	169.2%
Wheeling	41	39	95.1%	89	88	98.9%	117.1%	125.6%
Willow Springs	4	4	100.0%	16	16	100.0%	300.0%	300.0%
Willowbrook	25	22	88.0%	29	24	82.8%	16.0%	9.1%
Wilmette	8	8	100.0%	20	20	100.0%	150.0%	150.0%
Wilmington	10	9	90.0%	11	9	81.8%	10.0%	0.0%
Winfield	6	5	83.3%	7	4	57.1%	16.7%	-20.0%
Winnetka	2	2	100.0%	1	1	100.0%	-50.0%	-50.0%
Winthrop Harbor	0	0	NA	13	13	100.0%	NA	NA
Wonder Lake	26	25	96.2%	45	45	100.0%	73.1%	80.0%
Wood Dale	18	18	100.0%	19	18	94.7%	5.6%	0.0%
Woodridge	28	25	89.3%	46	43	93.5%	64.3%	72.0%
Woodstock	20	19	95.0%	46	43	93.5%	130.0%	126.3%
Worth	10	9	90.0%	26	26	100.0%	160.0%	188.9%
Zion	0	0	NA	145	142	97.9%	NA	NA