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# 2011 Semi-Annual Foreclosures in Minnesota:

A Report Based on County Sheriff's Sale Data

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## **About the Minnesota Home Ownership Center**

Recognized nationally as a model of home ownership and foreclosure prevention programming, the Minnesota Home Ownership Center convenes a network of 50 community-based nonprofit, government and tribal organizations to deliver homeownership education and foreclosure prevention services to low- and moderate-income households throughout Minnesota. Learn more at [www.hocmn.org](http://www.hocmn.org).

## **About Greater Minnesota Housing Fund**

The Greater Minnesota Housing Fund is a private, nonprofit organization whose mission is to strengthen families and communities in greater Minnesota through the creation and preservation of affordable housing. Learn more at [www.gmhf.com](http://www.gmhf.com).

## **About Minnesota Housing**

Minnesota Housing finances and advances affordable housing opportunities for low- and moderate-income Minnesotans to enhance quality of life and foster strong communities. Learn more at [www.mnhousing.gov](http://www.mnhousing.gov).

## **About Family Housing Fund**

The Family Housing Fund is a nonprofit organization whose mission is to provide safe, affordable, sustainable homes to families and children in the Twin Cities metropolitan area through ongoing partnerships with the public and private sector. Learn more at [www.fhfund.org](http://www.fhfund.org).

## **About HousingLink**

HousingLink is a primary distributor of affordable housing information to service agencies, housing providers, and policy workers in the Twin Cities metropolitan area and selected regions in Greater Minnesota. Learn more at [www.housinglink.org](http://www.housinglink.org).

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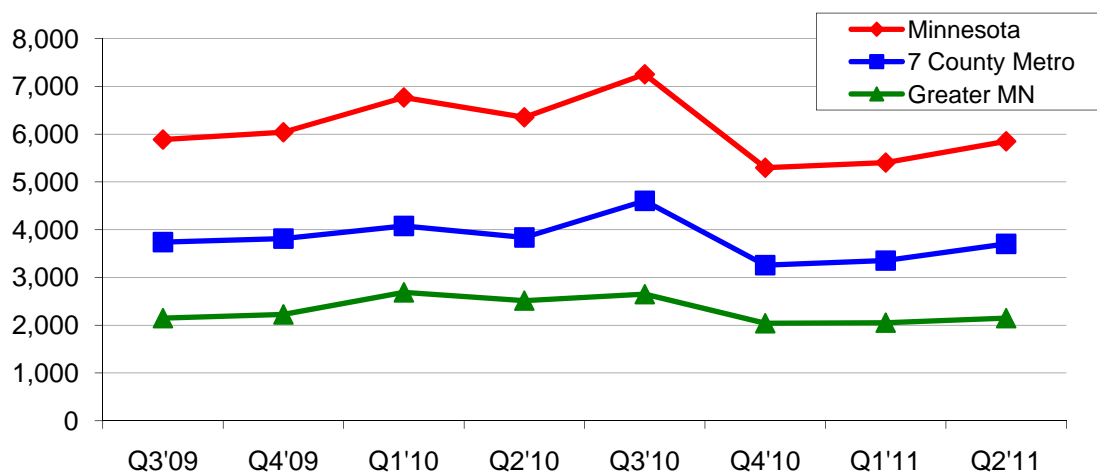
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## Eight-Quarter History of Minnesota Foreclosures

There were 11,257 foreclosures in Minnesota in the first two quarters of 2011. While residences are still being lost through foreclosure at rates far exceeding those of historic levels, the overall number of statewide foreclosures declined by 14 percent from the same period last year. A larger decline was seen in Greater Minnesota (down 19 percent) as compared to the Twin Cities seven-county metro (down 11 percent). This is in spite of an eight percent uptick from the first quarter to the second quarter of 2011.

**Figure 1**



The following pages include additional figures and appendices detailing foreclosures in Minnesota. They include:

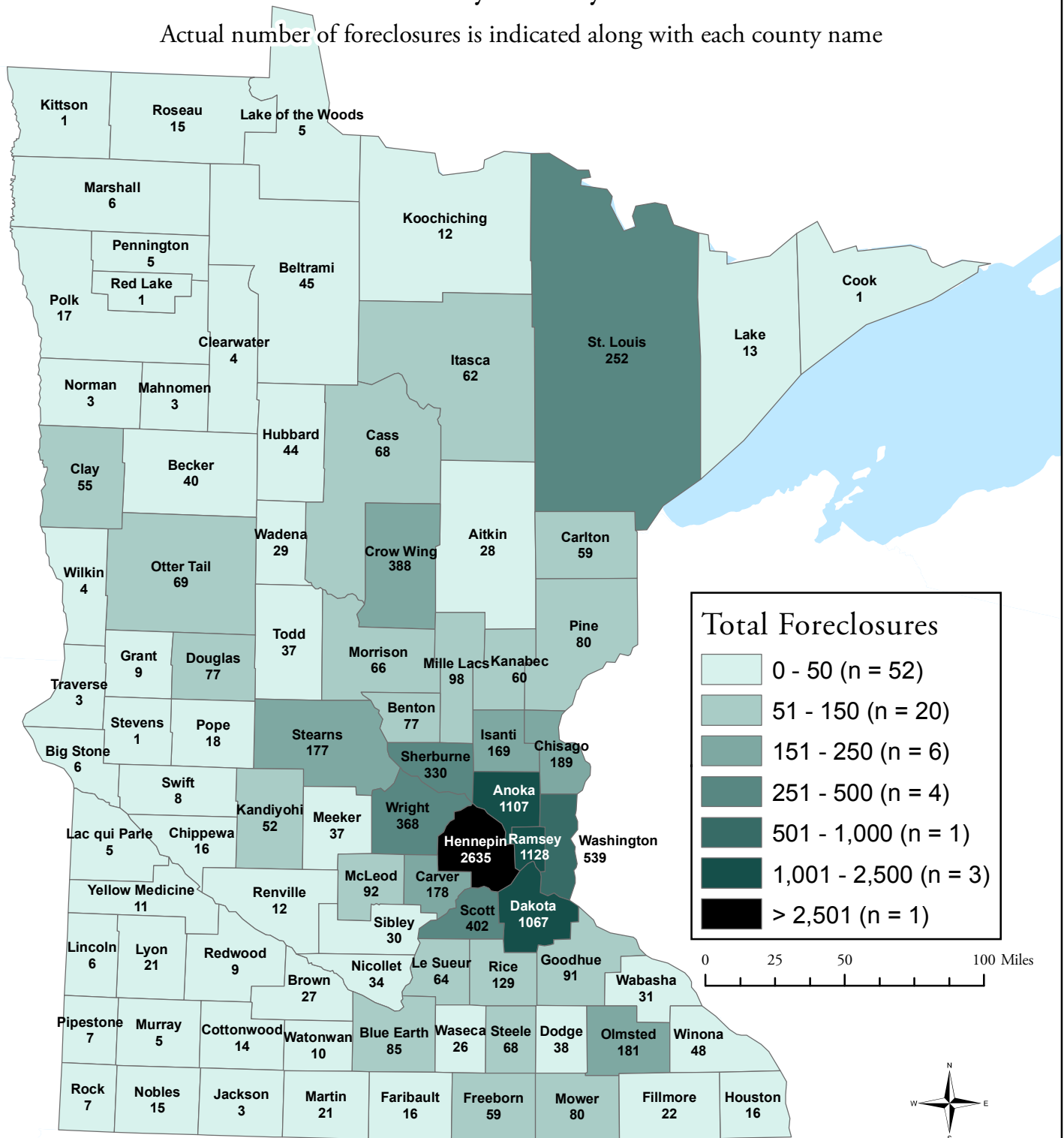
<b>2011 Q1-Q2 Foreclosure Counts Map</b>	A map of Minnesota representing total foreclosures by county for the first two quarters of 2011.	p.2
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<b>2010 – 2011 Foreclosure Rates Data</b>	Tables detailing foreclosure rates for Q1-Q2 2010 and Q1-Q2 2011, sorted by county and Q1-Q2 2011 rate.	p.8-11

More Minnesota foreclosure information and historical data can be found online at [www.hocmn.org](http://www.hocmn.org) or [www.housinglink.org](http://www.housinglink.org)

Figure 2

# Minnesota Foreclosures (Jan. 1 - Jun. 30 2011) by County

Actual number of foreclosures is indicated along with each county name



Foreclosures in Minnesota: A Report Based on Sheriff's Sale Data (August 2011)  
Funded by: MN Home Ownership Center, Greater MN Housing Fund, Family Housing Fund, & MN Housing

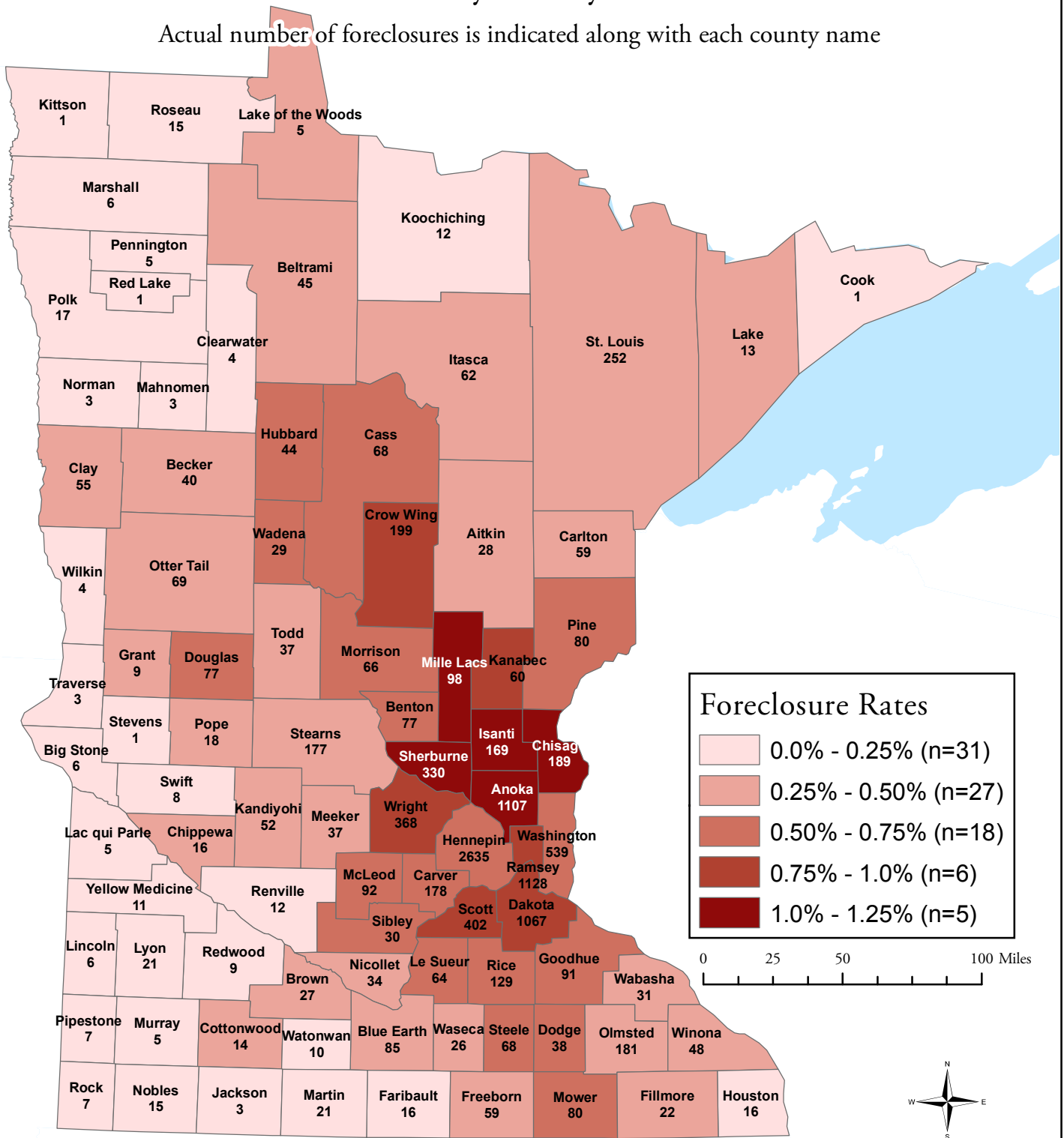
Data Source: County reported sheriff's sales



Figure 3

# Minnesota Foreclosure Rates (Jan. 1 - Jun. 30 2011) by County

Actual number of foreclosures is indicated along with each county name



Foreclosures in Minnesota: A Report Based on Sheriff's Sale Data (August 2011)  
Funded by: MN Home Ownership Center, Greater MN Housing Fund, Family Housing Fund, & MN Housing

Foreclosure Rate = Number of foreclosed mortgages as a percent of total residential parcels

Data Source: County reported sheriff's sales and 2010 parcel counts from the MN Department of Revenue



**Figure 4: MN County Foreclosure Counts, 2010-2011** (sorted by county)

	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q1-Q2 2010	Q1-Q2 2011	Q1-Q2 2010 to Q1-Q2 2011
<b>Twin Cities Metro*</b>	4,079	3,838	4,604	3,258	3,353	3,703	7,917	7,056	-11%
<b>Greater Minnesota*</b>	2,689	2,515	2,650	2,040	2,053	2,148	5,204	4,201	-19%
<b>Minnesota*</b>	6,768	6,353	7,254	5,298	5,406	5,851	13,121	11,257	-14%
Aitkin	19	28	32	17	17	11	47	28	-40%
Anoka	596	558	661	432	530	577	1,154	1,107	-4%
Becker	31	20	20	21	17	23	51	40	-22%
Beltrami	19	28	29	13	27	18	47	45	-4%
Benton	49	43	41	33	41	36	92	77	-16%
Big Stone	15	7	3	3	2	4	22	6	-73%
Blue Earth	46	40	56	41	37	48	86	85	-1%
Brown	12	7	16	11	17	10	19	27	42%
Carlton	30	17	38	22	23	36	47	59	26%
Carver	108	95	121	92	83	95	203	178	-12%
Cass	42	45	37	34	30	38	87	68	-22%
Chippewa	11	3	11	8	10	6	14	16	14%
Chisago	107	120	101	95	95	94	227	189	-17%
Clay	22	22	20	16	27	28	44	55	25%
Clearwater	3	1	2	1	2	2	4	4	0%
Cook	0	5	6	2	0	1	5	1	-80%
Cottonwood	6	8	6	5	4	10	14	14	0%
Crow Wing	99	90	109	90	99	100	189	199	5%
Dakota	545	519	621	462	513	554	1,064	1,067	0%
Dodge	24	22	25	17	14	24	46	38	-17%
Douglas	35	38	32	20	36	41	73	77	5%
Faribault	15	10	15	11	8	8	25	16	-36%
Fillmore	17	17	15	14	12	10	34	22	-35%
Freeborn	33	56	37	45	25	34	89	59	-34%
Goodhue	69	59	62	35	46	45	128	91	-29%
Grant	6	9	8	3	3	6	15	9	-40%
Hennepin*	1,553	1,540	1,819	1,249	1,295	1,340	3,093	2,635	-15%
Houston	4	4	8	3	4	12	8	16	100%
Hubbard	24	36	14	18	26	18	60	44	-27%
Isanti	107	65	95	82	79	90	172	169	-2%
Itasca	25	30	33	35	30	32	55	62	13%
Jackson	3	9	6	3	1	2	12	3	-75%
Kanabec	32	41	44	36	32	28	73	60	-18%
Kandiyohi	51	38	33	26	31	21	89	52	-42%
Kittson	0	1	2	1	1	0	1	1	0%
Koochiching	12	12	5	2	9	3	24	12	-50%
Lac qui Parle	4	3	2	1	2	3	7	5	-29%
Lake	14	15	12	7	8	5	29	13	-55%
Lake of the Woods	5	5	3	2	1	4	10	5	-50%
Le Sueur	39	45	41	35	32	32	84	64	-24%
Lincoln	1	4	2	4	4	2	5	6	20%
Lyon	7	8	11	9	9	12	15	21	40%
Mahnomen	5	1	4	5	0	3	6	3	-50%
Marshall	1	3	5	5	2	4	4	6	50%
Martin	11	13	14	15	8	13	24	21	-13%

	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q1-Q2 2010	Q1-Q2 2011	Q1-Q2 2010 to Q1-Q2 2011
McLeod	55	44	58	43	41	51	99	92	-7%
Meeker	30	23	33	28	19	18	53	37	-30%
Mille Lacs	54	49	71	52	49	49	103	98	-5%
Morrison	24	37	26	25	33	33	61	66	8%
Mower	43	45	51	31	41	39	88	80	-9%
Murray	4	3	2	1	3	2	7	5	-29%
Nicollet	19	15	13	17	17	17	34	34	0%
Nobles	6	11	4	8	6	9	17	15	-12%
Norman	5	1	0	0	2	1	6	3	-50%
Olmsted*	112	136	110	98	93	88	248	181	-27%
Otter Tail	44	34	53	27	42	27	78	69	-12%
Pennington	5	1	4	5	3	2	6	5	-17%
Pine	55	61	61	47	35	45	116	80	-31%
Pipestone	2	3	5	0	5	2	5	7	40%
Polk	13	9	13	10	8	9	22	17	-23%
Pope	5	2	7	11	7	11	7	18	157%
Ramsey	700	607	770	531	517	611	1,307	1,128	-14%
Red Lake	0	3	3	0	1	0	3	1	-67%
Redwood	5	6	8	3	3	6	11	9	-18%
Renville	8	9	6	3	7	5	17	12	-29%
Rice	97	90	90	72	63	66	187	129	-31%
Rock	2	3	3	3	4	3	5	7	40%
Roseau	10	11	12	6	9	6	21	15	-29%
Saint Louis	163	147	151	130	135	117	310	252	-19%
Scott	231	243	265	208	171	231	474	402	-15%
Sherburne	250	215	208	159	135	195	465	330	-29%
Sibley	18	21	31	11	16	14	39	30	-23%
Stearns	149	129	144	90	90	87	278	177	-36%
Steele	49	39	54	33	34	34	88	68	-23%
Stevens	0	2	3	1	0	1	2	1	-50%
Swift	9	7	7	8	6	2	16	8	-50%
Todd	28	26	26	16	10	27	54	37	-31%
Traverse	0	1	2	1	3	0	1	3	200%
Wabasha	24	22	17	17	25	6	46	31	-33%
Wadena	9	8	9	8	17	12	17	29	71%
Waseca	20	16	26	19	16	10	36	26	-28%
Washington	346	276	347	284	244	295	622	539	-13%
Watonwan	13	7	13	9	6	4	20	10	-50%
Wilkin	3	3	4	2	3	1	6	4	-33%
Winona	27	21	32	15	20	28	48	48	0%
Wright	269	224	230	183	169	199	493	368	-25%
Yellow Medicine	5	3	5	2	6	5	8	11	38%

\* Reflects different Q1 2011 totals from HousingLink's May 5, 2011 release of *Minnesota Foreclosure Update* due to amended reporting from Hennepin and Olmsted Counties.

**Figure 5: MN County Foreclosure Counts, 2010-2011** (sorted by Q1-Q2 2011 total)

	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q1-Q2 2010	Q1-Q2 2011	Q1-Q2 2010 to Q1-Q2 2011
<b>Twin Cities Metro*</b>	4,079	3,838	4,604	3,258	3,353	3,703	7,917	7,056	-11%
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Hennepin*	1,553	1,540	1,819	1,249	1,295	1,340	3,093	2,635	-15%
Ramsey	700	607	770	531	517	611	1,307	1,128	-14%
Anoka	596	558	661	432	530	577	1,154	1,107	-4%
Dakota	545	519	621	462	513	554	1,064	1,067	0%
Washington	346	276	347	284	244	295	622	539	-13%
Scott	231	243	265	208	171	231	474	402	-15%
Wright	269	224	230	183	169	199	493	368	-25%
Sherburne	250	215	208	159	135	195	465	330	-29%
Saint Louis	163	147	151	130	135	117	310	252	-19%
Crow Wing	99	90	109	90	99	100	189	199	5%
Chisago	107	120	101	95	95	94	227	189	-17%
Olmsted*	112	136	110	98	93	88	248	181	-27%
Carver	108	95	121	92	83	95	203	178	-12%
Stearns	149	129	144	90	90	87	278	177	-36%
Isanti	107	65	95	82	79	90	172	169	-2%
Rice	97	90	90	72	63	66	187	129	-31%
Mille Lacs	54	49	71	52	49	49	103	98	-5%
McLeod	55	44	58	43	41	51	99	92	-7%
Goodhue	69	59	62	35	46	45	128	91	-29%
Blue Earth	46	40	56	41	37	48	86	85	-1%
Mower	43	45	51	31	41	39	88	80	-9%
Pine	55	61	61	47	35	45	116	80	-31%
Benton	49	43	41	33	41	36	92	77	-16%
Douglas	35	38	32	20	36	41	73	77	5%
Otter Tail	44	34	53	27	42	27	78	69	-12%
Cass	42	45	37	34	30	38	87	68	-22%
Steele	49	39	54	33	34	34	88	68	-23%
Morrison	24	37	26	25	33	33	61	66	8%
Le Sueur	39	45	41	35	32	32	84	64	-24%
Itasca	25	30	33	35	30	32	55	62	13%
Kanabec	32	41	44	36	32	28	73	60	-18%
Carlton	30	17	38	22	23	36	47	59	26%
Freeborn	33	56	37	45	25	34	89	59	-34%
Clay	22	22	20	16	27	28	44	55	25%
Kandiyohi	51	38	33	26	31	21	89	52	-42%
Winona	27	21	32	15	20	28	48	48	0%
Beltrami	19	28	29	13	27	18	47	45	-4%
Hubbard	24	36	14	18	26	18	60	44	-27%
Becker	31	20	20	21	17	23	51	40	-22%
Dodge	24	22	25	17	14	24	46	38	-17%
Meeker	30	23	33	28	19	18	53	37	-30%
Todd	28	26	26	16	10	27	54	37	-31%
Nicollet	19	15	13	17	17	17	34	34	0%
Wabasha	24	22	17	17	25	6	46	31	-33%
Sibley	18	21	31	11	16	14	39	30	-23%
Wadena	9	8	9	8	17	12	17	29	71%

	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q1-Q2 2010	Q1-Q2 2011	Q1-Q2 2010 to Q1-Q2 2011
Aitkin	19	28	32	17	17	11	47	28	-40%
Brown	12	7	16	11	17	10	19	27	42%
Waseca	20	16	26	19	16	10	36	26	-28%
Fillmore	17	17	15	14	12	10	34	22	-35%
Lyon	7	8	11	9	9	12	15	21	40%
Martin	11	13	14	15	8	13	24	21	-13%
Pope	5	2	7	11	7	11	7	18	157%
Polk	13	9	13	10	8	9	22	17	-23%
Chippewa	11	3	11	8	10	6	14	16	14%
Faribault	15	10	15	11	8	8	25	16	-36%
Houston	4	4	8	3	4	12	8	16	100%
Nobles	6	11	4	8	6	9	17	15	-12%
Roseau	10	11	12	6	9	6	21	15	-29%
Cottonwood	6	8	6	5	4	10	14	14	0%
Lake	14	15	12	7	8	5	29	13	-55%
Koochiching	12	12	5	2	9	3	24	12	-50%
Renville	8	9	6	3	7	5	17	12	-29%
Yellow Medicine	5	3	5	2	6	5	8	11	38%
Watonwan	13	7	13	9	6	4	20	10	-50%
Grant	6	9	8	3	3	6	15	9	-40%
Redwood	5	6	8	3	3	6	11	9	-18%
Swift	9	7	7	8	6	2	16	8	-50%
Pipestone	2	3	5	0	5	2	5	7	40%
Rock	2	3	3	3	4	3	5	7	40%
Big Stone	15	7	3	3	2	4	22	6	-73%
Lincoln	1	4	2	4	4	2	5	6	20%
Marshall	1	3	5	5	2	4	4	6	50%
Lac qui Parle	4	3	2	1	2	3	7	5	-29%
Lake of the Woods	5	5	3	2	1	4	10	5	-50%
Murray	4	3	2	1	3	2	7	5	-29%
Pennington	5	1	4	5	3	2	6	5	-17%
Clearwater	3	1	2	1	2	2	4	4	0%
Wilkin	3	3	4	2	3	1	6	4	-33%
Jackson	3	9	6	3	1	2	12	3	-75%
Mahnomen	5	1	4	5	0	3	6	3	-50%
Norman	5	1	0	0	2	1	6	3	-50%
Traverse	0	1	2	1	3	0	1	3	200%
Cook	0	5	6	2	0	1	5	1	-80%
Kittson	0	1	2	1	1	0	1	1	0%
Red Lake	0	3	3	0	1	0	3	1	-67%
Stevens	0	2	3	1	0	1	2	1	-50%

\* Reflects different Q1 2011 totals from HousingLink's May 5, 2011 release of *Minnesota Foreclosure Update* due to amended reporting from Hennepin and Olmsted Counties.

**Figure 6: MN County Foreclosure Rates, 2010-2011** (sorted by county)

	Q1 2010 Rate	Q2 2010 Rate	Q3 2010 Rate	Q4 2010 Rate	Q1 2011 Rate	Q2 2011 Rate	Q1-Q2 2010 Rate	Q1-Q2 2011 Rate
<b>Twin Cities Metro*</b>	0.44	0.42	0.50	0.35	0.36	0.40	0.86	0.76
<b>Greater Minnesota*</b>	0.30	0.28	0.30	0.23	0.23	0.24	0.59	0.47
<b>Minnesota*</b>	0.37	0.35	0.40	0.29	0.30	0.32	0.73	0.62
Aitkin	0.25	0.37	0.43	0.23	0.23	0.15	0.63	0.37
Anoka	0.55	0.52	0.61	0.40	0.49	0.53	1.07	1.03
Becker	0.24	0.16	0.16	0.17	0.13	0.18	0.40	0.32
Beltrami	0.15	0.22	0.23	0.10	0.21	0.14	0.37	0.35
Benton	0.43	0.38	0.36	0.29	0.36	0.32	0.81	0.68
Big Stone	0.56	0.26	0.11	0.11	0.07	0.15	0.82	0.22
Blue Earth	0.25	0.22	0.30	0.22	0.20	0.26	0.46	0.46
Brown	0.12	0.07	0.16	0.11	0.17	0.10	0.19	0.27
Carlton	0.24	0.14	0.31	0.18	0.19	0.29	0.38	0.48
Carver	0.36	0.32	0.41	0.31	0.28	0.32	0.68	0.60
Cass	0.37	0.39	0.32	0.30	0.26	0.33	0.76	0.60
Chippewa	0.22	0.06	0.22	0.16	0.20	0.12	0.28	0.32
Chisago	0.59	0.66	0.55	0.52	0.52	0.51	1.24	1.03
Clay	0.12	0.12	0.11	0.09	0.15	0.16	0.25	0.31
Clearwater	0.08	0.03	0.06	0.03	0.06	0.06	0.11	0.11
Cook	0.00	0.25	0.31	0.10	0.00	0.05	0.25	0.05
Cottonwood	0.11	0.15	0.11	0.09	0.08	0.19	0.26	0.26
Crow Wing	0.40	0.36	0.44	0.36	0.40	0.41	0.77	0.81
Dakota	0.42	0.40	0.48	0.36	0.40	0.43	0.82	0.83
Dodge	0.35	0.32	0.36	0.25	0.20	0.35	0.67	0.55
Douglas	0.25	0.27	0.23	0.14	0.25	0.29	0.52	0.54
Faribault	0.23	0.15	0.23	0.17	0.12	0.12	0.38	0.24
Fillmore	0.19	0.19	0.17	0.16	0.14	0.11	0.39	0.25
Freeborn	0.26	0.44	0.29	0.36	0.20	0.27	0.70	0.47
Goodhue	0.41	0.35	0.37	0.21	0.27	0.27	0.76	0.54
Grant	0.21	0.32	0.28	0.11	0.11	0.21	0.53	0.32
Hennepin*	0.40	0.40	0.47	0.33	0.34	0.35	0.81	0.68
Houston	0.05	0.05	0.11	0.04	0.05	0.16	0.11	0.21
Hubbard	0.30	0.44	0.17	0.22	0.32	0.22	0.74	0.54
Isanti	0.79	0.48	0.70	0.60	0.58	0.66	1.26	1.24
Itasca	0.14	0.17	0.19	0.20	0.17	0.18	0.31	0.35
Jackson	0.06	0.19	0.13	0.06	0.02	0.04	0.25	0.06
Kanabec	0.51	0.66	0.71	0.58	0.51	0.45	1.17	0.96
Kandiyohi	0.33	0.25	0.22	0.17	0.20	0.14	0.58	0.34
Kittson	0.00	0.04	0.08	0.04	0.04	0.00	0.04	0.04
Koochiching	0.21	0.21	0.09	0.04	0.16	0.05	0.42	0.21
Lac qui Parle	0.12	0.09	0.06	0.03	0.06	0.09	0.20	0.14
Lake	0.28	0.30	0.24	0.14	0.16	0.10	0.58	0.26
Lake of the Woods	0.27	0.27	0.16	0.11	0.05	0.21	0.54	0.27
Le Sueur	0.37	0.42	0.39	0.33	0.30	0.30	0.79	0.60
Lincoln	0.03	0.13	0.07	0.13	0.13	0.07	0.17	0.20
Lyon	0.08	0.09	0.13	0.10	0.10	0.14	0.17	0.24
McLeod	0.43	0.35	0.46	0.34	0.32	0.40	0.78	0.73
Mahnomen	0.29	0.06	0.23	0.29	0.00	0.17	0.34	0.17
Marshall	0.02	0.06	0.10	0.10	0.04	0.08	0.08	0.12

	Q1 2010 Rate	Q2 2010 Rate	Q3 2010 Rate	Q4 2010 Rate	Q1 2011 Rate	Q2 2011 Rate	Q1-Q2 2010 Rate	Q1-Q2 2011 Rate
Martin	0.12	0.15	0.16	0.17	0.09	0.15	0.27	0.24
Meeker	0.33	0.26	0.37	0.31	0.21	0.20	0.59	0.41
Mille Lacs	0.59	0.54	0.78	0.57	0.54	0.54	1.13	1.07
Morrison	0.19	0.29	0.20	0.20	0.26	0.26	0.48	0.52
Mower	0.29	0.31	0.35	0.21	0.28	0.27	0.60	0.55
Murray	0.09	0.07	0.05	0.02	0.07	0.05	0.17	0.12
Nicollet	0.19	0.15	0.13	0.17	0.17	0.17	0.34	0.34
Nobles	0.08	0.14	0.05	0.10	0.08	0.12	0.22	0.20
Norman	0.15	0.03	0.00	0.00	0.06	0.03	0.17	0.09
Olmsted*	0.23	0.28	0.23	0.20	0.19	0.18	0.51	0.37
Otter Tail	0.18	0.14	0.22	0.11	0.17	0.11	0.32	0.29
Pennington	0.10	0.02	0.08	0.10	0.06	0.04	0.12	0.10
Pine	0.50	0.56	0.56	0.43	0.32	0.41	1.06	0.73
Pipestone	0.05	0.07	0.12	0.00	0.12	0.05	0.12	0.17
Polk	0.11	0.07	0.11	0.08	0.07	0.07	0.18	0.14
Pope	0.10	0.04	0.14	0.22	0.14	0.22	0.14	0.36
Ramsey	0.48	0.42	0.53	0.36	0.35	0.42	0.90	0.77
Red Lake	0.00	0.17	0.17	0.00	0.06	0.00	0.17	0.06
Redwood	0.08	0.09	0.12	0.05	0.05	0.09	0.17	0.14
Renville	0.12	0.13	0.09	0.04	0.10	0.07	0.25	0.18
Rice	0.50	0.46	0.46	0.37	0.32	0.34	0.96	0.66
Rock	0.05	0.07	0.07	0.07	0.10	0.07	0.12	0.17
Roseau	0.16	0.18	0.19	0.10	0.15	0.10	0.34	0.24
Saint Louis	0.22	0.20	0.20	0.17	0.18	0.16	0.42	0.34
Scott	0.54	0.57	0.62	0.49	0.40	0.54	1.11	0.94
Sherburne	0.88	0.76	0.73	0.56	0.47	0.69	1.64	1.16
Sibley	0.30	0.35	0.52	0.18	0.27	0.23	0.65	0.50
Stearns	0.33	0.28	0.32	0.20	0.20	0.19	0.61	0.39
Steele	0.39	0.31	0.43	0.26	0.27	0.27	0.70	0.54
Stevens	0.00	0.05	0.08	0.03	0.00	0.03	0.05	0.03
Swift	0.20	0.15	0.15	0.18	0.13	0.04	0.35	0.18
Todd	0.28	0.26	0.26	0.16	0.10	0.27	0.55	0.38
Traverse	0.00	0.05	0.10	0.05	0.15	0.00	0.05	0.15
Wabasha	0.28	0.26	0.20	0.20	0.29	0.07	0.54	0.36
Wadena	0.17	0.15	0.17	0.15	0.31	0.22	0.31	0.54
Waseca	0.29	0.23	0.38	0.28	0.23	0.15	0.53	0.38
Washington	0.43	0.34	0.43	0.35	0.30	0.37	0.77	0.67
Watsonwan	0.30	0.16	0.30	0.20	0.14	0.09	0.45	0.23
Wilkin	0.10	0.10	0.14	0.07	0.10	0.03	0.21	0.14
Winona	0.17	0.13	0.20	0.09	0.13	0.18	0.30	0.30
Wright	0.65	0.54	0.55	0.44	0.41	0.48	1.19	0.88
Yellow Medicine	0.11	0.06	0.11	0.04	0.13	0.11	0.17	0.24

\* Reflects different Q1 2011 totals from HousingLink's May 5, 2011 release of *Minnesota Foreclosure Update* due to amended reporting from Hennepin and Olmsted Counties.

**Figure 7: MN County Foreclosure Rates, 2010-2011** (sorted by Q1-Q2 2011 rate)

	Q1 2010 Rate	Q2 2010 Rate	Q3 2010 Rate	Q4 2010 Rate	Q1 2011 Rate	Q2 2011 Rate	Q1-Q2 2010 Rate	Q1-Q2 2011 Rate
<b>Twin Cities Metro*</b>	0.44	0.42	0.50	0.35	0.36	0.40	0.86	0.76
<b>Greater Minnesota*</b>	0.30	0.28	0.30	0.23	0.23	0.24	0.59	0.47
<b>Minnesota*</b>	0.37	0.35	0.40	0.29	0.30	0.32	0.73	0.62
Isanti	0.79	0.48	0.70	0.60	0.58	0.66	1.26	1.24
Sherburne	0.88	0.76	0.73	0.56	0.47	0.69	1.64	1.16
Mille Lacs	0.59	0.54	0.78	0.57	0.54	0.54	1.13	1.07
Chisago	0.59	0.66	0.55	0.52	0.52	0.51	1.24	1.03
Anoka	0.55	0.52	0.61	0.40	0.49	0.53	1.07	1.03
Kanabec	0.51	0.66	0.71	0.58	0.51	0.45	1.17	0.96
Scott	0.54	0.57	0.62	0.49	0.40	0.54	1.11	0.94
Wright	0.65	0.54	0.55	0.44	0.41	0.48	1.19	0.88
Dakota	0.42	0.40	0.48	0.36	0.40	0.43	0.82	0.83
Crow Wing	0.40	0.36	0.44	0.36	0.40	0.41	0.77	0.81
Ramsey	0.48	0.42	0.53	0.36	0.35	0.42	0.90	0.77
Pine	0.50	0.56	0.56	0.43	0.32	0.41	1.06	0.73
McLeod	0.43	0.35	0.46	0.34	0.32	0.40	0.78	0.73
Benton	0.43	0.38	0.36	0.29	0.36	0.32	0.81	0.68
Hennepin*	0.40	0.40	0.47	0.33	0.34	0.35	0.81	0.68
Washington	0.43	0.34	0.43	0.35	0.30	0.37	0.77	0.67
Rice	0.50	0.46	0.46	0.37	0.32	0.34	0.96	0.66
Le Sueur	0.37	0.42	0.39	0.33	0.30	0.30	0.79	0.60
Carver	0.36	0.32	0.41	0.31	0.28	0.32	0.68	0.60
Cass	0.37	0.39	0.32	0.30	0.26	0.33	0.76	0.60
Dodge	0.35	0.32	0.36	0.25	0.20	0.35	0.67	0.55
Mower	0.29	0.31	0.35	0.21	0.28	0.27	0.60	0.55
Steele	0.39	0.31	0.43	0.26	0.27	0.27	0.70	0.54
Douglas	0.25	0.27	0.23	0.14	0.25	0.29	0.52	0.54
Goodhue	0.41	0.35	0.37	0.21	0.27	0.27	0.76	0.54
Hubbard	0.30	0.44	0.17	0.22	0.32	0.22	0.74	0.54
Wadena	0.17	0.15	0.17	0.15	0.31	0.22	0.31	0.54
Morrison	0.19	0.29	0.20	0.20	0.26	0.26	0.48	0.52
Sibley	0.30	0.35	0.52	0.18	0.27	0.23	0.65	0.50
Carlton	0.24	0.14	0.31	0.18	0.19	0.29	0.38	0.48
Freeborn	0.26	0.44	0.29	0.36	0.20	0.27	0.70	0.47
Blue Earth	0.25	0.22	0.30	0.22	0.20	0.26	0.46	0.46
Meeker	0.33	0.26	0.37	0.31	0.21	0.20	0.59	0.41
Stearns	0.33	0.28	0.32	0.20	0.20	0.19	0.61	0.39
Waseca	0.29	0.23	0.38	0.28	0.23	0.15	0.53	0.38
Todd	0.28	0.26	0.26	0.16	0.10	0.27	0.55	0.38
Aitkin	0.25	0.37	0.43	0.23	0.23	0.15	0.63	0.37
Olmsted*	0.23	0.28	0.23	0.20	0.19	0.18	0.51	0.37
Wabasha	0.28	0.26	0.20	0.20	0.29	0.07	0.54	0.36
Pope	0.10	0.04	0.14	0.22	0.14	0.22	0.14	0.36
Beltrami	0.15	0.22	0.23	0.10	0.21	0.14	0.37	0.35
Itasca	0.14	0.17	0.19	0.20	0.17	0.18	0.31	0.35
Nicollet	0.19	0.15	0.13	0.17	0.17	0.17	0.34	0.34
Kandiyohi	0.33	0.25	0.22	0.17	0.20	0.14	0.58	0.34

	Q1 2010 Rate	Q2 2010 Rate	Q3 2010 Rate	Q4 2010 Rate	Q1 2011 Rate	Q2 2011 Rate	Q1-Q2 2010 Rate	Q1-Q2 2011 Rate
Saint Louis	0.22	0.20	0.20	0.17	0.18	0.16	0.42	0.34
Chippewa	0.22	0.06	0.22	0.16	0.20	0.12	0.28	0.32
Grant	0.21	0.32	0.28	0.11	0.11	0.21	0.53	0.32
Becker	0.24	0.16	0.16	0.17	0.13	0.18	0.40	0.32
Clay	0.12	0.12	0.11	0.09	0.15	0.16	0.25	0.31
Winona	0.17	0.13	0.20	0.09	0.13	0.18	0.30	0.30
Otter Tail	0.18	0.14	0.22	0.11	0.17	0.11	0.32	0.29
Brown	0.12	0.07	0.16	0.11	0.17	0.10	0.19	0.27
Lake of the Woods	0.27	0.27	0.16	0.11	0.05	0.21	0.54	0.27
Cottonwood	0.11	0.15	0.11	0.09	0.08	0.19	0.26	0.26
Lake	0.28	0.30	0.24	0.14	0.16	0.10	0.58	0.26
Fillmore	0.19	0.19	0.17	0.16	0.14	0.11	0.39	0.25
Roseau	0.16	0.18	0.19	0.10	0.15	0.10	0.34	0.24
Faribault	0.23	0.15	0.23	0.17	0.12	0.12	0.38	0.24
Lyon	0.08	0.09	0.13	0.10	0.10	0.14	0.17	0.24
Yellow Medicine	0.11	0.06	0.11	0.04	0.13	0.11	0.17	0.24
Martin	0.12	0.15	0.16	0.17	0.09	0.15	0.27	0.24
Watonwan	0.30	0.16	0.30	0.20	0.14	0.09	0.45	0.23
Big Stone	0.56	0.26	0.11	0.11	0.07	0.15	0.82	0.22
Houston	0.05	0.05	0.11	0.04	0.05	0.16	0.11	0.21
Koochiching	0.21	0.21	0.09	0.04	0.16	0.05	0.42	0.21
Lincoln	0.03	0.13	0.07	0.13	0.13	0.07	0.17	0.20
Nobles	0.08	0.14	0.05	0.10	0.08	0.12	0.22	0.20
Swift	0.20	0.15	0.15	0.18	0.13	0.04	0.35	0.18
Renville	0.12	0.13	0.09	0.04	0.10	0.07	0.25	0.18
Rock	0.05	0.07	0.07	0.07	0.10	0.07	0.12	0.17
Mahnomen	0.29	0.06	0.23	0.29	0.00	0.17	0.34	0.17
Pipestone	0.05	0.07	0.12	0.00	0.12	0.05	0.12	0.17
Traverse	0.00	0.05	0.10	0.05	0.15	0.00	0.05	0.15
Lac qui Parle	0.12	0.09	0.06	0.03	0.06	0.09	0.20	0.14
Polk	0.11	0.07	0.11	0.08	0.07	0.07	0.18	0.14
Wilkin	0.10	0.10	0.14	0.07	0.10	0.03	0.21	0.14
Redwood	0.08	0.09	0.12	0.05	0.05	0.09	0.17	0.14
Marshall	0.02	0.06	0.10	0.10	0.04	0.08	0.08	0.12
Murray	0.09	0.07	0.05	0.02	0.07	0.05	0.17	0.12
Clearwater	0.08	0.03	0.06	0.03	0.06	0.06	0.11	0.11
Pennington	0.10	0.02	0.08	0.10	0.06	0.04	0.12	0.10
Norman	0.15	0.03	0.00	0.00	0.06	0.03	0.17	0.09
Jackson	0.06	0.19	0.13	0.06	0.02	0.04	0.25	0.06
Red Lake	0.00	0.17	0.17	0.00	0.06	0.00	0.17	0.06
Cook	0.00	0.25	0.31	0.10	0.00	0.05	0.25	0.05
Kittson	0.00	0.04	0.08	0.04	0.04	0.00	0.04	0.04
Stevens	0.00	0.05	0.08	0.03	0.00	0.03	0.05	0.03

\* Reflects different Q1 2011 totals from HousingLink's May 5, 2011 release of *Minnesota Foreclosure Update* due to amended reporting from Hennepin and Olmsted Counties.

## Study Purpose and Objectives

This report was commissioned by the Minnesota Home Ownership Center. It provides policymakers and other community leaders with updated Minnesota foreclosure data as they design solutions to address foreclosures and their impact on Minnesota communities.

This report is part of the Foreclosures in Minnesota: A Report Based on County Sheriff's Sale Data series, in which comparable reports have been released annually since 2007 and semi-annually since 2009. HousingLink was contracted to conduct the research and prepare the analysis in all reports.

Key updated foreclosure data included in this report are as follows:

- **Updated foreclosure counts for all Minnesota counties** including the Twin Cities seven-county metro and Greater Minnesota to reflect actual foreclosures through the first half of 2011.
- **Updated foreclosure rates for all Minnesota counties** in the first half of 2011.<sup>1</sup> The calculation of foreclosure rates makes it possible to compare the relative impact of foreclosure on areas with different population sizes.
- **2010 Parcel Counts on which to base rate calculations.** Residential parcel counts by county are provided by the Minnesota Department of Revenue<sup>2</sup> and are updated annually.
- **This report does not include a foreclosure projection.** Reports issued prior to 2009 included a foreclosure projection. These projections were based solely on recent foreclosure trends with the assumption that the same patterns would continue into the upcoming year. Due to continuing uncertainty about future economic conditions, this report does not include a projection.

Some factors that may contribute to foreclosures include but are not limited to: unstable economic conditions; increasing unemployment rates; falling housing prices; rising numbers of mortgage delinquencies; and resetting or recasting adjustable rate mortgages. Conversely, more active intervention and loss mitigation activities on the part of counselors and lenders help to reduce the number of foreclosures.

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<sup>1</sup> Releases of Foreclosures in Minnesota: A Report Based on County Sheriff's Sale Data prior to August 2009 release used household estimates to calculate the foreclosure rate. As of the August 2009 report, residential parcels have been used to calculate foreclosure rate. See *Foreclosure Rate Metric* for more information.

<sup>2</sup> For purposes of this report, residential parcel data includes property types "Residential," "Apartment," "Farm with Buildings, >35 Acres," and "Farm with Buildings, <35 acres."

## Methodology

To help understand the methods used in this report, it is important to outline Minnesota's foreclosure timeline. Data is collected throughout the process, much of which is useful for analyzing the characteristics of those mortgages and properties that have defaulted.

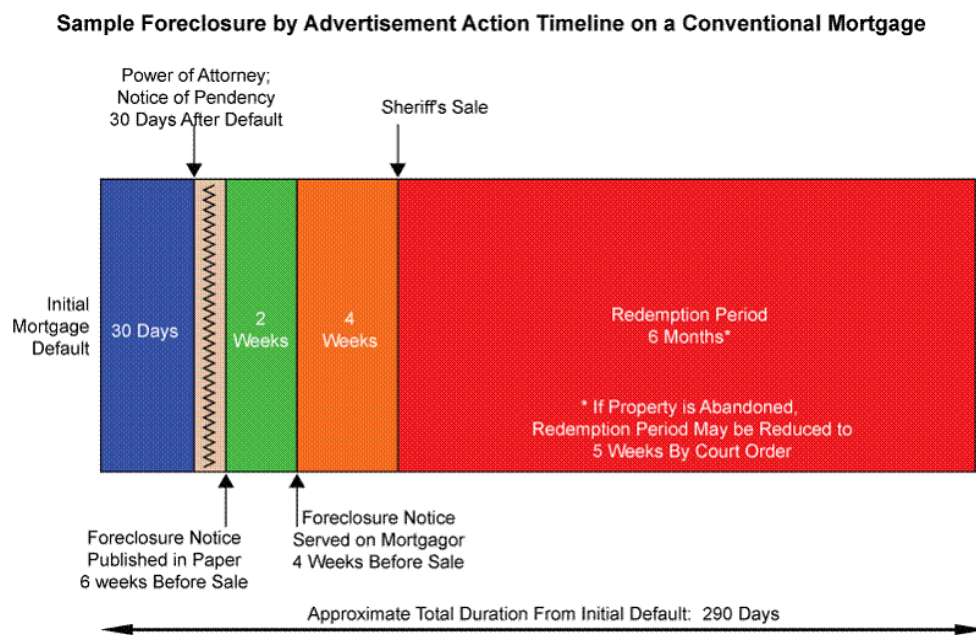
## Overview of the Foreclosure Process

There are two types of foreclosure processes in Minnesota:

- 1) *Judicial Foreclosure*, which is conducted like any other form of civil lawsuit.
- 2) *Foreclosure by Advertisement*, which is a type of non-judicial foreclosure.

Since the large majority of Minnesota foreclosures occur by advertisement, that process is described in detail below.

*Foreclosure by Advertisement:* Foreclosures in Minnesota take place at the county level and are regulated, for the most part, by state legislation. The foreclosure process can start as early as 30 days after a borrower first misses a mortgage payment. Once the mortgage is in delinquency, the lender empowers an attorney who files notice of pendency against the borrower, starting the foreclosure process.



*This chart based on information developed by Michael Grover of Federal Reserve Bank of Minneapolis (based on Minnesota state statute) and further refined by HousingLink.*

Shortly thereafter, the attorney publishes a foreclosure sale notice in a local newspaper (at least six weeks before the date of the sheriff's sale) and the county serves the filing to the homeowner. At any

point before the sheriff's sale, the property owner can reinstate the mortgage by paying all dues, fees and expenses.<sup>1</sup>

After the notice has been published and served, the sheriff's sale occurs and the sheriff auctions the property off to the highest bidder, resulting in foreclosure of the mortgage. Following the sale is a redemption period of up to six months, during which the borrower can redeem the property by paying the amount of sale plus interest, taxes, fees, or liens on the property. Borrowers who do not redeem the property by the expiration of the redemption period lose title and right of occupancy in the property.

## Sheriff's Sale Records

Sheriff's sale records are the primary data that identify foreclosed properties and are identified as "foreclosures" within this report. However, it is helpful to understand the following:

- Sheriff's sale records do not reflect the total number of properties that enter the foreclosure process.
- Some portion of properties identified in sheriff's sale records do not result in actual loss of title and occupancy for borrowers because they are redeemed within the allowed timeframe.
- A small percentage of sheriff's sale records do not relate to residential mortgages.<sup>2</sup> According to a previous study conducted by the Federal Reserve and Macalester College, less than 2 percent of Minneapolis-St. Paul properties sold at sheriff's sales are commercial. Also, HousingLink estimates approximately 2 percent of properties in its foreclosure database are the result of association liens. Taking into account these two figures, it is estimated that at least 95 percent of the foreclosures in this study represent residential properties.

## Data Collection

To obtain the number of sheriff's sales in each county, HousingLink contacted all Minnesota counties. For the updates in this report, counties were asked to provide HousingLink with the total number of sheriff's sales that occurred in their jurisdiction through December 2010.

## Foreclosure Rate Metric

The calculation of a foreclosure rate makes it possible to compare the relative impact of foreclosures on areas with different population sizes. The foreclosure rate used in this report identifies the number of sheriff's sales as a percent of total residential parcels.

**foreclosure rate (in percentage) = sheriff's sales in county / residential parcels in county**

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<sup>1</sup> As of June 15, 2009, MN State Law allows homeowners to delay their foreclosure sale by five months. The homeowner must file for postponement between the first publication of the sheriff's sale and 15 days prior to the sale. This reduces the redemption period to five weeks.

<sup>2</sup> Residential mortgages include single-family and multi-family homes.