

---

# 2014 Semi-Annual Foreclosures in Minnesota:

A Report Based on County Sheriff's Sale Data

October 22, 2014

*Published by:*



## **About the Minnesota Homeownership Center**

Recognized nationally as a model of homeownership and foreclosure prevention programming, the Minnesota Homeownership Center convenes a network of 40 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).

# Table of Contents

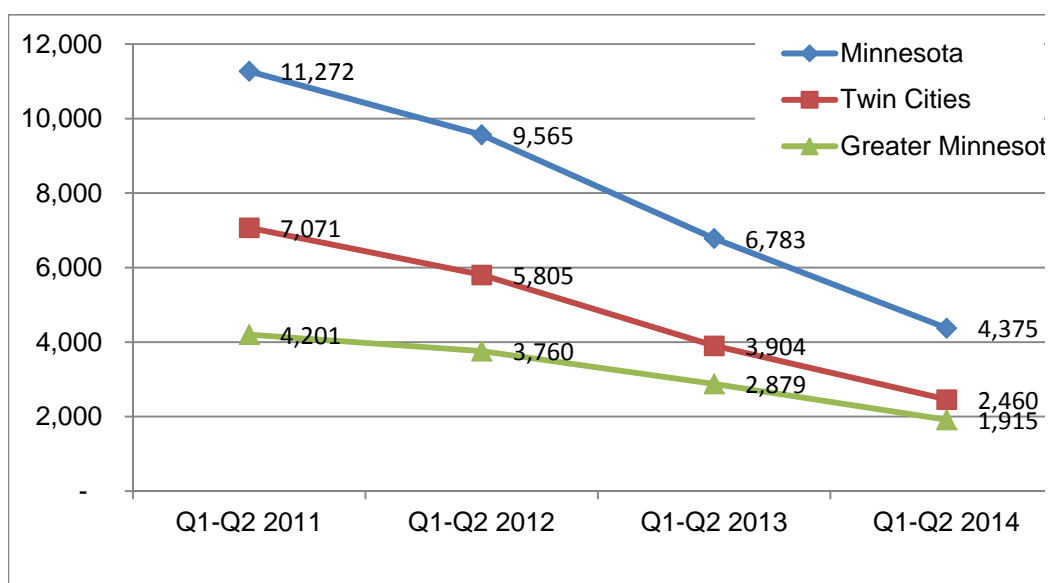
<b>Minnesota Foreclosure Figures</b> .....	<b>1</b>
Figure 1: Four-year history of Minnesota Foreclosures .....	1
Figure 2: Map of MN Foreclosures by County, First Half of 2014 .....	2
Figure 3: Map of MN Foreclosure Rates by County, First Half of 2014 .....	3
Figure 4: MN County Foreclosure Counts, 2013 -2014 (sorted by county) .....	4
Figure 5: MN County Foreclosure Counts, 2013 -2014 (sorted by Q1-Q2 2014 total) .....	6
Figure 6: MN County Foreclosure Rates, 2013 -2014 (sorted by county) .....	8
Figure 7: MN County Foreclosure Rates, 2013 -2014 (sorted by Q1-Q2 2014 rate) .....	10
<b>Study Purpose and Objectives</b> .....	<b>12</b>
<b>Methodology</b> .....	<b>13</b>
Overview of the foreclosure process .....	13
Sheriff's Sale Records .....	14
Data Collection .....	14
Foreclosure Rate Metric .....	14



## Eight-Quarter History of Minnesota Foreclosures

There were 4,375 foreclosures in Minnesota in the first two quarters of 2014. This number is 36 percent less than the same period of 2013, with a near equal decline seen in the Twin Cities metro area (down 37 percent) and in Greater MN (down 33 percent). The first two-quarter total of 2005 (the first year for which data was tracked) was 3,233.

Figure 1



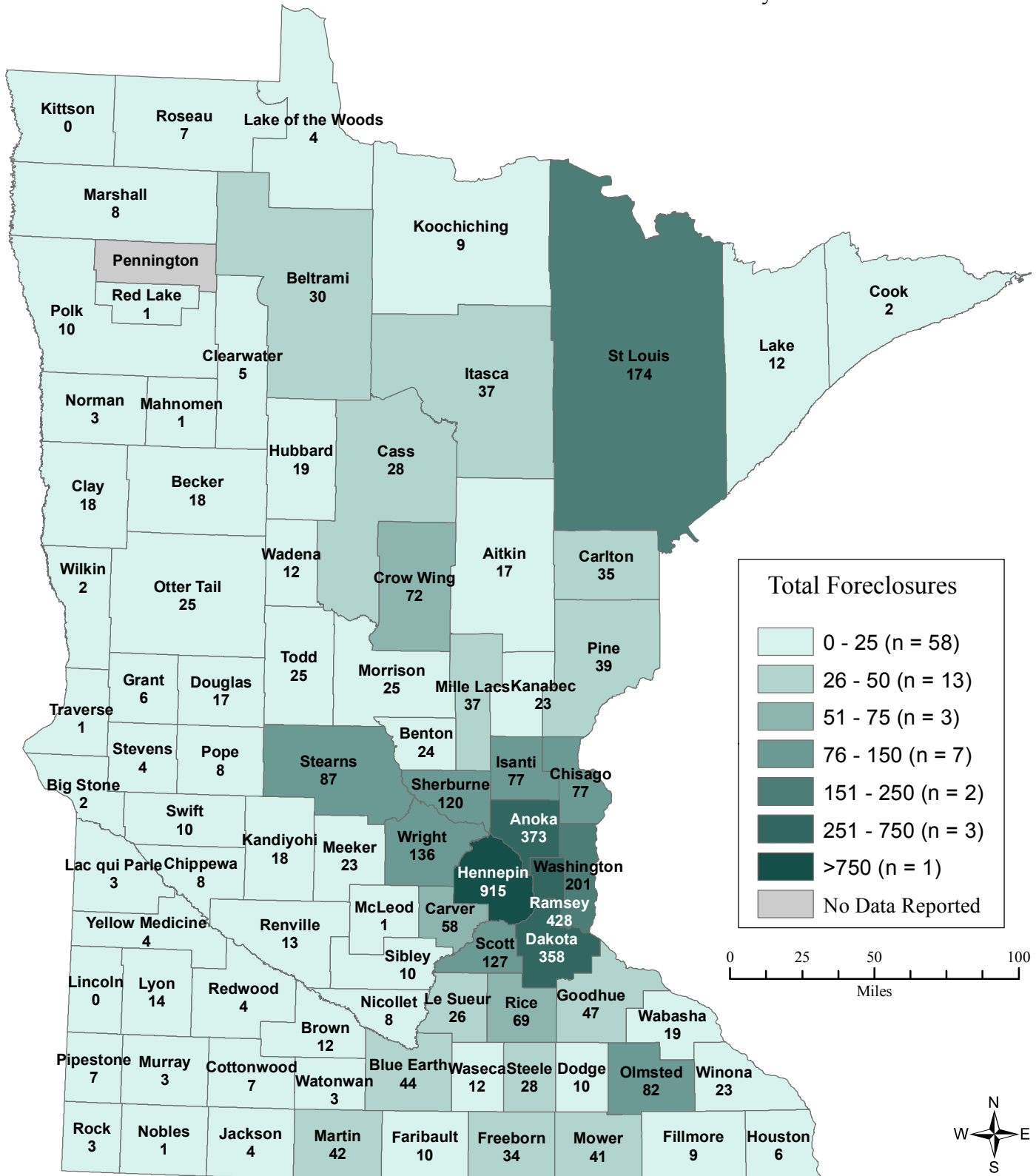
The following pages include figures and appendices detailing Minnesota foreclosures. They include:

<b>2014 Q1-Q2 Foreclosure Counts Map</b>	A map of Minnesota representing total foreclosures by county for the first two quarters of 2014.	p.2
<b>2014 Q1-Q2 Foreclosure Rates Map</b>	A map of Minnesota representing foreclosure rate (in percent) by county for the first two quarters of 2014.	p.3
<b>2013 – 2014 Foreclosure Counts Data</b>	Tables detailing foreclosure counts from Q1 2013 to Q2 2014, sorted by county and Q1-Q2 2014 total.	p.4-7
<b>2013 – 2014 Foreclosure Rates Data</b>	Tables detailing foreclosure rates from Q1 2013 to Q2 2014, sorted by county and Q1-Q2 2014 rate.	p.8-11

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

# Minnesota Foreclosures (Jan. 1 2014 - Jun. 30 2014) by County

Actual number of foreclosures listed below each county name



2014 Semi-Annual Foreclosures in Minnesota: A Report Based on County Sheriff's Sale Data

Data Source: County reported sheriff's sales

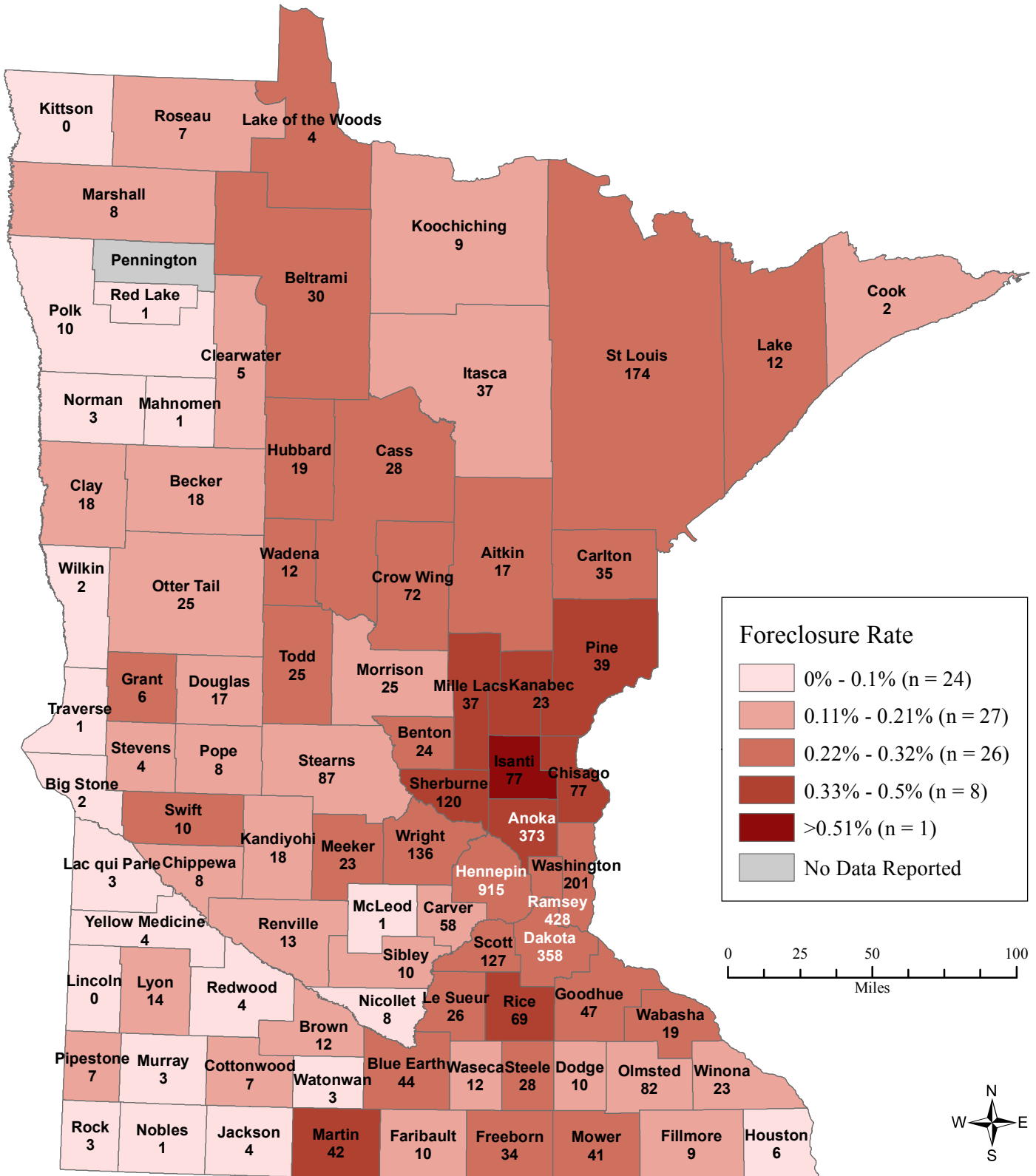
"

Rci g"4"



# Minnesota Foreclosure Rate (Jan. 1 2014 - Jun. 30 2014) by County

Actual number of foreclosures listed below each county name



2014 Semi-Annual Foreclosures in Minnesota: A Report Based on County Sheriff's Sale Data

Data Source: County reported sheriff's sales



**Figure 4: MN County Foreclosure Counts, 2013-2014** (sorted by county)

	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q1-Q2 2013	Q1-Q2 2014	Q1-Q2 2013 to Q1-Q2 2014
<b>Twin Cities Metro</b>	2,157	1,747	1,722	1,133	1,303	1,157	3,904	2,460	-37%
<b>Greater Minnesota*</b>	1,553	1,326	1,250	951	992	923	2,879	1,915	-33%
<b>Minnesota*</b>	3,710	3,073	2,972	2,084	2,295	2,080	6,783	4,375	-36%
Aitkin	15	7	14	9	9	8	22	17	-23%
Anoka	281	271	261	151	196	177	552	373	-32%
Becker	12	12	10	6	7	11	24	18	-25%
Beltrami	16	11	18	3	10	20	27	30	-11%
Benton	18	17	21	14	13	11	35	24	-31%
Big Stone	1	1	0	1	0	2	2	2	0%
Blue Earth	47	24	19	11	30	14	71	44	-38%
Brown	2	6	6	5	6	6	8	12	50%
Carlton	23	27	17	9	25	10	50	35	-30%
Carver	57	48	45	22	35	23	105	58	-45%
Cass	26	23	36	15	18	10	49	28	-43%
Chippewa	12	11	2	4	5	3	23	8	-65%
Chisago	59	63	59	31	39	38	122	77	-37%
Clay	19	13	12	10	11	7	32	18	-44%
Clearwater	2	0	3	5	2	3	2	5	150%
Cook	2	1	0	1	0	2	3	2	-33%
Cottonwood	3	6	5	3	4	3	9	7	-22%
Crow Wing	59	39	57	55	38	34	98	72	-27%
Dakota	299	234	236	156	179	179	533	358	-33%
Dodge	10	13	13	12	3	7	23	10	-57%
Douglas	26	12	14	12	7	10	38	17	-55%
Faribault	6	10	7	4	5	5	16	10	-38%
Fillmore	7	7	10	3	4	5	14	9	-36%
Freeborn	31	22	22	21	21	13	53	34	-36%
Goodhue	43	21	27	22	22	25	64	47	-27%
Grant	3	5	5	2	4	2	8	6	-25%
Hennepin	842	661	620	473	501	414	1,503	915	-39%
Houston	5	4	5	1	2	4	9	6	-33%
Hubbard	16	9	11	5	10	9	25	19	-24%
Isanti	55	42	44	29	41	36	97	77	-21%
Itasca	29	27	25	25	20	17	56	37	-34%
Jackson	5	6	1	0	3	1	11	4	-64%
Kanabec	21	15	16	11	12	11	36	23	-36%
Kandiyohi	27	20	13	10	11	7	47	18	-62%
Kittson	0	1	0	0	0	0	1	0	-100%
Koochiching	10	4	7	5	7	2	14	9	-36%
Lac qui Parle	1	0	3	2	2	1	1	3	200%
Lake	6	6	6	6	8	4	12	12	0%
Lake of the Woods	4	3	1	0	2	2	7	4	-43%
Le Sueur	23	18	22	7	18	8	41	26	-37%
Lincoln	2	1	0	2	0	0	3	0	-100%
Lyon	8	13	7	4	8	6	21	14	-33%
Mahnomen	4	3	3	1	0	1	7	1	-86%
Marshall	1	2	2	1	0	1	3	1	-67%



	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q1-Q2 2013	Q1-Q2 2014	Q1-Q2 2013 to Q1-Q2 2014
Martin	7	6	6	6	2	6	13	8	-38%
McLeod	39	21	21	12	22	20	60	42	-30%
Meeker	25	12	14	12	10	13	37	23	-38%
Mille Lacs	26	38	21	27	14	23	64	37	-42%
Morrison	17	20	9	12	17	8	37	25	-32%
Mower	31	21	36	22	23	18	52	41	-21%
Murray	5	2	2	3	2	1	7	3	-57%
Nicollet	6	13	18	6	5	3	19	8	-58%
Nobles	6	5	4	4	0	1	11	1	-91%
Norman	1	4	3	1	2	1	5	3	-40%
Olmsted	68	56	43	45	43	39	124	82	-34%
Otter Tail	26	30	25	17	14	11	56	25	-55%
Pennington*	6	0	0	1	n/a	n/a	6	n/a	n/a
Pine	31	27	36	25	18	21	58	39	-33%
Pipestone	3	2	3	2	2	5	5	7	40%
Polk	5	12	5	3	9	1	17	10	-41%
Pope	3	6	1	6	6	2	9	8	-11%
Ramsey	395	288	295	181	226	202	683	428	-37%
Red Lake	0	0	1	1	0	1	0	1	100%
Redwood	5	8	5	2	1	3	13	4	-69%
Renville	4	7	5	5	10	3	11	13	18%
Rice	55	43	45	36	28	41	98	69	-30%
Rock	2	3	4	1	0	3	5	3	-40%
Roseau	7	5	4	4	4	3	12	7	-42%
Saint Louis	111	92	98	76	92	82	203	174	-14%
Scott	102	90	97	65	65	62	192	127	-34%
Sherburne	77	81	67	55	57	63	170	120	-29%
Sibley	11	9	8	11	6	4	20	10	-50%
Stearns	80	65	53	48	39	48	145	87	-40%
Steele	36	20	20	22	13	15	56	28	-50%
Stevens	1	6	3	1	1	3	7	4	-43%
Swift	1	3	3	3	6	4	4	10	150%
Todd	24	23	17	9	8	17	47	25	-47%
Traverse	2	1	1	2	1	0	3	1	-67%
Wabasha	11	7	9	5	4	15	18	19	6%
Wadena	7	10	7	5	9	3	17	12	-29%
Waseca	14	10	7	5	7	5	24	12	-50%
Washington	181	155	168	85	101	100	336	201	-40%
Watonwan	6	7	4	7	0	3	13	3	-77%
Wilkin	4	0	2	2	1	1	4	2	-50%
Winona	12	14	15	10	10	13	26	23	-12%
Wright	115	109	81	67	78	58	224	136	-39%
Yellow Medicine	4	3	1	3	1	3	7	4	-43%

\* Q1 & Q2 2014 data for Pennington County was not available.

**Figure 5: MN County Foreclosure Counts, 2013-2014** (sorted by Q1-Q2 2014 total)

	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q1-Q2 2013	Q1-Q2 2014	Q1-Q2 2013 to Q1-Q2 2014
<b>Twin Cities Metro</b>	2,157	1,747	1,722	1,133	1,303	1,157	3,904	2,460	-37%
<b>Greater Minnesota*</b>	1,553	1,326	1,250	951	992	923	2,879	1,915	-33%
<b>Minnesota*</b>	3,710	3,073	2,972	2,084	2,295	2,080	6,783	4,375	-36%
Hennepin	842	661	620	473	501	414	1,503	915	-39%
Ramsey	395	288	295	181	226	202	683	428	-37%
Anoka	281	271	261	151	196	177	552	373	-32%
Dakota	299	234	236	156	179	179	533	358	-33%
Washington	181	155	168	85	101	100	336	201	-40%
Saint Louis	111	92	98	76	92	82	203	174	-14%
Wright	115	109	81	67	78	58	224	136	-39%
Scott	102	90	97	65	65	62	192	127	-34%
Sherburne	77	81	67	55	57	63	170	120	-29%
Stearns	80	65	53	48	39	48	145	87	-40%
Olmsted	68	56	43	45	43	39	124	82	-34%
Chisago	59	63	59	31	39	38	122	77	-37%
Isanti	55	42	44	29	41	36	97	77	-21%
Crow Wing	59	39	57	55	38	34	98	72	-27%
Rice	55	43	45	36	28	41	98	69	-30%
Carver	57	48	45	22	35	23	105	58	-45%
Goodhue	43	21	27	22	22	25	64	47	-27%
Blue Earth	47	24	19	11	30	14	71	44	-38%
McLeod	39	21	21	12	22	20	60	42	-30%
Mower	31	21	36	22	23	18	52	41	-21%
Pine	31	27	36	25	18	21	58	39	-33%
Itasca	29	27	25	25	20	17	56	37	-34%
Mille Lacs	26	38	21	27	14	23	64	37	-42%
Carlton	23	27	17	9	25	10	50	35	-30%
Freeborn	31	22	22	21	21	13	53	34	-36%
Beltrami	16	11	18	3	10	20	27	30	11%
Cass	26	23	36	15	18	10	49	28	-43%
Steele	36	20	20	22	13	15	56	28	-50%
Le Sueur	23	18	22	7	18	8	41	26	-37%
Morrison	17	20	9	12	17	8	37	25	-32%
Otter Tail	26	30	25	17	14	11	56	25	-55%
Todd	24	23	17	9	8	17	47	25	-47%
Benton	18	17	21	14	13	11	35	24	-31%
Kanabec	21	15	16	11	12	11	36	23	-36%
Meeker	25	12	14	12	10	13	37	23	-38%
Winona	12	14	15	10	10	13	26	23	-12%
Hubbard	16	9	11	5	10	9	25	19	-24%
Wabasha	11	7	9	5	4	15	18	19	6%
Becker	12	12	10	6	7	11	24	18	-25%
Clay	19	13	12	10	11	7	32	18	-44%
Kandiyohi	27	20	13	10	11	7	47	18	-62%
Aitkin	15	7	14	9	9	8	22	17	-23%
Douglas	26	12	14	12	7	10	38	17	-55%
Lyon	8	13	7	4	8	6	21	14	-33%

	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q1-Q2 2012	Q1-Q2 2013	Q1-Q2 2012 to Q1-Q2 2013
Renville	4	7	5	5	10	3	11	13	18%
Brown	2	6	6	5	6	6	8	12	50%
Lake	6	6	6	6	8	4	12	12	0%
Wadena	7	10	7	5	9	3	17	12	-29%
Waseca	14	10	7	5	7	5	24	12	-50%
Dodge	10	13	13	12	3	7	23	10	-57%
Faribault	6	10	7	4	5	5	16	10	-38%
Polk	5	12	5	3	9	1	17	10	-41%
Sibley	11	9	8	11	6	4	20	10	-50%
Swift	1	3	3	3	6	4	4	10	150%
Fillmore	7	7	10	3	4	5	14	9	-36%
Koochiching	10	4	7	5	7	2	14	9	-36%
Chippewa	12	11	2	4	5	3	23	8	-65%
Martin	7	6	6	6	2	6	13	8	-38%
Nicollet	6	13	18	6	5	3	19	8	-58%
Pope	3	6	1	6	6	2	9	8	-11%
Cottonwood	3	6	5	3	4	3	9	7	-22%
Roseau	7	5	4	4	4	3	12	7	-42%
Pipestone	3	2	3	2	2	5	5	7	40%
Grant	3	5	5	2	4	2	8	6	-25%
Houston	5	4	5	1	2	4	9	6	-33%
Clearwater	2	0	3	5	2	3	2	5	150%
Jackson	5	6	1	0	3	1	11	4	-64%
Lake of the Woods	4	3	1	0	2	2	7	4	-43%
Redwood	5	8	5	2	1	3	13	4	-69%
Stevens	1	6	3	1	1	3	7	4	-43%
Yellow Medicine	4	3	1	3	1	3	7	4	-43%
Lac qui Parle	1	0	3	2	2	1	1	3	200%
Murray	5	2	2	3	2	1	7	3	-57%
Norman	1	4	3	1	2	1	5	3	-40%
Rock	2	3	4	1	0	3	5	3	-40%
Watonwan	6	7	4	7	0	3	13	3	-77%
Big Stone	1	1	0	1	0	2	2	2	0%
Cook	2	1	0	1	0	2	3	2	-33%
Wilkin	4	0	2	2	1	1	4	2	-50%
Marshall	1	2	2	1	0	1	3	1	-67%
Nobles	6	5	4	4	0	1	11	1	-91%
Red Lake	0	0	1	1	0	1	0	1	100%
Traverse	2	1	1	2	1	0	3	1	-67%
Mahnomen	4	3	3	1	0	1	7	1	-86%
Kittson	0	1	0	0	0	0	1	0	-100%
Lincoln	2	1	0	2	0	0	3	0	-100%
Pennington*	6	0	0	1	n/a	n/a	6	n/a	n/a

\*Q1 & Q2 2014 data for Pennington County was not available.

**Figure 6: MN County Foreclosure Rates, 2013-2014** (sorted by county)

	Q1 2013 Rate	Q2 2013 Rate	Q3 2013 Rate	Q4 2013 Rate	Q1 2014 Rate	Q2 2014 Rate	Q1-Q2 2013 Rate	Q1-Q2 2014 Rate
<b>Twin Cities Metro</b>	0.23	0.19	0.19	0.12	0.14	0.13	0.42	0.27
<b>Greater Minnesota</b>	0.17	0.15	0.14	0.11	0.11	0.10	0.32	0.21
<b>Minnesota</b>	0.20	0.17	0.16	0.11	0.13	0.11	0.37	0.24
Aitkin	0.20	0.09	0.19	0.12	0.12	0.11	0.29	0.23
Anoka	0.26	0.25	0.24	0.14	0.18	0.16	0.51	0.34
Becker	0.10	0.10	0.08	0.05	0.06	0.09	0.19	0.14
Beltrami	0.13	0.09	0.14	0.02	0.08	0.16	0.21	0.24
Benton	0.16	0.15	0.18	0.12	0.11	0.10	0.31	0.21
Big Stone	0.04	0.04	0.00	0.04	0.00	0.07	0.07	0.07
Blue Earth	0.25	0.13	0.10	0.06	0.16	0.07	0.38	0.23
Brown	0.02	0.06	0.06	0.05	0.06	0.06	0.08	0.12
Carlton	0.19	0.22	0.14	0.07	0.20	0.08	0.40	0.28
Carver	0.19	0.16	0.15	0.07	0.12	0.08	0.35	0.19
Cass	0.23	0.20	0.31	0.13	0.16	0.09	0.43	0.24
Chippewa	0.23	0.21	0.04	0.08	0.10	0.06	0.44	0.15
Chisago	0.32	0.34	0.32	0.17	0.21	0.21	0.67	0.42
Clay	0.11	0.07	0.07	0.06	0.06	0.04	0.18	0.10
Clearwater	0.06	0.00	0.09	0.15	0.06	0.09	0.06	0.15
Cook	0.10	0.05	0.00	0.05	0.00	0.10	0.15	0.10
Cottonwood	0.06	0.11	0.09	0.06	0.08	0.06	0.17	0.13
Crow Wing	0.24	0.16	0.23	0.22	0.15	0.14	0.39	0.29
Dakota	0.23	0.18	0.18	0.12	0.14	0.14	0.41	0.28
Dodge	0.14	0.19	0.19	0.17	0.04	0.10	0.33	0.14
Douglas	0.18	0.08	0.10	0.08	0.05	0.07	0.27	0.12
Faribault	0.09	0.15	0.11	0.06	0.08	0.08	0.24	0.15
Fillmore	0.08	0.08	0.11	0.03	0.05	0.06	0.16	0.10
Freeborn	0.23	0.16	0.16	0.16	0.16	0.10	0.39	0.25
Goodhue	0.26	0.12	0.16	0.13	0.13	0.15	0.38	0.28
Grant	0.11	0.18	0.18	0.07	0.14	0.07	0.28	0.21
Hennepin	0.22	0.17	0.16	0.12	0.13	0.11	0.39	0.24
Houston	0.07	0.05	0.07	0.01	0.03	0.05	0.12	0.08
Hubbard	0.20	0.11	0.13	0.06	0.12	0.11	0.30	0.23
Isanti	0.41	0.31	0.33	0.22	0.31	0.27	0.72	0.57
Itasca	0.16	0.15	0.14	0.14	0.11	0.09	0.31	0.21
Jackson	0.11	0.13	0.02	0.00	0.06	0.02	0.23	0.08
Kanabec	0.34	0.24	0.26	0.18	0.19	0.18	0.58	0.37
Kandiyohi	0.18	0.13	0.08	0.06	0.07	0.05	0.31	0.12
Kittson	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.00
Koochiching	0.18	0.07	0.12	0.09	0.12	0.04	0.25	0.16
Lac qui Parle	0.03	0.00	0.09	0.06	0.06	0.03	0.03	0.09
Lake	0.12	0.12	0.12	0.12	0.16	0.08	0.24	0.24
Lake of the Woods	0.22	0.17	0.06	0.00	0.11	0.11	0.39	0.22
Le Sueur	0.22	0.17	0.21	0.07	0.17	0.08	0.38	0.24
Lincoln	0.07	0.03	0.00	0.07	0.00	0.00	0.10	0.00
Lyon	0.09	0.15	0.08	0.05	0.09	0.07	0.24	0.16
Mahnomen	0.23	0.17	0.17	0.06	0.00	0.01	0.40	0.01
Marshall	0.02	0.04	0.04	0.02	0.00	0.06	0.06	0.06

	Q1 2013 Rate	Q2 2013 Rate	Q3 2013 Rate	Q4 2013 Rate	Q1 2014 Rate	Q2 2014 Rate	Q1-Q2 2013 Rate	Q1-Q2 2014 Rate
Martin	0.08	0.07	0.07	0.07	0.04	0.12	0.15	0.16
McLeod	0.31	0.17	0.17	0.09	0.25	0.23	0.47	0.47
Meeker	0.28	0.13	0.16	0.13	0.11	0.15	0.41	0.26
Mille Lacs	0.29	0.42	0.23	0.30	0.15	0.25	0.71	0.41
Morrison	0.13	0.16	0.07	0.09	0.13	0.06	0.29	0.20
Mower	0.23	0.16	0.27	0.16	0.17	0.13	0.39	0.31
Murray	0.12	0.05	0.05	0.07	0.05	0.02	0.17	0.07
Nicollet	0.06	0.13	0.18	0.06	0.05	0.03	0.19	0.08
Nobles	0.08	0.07	0.05	0.05	0.00	0.01	0.14	0.01
Norman	0.03	0.12	0.09	0.03	0.06	0.03	0.15	0.09
Olmsted	0.14	0.11	0.09	0.09	0.09	0.08	0.25	0.17
Otter Tail	0.11	0.12	0.10	0.07	0.06	0.05	0.23	0.10
Pennington*	0.12	0.00	0.00	0.02	n/a	n/a	0.12	n/a
Pine	0.29	0.25	0.33	0.23	0.17	0.19	0.53	0.36
Pipestone	0.07	0.05	0.07	0.05	0.05	0.12	0.12	0.17
Polk	0.04	0.10	0.04	0.02	0.07	0.01	0.14	0.08
Pope	0.06	0.12	0.02	0.12	0.12	0.04	0.18	0.16
Ramsey	0.27	0.20	0.20	0.12	0.16	0.14	0.47	0.29
Red Lake	0.00	0.00	0.06	0.06	0.00	0.06	0.00	0.06
Redwood	0.08	0.12	0.08	0.03	0.02	0.05	0.20	0.06
Renville	0.06	0.10	0.07	0.07	0.15	0.04	0.16	0.19
Rice	0.28	0.22	0.23	0.19	0.14	0.21	0.50	0.36
Rock	0.05	0.07	0.10	0.02	0.00	0.07	0.12	0.07
Roseau	0.12	0.08	0.07	0.07	0.07	0.05	0.20	0.12
Saint Louis	0.15	0.12	0.13	0.10	0.12	0.11	0.27	0.23
Scott	0.24	0.21	0.22	0.15	0.15	0.14	0.44	0.29
Sherburne	0.27	0.28	0.23	0.19	0.20	0.22	0.59	0.42
Sibley	0.18	0.15	0.13	0.18	0.10	0.07	0.34	0.17
Stearns	0.18	0.14	0.12	0.11	0.09	0.11	0.32	0.19
Steele	0.29	0.16	0.16	0.18	0.10	0.12	0.45	0.22
Stevens	0.03	0.16	0.08	0.03	0.03	0.08	0.19	0.11
Swift	0.02	0.07	0.07	0.07	0.13	0.09	0.09	0.22
Todd	0.24	0.23	0.17	0.09	0.08	0.17	0.48	0.25
Traverse	0.10	0.05	0.05	0.10	0.05	0.00	0.15	0.05
Wabasha	0.13	0.08	0.11	0.06	0.05	0.18	0.21	0.22
Wadena	0.13	0.19	0.13	0.09	0.17	0.06	0.32	0.22
Waseca	0.20	0.15	0.10	0.07	0.10	0.07	0.35	0.18
Washington	0.22	0.19	0.21	0.10	0.12	0.12	0.41	0.25
Watonwan	0.14	0.16	0.09	0.16	0.00	0.07	0.30	0.07
Wilkin	0.14	0.00	0.07	0.07	0.03	0.03	0.14	0.07
Winona	0.07	0.09	0.09	0.06	0.06	0.08	0.16	0.14
Wright	0.27	0.26	0.19	0.16	0.19	0.14	0.53	0.32
Yellow Medicine	0.09	0.06	0.02	0.06	0.02	0.06	0.15	0.09

\*Q1 & Q2 2014 data for Pennington County was not available.

**Figure 7: MN County Foreclosure Rates, 2012-2013** (sorted by Q1-Q2 2014 rate)

	Q1 2013 Rate	Q2 2013 Rate	Q3 2013 Rate	Q4 2013 Rate	Q1 2014 Rate	Q2 2014 Rate	Q1-Q2 2013 Rate	Q1-Q2 2014 Rate
<b>Twin Cities Metro</b>	0.23	0.19	0.19	0.12	0.14	0.13	0.42	0.27
<b>Greater Minnesota</b>	0.17	0.15	0.14	0.11	0.11	0.10	0.32	0.21
<b>Minnesota</b>	0.20	0.17	0.16	0.11	0.13	0.11	0.37	0.24
Isanti	0.41	0.31	0.33	0.22	0.31	0.27	0.72	0.57
McLeod	0.31	0.17	0.17	0.09	0.25	0.23	0.47	0.47
Chisago	0.32	0.34	0.32	0.17	0.21	0.21	0.67	0.42
Sherburne	0.27	0.28	0.23	0.19	0.20	0.22	0.59	0.42
Mille Lacs	0.29	0.42	0.23	0.30	0.15	0.25	0.71	0.41
Kanabec	0.34	0.24	0.26	0.18	0.19	0.18	0.58	0.37
Pine	0.29	0.25	0.33	0.23	0.17	0.19	0.53	0.36
Rice	0.28	0.22	0.23	0.19	0.14	0.21	0.50	0.36
Anoka	0.26	0.25	0.24	0.14	0.18	0.16	0.51	0.34
Wright	0.27	0.26	0.19	0.16	0.19	0.14	0.53	0.32
Mower	0.23	0.16	0.27	0.16	0.17	0.13	0.39	0.31
Crow Wing	0.24	0.16	0.23	0.22	0.15	0.14	0.39	0.29
Ramsey	0.27	0.20	0.20	0.12	0.16	0.14	0.47	0.29
Scott	0.24	0.21	0.22	0.15	0.15	0.14	0.44	0.29
Carlton	0.19	0.22	0.14	0.07	0.20	0.08	0.40	0.28
Dakota	0.23	0.18	0.18	0.12	0.14	0.14	0.41	0.28
Goodhue	0.26	0.12	0.16	0.13	0.13	0.15	0.38	0.28
Meeker	0.28	0.13	0.16	0.13	0.11	0.15	0.41	0.26
Freeborn	0.23	0.16	0.16	0.16	0.16	0.10	0.39	0.25
Todd	0.24	0.23	0.17	0.09	0.08	0.17	0.48	0.25
Washington	0.22	0.19	0.21	0.10	0.12	0.12	0.41	0.25
Beltrami	0.13	0.09	0.14	0.02	0.08	0.16	0.21	0.24
Cass	0.23	0.20	0.31	0.13	0.16	0.09	0.43	0.24
Hennepin	0.22	0.17	0.16	0.12	0.13	0.11	0.39	0.24
Lake	0.12	0.12	0.12	0.12	0.16	0.08	0.24	0.24
Le Sueur	0.22	0.17	0.21	0.07	0.17	0.08	0.38	0.24
Aitkin	0.20	0.09	0.19	0.12	0.12	0.11	0.29	0.23
Blue Earth	0.25	0.13	0.10	0.06	0.16	0.07	0.38	0.23
Hubbard	0.20	0.11	0.13	0.06	0.12	0.11	0.30	0.23
Saint Louis	0.15	0.12	0.13	0.10	0.12	0.11	0.27	0.23
Lake of the Woods	0.22	0.17	0.06	0.00	0.11	0.11	0.39	0.22
Steele	0.29	0.16	0.16	0.18	0.10	0.12	0.45	0.22
Swift	0.02	0.07	0.07	0.07	0.13	0.09	0.09	0.22
Wabasha	0.13	0.08	0.11	0.06	0.05	0.18	0.21	0.22
Wadena	0.13	0.19	0.13	0.09	0.17	0.06	0.32	0.22
Benton	0.16	0.15	0.18	0.12	0.11	0.10	0.31	0.21
Grant	0.11	0.18	0.18	0.07	0.14	0.07	0.28	0.21
Itasca	0.16	0.15	0.14	0.14	0.11	0.09	0.31	0.21
Morrison	0.13	0.16	0.07	0.09	0.13	0.06	0.29	0.20
Carver	0.19	0.16	0.15	0.07	0.12	0.08	0.35	0.19
Renville	0.06	0.10	0.07	0.07	0.15	0.04	0.16	0.19
Stearns	0.18	0.14	0.12	0.11	0.09	0.11	0.32	0.19
Waseca	0.20	0.15	0.10	0.07	0.10	0.07	0.35	0.18
Olmsted	0.14	0.11	0.09	0.09	0.09	0.08	0.25	0.17

	<b>Q1 2012 Rate</b>	<b>Q2 2012 Rate</b>	<b>Q3 2012 Rate</b>	<b>Q4 2012 Rate</b>	<b>Q1 2013 Rate</b>	<b>Q2 2013 Rate</b>	<b>Q1-Q2 2012 Rate</b>	<b>Q1-Q2 2013 Rate</b>
Pipestone	0.07	0.05	0.07	0.05	0.05	0.12	0.12	0.17
Sibley	0.18	0.15	0.13	0.18	0.10	0.07	0.34	0.17
Koochiching	0.18	0.07	0.12	0.09	0.12	0.04	0.25	0.16
Lyon	0.09	0.15	0.08	0.05	0.09	0.07	0.24	0.16
Martin	0.08	0.07	0.07	0.07	0.04	0.12	0.15	0.16
Pope	0.06	0.12	0.02	0.12	0.12	0.04	0.18	0.16
Chippewa	0.23	0.21	0.04	0.08	0.10	0.06	0.44	0.15
Clearwater	0.06	0.00	0.09	0.15	0.06	0.09	0.06	0.15
Faribault	0.09	0.15	0.11	0.06	0.08	0.08	0.24	0.15
Becker	0.10	0.10	0.08	0.05	0.06	0.09	0.19	0.14
Dodge	0.14	0.19	0.19	0.17	0.04	0.10	0.33	0.14
Winona	0.07	0.09	0.09	0.06	0.06	0.08	0.16	0.14
Cottonwood	0.06	0.11	0.09	0.06	0.08	0.06	0.17	0.13
Brown	0.02	0.06	0.06	0.05	0.06	0.06	0.08	0.12
Douglas	0.18	0.08	0.10	0.08	0.05	0.07	0.27	0.12
Kandiyohi	0.18	0.13	0.08	0.06	0.07	0.05	0.31	0.12
Roseau	0.12	0.08	0.07	0.07	0.07	0.05	0.20	0.12
Stevens	0.03	0.16	0.08	0.03	0.03	0.08	0.19	0.11
Clay	0.11	0.07	0.07	0.06	0.06	0.04	0.18	0.10
Cook	0.10	0.05	0.00	0.05	0.00	0.10	0.15	0.10
Fillmore	0.08	0.08	0.11	0.03	0.05	0.06	0.16	0.10
Otter Tail	0.11	0.12	0.10	0.07	0.06	0.05	0.23	0.10
Lac qui Parle	0.03	0.00	0.09	0.06	0.06	0.03	0.03	0.09
Norman	0.03	0.12	0.09	0.03	0.06	0.03	0.15	0.09
Yellow Medicine	0.09	0.06	0.02	0.06	0.02	0.06	0.15	0.09
Houston	0.07	0.05	0.07	0.01	0.03	0.05	0.12	0.08
Jackson	0.11	0.13	0.02	0.00	0.06	0.02	0.23	0.08
Nicollet	0.06	0.13	0.18	0.06	0.05	0.03	0.19	0.08
Polk	0.04	0.10	0.04	0.02	0.07	0.01	0.14	0.08
Big Stone	0.04	0.04	0.00	0.04	0.00	0.07	0.07	0.07
Murray	0.12	0.05	0.05	0.07	0.05	0.02	0.17	0.07
Rock	0.05	0.07	0.10	0.02	0.00	0.07	0.12	0.07
Watonwan	0.14	0.16	0.09	0.16	0.00	0.07	0.30	0.07
Wilkin	0.14	0.00	0.07	0.07	0.03	0.03	0.14	0.07
Marshall	0.02	0.04	0.04	0.02	0.00	0.06	0.06	0.06
Red Lake	0.00	0.00	0.06	0.06	0.00	0.06	0.00	0.06
Redwood	0.08	0.12	0.08	0.03	0.02	0.05	0.20	0.06
Traverse	0.10	0.05	0.05	0.10	0.05	0.00	0.15	0.05
Mahnomen	0.23	0.17	0.17	0.06	0.00	0.01	0.40	0.01
Nobles	0.08	0.07	0.05	0.05	0.00	0.01	0.14	0.01
Kittson	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.00
Lincoln	0.07	0.03	0.00	0.07	0.00	0.00	0.10	0.00
Pennington*	0.12	0.00	0.00	0.02	*	*	0.12	*

\*Q1 & Q2 2014 data not available for Pennington County.

## Study Purpose and Objectives

This report 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 2009 through 2013. The Center conducted the research and prepared the analysis for this 2014 semi-annual report.

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 2014.
- **Updated foreclosure rates for all Minnesota counties** in the first half of 2014.<sup>1</sup> The calculation of foreclosure rates makes it possible to compare the relative impact of foreclosure on areas with different population sizes.
- **2012 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.

---

<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

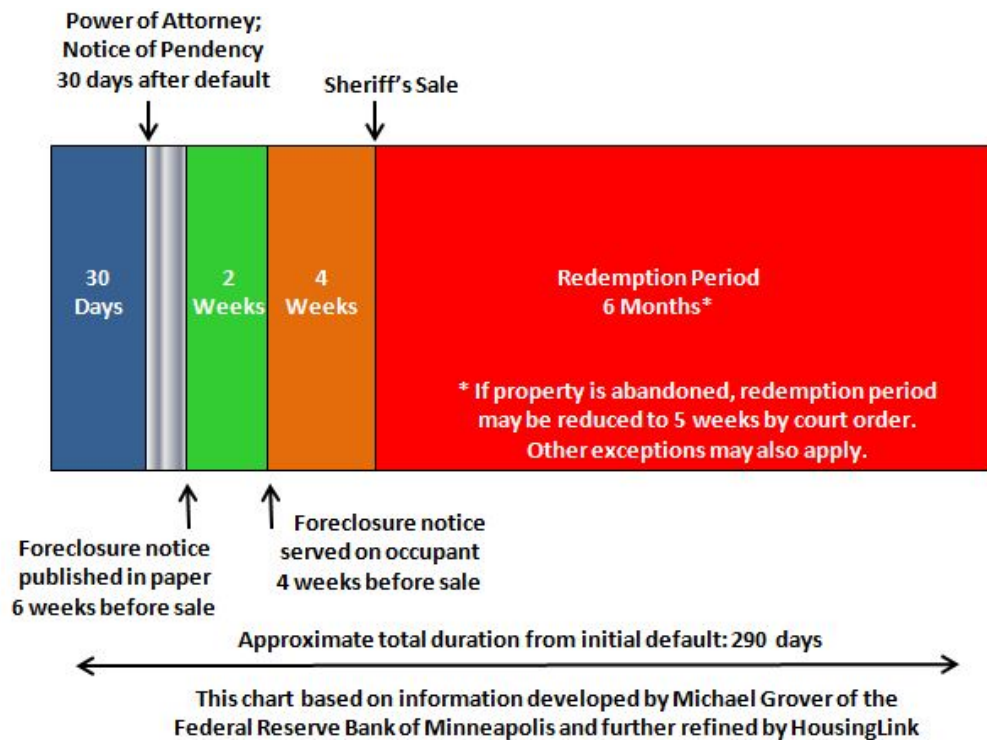
There are two types of foreclosure processes in Minnesota:

- 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 occupant, starting the foreclosure process.

#### Sample Foreclosure by Advertisement Action Timeline on a Mortgage



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 sheriff serves the filing to the occupant. 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<sup>2</sup>, 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>3</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, Minnesota Homeownership Center contacted all Minnesota counties. For the updates in this report, counties were asked to provide Minnesota Homeownership Center with the total number of sheriff's sales that occurred in their jurisdiction through the end of the reporting period.

## 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.

$$\text{foreclosure rate (in percentage)} = \text{sheriff's sales in county} / \text{residential parcels in county}$$

---

<sup>1</sup> As of June 15, 2009, MN State Law allows homeowners to delay their foreclosure sale. 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. See [www.hocmn.org](http://www.hocmn.org) for details.

<sup>2</sup> Some exceptions apply.

<sup>3</sup> Residential mortgages include single-family and multi-family homes.