
Foreclosures in Minnesota:

A Report Based on County Sheriff's Sale Data

February 26, 2009 Supplement

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HousingLink

600 18th Avenue North
Minneapolis, MN 55411

Telephone: 612-522-2500
Facsimile: 612-521-1577

www.housinglink.org
info@housinglink.org

In partnership with:



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.

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.

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.

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.

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.

About the Center for Urban and Regional Affairs

The Center for Urban and Regional Affairs (CURA) is an all-University applied research and technology center at the University of Minnesota that connects faculty and students with community organizations and public institutions working on significant public policy issues in Minnesota. Learn more at www.cura.umn.edu.

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Study Purpose and Objectives

This supplement report was commissioned by the Greater Minnesota Housing Fund, Minnesota Housing, Family Housing Fund, and 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 is a follow-up to the [Foreclosures in Minnesota](#) (April 2008) report in which comparable analysis and maps were presented. HousingLink was contracted to conduct the research and prepare the analysis in both 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 area and Greater Minnesota to reflect actual 2008 foreclosures.
- **Updated foreclosure rates for all Minnesota counties** to compare actual 2008 foreclosures to 2007 household estimates¹. The calculation of foreclosure rates makes it possible to compare the relative impact of foreclosure on areas with different population sizes.
- **The supplement report does not include a 2009 foreclosure projection.** Previous Minnesota foreclosure reports have included a foreclosure projection. These projections were generated based solely on recent foreclosure trends with the assumption that the same patterns would continue into the upcoming year. Due to greater uncertainty about future economic conditions, this supplement report does not include a projection.

Some factors that may result in a higher number of foreclosures in 2009 include but are not limited to: deteriorating economic conditions; increasing unemployment rates; falling housing prices; rising numbers of mortgage delinquencies; and resetting adjustable rate mortgages. Conversely, more active intervention and loss mitigation activities on part of counselors and lenders may help to reduce the number of foreclosures.

¹ The previous [Foreclosures in Minnesota](#) (April 2008) report used 2005 household estimates to calculate the foreclosure rate, whereas this supplement report uses 2007 household estimates to calculate the 2008 foreclosure rate.

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

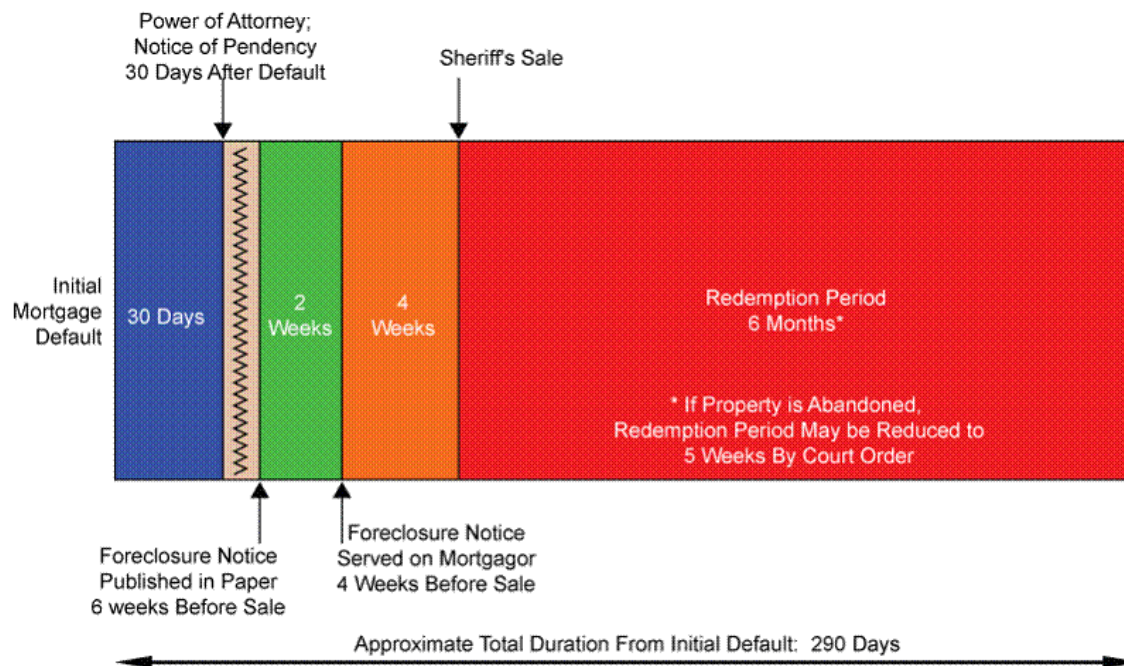
There are two types of foreclosure processes in Minnesota:

- 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 more 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.

Sample Foreclosure by Advertisement Action Timeline on a Conventional Mortgage



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.

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 mortgages¹. 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 partnered with the University of Minnesota's Center for Urban and Regional Affairs to contact all Minnesota counties. Counties were asked to provide HousingLink with the total number of sheriff's sales that occurred in their jurisdiction in 2008. All counties were able to provide their 2008 foreclosure counts. In addition, the counties of Crow Wing, Goodhue, and Wright were able to provide their 2006 foreclosure counts, which were unreported in previous reports.

¹ Residential mortgages include single-family and multi-family homes.

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 households¹.

Foreclosure Rate = [Number of sheriff's sales] / [for every 100 households]

For example, a rate of 1.41 indicates there were 1.41 mortgages foreclosed for every 100 households in the specified location or also could be translated to one mortgage foreclosed for every 71 households.

¹ The 2005, 2006 and 2007 foreclosure rate calculations use 2005 Minnesota State Demographic Center household estimates, while the 2008 foreclosure rate calculation uses 2007 Minnesota State Demographic Center household estimates.

Minnesota Foreclosure Figures

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

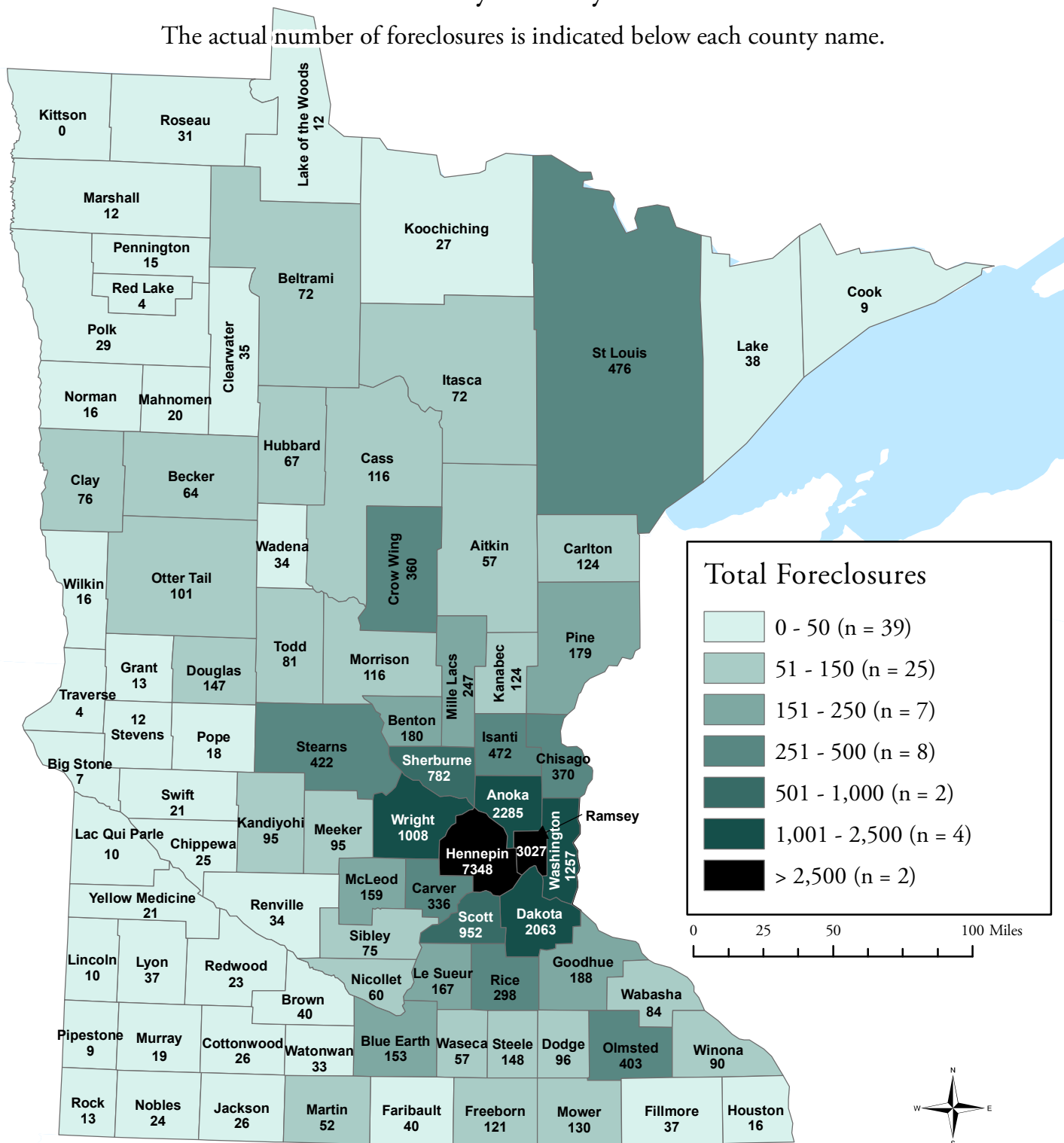
| | | |
|---|---|---------|
| <i>Foreclosure Count Map</i> | A map of Minnesota representing 2008 foreclosures by county. | p.6 |
| <i>Foreclosures by County</i> | Two tables detailing the number of foreclosures in 2005-2008. The first is sorted by county name; the second is sorted by the number of foreclosures in 2008. | p.7-10 |
| <i>Foreclosure Rate Map</i> | A map of Minnesota representing the 2008 foreclosure rate by county. | p.11 |
| <i>Foreclosure Rates by County</i> | Two tables detailing 2005-2008 foreclosure rates by county. The first is sorted by county name; the second is sorted by the 2008 foreclosure rate. | p.12-15 |

More Minnesota foreclosure figures representing historical data can be found online at www.gmhf.com or www.housinglink.org

Figure 1

Minnesota Foreclosures (2008) by County

The actual number of foreclosures is indicated below each county name.



Foreclosures in Minnesota (February 2009 Supplement)

Funded by: Greater MN Housing Fund, MN Housing, Family Housing Fund, and MN Home Ownership Center
Data Source: County Sheriff's Sales (data collected by HousingLink & CURA)

Figure 2: Minnesota County Foreclosure Counts (sorted by county)

| | # of Foreclosures | | | | 05-06 Percent Change ¹ | 06-07 Percent Change ² | 07-08 Percent Change ³ |
|--------------------------|-------------------|---------------------|--------|--------|---|---|---|
| | 2005 | 2006 | 2007 | 2008 | | | |
| Twin Cities Metro | 3,759 | 7,039 | 12,974 | 17,268 | 87% | 84% | 33% |
| Greater Minnesota | 2,707 | 4,777 ⁴ | 7,430 | 9,000 | 48% | 53% | 21% |
| Minnesota | 6,466 | 11,816 ⁵ | 20,404 | 26,268 | 71% | 72% | 29% |
| Aitkin | 18 | 35 | 47 | 57 | 94% | 34% | 21% |
| Anoka | 520 | 849 | 1,680 | 2,285 | 63% | 98% | 36% |
| Becker | 25 | 29 | 50 | 64 | 16% | 72% | 28% |
| Beltrami | 18 | 28 | 78 | 72 | 56% | 179% | -8% |
| Benton | 36 | 98 | 176 | 180 | 172% | 80% | 2% |
| Big Stone | 7 | 6 | 7 | 7 | -14% | 17% | 0% |
| Blue Earth | 57 | 101 | 143 | 153 | 77% | 42% | 7% |
| Brown | 20 | 35 | 32 | 40 | 75% | -9% | 25% |
| Carlton | 41 | 46 | 79 | 124 | 12% | 72% | 57% |
| Carver | 81 | 119 | 287 | 336 | 47% | 141% | 17% |
| Cass | 33 | 78 | 91 | 116 | 136% | 17% | 27% |
| Chippewa* | -- | -- | 15 | 25 | -- | -- | 67% |
| Chisago | 108 | 172 | 307 | 370 | 59% | 78% | 21% |
| Clay | 36 | 44 | 70 | 76 | 22% | 59% | 9% |
| Clearwater | 4 | 6 | 7 | 35 | 50% | 17% | 400% |
| Cook | 5 | 4 | 3 | 9 | -20% | -25% | 200% |
| Cottonwood | 11 | 24 | 19 | 26 | 118% | -21% | 37% |
| Crow Wing* | -- | 198 | 231 | 360 | -- | 17% | 56% |
| Dakota | 459 | 880 | 1,610 | 2,063 | 92% | 83% | 28% |
| Dodge* | -- | 77 | 66 | 96 | -- | -14% | 45% |
| Douglas | 44 | 40 | 78 | 147 | -9% | 95% | 88% |
| Faribault | 19 | 36 | 39 | 40 | 89% | 8% | 3% |
| Fillmore | 29 | 36 | 43 | 37 | 24% | 19% | -14% |
| Freeborn | 80 | 95 | 110 | 121 | 19% | 16% | 10% |
| Goodhue* | -- | 106 | 153 | 188 | -- | 44% | 23% |
| Grant | 10 | 21 | 14 | 13 | 110% | -33% | -7% |
| Hennepin | 1,681 | 3,042 | 5,561 | 7,348 | 81% | 83% | 32% |
| Houston | 8 | 14 | 10 | 16 | 75% | -29% | 60% |
| Hubbard* | -- | 35 | 63 | 67 | -- | 80% | 6% |
| Isanti | 80 | 196 | 322 | 472 | 145% | 64% | 47% |
| Itasca | 77 | 64 | 73 | 72 | -17% | 14% | -1% |
| Jackson | 18 | 8 | 18 | 26 | -56% | 125% | 44% |
| Kanabec | 35 | 64 | 97 | 124 | 83% | 52% | 28% |
| Kandiyohi | 68 | 53 | 72 | 95 | -22% | 36% | 32% |
| Kittson* | -- | 2 | 2 | 0 | -- | 0% | -100% |
| Koochiching | 19 | 22 | 17 | 27 | 16% | -23% | 59% |
| Lac qui Parle | 12 | 11 | 11 | 10 | -8% | 0% | -9% |
| Lake | 10 | 16 | 32 | 38 | 60% | 100% | 19% |
| Lake of the Woods | 2 | 3 | 9 | 12 | 50% | 200% | 33% |
| Le Sueur | 39 | 70 | 174 | 167 | 79% | 149% | -4% |
| Lincoln | 3 | 8 | 4 | 10 | 167% | -50% | 150% |
| Lyon | 16 | 23 | 67 | 37 | 44% | 191% | -45% |
| Mahnomen | 6 | 5 | 3 | 20 | -17% | -40% | 567% |
| Marshall* | -- | -- | 9 | 12 | -- | -- | 33% |
| Martin | 26 | 44 | 54 | 52 | 69% | 23% | -4% |
| McLeod | 56 | 72 | 142 | 159 | 29% | 97% | 12% |
| Meeker | 86 | 94 | 114 | 95 | 9% | 21% | -17% |

| | # of Foreclosures | | | | 05-06 Percent Change ¹ | 06-07 Percent Change ² | 07-08 Percent Change ³ |
|-----------------|-------------------|-------|-------|-------|---|---|---|
| | 2005 | 2006 | 2007 | 2008 | | | |
| Mille Lacs | 61 | 103 | 229 | 247 | 69% | 122% | 8% |
| Morrison | 52 | 77 | 93 | 116 | 48% | 21% | 25% |
| Mower | 103 | 146 | 142 | 130 | 42% | -3% | -8% |
| Murray | 10 | 13 | 10 | 19 | 30% | -23% | 60% |
| Nicollet* | -- | -- | 49 | 60 | -- | -- | 22% |
| Nobles* | -- | -- | 18 | 24 | -- | -- | 33% |
| Norman | 7 | 14 | 14 | 16 | 100% | 0% | 14% |
| Olmsted | 158 | 237 | 342 | 403 | 50% | 44% | 18% |
| Otter Tail | 59 | 92 | 89 | 101 | 56% | -3% | 13% |
| Pennington | 12 | 7 | 11 | 15 | -42% | 57% | 36% |
| Pine | 84 | 116 | 217 | 179 | 38% | 87% | -18% |
| Pipestone | 11 | 14 | 12 | 9 | 27% | -14% | -25% |
| Polk | 22 | 26 | 30 | 29 | 18% | 15% | -3% |
| Pope | 9 | 13 | 19 | 18 | 44% | 46% | -5% |
| Ramsey | 626 | 1,407 | 2,352 | 3,027 | 125% | 67% | 29% |
| Red Lake | 4 | 1 | 1 | 4 | -75% | 0% | 300% |
| Redwood | 21 | 30 | 29 | 23 | 43% | -3% | -21% |
| Renville* | -- | -- | 47 | 34 | -- | -- | -28% |
| Rice | 79 | 147 | 237 | 298 | 86% | 61% | 26% |
| Rock | 3 | 10 | 15 | 13 | 233% | 50% | -13% |
| Roseau | 19 | 27 | 27 | 31 | 42% | 0% | 15% |
| Scott | 148 | 328 | 606 | 952 | 122% | 85% | 57% |
| Sherburne | 210 | 341 | 673 | 782 | 62% | 97% | 16% |
| Sibley | 25 | 42 | 54 | 75 | 68% | 29% | 39% |
| St. Louis | 219 | 319 | 359 | 476 | 46% | 13% | 33% |
| Stearns | 136 | 219 | 375 | 422 | 61% | 71% | 13% |
| Steele | 64 | 91 | 123 | 148 | 42% | 35% | 20% |
| Stevens* | -- | -- | -- | 12 | -- | -- | -- |
| Swift | 10 | 16 | 27 | 21 | 60% | 69% | -22% |
| Todd | 36 | 48 | 68 | 81 | 33% | 42% | 19% |
| Traverse | 3 | 9 | 3 | 4 | 200% | -67% | 33% |
| Wabasha | 28 | 38 | 47 | 84 | 36% | 24% | 79% |
| Wadena | 23 | 7 | 25 | 34 | -70% | 257% | 36% |
| Waseca | 23 | 44 | 20 | 57 | 91% | -55% | 185% |
| Washington | 244 | 414 | 878 | 1,257 | 70% | 112% | 43% |
| Watsonwan | 12 | 26 | 20 | 33 | 117% | -23% | 65% |
| Wilkin | 22 | 23 | 31 | 16 | 5% | 35% | -48% |
| Winona* | -- | 39 | 58 | 90 | -- | 49% | 55% |
| Wright* | -- | 305 | 753 | 1,008 | -- | 147% | 34% |
| Yellow Medicine | 20 | 18 | 12 | 21 | -10% | -33% | 75% |

* Indicates a county did not maintain part or all of the data requested or declined to provide the data.

¹ Total percent change is calculated based only on counties that reported their foreclosure numbers for both 2005 and 2006.

² Total percent change is calculated based only on counties that reported their foreclosure numbers for both 2006 and 2007.

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⁴ The 2006 Greater Minnesota foreclosure total has been revised from the [Foreclosures in Minnesota](#) (April 2008) report to reflect new information about the number of foreclosures that occurred in Crow Wing, Goodhue, and Wright Counties in 2006.

⁵ The 2006 Minnesota foreclosure total has been revised from the [Foreclosures in Minnesota](#) (April 2008) report to reflect new information about the number of foreclosures that occurred in Crow Wing, Goodhue, and Wright Counties in 2006.

Figure 3: Minnesota County Foreclosure Counts (sorted by 2008 foreclosures)

| | | # of Foreclosures | | | | 05-06 Percent Change ¹ | 06-07 Percent Change ² | 07-08 Percent Change ³ |
|--------------------------|--|-------------------|---------------------|--------|--------|---|---|---|
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| Twin Cities Metro | | 3,759 | 7,039 | 12,974 | 17,268 | 87% | 84% | 33% |
| Greater Minnesota | | 2,707 | 4,777 ⁴ | 7,430 | 9,00 | 48% | 53% | 21% |
| Minnesota | | 6,466 | 11,816 ⁵ | 20,404 | 26,268 | 71% | 72% | 29% |

| | | | | | | | | |
|----|------------|-------|-------|-------|-------|------|------|------|
| 1 | Hennepin | 1,681 | 3,042 | 5,561 | 7,348 | 81% | 83% | 32% |
| 2 | Ramsey | 626 | 1,407 | 2,352 | 3,027 | 125% | 67% | 29% |
| 3 | Anoka | 520 | 849 | 1,680 | 2,285 | 63% | 98% | 36% |
| 4 | Dakota | 459 | 880 | 1,610 | 2,063 | 92% | 83% | 28% |
| 5 | Washington | 244 | 414 | 878 | 1,257 | 70% | 112% | 43% |
| 6 | Wright* | -- | 305 | 753 | 1,008 | -- | 147% | 34% |
| 7 | Scott | 148 | 328 | 606 | 952 | 122% | 85% | 57% |
| 8 | Sherburne | 210 | 341 | 673 | 782 | 62% | 97% | 16% |
| 9 | St. Louis | 219 | 319 | 359 | 476 | 46% | 13% | 33% |
| 10 | Isanti | 80 | 196 | 322 | 472 | 145% | 64% | 47% |
| 11 | Stearns | 136 | 219 | 375 | 422 | 61% | 71% | 13% |
| 12 | Olmsted | 158 | 237 | 342 | 403 | 50% | 44% | 18% |
| 13 | Chisago | 108 | 172 | 307 | 370 | 59% | 78% | 21% |
| 14 | Crow Wing* | -- | 198 | 231 | 360 | -- | 17% | 56% |
| 15 | Carver | 81 | 119 | 287 | 336 | 47% | 141% | 17% |
| 16 | Rice | 79 | 147 | 237 | 298 | 86% | 61% | 26% |
| 17 | Mille Lacs | 61 | 103 | 229 | 247 | 69% | 122% | 8% |
| 18 | Goodhue* | -- | 106 | 153 | 188 | -- | 44% | 23% |
| 19 | Benton | 36 | 98 | 176 | 180 | 172% | 80% | 2% |
| 20 | Pine | 84 | 116 | 217 | 179 | 38% | 87% | -18% |
| 21 | Le Sueur | 39 | 70 | 174 | 167 | 79% | 149% | -4% |
| 22 | McLeod | 56 | 72 | 142 | 159 | 29% | 97% | 12% |
| 23 | Blue Earth | 57 | 101 | 143 | 153 | 77% | 42% | 7% |
| 24 | Steele | 64 | 91 | 123 | 148 | 42% | 35% | 20% |
| 25 | Douglas | 44 | 40 | 78 | 147 | -9% | 95% | 88% |
| 26 | Mower | 103 | 146 | 142 | 130 | 42% | -3% | -8% |
| 27 | Carlton | 41 | 46 | 79 | 124 | 12% | 72% | 57% |
| 28 | Kanabec | 35 | 64 | 97 | 124 | 83% | 52% | 28% |
| 29 | Freeborn | 80 | 95 | 110 | 121 | 19% | 16% | 10% |
| 30 | Cass | 33 | 78 | 91 | 116 | 136% | 17% | 27% |
| 31 | Morrison | 52 | 77 | 93 | 116 | 48% | 21% | 25% |
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| 33 | Dodge* | -- | 77 | 66 | 96 | -- | -14% | 45% |
| 34 | Kandiyohi | 68 | 53 | 72 | 95 | -22% | 36% | 32% |
| 35 | Meeker | 86 | 94 | 114 | 95 | 9% | 21% | -17% |
| 36 | Winona* | -- | 39 | 58 | 90 | -- | 49% | 55% |
| 37 | Wabasha | 28 | 38 | 47 | 84 | 36% | 24% | 79% |
| 38 | Todd | 36 | 48 | 68 | 81 | 33% | 42% | 19% |
| 39 | Clay | 36 | 44 | 70 | 76 | 22% | 59% | 9% |
| 40 | Sibley | 25 | 42 | 54 | 75 | 68% | 29% | 39% |
| 41 | Beltrami | 18 | 28 | 78 | 72 | 56% | 179% | -8% |
| 42 | Itasca | 77 | 64 | 73 | 72 | -17% | 14% | -1% |
| 43 | Hubbard* | -- | 35 | 63 | 67 | -- | 80% | 6% |
| 44 | Becker | 25 | 29 | 50 | 64 | 16% | 72% | 28% |
| 45 | Nicollet* | -- | -- | 49 | 60 | -- | -- | 22% |
| 46 | Aitkin | 18 | 35 | 47 | 57 | 94% | 34% | 21% |
| 47 | Waseca | 23 | 44 | 20 | 57 | 91% | -55% | 185% |
| 48 | Martin | 26 | 44 | 54 | 52 | 69% | 23% | -4% |

| | | # of Foreclosures | | | | 05-06 Percent Change ¹ | 06-07 Percent Change ² | 07-08 Percent Change ³ |
|----|-------------------|-------------------|------|------|------|---|---|---|
| | | 2005 | 2006 | 2007 | 2008 | | | |
| 49 | Brown | 20 | 35 | 32 | 40 | 75% | -9% | 25% |
| 50 | Faribault | 19 | 36 | 39 | 40 | 89% | 8% | 3% |
| 51 | Lake | 10 | 16 | 32 | 38 | 60% | 100% | 19% |
| 52 | Fillmore | 29 | 36 | 43 | 37 | 24% | 19% | -14% |
| 53 | Lyon | 16 | 23 | 67 | 37 | 44% | 191% | -45% |
| 54 | Clearwater | 4 | 6 | 7 | 35 | 50% | 17% | 400% |
| 55 | Renville* | -- | -- | 47 | 34 | -- | -- | -28% |
| 56 | Wadena | 23 | 7 | 25 | 34 | -70% | 257% | 36% |
| 57 | Watonwan | 12 | 26 | 20 | 33 | 117% | -23% | 65% |
| 58 | Roseau | 19 | 27 | 27 | 31 | 42% | 0% | 15% |
| 59 | Polk | 22 | 26 | 30 | 29 | 18% | 15% | -3% |
| 60 | Koochiching | 19 | 22 | 17 | 27 | 16% | -23% | 59% |
| 61 | Cottonwood | 11 | 24 | 19 | 26 | 118% | -21% | 37% |
| 62 | Jackson | 18 | 8 | 18 | 26 | -56% | 125% | 44% |
| 63 | Chippewa* | -- | -- | 15 | 25 | -- | -- | 67% |
| 64 | Nobles* | -- | -- | 18 | 24 | -- | -- | 33% |
| 65 | Redwood | 21 | 30 | 29 | 23 | 43% | -3% | -21% |
| 66 | Swift | 10 | 16 | 27 | 21 | 60% | 69% | -22% |
| 67 | Yellow Medicine | 20 | 18 | 12 | 21 | -10% | -33% | 75% |
| 68 | Mahnomen | 6 | 5 | 3 | 20 | -17% | -40% | 567% |
| 69 | Murray | 10 | 13 | 10 | 19 | 30% | -23% | 60% |
| 70 | Pope | 9 | 13 | 19 | 18 | 44% | 46% | -5% |
| 71 | Houston | 8 | 14 | 10 | 16 | 75% | -29% | 60% |
| 72 | Norman | 7 | 14 | 14 | 16 | 100% | 0% | 14% |
| 73 | Wilkin | 22 | 23 | 31 | 16 | 5% | 35% | -48% |
| 74 | Pennington | 12 | 7 | 11 | 15 | -42% | 57% | 36% |
| 75 | Grant | 10 | 21 | 14 | 13 | 110% | -33% | -7% |
| 76 | Rock | 3 | 10 | 15 | 13 | 233% | 50% | -13% |
| 77 | Lake of the Woods | 2 | 3 | 9 | 12 | 50% | 200% | 33% |
| 78 | Marshall* | -- | -- | 9 | 12 | -- | -- | 33% |
| 79 | Stevens* | -- | -- | -- | 12 | -- | -- | -- |
| 80 | Lac qui Parle | 12 | 11 | 11 | 10 | -8% | 0% | -9% |
| 81 | Lincoln | 3 | 8 | 4 | 10 | 167% | -50% | 150% |
| 82 | Cook | 5 | 4 | 3 | 9 | -20% | -25% | 200% |
| 83 | Pipestone | 11 | 14 | 12 | 9 | 27% | -14% | -25% |
| 84 | Big Stone | 7 | 6 | 7 | 7 | -14% | 17% | 0% |
| 85 | Red Lake | 4 | 1 | 1 | 4 | -75% | 0% | 300% |
| 86 | Traverse | 3 | 9 | 3 | 4 | 200% | -67% | 33% |
| 87 | Kittson* | -- | 2 | 2 | 0 | -- | 0% | -100% |

* Indicates a county did not maintain part or all of the data requested or declined to provide the data.

¹ Total percent change is calculated based only on counties that reported their foreclosure numbers for both 2005 and 2006.

² Total percent change is calculated based only on counties that reported their foreclosure numbers for both 2006 and 2007.

³ Total percent change is calculated based only on counties that reported their foreclosure numbers for both 2007 and 2008.

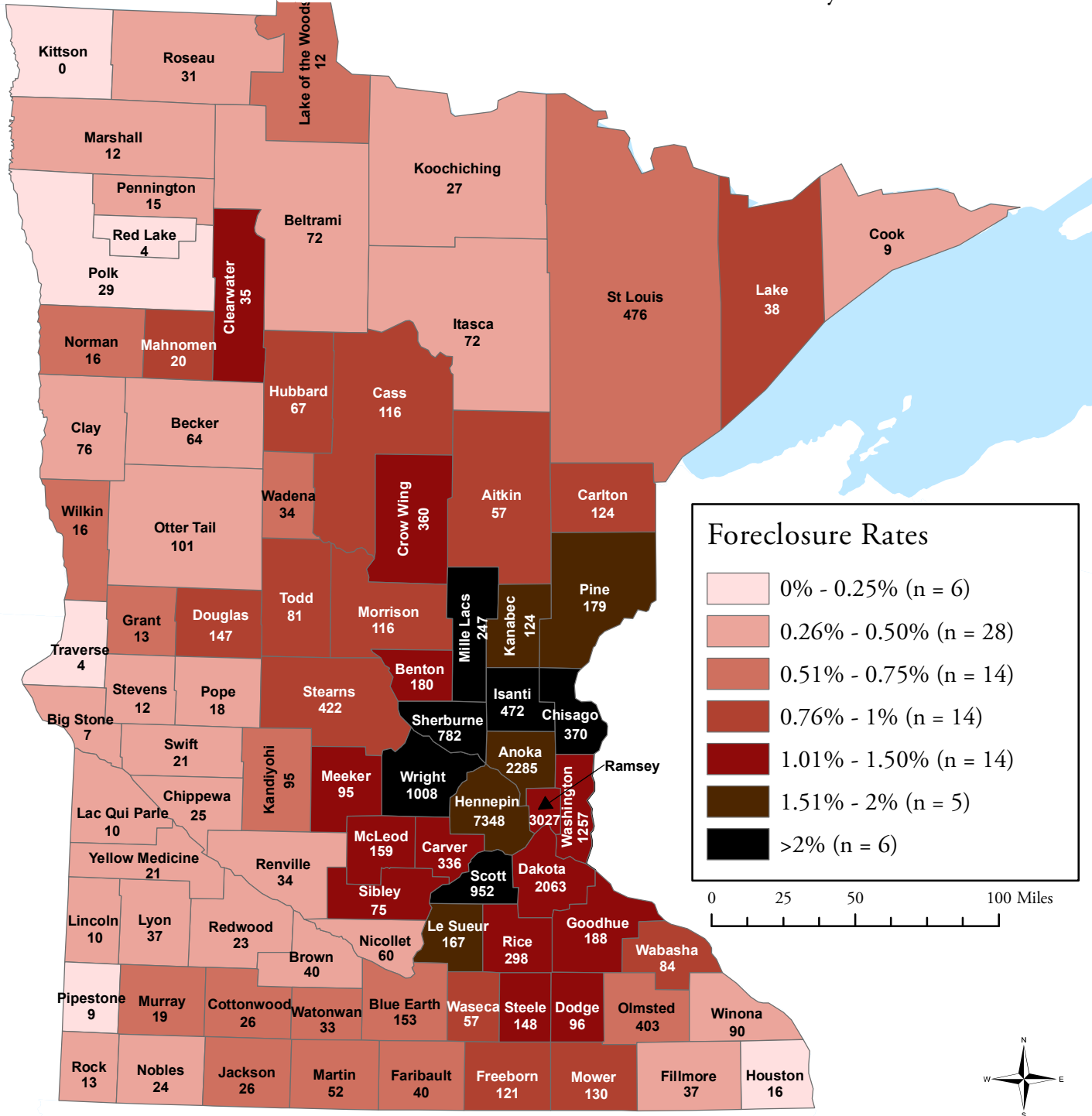
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⁵ The 2006 Minnesota foreclosure total has been revised from the [Foreclosures in Minnesota](#) (April 2008) report to reflect new information about the number of foreclosures that occurred in Crow Wing, Goodhue, and Wright Counties in 2006.

Figure 4

Minnesota Foreclosure Rates (2008)[^] by Total 2007 Households

The actual number of foreclosures is indicated below each county name.



Foreclosures in Minnesota (February 2009 Supplement)

Funded by: Greater MN Housing Fund, MN Housing, Family Housing Fund, & MN Home Ownership Center

[^] Foreclosure Rate = the number of foreclosed mortgages as a percent of total households

Data Source: County Sheriff's Sales (data collected by HousingLink & CURA)

MN State Demographic Center (2007 household estimates)

Figure 5: Minnesota County Foreclosure Rates[^] (sorted by county)

| | 2005 ¹ | 2006 ² | 2007 ³ | 2008 ⁴ |
|----------------------------|-------------------|-------------------|-------------------|-------------------|
| TC Metro Averages | 0.34 | 0.64 | 1.18 | 1.54 |
| Greater MN Averages | 0.35 | 0.53 ⁵ | 0.79 | 0.94 |
| Minnesota Averages | 0.34 | 0.59 ⁶ | 1.00 | 1.26 |
| Aitkin | 0.25 | 0.49 | 0.65 | 0.79 |
| Anoka | 0.44 | 0.72 | 1.43 | 1.90 |
| Becker | 0.19 | 0.23 | 0.39 | 0.49 |
| Beltrami | 0.11 | 0.18 | 0.50 | 0.44 |
| Benton | 0.24 | 0.65 | 1.17 | 1.16 |
| Big Stone | 0.31 | 0.26 | 0.31 | 0.31 |
| Blue Earth | 0.25 | 0.44 | 0.62 | 0.65 |
| Brown | 0.19 | 0.32 | 0.30 | 0.37 |
| Carlton | 0.31 | 0.35 | 0.60 | 0.92 |
| Carver | 0.27 | 0.39 | 0.94 | 1.06 |
| Cass | 0.28 | 0.66 | 0.77 | 0.97 |
| Chippewa* | -- | -- | 0.28 | 0.46 |
| Chisago | 0.62 | 0.99 | 1.77 | 2.07 |
| Clay | 0.18 | 0.22 | 0.35 | 0.36 |
| Clearwater | 0.12 | 0.18 | 0.20 | 1.02 |
| Cook | 0.20 | 0.16 | 0.12 | 0.36 |
| Cottonwood | 0.22 | 0.49 | 0.39 | 0.53 |
| Crow Wing* | -- | 0.80 | 0.93 | 1.41 |
| Dakota | 0.31 | 0.60 | 1.10 | 1.37 |
| Dodge* | -- | 1.06 | 0.91 | 1.30 |
| Douglas | 0.30 | 0.27 | 0.53 | 0.96 |
| Faribault | 0.29 | 0.55 | 0.60 | 0.62 |
| Fillmore | 0.34 | 0.42 | 0.50 | 0.43 |
| Freeborn | 0.59 | 0.71 | 0.82 | 0.90 |
| Goodhue* | -- | 0.59 | 0.85 | 1.03 |
| Grant | 0.40 | 0.83 | 0.56 | 0.52 |
| Hennepin | 0.35 | 0.64 | 1.17 | 1.52 |
| Houston | 0.10 | 0.18 | 0.13 | 0.20 |
| Hubbard* | -- | 0.45 | 0.80 | 0.85 |
| Isanti | 0.58 | 1.41 | 2.32 | 3.27 |
| Itasca | 0.42 | 0.35 | 0.40 | 0.38 |
| Jackson | 0.39 | 0.17 | 0.39 | 0.56 |
| Kanabec | 0.55 | 1.01 | 1.53 | 1.91 |
| Kandiyohi | 0.41 | 0.32 | 0.44 | 0.56 |
| Kittson* | -- | 0.10 | 0.10 | 0.00 |
| Koochiching | 0.32 | 0.37 | 0.28 | 0.45 |
| Lac qui Parle | 0.37 | 0.34 | 0.34 | 0.31 |
| Lake | 0.21 | 0.33 | 0.67 | 0.79 |
| Lake of the Woods | 0.10 | 0.16 | 0.47 | 0.63 |
| Le Sueur | 0.36 | 0.65 | 1.61 | 1.52 |
| Lincoln | 0.12 | 0.31 | 0.15 | 0.39 |
| Lyon | 0.16 | 0.23 | 0.68 | 0.37 |
| Mahnomen | 0.30 | 0.25 | 0.15 | 1.00 |
| Marshall* | -- | -- | 0.22 | 0.29 |
| Martin | 0.29 | 0.49 | 0.60 | 0.58 |
| McLeod | 0.39 | 0.50 | 0.98 | 1.08 |
| Meeker | 0.95 | 1.04 | 1.26 | 1.03 |
| Mille Lacs | 0.60 | 1.02 | 2.27 | 2.37 |

| | 2005 ¹ | 2006 ² | 2007 ³ | 2008 ⁴ |
|-----------------|-------------------|-------------------|-------------------|-------------------|
| Morrison | 0.41 | 0.61 | 0.74 | 0.90 |
| Mower | 0.64 | 0.91 | 0.88 | 0.81 |
| Murray | 0.27 | 0.35 | 0.27 | 0.51 |
| Nicollet* | -- | -- | 0.42 | 0.50 |
| Nobles* | -- | -- | 0.23 | 0.30 |
| Norman | 0.24 | 0.48 | 0.48 | 0.55 |
| Olmsted | 0.29 | 0.44 | 0.64 | 0.72 |
| Otter Tail | 0.25 | 0.39 | 0.37 | 0.42 |
| Pennington | 0.21 | 0.12 | 0.19 | 0.26 |
| Pine | 0.77 | 1.06 | 1.98 | 1.62 |
| Pipestone | 0.27 | 0.35 | 0.30 | 0.22 |
| Polk | 0.18 | 0.21 | 0.24 | 0.23 |
| Pope | 0.19 | 0.28 | 0.41 | 0.38 |
| Ramsey | 0.30 | 0.68 | 1.14 | 1.46 |
| Red Lake | 0.22 | 0.06 | 0.06 | 0.23 |
| Redwood | 0.32 | 0.46 | 0.44 | 0.35 |
| Renville* | -- | -- | 0.69 | 0.50 |
| Rice | 0.37 | 0.70 | 1.12 | 1.37 |
| Rock | 0.08 | 0.26 | 0.39 | 0.33 |
| Roseau | 0.30 | 0.42 | 0.42 | 0.48 |
| Scott | 0.36 | 0.80 | 1.47 | 2.17 |
| Sherburne | 0.75 | 1.22 | 2.41 | 2.65 |
| Sibley | 0.42 | 0.71 | 0.91 | 1.26 |
| St. Louis | 0.26 | 0.38 | 0.43 | 0.56 |
| Stearns | 0.26 | 0.41 | 0.71 | 0.77 |
| Steele | 0.46 | 0.65 | 0.88 | 1.03 |
| Stevens* | -- | -- | 0.00 | 0.31 |
| Swift | 0.23 | 0.37 | 0.63 | 0.49 |
| Todd | 0.37 | 0.49 | 0.70 | 0.83 |
| Traverse | 0.18 | 0.55 | 0.18 | 0.24 |
| Wabasha | 0.32 | 0.43 | 0.54 | 0.94 |
| Wadena | 0.41 | 0.13 | 0.45 | 0.61 |
| Waseca | 0.32 | 0.61 | 0.28 | 0.78 |
| Washington | 0.30 | 0.51 | 1.08 | 1.47 |
| Watsonwan | 0.26 | 0.57 | 0.44 | 0.72 |
| Wilkin | 0.81 | 0.85 | 1.14 | 0.59 |
| Winona* | -- | 0.20 | 0.30 | 0.47 |
| Wright* | -- | 0.77 | 1.89 | 2.35 |
| Yellow Medicine | 0.46 | 0.42 | 0.28 | 0.49 |

* Indicates a county did not maintain part or all of the data requested or declined to provide the data.

[^] Foreclosure Rate = the number of foreclosed mortgages as a percent of total households.

¹ The 2005 foreclosure rate calculation uses 2005 Minnesota State Demographic Center household estimates.

² The 2006 foreclosure rate calculation uses 2005 Minnesota State Demographic Center household estimates.

³ The 2007 foreclosure rate calculation uses 2005 Minnesota State Demographic Center household estimates.

⁴ The 2008 foreclosure rate calculation uses 2007 Minnesota State Demographic Center household estimates.

⁵ The 2006 Greater Minnesota foreclosure rate has been revised from the [Foreclosures in Minnesota](#) (April 2008) report to reflect new information about the number of foreclosures that occurred in Crow Wing, Goodhue, and Wright Counties in 2006.

⁶ The 2006 Minnesota foreclosure rate has been revised from the [Foreclosures in Minnesota](#) (April 2008) report to reflect new information about the number of foreclosures that occurred in Crow Wing, Goodhue, and Wright Counties in 2006.

Figure 6: Minnesota County Foreclosure Rates[^] (sorted by 2008 foreclosure rate)

| | | 2005 | 2006 | 2007 | 2008 |
|----|----------------------------|------|------|------|------|
| | TC Metro Averages | 0.34 | 0.64 | 1.18 | 1.54 |
| | Greater MN Averages | 0.35 | 0.53 | 0.79 | 0.94 |
| | Minnesota Averages | 0.34 | 0.59 | 1.00 | 1.26 |
| 1 | Isanti | 0.58 | 1.41 | 2.32 | 3.27 |
| 2 | Sherburne | 0.75 | 1.22 | 2.41 | 2.65 |
| 3 | Mille Lacs | 0.6 | 1.02 | 2.27 | 2.37 |
| 4 | Wright* | -- | 0.77 | 1.89 | 2.35 |
| 5 | Scott | 0.36 | 0.80 | 1.47 | 2.17 |
| 6 | Chisago | 0.62 | 0.99 | 1.77 | 2.07 |
| 7 | Kanabec | 0.55 | 1.01 | 1.53 | 1.91 |
| 8 | Anoka | 0.44 | 0.72 | 1.43 | 1.90 |
| 9 | Pine | 0.77 | 1.06 | 1.98 | 1.62 |
| 10 | Hennepin | 0.35 | 0.64 | 1.17 | 1.52 |
| 11 | Le Sueur | 0.36 | 0.65 | 1.61 | 1.52 |
| 12 | Washington | 0.30 | 0.51 | 1.08 | 1.47 |
| 13 | Ramsey | 0.30 | 0.68 | 1.14 | 1.46 |
| 14 | Crow Wing* | -- | 0.80 | 0.93 | 1.41 |
| 15 | Dakota | 0.31 | 0.60 | 1.10 | 1.37 |
| 16 | Rice | 0.37 | 0.7 | 1.12 | 1.37 |
| 17 | Dodge* | -- | 1.06 | 0.91 | 1.30 |
| 18 | Sibley | 0.42 | 0.71 | 0.91 | 1.26 |
| 19 | Benton | 0.24 | 0.65 | 1.17 | 1.16 |
| 20 | McLeod | 0.39 | 0.5 | 0.98 | 1.08 |
| 21 | Carver | 0.27 | 0.39 | 0.94 | 1.06 |
| 22 | Meeker | 0.95 | 1.04 | 1.26 | 1.03 |
| 23 | Steele | 0.46 | 0.65 | 0.88 | 1.03 |
| 24 | Goodhue* | -- | 0.59 | 0.85 | 1.03 |
| 25 | Clearwater | 0.12 | 0.18 | 0.20 | 1.02 |
| 26 | Mahnomen | 0.3 | 0.25 | 0.15 | 1.00 |
| 27 | Cass | 0.28 | 0.66 | 0.77 | 0.97 |
| 28 | Douglas | 0.3 | 0.27 | 0.53 | 0.96 |
| 29 | Wabasha | 0.32 | 0.43 | 0.54 | 0.94 |
| 30 | Carlton | 0.31 | 0.35 | 0.60 | 0.92 |
| 31 | Freeborn | 0.59 | 0.71 | 0.82 | 0.90 |
| 32 | Morrison | 0.41 | 0.61 | 0.74 | 0.90 |
| 33 | Hubbard* | -- | 0.45 | 0.80 | 0.85 |
| 34 | Todd | 0.37 | 0.49 | 0.70 | 0.83 |
| 35 | Mower | 0.64 | 0.91 | 0.88 | 0.81 |
| 36 | Aitkin | 0.25 | 0.49 | 0.65 | 0.79 |
| 37 | Lake | 0.21 | 0.33 | 0.67 | 0.79 |
| 38 | Waseca | 0.32 | 0.61 | 0.28 | 0.78 |
| 39 | Stearns | 0.26 | 0.41 | 0.71 | 0.77 |
| 40 | Olmsted | 0.29 | 0.44 | 0.64 | 0.72 |
| 41 | Watonwan | 0.26 | 0.57 | 0.44 | 0.72 |
| 42 | Blue Earth | 0.25 | 0.44 | 0.62 | 0.65 |
| 43 | Lake of the Woods | 0.1 | 0.16 | 0.47 | 0.63 |
| 44 | Faribault | 0.29 | 0.55 | 0.60 | 0.62 |
| 45 | Wadena | 0.41 | 0.13 | 0.45 | 0.61 |
| 46 | Wilkin | 0.81 | 0.85 | 1.14 | 0.59 |
| 47 | Martin | 0.29 | 0.49 | 0.60 | 0.58 |
| 48 | Kandiyohi | 0.41 | 0.32 | 0.44 | 0.56 |

| | | 2005 | 2006 | 2007 | 2008 |
|----|-----------------|------|------|------|------|
| 49 | St. Louis | 0.26 | 0.38 | 0.43 | 0.56 |
| 50 | Jackson | 0.39 | 0.17 | 0.39 | 0.56 |
| 51 | Norman | 0.24 | 0.48 | 0.48 | 0.55 |
| 52 | Cottonwood | 0.22 | 0.49 | 0.39 | 0.53 |
| 53 | Grant | 0.4 | 0.83 | 0.56 | 0.52 |
| 54 | Murray | 0.27 | 0.35 | 0.27 | 0.51 |
| 55 | Nicollet* | -- | -- | 0.42 | 0.50 |
| 56 | Renville* | -- | -- | 0.69 | 0.50 |
| 57 | Becker | 0.19 | 0.23 | 0.39 | 0.49 |
| 58 | Swift | 0.23 | 0.37 | 0.63 | 0.49 |
| 59 | Yellow Medicine | 0.46 | 0.42 | 0.28 | 0.49 |
| 60 | Roseau | 0.3 | 0.42 | 0.42 | 0.48 |
| 61 | Winona* | -- | 0.2 | 0.30 | 0.47 |
| 62 | Chippewa* | -- | -- | 0.28 | 0.46 |
| 63 | Koochiching | 0.32 | 0.37 | 0.28 | 0.45 |
| 64 | Beltrami | 0.11 | 0.18 | 0.50 | 0.44 |
| 65 | Fillmore | 0.34 | 0.42 | 0.50 | 0.43 |
| 66 | Otter Tail | 0.25 | 0.39 | 0.37 | 0.42 |
| 67 | Lincoln | 0.12 | 0.31 | 0.15 | 0.39 |
| 68 | Itasca | 0.42 | 0.35 | 0.40 | 0.38 |
| 69 | Pope | 0.19 | 0.28 | 0.41 | 0.38 |
| 70 | Lyon | 0.16 | 0.23 | 0.68 | 0.37 |
| 71 | Brown | 0.19 | 0.32 | 0.30 | 0.37 |
| 72 | Clay | 0.18 | 0.22 | 0.35 | 0.36 |
| 73 | Cook | 0.2 | 0.16 | 0.12 | 0.36 |
| 74 | Redwood | 0.32 | 0.46 | 0.44 | 0.35 |
| 75 | Rock | 0.08 | 0.26 | 0.39 | 0.33 |
| 76 | Lac qui Parle | 0.37 | 0.34 | 0.34 | 0.31 |
| 77 | Big Stone | 0.31 | 0.26 | 0.31 | 0.31 |
| 78 | Stevens* | -- | -- | 0.00 | 0.31 |
| 79 | Nobles* | -- | -- | 0.23 | 0.30 |
| 80 | Marshall* | -- | -- | 0.22 | 0.29 |
| 81 | Pennington | 0.21 | 0.12 | 0.19 | 0.26 |
| 82 | Traverse | 0.18 | 0.55 | 0.18 | 0.24 |
| 83 | Polk | 0.18 | 0.21 | 0.24 | 0.23 |
| 84 | Red Lake | 0.22 | 0.06 | 0.06 | 0.23 |
| 85 | Pipestone | 0.27 | 0.35 | 0.30 | 0.22 |
| 86 | Houston | 0.1 | 0.18 | 0.13 | 0.20 |
| 87 | Kittson* | -- | 0.1 | 0.10 | 0.00 |

* Indicates a county did not maintain part or all of the data requested or declined to provide the data.

^ Foreclosure Rate = the number of foreclosed mortgages as a percent of total households.

¹ The 2005 foreclosure rate calculation uses 2005 Minnesota State Demographic Center household estimates.

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⁵ The 2006 Greater Minnesota foreclosure rate has been revised from the [Foreclosures in Minnesota](#) (April 2008) report to reflect new information about the number of foreclosures that occurred in Crow Wing, Goodhue, and Wright Counties in 2006.

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