
Foreclosures in Greater Minnesota:

A Report Based on County Sheriff's Sale Data

Supplement 1: October 31, 2007



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About HousingLink

HousingLink is an independent, politically neutral nonprofit organization that distributes affordable housing information to service agencies, housing providers, and policymakers in the Twin Cities metropolitan area. HousingLink offers resources to simplify the housing search process, including tools to understand affordable housing options and tools to market vacancies, and provides comprehensive information about the regional supply of affordable housing.

About Greater Minnesota Housing Fund

Founded in 1996 by The McKnight Foundation and Blandin Foundation, Greater Minnesota Housing Fund (GMHF) is a private, 501(c)(3) nonprofit organization that supports the creation of affordable housing in areas of economic vitality throughout the 80 counties outside of the Twin Cities metro area. GMHF provides important pre-development and capital funding, and brings people, money, and expertise together to support affordable housing development in greater Minnesota's communities. GMHF funds are targeted to households most in need of affordable housing, those families earning 80 percent or less of statewide median income. To date, the organization has provided \$86 million to support the development of 6,821 affordable housing units in Greater Minnesota, leveraging more than \$783 million in other financing. GMHF staff collaborates with a variety of state, regional, and local funding partners to address the unmet housing needs in Greater Minnesota.

Purpose

This supplement has been produced as a follow-up to the July 2, 2007 report, *Foreclosures in Greater Minnesota: A Report Based on Sheriff's Sale Data*. Its purpose is to provide data as evidence that the foreclosure situation remains urgent.

Data includes:

- Updated sheriff's sale counts for Greater Minnesota counties through the first three quarters of 2007 (January-September 2007) and an updated 2007 foreclosure projection estimate.
- Addition of sheriff's sale counts and projections for Twin Cities metro counties, providing a full picture of foreclosures in Minnesota.
- Foreclosure rates across all Minnesota counties to provide a measure of the comparative impact of foreclosures on counties of different population sizes.

Methodology

The methodology for this report supplement remains consistent to the July 2007 report with the following exceptions:

- **Data collection expanded to all counties (including metro).** Whereas the July 2007 report gathered sheriff's sale counts from Greater Minnesota counties, excluding the seven Twin Cities metro counties, the supplement gathers data from all counties in Minnesota. Sheriff's offices from all Greater Minnesota and Metro counties were asked to provide HousingLink with the total number of sheriff's sales for the first three quarters of 2007 (January 1, 2007 through September 30, 2007).
- **HousingLink obtained a response rate of 86%.** 75 counties provided HousingLink with updated sheriff's sales counts for January 1, 2007 through September 30, 2007. Of these 75 counties, all 7 Twin Cities metro counties provided data. In addition, 5 counties that did not provide sheriff's sales data in the July 2007 report were able to provide data for the October supplement (Crow Wing, Goodhue, Marshall, Nobles and Renville). Although Renville County is included in the response rate percentage, its sheriff's sale count is adjusted due to sheriff's sale information only being tracked as of April 2007. Data was unreported for 10 counties (Big Stone, Carlton, Kanabec, Kittson, Lake, Lyon, Murray, Pennington, Rock, and Todd). Chippewa and Stevens still do not maintain sheriff's sale data.
- **2007 projections updated based on 2007 Q1 – Q3 actual numbers.** Whereas the July 2007 report based its 2007 foreclosure count projections on first quarter data, the supplement bases the projection on three quarters of data (January 1 – September 30, 2007). Both the July 2007 report and October 2007 supplement assume that the total percentage of foreclosures that occurred by quarter in 2005 and 2006 in four counties (Anoka, Carver, Hennepin, and Scott) is representative of the quarterly proportion of sheriff's sales that will occur in 2007. Under this assumption, the first three quarter totals for 2007 will account for 71% of sheriff's sales at the year's end.
- **Where 2007 Q1 – Q3 data was unavailable, Q1 – Q3 projections were calculated using 2007 Q1 data.** The October 2007 supplement introduces a new calculation to project January 2007 - September 2007 sheriff's sale numbers for counties where 2007 first quarter data

was included in the July 2007 report, but updated foreclosure counts through September 30, 2007 were not reported. Based on the proportion of sheriff's sales that occurred in Anoka, Carver, Hennepin and Scott in 2005 and 2006 in the given timeframes, the first quarter totals for 2007 would account for 30% of sheriff's sales as of September 30, 2007.

Minnesota Foreclosure Figures

The following pages include figures detailing sheriff's sale counts in Minnesota. Figure numbers correspond to the July 2007 report. The following figures are included with this supplement:

Figure 3.1: Map of Minnesota Foreclosure Rates 2007 by County (Projected)

Figure 4.1: Minnesota Sheriff's Sales by County (sorted by County)

Figure 5.1: Minnesota Sheriff's Sales by County (sorted by 2007 Sheriff's Sales - Projected)

Figure 6.1: Minnesota Foreclosure Rates by County (sorted by County)

Figure 7.1: Minnesota Foreclosure Rates by County (sorted by 2007 Foreclosure Rate - Projected)

Figure 3.1: Minnesota Foreclosure Rates 2007 by County (Projected)

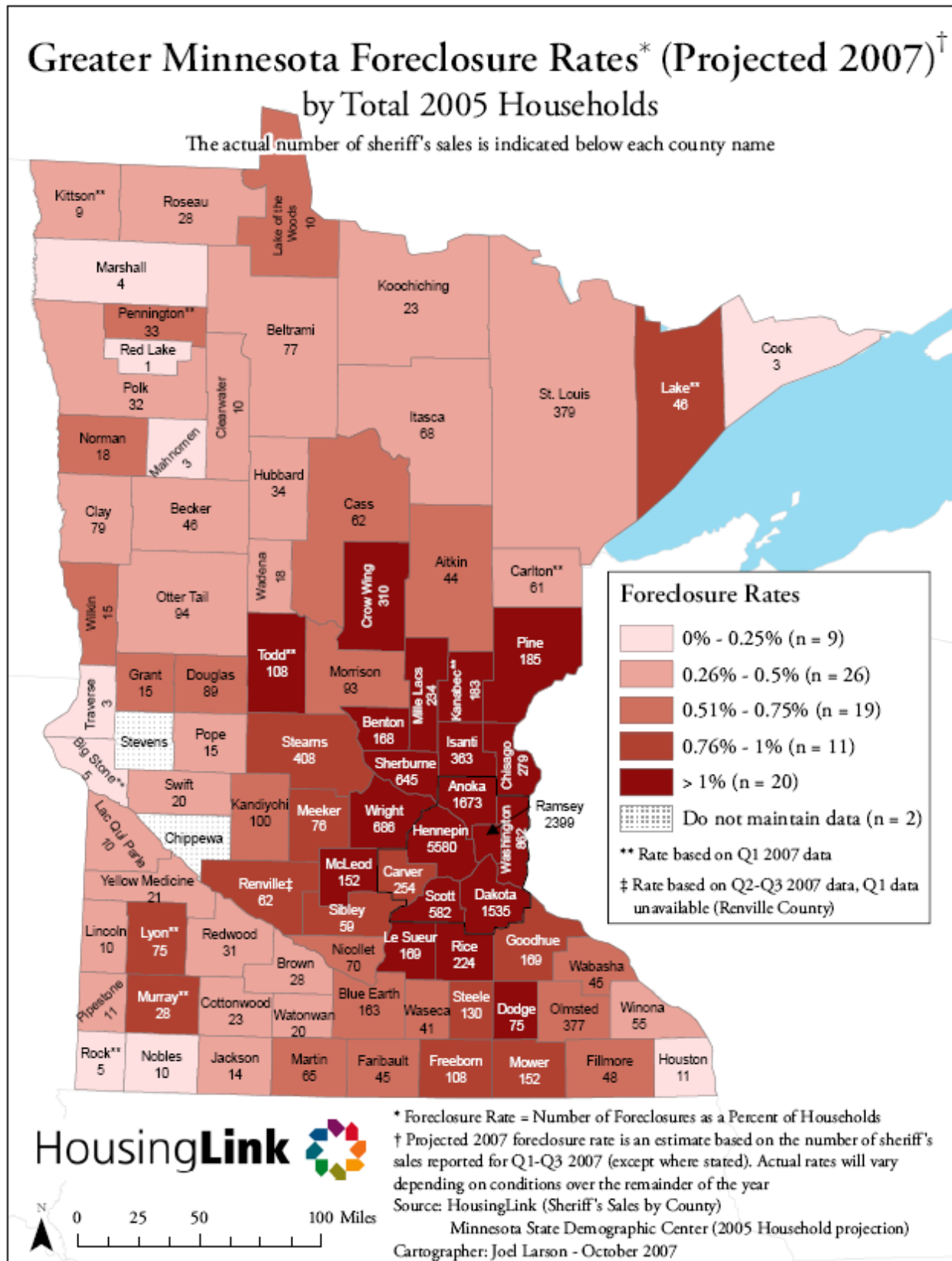


Figure 4.1: Minnesota Sheriff's Sales by County (sorted by County)

County	2005 Sheriff's Sales	2006 Sheriff's Sales	05-06 Total Sheriff's Sales	05-06 Percent Change	05-06 Number Change	Q1-Q3 2007 Sheriff's Sales	2007 Sheriff's Sales ¹ (Projected)	06-07 Percent Change (Projected)
Aitkin	18	35	53	94%	17	31	44	26%
Becker	25	29	54	16%	4	33	46	59%
Beltrami	18	28	46	56%	10	55	77	175%
Benton	36	98	134	172%	62	119	168	71%
Big Stone**	7	6	13	-14%	-1	3	5	-17%
Blue Earth	57	101	158	77%	44	116	163	61%
Brown	20	35	55	75%	15	20	28	-20%
Carlton**	41	46	87	12%	5	43	61	33%
Cass	33	78	111	136%	45	44	62	-21%
Chippewa*								--
Chisago	108	172	280	59%	64	198	279	62%
Clay	36	44	80	22%	8	56	79	80%
Clearwater	4	6	10	50%	2	7	10	67%
Cook	5	4	9	-20%	-1	2	3	-25%
Cottonwood	11	24	35	118%	13	16	23	-4%
Crow Wing*						220	310	--
Dodge*		77	77			53	75	-3%
Douglas	44	40	84	-9%	-4	63	89	123%
Faribault	19	36	55	89%	17	32	45	25%
Fillmore	29	36	65	24%	7	34	48	33%
Freeborn	80	95	175	19%	15	77	108	14%
Goodhue*						120	169	--
Grant	10	21	31	110%	11	11	15	-29%
Houston	8	14	22	75%	6	8	11	-21%
Hubbard*		35	35			24	34	-3%
Isanti	80	196	276	145%	116	258	363	85%
Itasca	77	64	141	-17%	-13	48	68	6%
Jackson	18	8	26	-56%	-10	10	14	75%
Kanabec**	35	64	99	83%	29	130	183	186%
Kandiyohi	68	53	121	-22%	-15	71	100	89%
Kittson**		2	2			6	9	350%
Koochiching	19	22	41	16%	3	16	23	5%
Lac Qui Parle	12	11	23	-8%	-1	7	10	-9%
Lake**	10	16	26	60%	6	33	46	188%
Lake of the Woods	2	3	5	50%	1	7	10	233%
Le Sueur	39	70	109	79%	31	120	169	141%
Lincoln	3	8	11	167%	5	7	10	25%
Lyon**	16	23	39	44%	7	53	75	226%
Mahnomen	6	5	11	-17%	-1	2	3	-40%
Marshall*						3	4	--
Martin	26	44	70	69%	18	46	65	48%
McLeod	56	72	128	29%	16	108	152	111%
Meeker	86	94	180	9%	8	54	76	-19%
Mille Lacs	61	103	164	69%	42	166	234	127%
Morrison	52	77	129	48%	25	66	93	21%
Mower	103	146	249	42%	43	108	152	4%
Murray**	10	13	23	30%	3	20	28	115%
Nicollet*						50	70	--
Nobles*						7	10	--
Norman	7	14	21	100%	7	13	18	29%
Olmsted	158	237	395	50%	79	268	377	59%
Otter Tail	59	92	151	56%	33	67	94	2%

County	2005 Sheriff's Sales	2006 Sheriff's Sales	05-06 Total Sheriff's Sales	05-06 Percent Change	05-06 Number Change	Q1-Q3 2007 Sheriff's Sales	2007 Sheriff's Sales ¹ (Projected)	06-07 Percent Change (Projected)
Pennington**	12	7	19	-42%	-5	23	33	371%
Pine	84	116	200	38%	32	131	185	59%
Pipestone	11	14	25	27%	3	8	11	-21%
Polk	22	26	48	18%	4	23	32	23%
Pope	9	13	22	44%	4	11	15	15%
Red Lake	4	1	5	-75%	-3	1	1	0%
Redwood	21	30	51	43%	9	22	31	3%
Renville**^						44	62	--
Rice	79	147	226	86%	68	159	224	52%
Rock**	3	10	13	233%	7	3	5	-50%
Roseau	19	27	46	42%	8	20	28	4%
Sherburne	210	341	551	62%	131	458	645	89%
Sibley	25	42	67	68%	17	42	59	40%
St. Louis	219	319	538	46%	100	269	379	19%
Stearns	136	219	355	61%	83	290	408	86%
Steele	64	91	155	42%	27	92	130	43%
Stevens*								--
Swift	10	16	26	60%	6	14	20	25%
Todd**	36	48	84	33%	12	77	108	125%
Traverse	3	9	12	200%	6	2	3	-67%
Wabasha	28	38	66	36%	10	32	45	18%
Wadena	23	7	30	-70%	-16	13	18	157%
Waseca	23	44	67	91%	21	29	41	-7%
Watsonwan	12	26	38	117%	14	14	20	-23%
Wilkin	22	23	45	5%	1	11	15	-35%
Winona*		39	39			39	55	41%
Wright*						487	686	--
Yellow Medicine	20	18	38	-10%	-2	15	21	17%
Greater MN Totals	2,707	4,168	6,875²	48%³	1,315⁴	5,067	7,688	84%⁵

Metro County Figures

Anoka	520	849	1,369	63%	329	1,188	1,673	98%
Carver	81	119	200	47%	38	180	254	149%
Dakota	459	880	1,339	92%	421	1,090	1,535	76%
Hennepin	1,681	3,042	4,723	81%	1,361	3,962	5,580	84%
Ramsey	626	1,407	2,033	125%	781	1,703	2,399	68%
Scott	148	328	476	122%	180	413	582	80%
Washington	244	414	658	70%	170	612	862	104%
Metro Totals	3,759	7,039	10,798	87%	3,280	9,148	12,885	83%

Minnesota Totals	6,466	11,207	17,673²	73%³	4,595⁴	14,215	20,573	84%⁵
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* County does not maintain part or all of the data requested or declined to provide the data.

**As of October 26, 2007, the number of sheriff's sales for Q1-Q3 has not been reported to HousingLink. Q1-Q3 number is estimated based on county's previous Q1 reporting to HousingLink. (Q1 = 21% 2007 foreclosures. Q1-Q3 = 71% 2007 foreclosures. Therefore, 30% of Q1-Q3 foreclosures will take place in Q1.)

^ As of October 26, 2007, the number of sheriff's sales for Q1 was unavailable. Q1-Q3 number is estimated based on Q2-Q3 data. (Q1-Q3 = 71% 2007 foreclosures. Q2-Q3 = 50% 2007 foreclosures. Therefore, an additional 21% of foreclosures are assumed to have taken place in Q1.)

¹ 2007 Sheriff's Sales (Projected) is an estimate based on the number of sheriff's sales reported for Q1-Q3 2007. Actual numbers will vary depending on conditions over the remainder of the year. This projection may not be accurate for all areas of Greater Minnesota, as it is based on four Twin Cities metro counties.

² This total includes 2006 sheriff's sales from counties that did not report data from 2005.

³ This percentage is calculated based on the totals in that *row* and excludes counties that did not report data for 2005. It does not average the percent change column, as outliers may distort the result.

⁴ This amount is calculated by adding total sales in 2005 and 2006 in that *row*, not the total sales 2005-2006 column. Counties that did not provide data for either 2005 or 2006 were omitted from the total sales column. If that column is summed, the result will underestimate the true total throughout the state.

⁵ This percentage change does not include data from counties that only reported sheriff's sales from 2007.

Figure 5.1: Minnesota Sheriff's Sales by County (sorted by 2007 Sheriff's Sales - Projected)

	County	2005 Sheriff's Sales	2006 Sheriff's Sales	05-06 Total Sheriff's Sales	05-06 Percent Change	05-06 Number Change	Q1-Q3 2007 Sheriff's Sales	2007 Sheriff's Sales1 (Projected)	06-07 Percent Change (Projected)
1	Wright*						487	686	--
2	Sherburne	210	341	551	62%	131	458	645	89%
3	Stearns	136	219	355	61%	83	290	408	86%
4	St. Louis	219	319	538	46%	100	269	379	19%
5	Olmsted	158	237	395	50%	79	268	377	59%
6	Isanti	80	196	276	145%	116	258	363	85%
7	Crow Wing*						220	310	--
8	Chisago	108	172	280	59%	64	198	279	62%
9	Mille Lacs	61	103	164	69%	42	166	234	127%
10	Rice	79	147	226	86%	68	159	224	52%
11	Pine	84	116	200	38%	32	131	185	59%
12	Kanabec**	35	64	99	83%	29	130	183	186%
13	Goodhue*						120	169	--
14	Le Sueur	39	70	109	79%	31	120	169	141%
15	Benton	36	98	134	172%	62	119	168	71%
16	Blue Earth	57	101	158	77%	44	116	163	61%
17	McLeod	56	72	128	29%	16	108	152	111%
18	Mower	103	146	249	42%	43	108	152	4%
19	Steele	64	91	155	42%	27	92	130	43%
20	Freeborn	80	95	175	19%	15	77	108	14%
21	Todd**	36	48	84	33%	12	77	108	125%
22	Kandiyohi	68	53	121	-22%	-15	71	100	89%
23	Otter Tail	59	92	151	56%	33	67	94	2%
24	Morrison	52	77	129	48%	25	66	93	21%
25	Douglas	44	40	84	-9%	-4	63	89	123%
26	Clay	36	44	80	22%	8	56	79	80%
27	Beltrami	18	28	46	56%	10	55	77	175%
28	Meeker	86	94	180	9%	8	54	76	-19%
29	Lyon**	16	23	39	44%	7	53	75	226%
30	Dodge*		77	77			53	75	-3%
31	Nicollet*						50	70	--
32	Itasca	77	64	141	-17%	-13	48	68	6%
33	Martin	26	44	70	69%	18	46	65	48%
34	Renville^A						44	62	--
35	Cass	33	78	111	136%	45	44	62	-21%
36	Carlton**	41	46	87	12%	5	43	61	33%
37	Sibley	25	42	67	68%	17	42	59	40%
38	Winona*		39	39			39	55	41%
39	Fillmore	29	36	65	24%	7	34	48	33%
40	Becker	25	29	54	16%	4	33	46	59%
41	Lake**	10	16	26	60%	6	33	46	188%
42	Faribault	19	36	55	89%	17	32	45	25%
43	Wabasha	28	38	66	36%	10	32	45	18%
44	Aitkin	18	35	53	94%	17	31	44	26%
45	Waseca	23	44	67	91%	21	29	41	-7%
46	Hubbard*		35	35			24	34	-3%
47	Pennington**	12	7	19	-42%	-5	23	33	371%
48	Polk	22	26	48	18%	4	23	32	23%
49	Redwood	21	30	51	43%	9	22	31	3%

	County	2005 Sheriff's Sales	2006 Sheriff's Sales	05-06 Total Sheriff's Sales	05-06 Percent Change	05-06 Number Change
50	Murray**	10	13	23	30%	3
51	Roseau	19	27	46	42%	8
52	Brown	20	35	55	75%	15
53	Cottonwood	11	24	35	118%	13
54	Koochiching	19	22	41	16%	3
55	Yellow Medicine	20	18	38	-10%	-2
56	Swift	10	16	26	60%	6
57	Watonwan	12	26	38	117%	14
58	Norman	7	14	21	100%	7
59	Wadena	23	7	30	-70%	-16
60	Grant	10	21	31	110%	11
61	Pope	9	13	22	44%	4
62	Wilkin	22	23	45	5%	1
63	Jackson	18	8	26	-56%	-10
64	Houston	8	14	22	75%	6
65	Pipestone	11	14	25	27%	3
66	Clearwater	4	6	10	50%	2
67	Lac Qui Parle	12	11	23	-8%	-1
68	Lake of the Woods	2	3	5	50%	1
69	Lincoln	3	8	11	167%	5
70	Nobles*					
71	Kittson**		2	2		
72	Big Stone**	7	6	13	-14%	-1
73	Rock**	3	10	13	233%	7
74	Marshall*					
75	Cook	5	4	9	-20%	-1
76	Mahnomen	6	5	11	-17%	-1
77	Traverse	3	9	12	200%	6
78	Red Lake	4	1	5	-75%	-3
79	Chippewa*					
80	Stevens*					
	Greater MN Totals	2,707	4,168	6,875²	48%³	13,154⁴

Q1-Q3 2007 Sheriff's Sales	2007 Sheriff's Sales ¹ (Projected)	06-07 Percent Change (Projected)
20	28	115%
20	28	4%
20	28	-20%
16	23	-4%
16	23	5%
15	21	17%
14	20	25%
14	20	-23%
13	18	29%
13	18	157%
11	15	-29%
11	15	15%
11	15	-35%
10	14	75%
8	11	-21%
8	11	-21%
7	10	67%
7	10	-9%
7	10	233%
7	10	25%
7	10	--
6	9	350%
3	5	-17%
3	5	-50%
3	4	--
2	3	-25%
2	3	-40%
2	3	-67%
1	1	0%
		--
		--
5,067	7,688	84%⁵

Metro County Figures

1	Hennepin	1,681	3,042	4,723	81%	1,361
2	Ramsey	626	1,407	2,033	125%	781
3	Anoka	520	849	1,369	63%	329
4	Dakota	459	880	1,339	92%	421
5	Washington	244	414	658	70%	170
6	Scott	148	328	476	122%	180
7	Carver	81	119	200	47%	38
	Metro Totals	3,759	7,039	10,798	87%	3,280

3,962	5,580	84%
1,703	2,399	68%
1,188	1,673	98%
1,090	1,535	76%
612	862	104%
413	582	80%
180	254	149%
9,148	12,885	83%

Minnesota Totals	6,466	11,207	17,673²	73%³	16,434⁴
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14,215	20,573	84%⁵
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**As of October 26, 2007, the number of sheriff's sales for Q1-Q3 has not been reported to HousingLink. Q1-Q3 number is estimated based on county's previous Q1 reporting to HousingLink. (Q1 = 21% 2007 foreclosures. Q1-Q3 = 71% 2007 foreclosures. Therefore, 30% of Q1-Q3 foreclosures will take place in Q1.)

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⁴ This amount is calculated by adding total sales in 2005 and 2006 in that *row*, not the total sales 2005-2006 column. Counties that did not provide data for either 2005 or 2006 were omitted from the total sales column. If that column is summed, the result will underestimate the true total throughout the state.

⁵ This percentage change does not include data from counties that only reported sheriff's sales from 2007.

Figure 6.1: Minnesota Foreclosure Rates by County (sorted by County)

Foreclosure Rate[†] = Number of Foreclosures as Percent of Total 2005 Households

County	By 2005 Households			Owner/Renter Occupied (2000) ¹	
	2005	2006	2007 ² (Projected)	% Owner	% Renter
Aitkin	0.25	0.49	0.61	85	15
Becker	0.19	0.23	0.36	80	20
Beltrami	0.11	0.18	0.49	75	26
Benton	0.24	0.65	1.12	67	33
Big Stone**	0.31	0.26	0.21	85	15
Blue Earth	0.25	0.44	0.71	66	34
Brown	0.19	0.32	0.26	80	20
Carlton**	0.31	0.35	0.46	82	18
Cass	0.28	0.66	0.52	86	14
Chippewa*			--	77	24
Chisago	0.62	0.99	1.61	87	13
Clay	0.18	0.22	0.39	72	28
Clearwater	0.12	0.18	0.29	82	18
Cook	0.2	0.16	0.11	78	22
Cottonwood	0.22	0.49	0.46	80	20
Crow Wing*			1.25	80	20
Dodge*		1.06	1.03	84	16
Douglas	0.3	0.27	0.60	77	23
Faribault	0.29	0.55	0.69	81	19
Fillmore	0.34	0.42	0.56	81	19
Freeborn	0.59	0.71	0.81	79	21
Goodhue*			0.94	79	21
Grant	0.4	0.83	0.62	82	18
Houston	0.1	0.18	0.14	81	19
Hubbard*		0.45	0.43	83	17
Isanti	0.58	1.41	2.62	85	15
Itasca	0.42	0.35	0.37	83	17
Jackson	0.39	0.17	0.30	79	21
Kanabec**	0.55	1.01	2.88	84	16
Kandiyohi	0.41	0.32	0.61	76	25
Kittson**		0.1	0.46	83	17
Koochiching	0.32	0.37	0.38	80	20
Lac Qui Parle	0.37	0.34	0.31	81	19
Lake**	0.21	0.33	0.97	84	16
Lake of the Woods	0.1	0.16	0.51	85	15
Le Sueur	0.36	0.65	1.56	83	17
Lincoln	0.12	0.31	0.38	80	20
Lyon**	0.16	0.23	0.76	68	32
Mahnomen	0.3	0.25	0.14	77	23
Marshall*			0.10	84	16
Martin	0.29	0.49	0.72	77	23
McLeod	0.39	0.5	1.05	79	22
Meeker	0.95	1.04	0.84	82	19
Mille Lacs	0.6	1.02	2.32	80	20
Morrison	0.41	0.61	0.73	82	18
Mower	0.64	0.91	0.95	78	22
Murray**	0.27	0.35	0.76	85	16

County	By 2005 Households			Owner/Renter Occupied (2000) ¹	
	2005	2006	2007 ² (Projected)	% Owner	% Renter
Nicollet*			0.61	76	24
Nobles*			0.12	75	25
Norman	0.24	0.48	0.62	81	19
Olmsted	0.29	0.44	0.70	76	24
Otter Tail	0.25	0.39	0.40	80	20
Pennington**	0.21	0.12	0.58	75	25
Pine	0.77	1.06	1.68	84	16
Pipestone	0.27	0.35	0.28	78	23
Polk	0.18	0.21	0.26	74	26
Pope	0.19	0.28	0.33	81	19
Red Lake	0.22	0.06	0.08	79	21
Redwood	0.32	0.46	0.47	80	20
Renville*^			0.90	81	19
Rice	0.37	0.7	1.06	78	22
Rock**	0.08	0.26	0.12	78	22
Roseau	0.3	0.42	0.44	84	16
Sherburne	0.75	1.22	2.31	84	16
Sibley	0.42	0.71	1.00	81	19
St. Louis	0.26	0.38	0.45	74	26
Stearns	0.26	0.41	0.77	70	30
Steele	0.46	0.65	0.93	75	25
Stevens*			--	80	20
Swift	0.23	0.37	0.46	77	23
Todd**	0.37	0.49	1.11	83	17
Traverse	0.18	0.55	0.17	81	20
Wabasha	0.32	0.43	0.51	83	18
Wadena	0.41	0.13	0.33	77	23
Waseca	0.32	0.61	0.57	80	20
Watsonwan	0.26	0.57	0.43	77	23
Wilkin	0.81	0.85	0.57	81	19
Winona*		0.2	0.29	71	29
Wright*			1.72	84	16
Yellow Medicine	0.46	0.42	0.49	79	21
Greater MN Average	0.35	0.51	0.82	78	22

Metro County Figures

Anoka	0.44	0.72	1.43	83	17
Carver	0.27	0.39	0.83	84	16
Dakota	0.31	0.60	1.05	78	22
Hennepin	0.35	0.64	1.17	66	34
Ramsey	0.30	0.68	1.17	64	36
Scott	0.36	0.80	1.41	86	14
Washington	0.30	0.51	1.06	86	14
Metro Average	0.34	0.64	1.17	71	29

Minnesota Average	0.34	0.55	1.01	76	24
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† Foreclosure rate metric: The foreclosure rate used in this report identifies the number of sheriff's sales as a percent of total 2005 households (as reported by the Minnesota State Demographic Center's Population Estimates). For

example, a rate of 1.41 indicates that there were 1.41 properties in foreclosure for every 100 households in the specified location. There are two significant obstacles when determining what metric is best suited to measure foreclosure rates in Minnesota. First, there is no standard for calculating a foreclosure rate, and second, no foreclosure rate metric is perfect. Rates of foreclosure have been measured in several ways, including number of households, number of owner-occupied units with an outstanding mortgage, and number of all outstanding mortgages. Some measures may under-estimate the true foreclosure rate by undercounting renter-occupied or investment properties. For reference, owner/renter occupancy figures are included for each county, to help differentiate counties with relatively high levels of owner or renter-occupied units.

* Counties do not collect part or all of the data requested or declined to provide the data.

**As of October 26, 2007, the number of sheriff's sales for Q1-Q3 has not been reported to HousingLink. Q1-Q3 number is estimated based on county's previous Q1 reporting to HousingLink.

^ As of October 26, 2007, the number of sheriff's sales for Q1 was unavailable. Q1-Q3 number is estimated based on Q2-Q3 data. (Q1-Q3 = 71% 2007 foreclosures. Q2-Q3 = 50% 2007 foreclosures. Therefore, an additional 21% of foreclosures are assumed to have taken place in Q1.)

¹ This column represents the proportion of housing units occupied by owners and renters in each county.

² Projected 2007 foreclosure rate is an estimate based on the number of sheriff's sales reported for Q1-Q3 2007. Actual rates will vary depending on conditions over the remainder of the year.

Source: HousingLink (Sheriff's Sales by County), MN State Demographic Center (2005 Household Estimates), US Census Bureau (2000 Households and 2000 Occupied Units by Tenure).

Figure 7.1: Minnesota Foreclosure Rates by County (sorted by 2007 Foreclosure Rate - Projected)
 Foreclosure Rate[†] = Number of Foreclosures as Percent of Total 2005 Households[†]

	County	By 2005 Households			Owner/Renter Occupied (2000) ¹	
		2005	2006	2007 ² (Projected)	% Owner	% Renter
1	Kanabec**	0.55	1.01	2.88	85	15
2	Isanti	0.58	1.41	2.62	80	20
3	Mille Lacs	0.6	1.02	2.32	75	26
4	Sherburne	0.75	1.22	2.31	67	33
5	Wright*			1.72	85	15
6	Pine	0.77	1.06	1.68	66	34
7	Chisago	0.62	0.99	1.61	80	20
8	Le Sueur	0.36	0.65	1.56	82	18
9	Crow Wing*			1.25	86	14
10	Benton	0.24	0.65	1.12	77	24
11	Todd**	0.37	0.49	1.11	87	13
12	Rice	0.37	0.7	1.06	72	28
13	McLeod	0.39	0.5	1.05	82	18
14	Dodge*		1.06	1.03	78	22
15	Sibley	0.42	0.71	1.00	80	20
16	Lake**	0.21	0.33	0.97	80	20
17	Mower	0.64	0.91	0.95	84	16
18	Goodhue*			0.94	77	23
19	Steele	0.46	0.65	0.93	81	19
20	Renville*^			0.90	76	25
21	Meeker	0.95	1.04	0.84	81	19
22	Freeborn	0.59	0.71	0.81	79	21
23	Stearns	0.26	0.41	0.77	79	21
24	Lyon**	0.16	0.23	0.76	82	18
25	Murray**	0.27	0.35	0.76	81	19
26	Morrison	0.41	0.61	0.73	83	17
27	Martin	0.29	0.49	0.72	85	15
28	Blue Earth	0.25	0.44	0.71	83	17
29	Olmsted	0.29	0.44	0.70	79	21
30	Faribault	0.29	0.55	0.69	84	16
31	Norman	0.24	0.48	0.62	83	17
32	Grant	0.4	0.83	0.62	80	20
33	Kandiyohi	0.41	0.32	0.61	81	19
34	Aitkin	0.25	0.49	0.61	84	16
35	Nicollet*			0.61	85	15
36	Douglas	0.3	0.27	0.60	83	17
37	Pennington**	0.21	0.12	0.58	80	20
38	Wilkin	0.81	0.85	0.57	68	32
39	Waseca	0.32	0.61	0.57	77	23
40	Fillmore	0.34	0.42	0.56	84	16
41	Cass	0.28	0.66	0.52	77	23
42	Lake of the Woods	0.1	0.16	0.51	79	22
43	Wabasha	0.32	0.43	0.51	82	19
44	Beltrami	0.11	0.18	0.49	80	20
45	Yellow Medicine	0.46	0.42	0.49	82	18
46	Redwood	0.32	0.46	0.47	78	22
47	Kittson**		0.1	0.46	85	16
48	Cottonwood	0.22	0.49	0.46	76	24
49	Swift	0.23	0.37	0.46	75	25
50	Carlton**	0.31	0.35	0.46	81	19
51	St. Louis	0.26	0.38	0.45	76	24

		By 2005 Households			Owner/Renter Occupied (2000) ¹	
	County	2005	2006	2007 ² (Projected)	% Owner	% Renter
52	Roseau	0.3	0.42	0.44	80	20
53	Hubbard*		0.45	0.43	75	25
54	Watsonwan	0.26	0.57	0.43	84	16
55	Otter Tail	0.25	0.39	0.40	78	23
56	Clay	0.18	0.22	0.39	74	26
57	Lincoln	0.12	0.31	0.38	81	19
58	Koochiching	0.32	0.37	0.38	79	21
59	Itasca	0.42	0.35	0.37	80	20
60	Becker	0.19	0.23	0.36	81	19
61	Pope	0.19	0.28	0.33	78	22
62	Wadena	0.41	0.13	0.33	78	22
63	Lac Qui Parle	0.37	0.34	0.31	84	16
64	Jackson	0.39	0.17	0.30	84	16
65	Clearwater	0.12	0.18	0.29	81	19
66	Winona*		0.2	0.29	74	26
67	Pipestone	0.27	0.35	0.28	70	30
68	Polk	0.18	0.21	0.26	75	25
69	Brown	0.19	0.32	0.26	80	20
70	Big Stone**	0.31	0.26	0.21	77	23
71	Traverse	0.18	0.55	0.17	83	17
72	Houston	0.1	0.18	0.14	81	20
73	Mahnomen	0.3	0.25	0.14	83	18
74	Nobles*			0.12	77	23
75	Rock**	0.08	0.26	0.12	80	20
76	Cook	0.2	0.16	0.11	77	23
77	Marshall*			0.10	81	19
78	Red Lake	0.22	0.06	0.08	71	29
79	Chippewa*			0.00	84	16
80	Stevens*			0.00	79	21
Greater MN Average		0.35	0.51	0.82	78	22

Metro County Figures						
	County	2005	2006	2007 ² (Projected)	% Owner	% Renter
1	Anoka	0.44	0.72	1.43	83	17
2	Scott	0.36	0.80	1.41	86	14
3	Hennepin	0.35	0.64	1.17	66	34
4	Ramsey	0.30	0.68	1.17	64	36
5	Washington	0.30	0.51	1.06	86	14
6	Dakota	0.31	0.60	1.05	78	22
7	Carver	0.27	0.39	0.83	84	16
Metro Average		0.34	0.64	1.17	71	29

Minnesota Totals	0.34	0.55	1.01	76	24
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† Foreclosure rate metric: The foreclosure rate used in this report identifies the number of sheriff's sales as a percent of total 2005 households (as reported by the Minnesota State Demographic Center's Population Estimates). For example, a rate of 1.41 indicates that there were 1.41 properties in foreclosure for every 100 households in the specified location. There are two significant obstacles when determining what metric is best suited to measure foreclosure rates in Minnesota. First, there is no standard for calculating a foreclosure rate, and second, no foreclosure rate metric is perfect. Rates of foreclosure have been measured in several ways, including number of households, number of owner-occupied units with an outstanding mortgage, and number of all outstanding mortgages. Some measures may under-estimate the true foreclosure rate by undercounting renter-occupied or investment properties. For reference, owner/renter occupancy figures are included for each county, to help differentiate counties with relatively high levels of owner or renter-occupied units.

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¹ This column represents the proportion of housing units occupied by owners and renters in each county.

² Projected 2007 foreclosure rate is an estimate based on the number of sheriff's sales reported for Q1-Q3 2007. Actual rates will vary depending on conditions over the remainder of the year.

Source: HousingLink (Sheriff's Sales by County), MN State Demographic Center (2005 Household Estimates), US Census Bureau (2000 Households and 2000 Occupied Units by Tenure).