

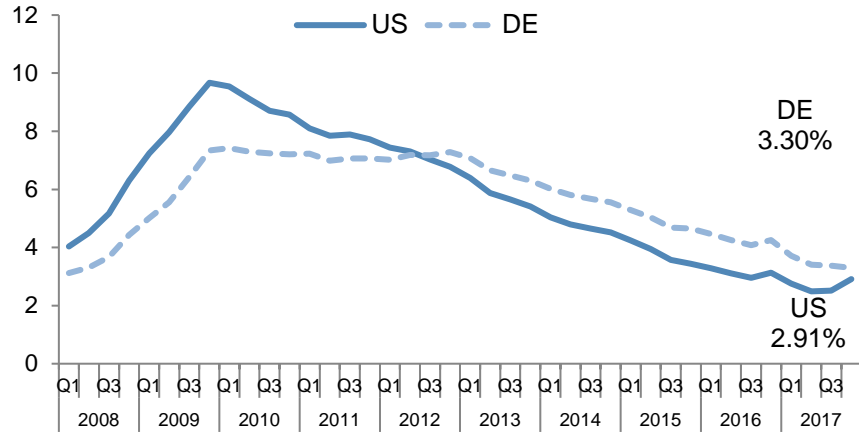
# DELAWARE



## DELINQUENCY AND FORECLOSURE TRENDS - AS OF JANUARY 2018

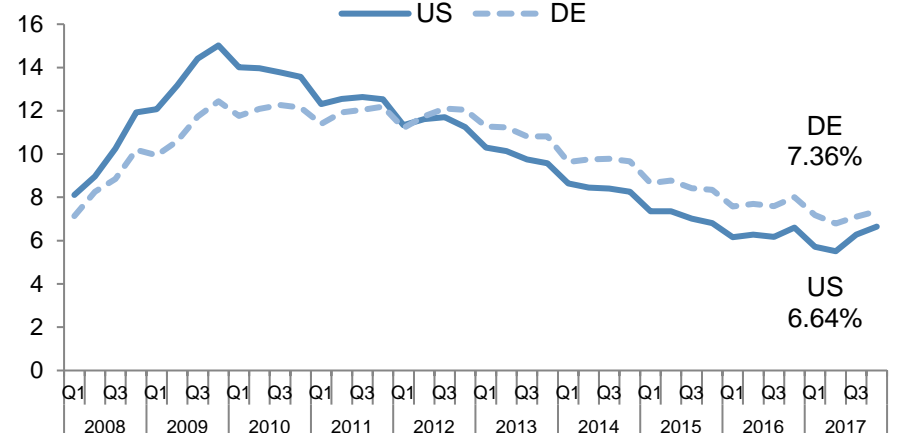
### LOANS SERIOUSLY DELINQUENT (%)

(90+ days past due or in foreclosure) The percent of loans seriously delinquent in Delaware continues to fall, but remains higher than the national figure.



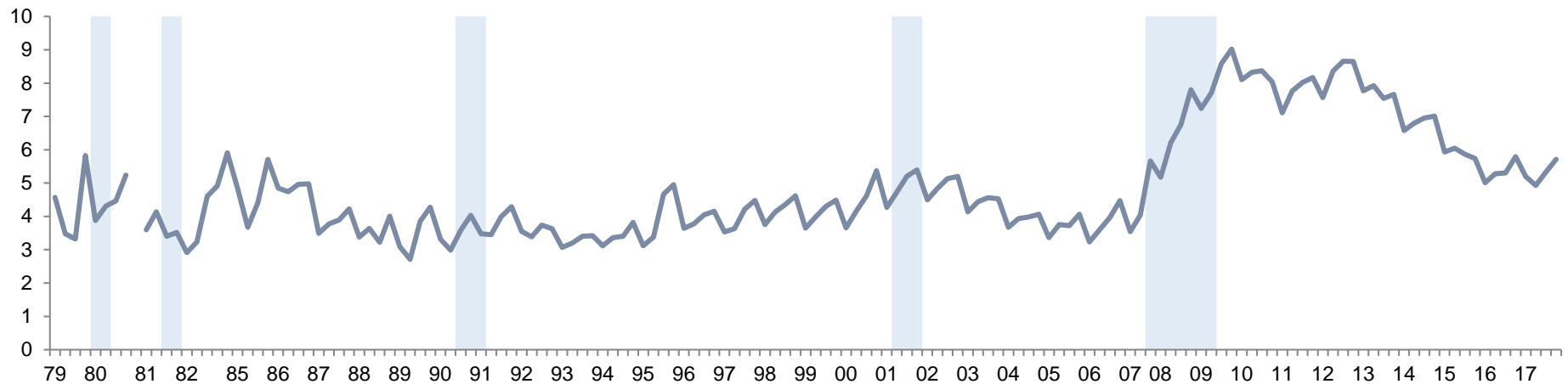
### LOANS PAST DUE OR IN FORECLOSURE (%)

Total loans past due or in foreclosure in Delaware lagged behind the US for many quarters before exceeding the national rate in early 2012.



### LOANS PAST DUE (%), DELAWARE

Though the recession officially ended in June 2009, the percent of loans past due has remained elevated above the historical norm of 4 - 5%.

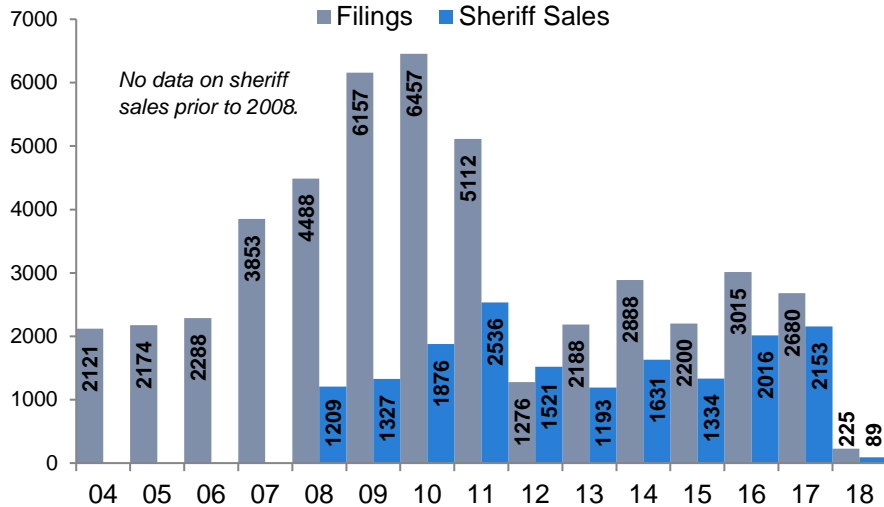


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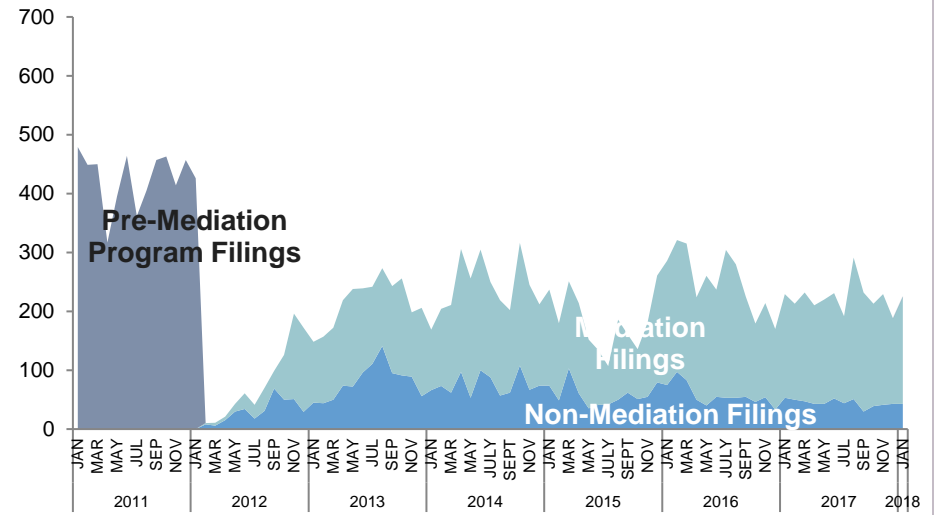
## DELAWARE FORECLOSURE FILINGS AND SHERIFF SALES

Filings dropped dramatically in 2012 as lenders slowed new filings in response to the new mediation program. In 2017, filings fell to about 89% of the 2016 rate, year over year. Sheriff sales rose to 107% of the 2016 rate, indicating that the courts are clearing the backlog of foreclosures.



## DELAWARE FORECLOSURE FILINGS

In 2017, filings average 223 per month, about half the levels that were typical through 2009 - 2011, and down 12% year over year from 2016. 71% of filings since January 2012 have been subject to the mediation program (owner-occupied homes).



## DELINQUENT LOANS IN DELAWARE (Q4 2017)

Of an estimated total 155,663 loans serviced in Delaware:

- 5.71% (8,888) total past due
- 1.65% (2,568) in foreclosure inventory (filed, not yet completed)
- 3.30% (5,137) loans seriously delinquent (90+ days past due or in FCL)

Of the 21 states that use a judicial foreclosure process Delaware ranked 9th in foreclosure inventory at the end of Q4.

### Source for charts on page 1

Delinquencies: Mortgage Bankers Association, National Delinquency Survey  
Recessions: National Bureau of Economic Research

### Sources for charts on this page

Foreclosure Filings: File and Serve Express, compiled by the Counties, Attorney General's Office, and DSHA  
Sheriff Sales: Counties, Compiled by DSHA

## DELAWARE FORECLOSURE FILINGS AND SHERIFF SALES

Sheriff sales and foreclosures peaked in 2011 and 2009, respectively, but with increased foreclosure counseling services they have dropped significantly. Sheriff sales averaged 179 per month in 2017, up from 168 in 2016. Foreclosures averaged 251 per month in 2016 and dropped to 223 per month in 2017.

