



Foreclosures In the Chicago Region Continue to Grow At An Alarming Rate

Woodstock Institute

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Until recently, the foreclosure problem facing the Chicago region has largely been confined to lower-income and minority communities. High concentrations of subprime mortgages, often containing deceptive and abusive terms, in these neighborhoods led to high concentrations of foreclosures. These concentrated foreclosures, in turn, had the potential to lead to neighborhood decline in the form of decreased property values and increased crime. In 2006, growing problems with popular subprime adjustable rate mortgages and stagnant or declining property values led foreclosures in the region to skyrocket to record levels.

In 2007, foreclosure levels increased further. While lower-income and minority communities continued to see the highest concentrations of foreclosures, all parts of the region experienced significant increases from 2006. Suburban regions led the Chicago Six County area in growth of foreclosures, and every part of the Chicago region now has communities with very high levels of foreclosures.

An analysis of regional foreclosure filings in 2007 shows:

- The number of properties with foreclosure filings has grown tremendously since 2005.** The number of properties with foreclosure filings grew to 38,215 in 2007 which was an increase of nearly 32 percent from a previous high of 28,997 in 2006.¹ This is on the heels of a 36 percent increase between 2005 and 2006. Table 1 shows that between 2005 and 2007, the number of properties with foreclosure filings in the region increased by nearly 80 percent.

Table 1. Chicago Six County Area Properties with Foreclosure Filings, 2002 to 2007

	2002	2003	2004	2005	2006	2007	Change	
							2006 to 2007	2005 to 2007
Chicago	9,907	8,188	7,195	7,499	10,268	13,872	35.1%	85.0%
North Cook	499	408	360	378	575	962	67.3%	154.5%
Northwest Cook	1,130	1,019	942	990	1,472	1,971	33.9%	99.1%
West Cook	1,611	1,421	1,282	1,390	1,793	2,545	41.9%	83.1%
Southwest Cook	1,197	1,066	946	959	1,240	1,615	30.2%	68.4%
South Cook	3,818	3,389	3,169	3,290	4,174	4,773	14.4%	45.1%
Cook County	18,162	15,491	13,894	14,506	19,522	25,738	31.8%	77.4%
DuPage County	1,621	1,467	1,282	1,288	1,886	2,640	40.0%	105.0%
Kane County	1,229	1,217	972	1,174	1,614	2,302	42.6%	96.1%
Lake County	1,879	1,687	1,476	1,631	2,219	2,781	25.3%	70.5%
McHenry County	812	736	729	809	1,014	1,366	34.7%	68.9%
Will County	2,179	1,911	1,781	1,894	2,742	3,388	23.6%	78.9%
6-County Region	25,882	22,509	20,134	21,302	28,997	38,215	31.8%	79.4%

Source: Foreclosure Report of Chicago

¹Many properties have multiple foreclosure filings on them due to having more than one mortgage on the property (such as senior and junior lien loans). Only one foreclosure was considered if there were multiple filings on a property in a three-month period. Only foreclosures on single-family residences (1-6 unit buildings and condos) were considered. Additionally, only filings with verifiable addresses were included. Foreclosure data come from the Foreclosure Report of Chicago.

- Suburban communities have seen the largest recent growth in foreclosure filings.** Looking at suburban areas within the Chicago Six County region, Table 1 shows that suburban North Cook County had the largest growth in properties with foreclosure filings with an increase of over 67 percent from 2006 to 2007 and of over 154 percent from 2005 to 2007. Other areas with substantial increases between 2006 and 2007 included Kane County, West Suburban Cook County, and DuPage County, all of which experienced increases greater than 40 percent in the number of properties with foreclosure filings. Between 2005 and 2007, the areas with the greatest increases included DuPage County, Northwest Suburban Cook County, and Kane County which all had the number of properties with foreclosure filings roughly double.
- The fourth quarters of 2007 and 2006 saw tremendous spikes in foreclosure filings.** Figure 1 tracks quarterly changes in the number of properties on which foreclosures have been filed. It shows that in the past two years, there have been two quarters where foreclosure filings which spiked substantially. The first major spike was in the fourth quarter of 2006 where the number of properties with foreclosure filings jumped by over 26 percent from the third quarter to the fourth quarter of 2006 and by over 48 percent from the fourth quarter of 2005 to the fourth quarter of 2006. The number of properties with foreclosure filings jumped to even higher levels in the fourth quarter of 2007 where there were increases of over 70 percent from the third quarter to the fourth quarter of 2007 and of over 52 percent from the fourth quarter of 2006 to the fourth quarter of 2007.

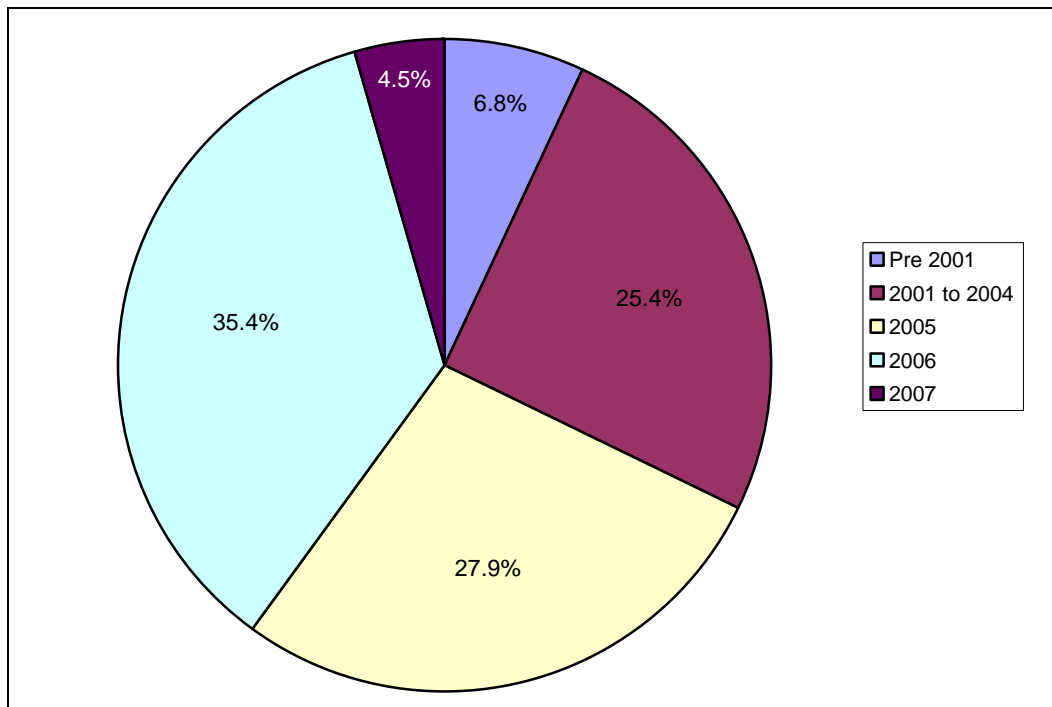
Figure 1. Chicago Six County Area Change in Properties with Foreclosure Starts by Quarter, 2003 and 2007



Source: Foreclosure Report of Chicago

- Mortgages that went into foreclosure in 2007 were predominantly from loans originated since 2005.** Figure 2 shows that over 35 percent of 2007 foreclosure filings were of mortgages originated in 2006. Nearly 28 percent of foreclosure filings were of mortgages originated in 2005. Perhaps most surprisingly, roughly 4.5 percent of 2007 foreclosed mortgages originated in 2007.

Figure 2. Year of Mortgage Origination for Chicago Area Foreclosure Filings, 2007

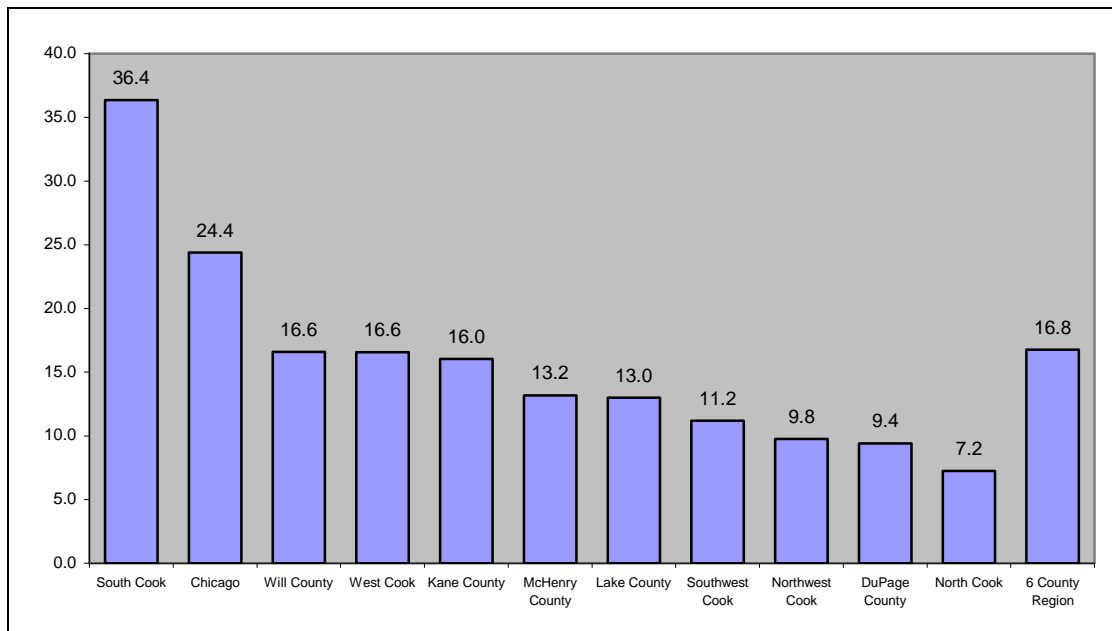


Source: Foreclosure Report of Chicago

- South Suburban Cook County and the City of Chicago continue to have the highest levels of foreclosure.** South Suburban Cook County, the City of Chicago, Will County, and West Suburban Cook County had the highest levels of 2007 foreclosure filings per mortgageable property in the region.² Figure 3 shows that South Suburban Cook had over 36 foreclosure filings per 1,000 mortgageable properties, a number over double the regional average of 16.8 filings per 1,000 mortgageable properties. The City of Chicago had 24.4 foreclosures per 1,000 mortgageable properties, while Will County and West Suburban Cook County were just below the regional average at 16.6 filings per 1,000 mortgageable properties.
- Every region of the Chicago Six County area had communities with very high foreclosure levels.** As illustrated by Figure 4 (page 5), there was substantial variation in foreclosure levels per 1,000 properties within almost all counties in the region. With the exception of South Suburban Cook County which had universally high levels of foreclosures, all regions had areas with high and low levels of properties with foreclosure filings in 2007. Areas with the highest levels of properties with 2007 foreclosure filings in each region include:

²The number of 2007 mortgageable properties for each census tract was estimated by multiplying an estimate of the number of 2000 mortgageable properties from the U.S. Census by the change in owner occupied housing units between 2000 and 2007. Data on the number of 2000 owner-occupied housing units are from the U.S. Census. Estimates for the number of 2007 owner-occupied housing units are from eolytics. Geolytics is a data vendor specializing in demographic and geographic data for market research.

Figure 3. Chicago Six County Area Foreclosure Filings Per 1,000 Mortgageable Properties, 2007



Source: Foreclosure Report of Chicago

- **Chicago** – Entire South and West Sides of the city have high foreclosure levels. The community areas with the highest levels of foreclosures per 1,000 mortgageable properties include: Washington Park, Grand Boulevard, Woodlawn, West Garfield Park, and Englewood.
- **North Cook** – Parts of Evanston
- **Northwest Cook** – Parts of Hanover Park and Palatine
- **West Cook** – Parts of Cicero, Bellwood, Berwyn, Maywood, and Melrose Park
- **Southwest Cook** – Parts of Blue Island, Midlothian, and Robbins
- **South Cook** – Entire region
- **DuPage County** – Parts of Addison, Carol Stream, Glendale Heights, and Lombard
- **Kane County** – Parts of Aurora, Carpentersville, and Elgin
- **Lake County** – Parts of Fox Lake, North Chicago, Round Lake, Round Lake Beach, Waukegan, and Zion
- **McHenry County** – Parts of Huntly, Lake in the Hills, and McHenry
- **Will County** – Parts of Bolingbrook, Joliet, Plainfield, Romeoville, and University Park

See Appendices for information on the number of properties with foreclosure filings for City of Chicago community areas and municipalities in the region.

- **Chicago area foreclosures remain largely concentrated in highly minority communities.** Figure 5 (page 6) show that census tracts that are 80 percent or greater minority had foreclosure levels 2.5 times greater than the Six County region in 2007. These tracts had 41.6 foreclosure filings per 1,000 mortgageable properties. By comparison, census tracts that are less than 10 percent minority had 8 foreclosure filings per 1,000 mortgageable properties and the entire region have 16.8 per 1,000 mortgageable properties.

**Figure 4. Foreclosures per 1,000 Mortgageable Properties
Chicago Six County Area, 2007***

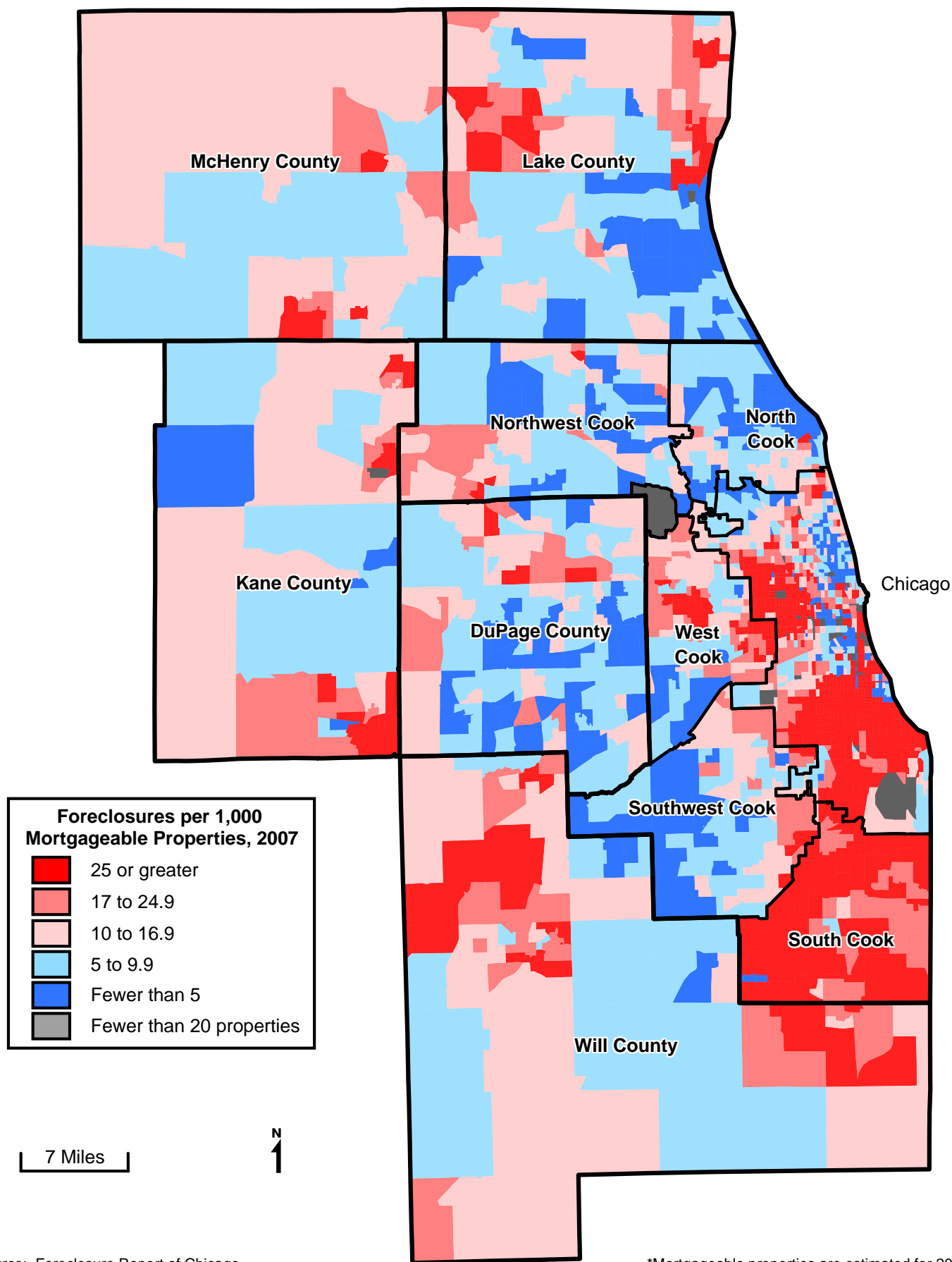
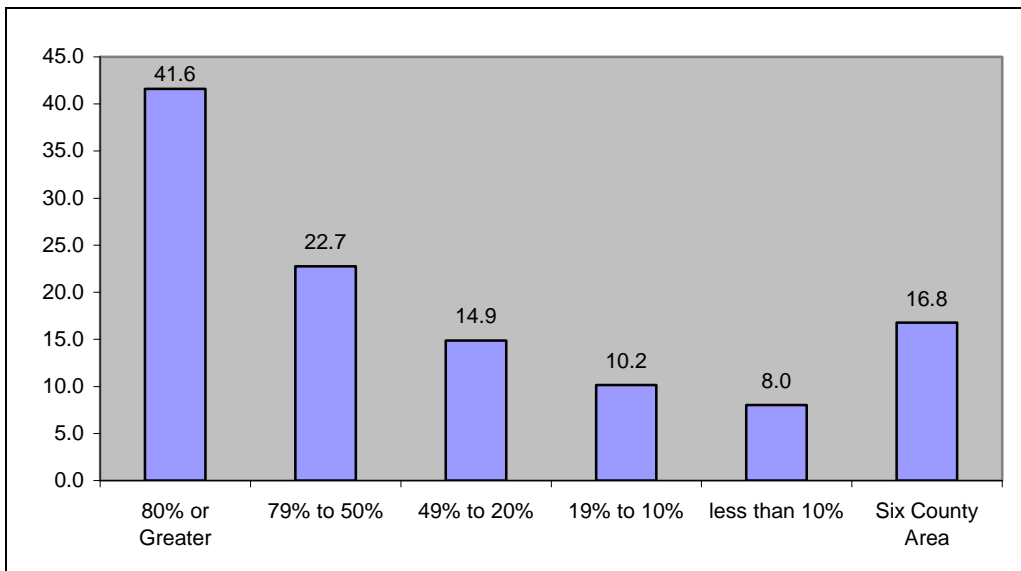
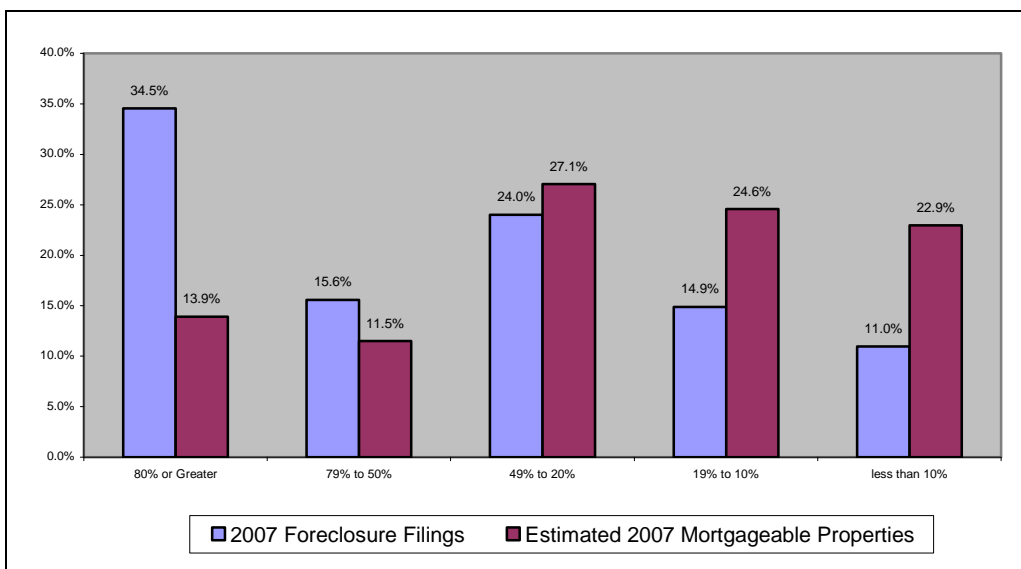


Figure 5. Chicago Six County Area Foreclosure Filings per 1,000 Mortgageable Properties by Minority Level of Census Tract, 2007



- Foreclosure filings are disproportionately located in minority communities.** Figure 6 shows that foreclosure filings in census tracts greater than 80 percent minority accounted for 34.5 percent of all filings in the Chicago Six County region in 2007. These communities account for less than 14 percent of all 2007 estimated mortgageable properties. By comparison, properties with foreclosure filings in census tracts that were less than 10 percent minority accounted for 11 percent of regional total, but these communities accounted for nearly 23 percent of regional mortgageable properties.

Figure 6. Distribution of Chicago Six County Area Foreclosure Filings and Estimated Mortgageable Properties by Minority Level of Census Tract, 2007



Conclusion

There are concerns that foreclosures will continue to grow in 2008. Risky adjustable rate mortgages that allowed 100 percent financing and limited or no income documentation were widely available through mid-2007. Many of these mortgages were structured to keep initial monthly payments artificially low, but have points two, three, or five years after origination where monthly payments can increase by hundreds of dollars, often to unaffordable levels. Many of these mortgages, particularly those originated by subprime lenders, were unaffordable to begin with. As regional property values stagnate or decline; refinance options remain limited for homeowners with adjustable rate mortgages; and the monthly mortgage payments on these loans reset to higher levels, foreclosure rates are likely to remain high.

While the Chicago region has not experienced the extreme growth in foreclosures seen in places such as California, Nevada, Michigan, and Florida, the growing number of properties with foreclosure filings still pose a significant problem for the region, particularly in communities and municipalities where they are highly concentrated. Foreclosures not only affect individual home owners and financial institutions, but also impact neighborhoods and cities. Research has shown that increased levels of foreclosure have the potential to cause declines in neighborhood property values and increases in neighborhood crime while putting an increased strain on municipal services and decreasing city revenues. Some cities have begun to combat the blight associated with foreclosure by fining lenders who fail to properly maintain properties in their possession.³ Concentrated foreclosures may also have a negative effect on city revenues and in places where property taxes make up a substantial portion of municipal revenues. Declining revenues can place an increased strain on the provision of necessary municipal services such as police and fire prevention. It is critical that local, state, and federal governments develop aggressive interventions to keep families in homes and stabilize neighborhoods.

³Orey, Michael. January 7, 2008. "Dirty deeds: As housing crisis deepens, cities fight lenders over abandoned homes." Business Week. MSNBC.com.

**Appendix I -
Foreclosure Levels by City of Chicago Community Area**

Community Number	Community Name	<u>Properties with Foreclosure Filings</u>			2007 Foreclosure Filings Per 1,000 Mortgageable Properties (est 2007)
		2005	2006	2007	
1	Rogers Park	57	72	112	21.0
2	West Ridge	61	109	210	16.9
3	Uptown	38	74	95	12.0
4	Lincoln Square	23	38	65	10.2
5	North Center	16	28	44	5.6
6	Lakeview	55	76	110	5.5
7	Lincoln Park	40	50	82	5.0
8	Near North Side	152	176	228	11.1
9	Edison Park	8	11	15	3.7
10	Norwood Park	38	49	85	6.4
11	Jefferson Park	35	48	65	8.4
12	Forest Glen	18	29	40	6.2
13	North Park	10	21	43	11.8
14	Albany Park	27	47	119	17.4
15	Portage Park	79	99	210	13.9
16	Irving Park	61	76	149	14.5
17	Dunning	68	82	160	11.7
18	Montclare	24	35	54	17.2
19	Belmont Cragin	132	189	334	24.3
20	Hermosa	39	60	106	27.2
21	Avondale	35	62	102	15.6
22	Logan Square	80	106	174	14.2
23	Humboldt Park	225	283	416	42.3
24	West Town	95	135	206	14.2
25	Austin	500	641	810	42.3
26	West Garfield Park	101	174	218	75.7
27	East Garfield Park	73	129	197	64.4
28	Near West Side	81	87	152	19.4
29	North Lawndale	163	214	302	55.8
30	South Lawndale	87	109	181	18.0
31	Lower West Side	27	46	59	11.1
32	Loop	36	56	71	16.7
33	Near South Side	20	51	65	29.8
34	Armour Square	5	2	4	2.0
35	Douglas	34	55	79	36.0
36	Oakland	10	13	23	17.8
37	Fuller Park	22	27	42	49.0
38	Grand Boulevard	81	161	210	87.2
39	Kenwood	52	67	81	26.4
40	Washington Park	54	64	93	103.3
41	Hyde Park	39	41	50	10.5
42	Woodlawn	110	167	261	82.6
43	South Shore	203	331	431	57.7
44	Chatham	162	222	272	34.9
45	Avalon Park	87	119	103	29.5
46	South Chicago	181	303	357	48.8
47	Burnside	33	32	48	58.3
48	Calumet Heights	112	124	156	30.1
49	Roseland	390	495	580	41.7

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Community Number	Community Name	<u>Properties with Foreclosure Filings</u>			2007 Foreclosure Filings Per 1,000 Mortgageable Properties (est 2007)
		2005	2006	2007	
50	Pullman	58	65	65	22.5
51	South Deering	101	114	140	30.0
52	East Side	48	56	84	13.0
53	West Pullman	321	458	498	51.9
54	Riverdale	9	18	20	10.8
55	Hegewisch	31	51	29	8.0
56	Garfield Ridge	67	94	142	12.2
57	Archer Heights	18	32	33	11.1
58	Brighton Park	50	80	128	16.3
59	McKinley Park	12	20	30	9.5
60	Bridgeport	33	37	58	8.2
61	New City	181	277	438	53.8
62	West Elsdon	23	36	66	14.8
63	Gage Park	87	109	157	21.4
64	Clearing	52	65	77	11.2
65	West Lawn	68	103	168	21.1
66	Chicago Lawn	284	403	513	46.5
67	West Englewood	417	544	669	68.0
68	Englewood	259	443	516	68.7
69	Greater Grand Crossing	200	284	378	53.6
70	Ashburn	223	261	336	27.3
71	Auburn Gresham	326	366	444	38.4
72	Beverly	66	70	84	12.5
73	Washington Heights	238	283	320	33.4
74	Mount Greenwood	44	33	60	8.9
75	Morgan Park	136	179	205	25.7
76	O'Hare	9	13	28	10.3
77	Edgewater	59	89	117	10.6

**Appendix II -
Foreclosure Filings by U.S. Census Place**

Census Place	<u>Properties with Foreclosure Filings</u>			<u>Change</u>	
	2005	2006	2007	2006 to 2007	2005 to 2007
Addison	57	74	148	100.0%	159.6%
Algonquin	61	72	106	47.2%	73.8%
Alsip	54	71	95	33.8%	75.9%
Antioch	29	34	31	-8.8%	6.9%
Arlington Heights	66	88	144	63.6%	118.2%
Aurora	525	717	1,031	43.8%	96.4%
Bannockburn	1	0	0	NA	-100.0%
Barrington	13	18	25	38.9%	92.3%
Barrington Hills	7	11	6	-45.5%	-14.3%
Bartlett	83	98	131	33.7%	57.8%
Batavia	32	62	70	12.9%	118.8%
Beach Park	28	30	46	53.3%	64.3%
Bedford Park	2	3	5	66.7%	150.0%
Beecher	5	11	15	36.4%	200.0%
Bellwood	161	174	218	25.3%	35.4%
Bensenville	39	43	58	34.9%	48.7%
Berkeley	23	29	31	6.9%	34.8%
Berwyn	152	230	300	30.4%	97.4%
Bloomington	30	49	63	28.6%	110.0%
Blue Island	85	82	111	35.4%	30.6%
Bolingbrook	259	369	523	41.7%	101.9%
Braidwood	28	37	38	2.7%	35.7%
Bridgeview	22	44	53	20.5%	140.9%
Broadview	55	64	79	23.4%	43.6%
Brookfield	24	35	56	60.0%	133.3%
Buffalo Grove	50	71	96	35.2%	92.0%
Bull Valley	0	1	2	100.0%	NA
Burbank	57	82	125	52.4%	119.3%
Burlington	0	1	1	0.0%	NA
Burnham	27	46	48	4.3%	77.8%
Burr Ridge	19	16	21	31.3%	10.5%
Calumet City	304	416	470	13.0%	54.6%
Calumet Park	58	82	96	17.1%	65.5%
Carol Stream	74	110	126	14.5%	70.3%
Carpentersville	156	212	280	32.1%	79.5%
Cary	27	25	55	120.0%	103.7%
Channahon	23	26	25	-3.8%	8.7%
Channel Lake	15	20	23	15.0%	53.3%
Chicago	7,499	10,270	13,872	35.1%	85.0%
Chicago Heights	167	277	288	4.0%	72.5%
Chicago Ridge	24	31	55	77.4%	129.2%
Cicero	184	252	415	64.7%	125.5%
Clarendon Hills	6	12	20	66.7%	233.3%
Country Club Hills	223	268	289	7.8%	29.6%
Countryside	6	10	13	30.0%	116.7%
Crest Hill	48	73	87	19.2%	81.3%
Crestwood	26	38	38	0.0%	46.2%
Crete	54	66	72	9.1%	33.3%
Crystal Lake	93	110	157	42.7%	68.8%
Crystal Lawns	9	17	14	-17.6%	55.6%
Darien	24	37	49	32.4%	104.2%
Deer Park	5	1	7	600.0%	40.0%
Deerfield	18	26	30	15.4%	66.7%
Des Plaines	78	113	175	54.9%	124.4%
Dixmoor	18	22	30	36.4%	66.7%
Dolton	303	379	413	9.0%	36.3%
Downers Grove	41	67	88	31.3%	114.6%

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	2005	2006	2007	2006 to 2007	2005 to 2007
East Dundee	11	7	15	114.3%	36.4%
East Hazel Crest	8	8	11	37.5%	37.5%
Elburn	5	8	5	-37.5%	0.0%
Elgin	316	433	624	44.1%	97.5%
Elk Grove Village	44	53	75	41.5%	70.5%
Elmhurst	43	56	89	58.9%	107.0%
Elmwood Park	39	50	102	104.0%	161.5%
Elwood	5	8	8	0.0%	60.0%
Evanston	96	121	179	47.9%	86.5%
Evergreen Park	70	80	121	51.3%	72.9%
Fairmont	21	16	26	62.5%	23.8%
Flossmoor	36	82	102	24.4%	183.3%
Ford Heights	16	16	16	0.0%	0.0%
Forest Lake	11	8	12	50.0%	9.1%
Forest Park	29	40	57	42.5%	96.6%
Forest View	4	2	4	100.0%	0.0%
Fox Lake	42	61	83	36.1%	97.6%
Fox Lake Hills	8	9	13	44.4%	62.5%
Fox River Grove	8	20	12	-40.0%	50.0%
Fox River Valley Gardens	2	6	7	16.7%	250.0%
Frankfort	15	39	45	15.4%	200.0%
Frankfort Square	25	41	35	-14.6%	40.0%
Franklin Park	51	56	90	60.7%	76.5%
Gages Lake	26	28	55	96.4%	111.5%
Geneva	28	44	53	20.5%	89.3%
Gilberts	8	8	24	200.0%	200.0%
Glen Ellyn	30	39	56	43.6%	86.7%
Glencoe	6	9	15	66.7%	150.0%
Glendale Heights	93	141	209	48.2%	124.7%
Glenview	34	42	82	95.2%	141.2%
Glenwood	72	80	106	32.5%	47.2%
Godley	2	4	4	0.0%	100.0%
Goodings Grove	18	31	24	-22.6%	33.3%
Grandwood Park	9	7	18	157.1%	100.0%
Grayslake	38	63	75	19.0%	97.4%
Green Oaks	5	8	5	-37.5%	0.0%
Greenwood	1	1	0	-100.0%	-100.0%
Gurnee	57	51	66	29.4%	15.8%
Hainesville	15	21	36	71.4%	140.0%
Hampshire	8	8	20	150.0%	150.0%
Hanover Park	108	199	221	11.1%	104.6%
Harvard	26	40	46	15.0%	76.9%
Harvey	275	336	409	21.7%	48.7%
Harwood Heights	8	7	25	257.1%	212.5%
Hawthorn Woods	5	8	13	62.5%	160.0%
Hazel Crest	214	227	271	19.4%	26.6%
Hebron	2	5	10	100.0%	400.0%
Hickory Hills	26	36	34	-5.6%	30.8%
Highland Park	30	54	68	25.9%	126.7%
Highwood	4	7	8	14.3%	100.0%
Hillside	42	42	57	35.7%	35.7%
Hinsdale	19	21	38	81.0%	100.0%
Hodgkins	1	2	1	-50.0%	0.0%
Hoffman Estates	100	133	169	27.1%	69.0%
Holiday Hills	4	3	4	33.3%	0.0%
Hometown	12	17	28	64.7%	133.3%
Homewood	83	102	144	41.2%	73.5%

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Census Place	Properties with Foreclosure Filings			Change	
	2005	2006	2007	2006 to 2007	2005 to 2007
Huntley	32	51	63	23.5%	96.9%
Indian Creek	2	3	3	0.0%	50.0%
Indian Head Park	14	4	4	0.0%	-71.4%
Ingalls Park	0	23	27	17.4%	NA
Inverness	8	8	11	37.5%	37.5%
Island Lake	31	37	57	54.1%	83.9%
Itasca	4	8	7	-12.5%	75.0%
Johnsburg	14	21	25	19.0%	78.6%
Joliet	449	621	767	23.5%	70.8%
Justice	15	28	33	17.9%	120.0%
Kenilworth	1	3	1	-66.7%	0.0%
Kildeer	3	4	4	0.0%	33.3%
La Grange	11	26	36	38.5%	227.3%
La Grange Park	6	21	28	33.3%	366.7%
Lake Barrington	12	14	18	28.6%	50.0%
Lake Bluff	4	10	11	10.0%	175.0%
Lake Catherine	5	11	9	-18.2%	80.0%
Lake Forest	16	16	29	81.3%	81.3%
Lake in the Hills	94	131	192	46.6%	104.3%
Lake Villa	13	25	25	0.0%	92.3%
Lake Zurich	37	32	58	81.3%	56.8%
Lakemoor	15	10	10	0.0%	-33.3%
Lakewood	7	8	10	25.0%	42.9%
Lakewood Shores	11	11	13	18.2%	18.2%
Lansing	119	158	201	27.2%	68.9%
Lemont	19	29	26	-10.3%	36.8%
Libertyville	18	22	32	45.5%	77.8%
Lily Lake	1	2	6	200.0%	500.0%
Lincolnshire	8	6	13	116.7%	62.5%
Lincolnwood	10	30	45	50.0%	350.0%
Lindenhurst	27	32	53	65.6%	96.3%
Lisle	24	48	50	4.2%	108.3%
Lockport	54	77	87	13.0%	61.1%
Lombard	72	83	106	27.7%	47.2%
Long Grove	6	4	9	125.0%	50.0%
Long Lake	20	25	40	60.0%	100.0%
Lynwood	73	82	70	-14.6%	-4.1%
Lyons	29	37	60	62.2%	106.9%
Manhattan	5	7	6	-14.3%	20.0%
Maple Park	1	3	6	100.0%	500.0%
Marengo	19	25	33	32.0%	73.7%
Markham	139	202	218	7.9%	56.8%
Matteson	152	172	173	0.6%	13.8%
Maywood	215	231	248	7.4%	15.3%
McCook	2	1	0	-100.0%	-100.0%
McCullom Lake	5	5	10	100.0%	100.0%
McHenry	90	98	139	41.8%	54.4%
Melrose Park	37	60	90	50.0%	143.2%
Merrionette Park	8	14	11	-21.4%	37.5%
Mettawa	0	0	1	NA	NA
Midlothian	65	76	94	23.7%	44.6%
Minooka	3	2	6	200.0%	100.0%
Mokena	30	29	45	55.2%	50.0%
Monee	17	34	46	35.3%	170.6%
Montgomery	29	30	33	10.0%	13.8%
Morton Grove	28	27	48	77.8%	71.4%
Mount Prospect	36	53	85	60.4%	136.1%

**Appendix II -
Foreclosure Filings by U.S. Census Place**

Census Place	<u>Properties with Foreclosure Filings</u>			<u>Change</u>	
	2005	2006	2007	2006 to 2007	2005 to 2007
Mundelein	72	94	109	16.0%	51.4%
Naperville	104	175	239	36.6%	129.8%
New Lenox	48	54	56	3.7%	16.7%
Niles	22	43	87	102.3%	295.5%
Norridge	8	15	36	140.0%	350.0%
North Aurora	29	31	52	67.7%	79.3%
North Barrington	0	4	10	150.0%	NA
North Chicago	76	98	140	42.9%	84.2%
North Riverside	5	13	17	30.8%	240.0%
Northbrook	29	39	71	82.1%	144.8%
Northfield	5	6	12	100.0%	140.0%
Northlake	32	50	77	54.0%	140.6%
Oak Brook	4	4	8	100.0%	100.0%
Oak Forest	84	101	117	15.8%	39.3%
Oak Lawn	105	128	201	57.0%	91.4%
Oak Park	81	107	159	48.6%	96.3%
Oakbrook Terrace	6	13	8	-38.5%	33.3%
Oakwood Hills	5	7	12	71.4%	140.0%
Olympia Fields	50	57	60	5.3%	20.0%
Orland Hills	13	22	21	-4.5%	61.5%
Orland Park	57	81	100	23.5%	75.4%
Palatine	90	136	202	48.5%	124.4%
Palos Heights	15	16	28	75.0%	86.7%
Palos Hills	27	39	67	71.8%	148.1%
Palos Park	6	6	8	33.3%	33.3%
Park City	4	5	4	-20.0%	0.0%
Park Forest	169	236	273	15.7%	61.5%
Park Ridge	27	31	76	145.2%	181.5%
Peotone	4	9	8	-11.1%	100.0%
Phoenix	15	13	30	130.8%	100.0%
Pistakee Highlands	23	18	20	11.1%	-13.0%
Plainfield	53	69	92	33.3%	73.6%
Posen	35	31	43	38.7%	22.9%
Prairie Grove	4	3	3	0.0%	-25.0%
Preston Heights	13	18	23	27.8%	76.9%
Prospect Heights	28	41	52	26.8%	85.7%
Richmond	6	6	7	16.7%	16.7%
Richton Park	143	182	181	-0.5%	26.6%
Ringwood	1	1	0	-100.0%	-100.0%
River Forest	18	22	29	31.8%	61.1%
River Grove	13	26	28	7.7%	115.4%
Riverdale	148	198	207	4.5%	39.9%
Riverside	4	16	20	25.0%	400.0%
Riverwoods	4	4	10	150.0%	150.0%
Robbins	26	29	39	34.5%	50.0%
Rockdale	5	4	8	100.0%	60.0%
Rolling Meadows	44	49	76	55.1%	72.7%
Romeoville	166	263	336	27.8%	102.4%
Roselle	37	59	73	23.7%	97.3%
Rosemont	1	3	1	-66.7%	0.0%
Round Lake	39	60	60	0.0%	53.8%
Round Lake Beach	138	186	239	28.5%	73.2%
Round Lake Heights	17	22	25	13.6%	47.1%
Round Lake Park	35	44	54	22.7%	54.3%
Sauk Village	113	140	161	15.0%	42.5%
Schaumburg	94	166	187	12.7%	98.9%
Schiller Park	25	31	56	80.6%	124.0%

**Appendix II -
Foreclosure Filings by U.S. Census Place**

Census Place	<u>Properties with Foreclosure Filings</u>			<u>Change</u>	
	2005	2006	2007	2006 to 2007	2005 to 2007
Shorewood	12	29	33	13.8%	175.0%
Skokie	60	98	179	82.7%	198.3%
Sleepy Hollow	4	5	7	40.0%	75.0%
South Barrington	7	3	9	200.0%	28.6%
South Chicago Heights	15	19	31	63.2%	106.7%
South Elgin	60	95	114	20.0%	90.0%
South Holland	199	237	289	21.9%	45.2%
Spring Grove	6	13	15	15.4%	150.0%
St. Charles	34	39	70	79.5%	105.9%
Steger	41	59	94	59.3%	129.3%
Stickney	23	19	31	63.2%	34.8%
Stone Park	5	16	22	37.5%	340.0%
Streamwood	117	167	261	56.3%	123.1%
Sugar Grove	9	12	27	125.0%	200.0%
Summit	19	38	41	7.9%	115.8%
Symerton	0	1	0	-100.0%	NA
Third Lake	2	3	4	33.3%	100.0%
Thornton	5	7	16	128.6%	220.0%
Tinley Park	105	130	148	13.8%	41.0%
Tower Lakes	4	3	0	-100.0%	-100.0%
Trout Valley	1	1	2	100.0%	100.0%
University Park	74	111	105	-5.4%	41.9%
Venetian Village	15	34	20	-41.2%	33.3%
Vernon Hills	41	56	62	10.7%	51.2%
Villa Park	32	57	57	0.0%	78.1%
Virgil	0	1	2	100.0%	NA
Volo	0	1	0	-100.0%	NA
Wadsworth	7	11	17	54.5%	142.9%
Warrenville	31	33	52	57.6%	67.7%
Wauconda	15	32	36	12.5%	140.0%
Waukegan	283	427	478	11.9%	68.9%
Wayne	4	3	4	33.3%	0.0%
West Chicago	50	74	92	24.3%	84.0%
West Dundee	15	10	18	80.0%	20.0%
Westchester	43	46	60	30.4%	39.5%
Western Springs	8	9	6	-33.3%	-25.0%
Westmont	18	39	64	64.1%	255.6%
Wheaton	25	52	85	63.5%	240.0%
Wheeling	49	93	114	22.6%	132.7%
Willow Springs	14	10	24	140.0%	71.4%
Willowbrook	25	38	56	47.4%	124.0%
Wilmette	14	40	33	-17.5%	135.7%
Wilmington	18	20	25	25.0%	38.9%
Winfield	5	7	18	157.1%	260.0%
Winnetka	5	8	6	-25.0%	20.0%
Winthrop Harbor	20	33	24	-27.3%	20.0%
Wonder Lake	50	70	74	5.7%	48.0%
Wood Dale	25	37	43	16.2%	72.0%
Woodridge	45	63	84	33.3%	86.7%
Woodstock	39	63	90	42.9%	130.8%
Worth	35	26	33	26.9%	-5.7%
Zion	151	195	232	19.0%	53.6%