



## HOPE NOW State Housing Report

### Report Summary

HOPE NOW collects industry data from mortgage servicing members on a monthly basis. The data collected represents about 70% of the national mortgage market. HOPE NOW extrapolates this data for the entire industry using the Mortgage Bankers Association National Delinquency Survey, in order to create an accurate representation of the US housing market and identify trends within the industry.

Below you will find a state specific breakdown of the local housing market.

### HOPE NOW: Data on Loan Workouts

**Colorado:** In the fourth quarter of 2016, 411 proprietary (non-HAMP) permanent modifications occurred in Colorado. This increased the amount of modifications provided to homeowners in Colorado to a total of 75,116 since mid-2007. The average loan count of Colorado in 2016-Q4 was 454,523 and 1.89% of those loans were delinquent (MBA Methodology).

	Q1-2016	Q2-2016	Q3-2016	Q4-2016	Oct-16	Nov-16	Dec-16
<b>Total Loan Count</b>	469,415	456,440	451,836	454,523	456,112	453,713	453,745
60+ Day Delinquency <sup>1</sup>	10,361	9,291	9,053	8,609	8,718	8,267	8,843
Delinquency Rate	2.21%	2.04%	2.00%	1.89%	1.91%	1.82%	1.95%
Delinquency Index <sup>2</sup>	38	36	38	36	43	42	43
Foreclosure Starts	1,127	976	1,016	850	251	297	302
Foreclosure Sales	437	439	352	282	103	78	101
Proprietary Modification <sup>3</sup>	421	431	445	411	145	132	134
Short Sales	89	94	60	44	17	16	11
Deed-in-Lieu	13	4	12	9	2	4	3

<sup>1</sup>Total Number of 60+ Loans (MBA Methodology) – Total number of (all) loans that are 60 days past due at month end based on MBA Methodology excluding loans that are currently in Pre-Sale foreclosure.

<sup>2</sup> The columns below show the state delinquency rate relative to the national delinquency rate; a value greater than 100 means that the state's delinquency rate is above the national average.

<sup>3</sup> Number of (delinquent and current) Non-HAMP modified, renegotiated or restructured loans, regardless of performance to date under the plan during the month. Anything that alters the terms of the contract between the borrower and the lender that assists the borrower to maintain the home and that the loan is retained.