Foreclosures in Los Angeles County (2019 - 2024)

Authors: Diego Contreras, Jennifer Knowles, Jazmine Miramontes, Darlena Robinson
Jongwook Woo California State University Los Angeles
BUS5100-93: Introduction To Business Analytics

Abstract: This project analyzes foreclosure trends across Los Angeles County from 2019 to 2024. Utilizing data visualization methods including pie charts, bar graphs, heat maps, and time series analysis, the study categorizes foreclosures by property: multi-family, single-family, non-residential, and vacant residential. Our purpose is to identify the areas most affected by foreclosures. The findings highlight that Los Angeles City experienced the highest rate of foreclosures regarding single-family homes being the most impacted property type. Contributing factors such as unemployment, natural disasters, increased housing costs, and rising mortgage rates are examined. The report concludes by underscoring the importance of understanding these trends to aid future homebuyers and policymakers in mitigating foreclosure risks.

1. Introduction

This paper uses SAP Analytics Cloud to process and visualize the historical data of foreclosures in Los Angeles County. The dataset was retrieved from the county database and it mainly consists of foreclosures by property type, lender and geographical points across the county from 2019 - 2024. We have chosen this dataset to better understand geographic location and those who are mostly affected.

2. Related Work

Between 2019 and 2024, Los Angeles County experienced significant shifts in foreclosure rates driven by economic, environmental, and policy related factors. Nationwide, foreclosures declined during this period, with lenders repossessing 36,505 properties through Real Estate Owned (REO) processes in 2024—a 13% decrease from the previous year and a dramatic 75% drop from 2019 levels. Despite the overall national trend, California remained one of the states with the highest number of repossessed properties, with 3,466 REOs recorded in 2024 alone. [1]

In Los Angeles County specifically, the housing market reflected a rollercoaster trend. Home sales volume decreased from 2018 to 2020, falling 3% in 2020 compared to 2019, largely due to early pandemic uncertainty. However, 2021 brought a surge in activity, with a 26% increase in sales volume fueled by historically low mortgage rates and heightened buyer enthusiasm. This momentum reversed sharply in 2022 as market conditions tightened, resulting in a 25% year-over-year decline in sales.[2]

Residents whose homes were damaged or destroyed by wildfires often found themselves underinsured, and were still liable for ongoing mortgage payments and property taxes, even while displaced . These burdens highlight the broader vulnerabilities in the system.

In addition to environmental stressors such as fires, earthquakes, and flooding. COVID-19 pandemic played a major role in shaping foreclosure trends. Los Angeles County passed regulations regarding emergency protections, such as the “Tenant Protections Resolutions” which shielded tenants and homeowners from evictions and foreclosures due to pandemic related income loss. Though many of these measures expired on March 31, 2023, some are currently active protecting against evictions and tenant harassment.

Overall, the 2019–2024 period in Los Angeles County underscored the multifaceted nature of foreclosures, with economic pressures, natural disasters, and policy responses all playing significant roles. These insights are crucial for informing future housing policy and for helping both homeowners and stakeholders anticipate and mitigate foreclosure risks.

3. Specifications

The Dataset was retrieved from LACity.org which is the County of Los Angeles open data information website. Our data was retrieved from year by year datasets and compiled into our master file. Data starts from 2019 to 2024.

Table 1. Data Specifications - Abstract Submission

Data Set:	2.2MB (Size)
Source:	https://data.lacity.org/browse?p=registered+foreclosure&sortBy=relevance&page=1&pageSize=20
GitHub	https://github.com/jmiramo5/team-three-term-project

4. Implementation Flowchart

The process map for analyzing foreclosures in LA County involves several key steps. First, foreclosure data from 2019–2024 is downloaded from data.lacity.org. [3] The files, totaling 2.2MB, are then cleaned by removing unwanted columns and using the count as the measure. The cleaned CSV or Excel file (minimum 1MB) is imported into SAP UCC, a platform used to educate students on SAP analytics. Within SAP, a dataset is created and Modeler is used to establish data hierarchy, perform additional wrangling, and generate a geo map. Finally, stories are generated using visual tools like pie, bar, and time series charts, and the results are presented, including a GitHub link for access to the final project.

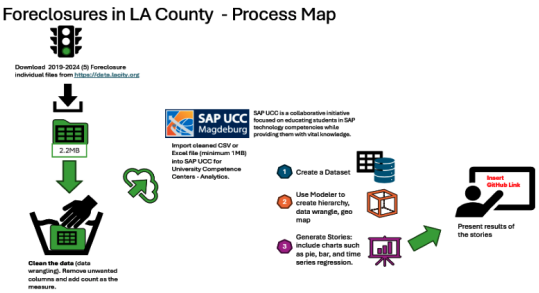

Figure 1. Implementation Flowchart

5. Analysis and Illustrations

After data cleaning a story, pie chart, geo heat map, and predictive model were created in SAP that provides a visual representation to study foreclosures by property: multi-family, single-family, non-residential, and vacant residential. Also by city throughout Los Angeles County.

5.1 Foreclosure Percentage by City

The first visualization (Figure 2), a pie chart, shows foreclosure rate percentages by the City during 2019-2024. Based on chart results, the City of Los Angeles accounted for 65.77% of all foreclosures. Van Nuys (4.87%) , Pacoima (4.57%) , Sylmar (4.46%) , and North Hollywood (4.35%) to round out the 5.

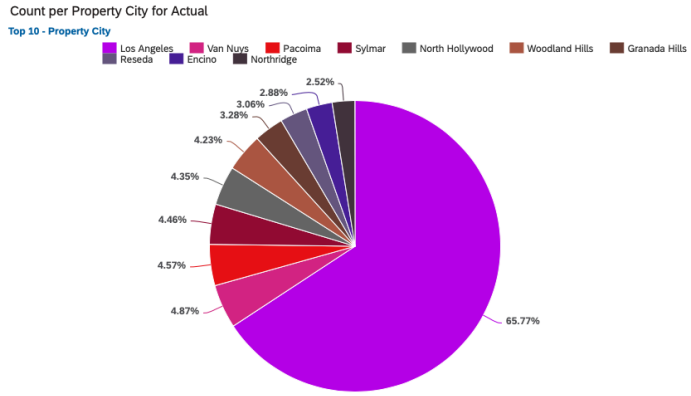

Figure 2. Foreclosure Rate (Percentage), By City

5.2 Foreclosures by Property Type

The Second Visualization (Figure 3), a bar chart, shows the type of properties that were foreclosed from 2019 - 2024. The highest foreclosed property type were single family homes (12,300), followed by multi-family homes (2,333), and lastly vacant residential (195).

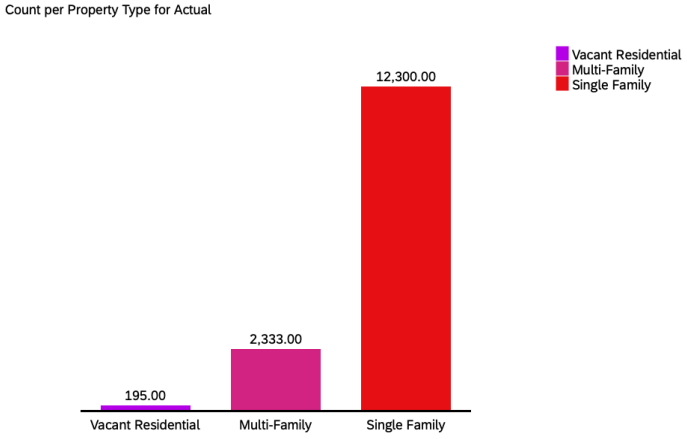

Figure 3. Foreclosure Rate, By Property Type

5.3 Foreclosures by Geo-Graphical Location

The following visualization charts will show geo-graphical heat maps of foreclosure rates throughout Los Angeles County. Charts will provide an overall outlook of Los Angeles County as a whole,

followed by heat maps of low impact and high impact areas. Figure 4 reflects the heat map of Los Angeles County. Median Household income in Los Angeles County from 2019 - 2024 was $87,760.[4]

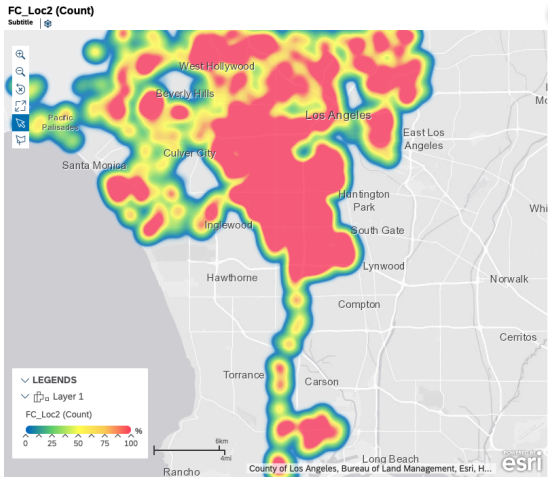

Figure 4. Geo Heat Map , Los Angeles County

5.3.1 Geo-Graphical Location, Low-Impact

Next Figure, will highlight low-impact areas within Los Angeles County that experienced foreclosures from 2019 - 2024. Median household income in Beverly Hills was $127,979 and West Hollywood was $94,844. [5]

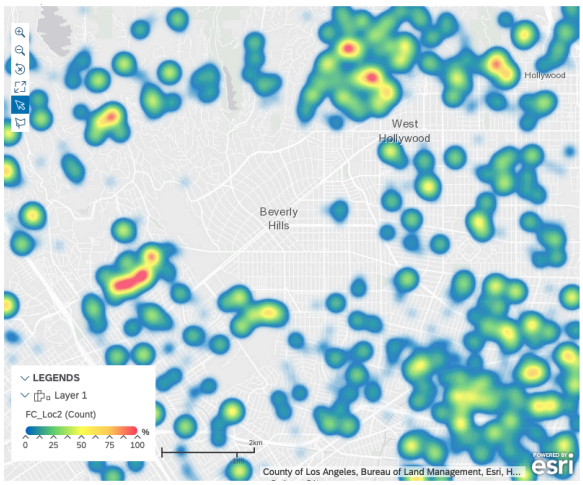

Figure 5. Geo Heat Map , Low-Impact

5.3.2 Geo-Graphical Location, High-Impact

Next Figure, will highlight high-impact areas within Los Angeles County that experienced foreclosures from 2019 - 2024. Median household income Los Angeles City (South / South Central) was $80,366. [6]

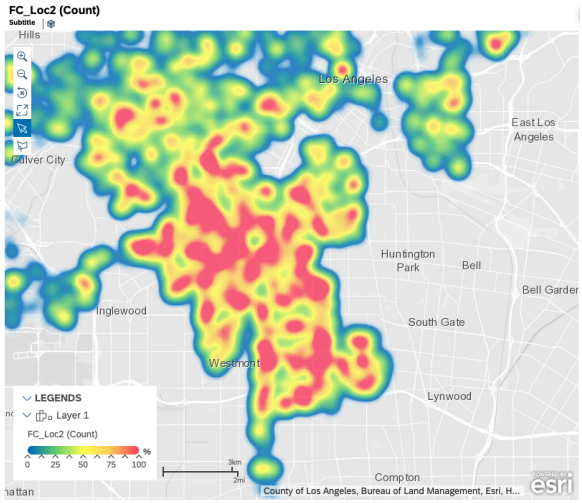

Figure 6. Geo-Map , High Impact

5.4 Total Foreclosures by Year

The following visualization charts will show bar chart foreclosure rates year over year throughout Los Angeles County from 2019 - 2024. Highest annual foreclosure rate in 2019 (3,284) and lowest annual foreclosure rate in 2024 (1,971).

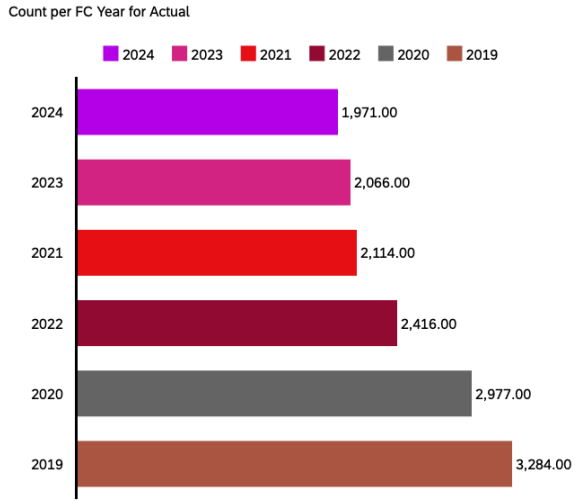

Figure 7. Bar Chart, Foreclosures year over year

5.5 Time Regression Analysis & Forecast of Foreclosures

The time series analysis shows total foreclosure rates over the course of one year, plus a 3 month forecast Jan 1, 2025 - Mar 1, 2025. 125 represents foreclosures in January with month over month actuals. Forecasting 6.32 in January of 2025 and 6.27 in March of 2025.

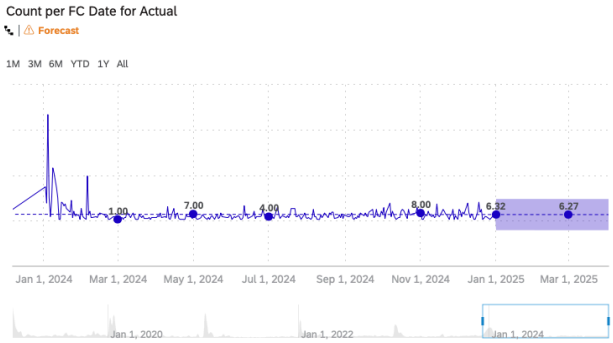

Figure 8. Time Regression (2024) , Forecast (Q1)

6. Conclusion

The analysis of foreclosures in Los Angeles County from 2019 to 2024 reveals the complexity between geographical locations and median household income. Foreclosures were most prominent in densely populated and economically vulnerable areas, with single family homes being the most affected property type. The data highlighted 2019 as the year with the highest number of foreclosures, while other years reflected the shift of market conditions.

Key contributing factors such as rising home prices, increased mortgage rates, unemployment, and property-related damages played significant roles in pushing homeowners into financial vulnerabilities. Despite temporary relief measures, many households continued to face the risk of foreclosure due to long-term economic pressures.

Our project underscores the importance of data driven decision making in understanding and addressing foreclosure trends. Our recommendation, by identifying the most impacted areas and demographic patterns, allows policymakers, lenders, and prospective buyers to develop a baseline and core understanding to support housing stability. As Los Angeles County continues to evolve, continuous monitoring and responsive policy will be essential in reducing foreclosure risks and promoting equitable access to homeownership.

References:

[1] ATTOM Team. (2025, January 1/15/2025). U.S. Foreclosure Activity Declines in 2024. ATTOM. https://www.attomdata.com/news/most-recent/2024-year-end-foreclosure-market-report

[2] First Tuesday Journal. (2024, February 2/14/2024). Los Angeles housing indicators. https://journal.firsttuesday.us/los-angeles-housing-indicators-2/29229

[3] LA City - Los Angeles County. (n.d.). LA City Catalog. https://data.lacity.org/browse?p=registered+foreclosure&sortBy=relevance&pageSize=20&page=1

[4] U.S Census Bureau. (n.d.). Quick Facts , Los Angeles County. https://www.census.gov/quickfacts/fact/table/losangelescountycalifornia/LFE305223

[5] U.S Census Bureau. (n.d.). Quick Facts , Beverly Hills. https://www.census.gov/quickfacts/fact/table/beverlyhillscitycalifornia/PST045223

[6] U.S Census Bureau. (n.d.). Quick Facts , Los Angeles City https://www.census.gov/quickfacts/fact/table/beverlyhillscitycalifornia/PST045223