SECTION TWO:
FORECLOSURE AND SOCIOECONOMIC CHARACTERISTICS
MAIN INNER-CITY CLUSTERS OF FORECLOSURES

1. Northwest Minneapolis
2. South Central Minneapolis
3. North/Northeast St. Paul
4. Northwest St. Paul
5. Westside St. Paul

MAIN SUBURBAN CLUSTER OF FORECLOSURE

1. Northwest Suburbs of Minneapolis

Legend
- 0 - 25
- 25 - 35
- 35 - 40
- 40 - 55
- 55 - 80
Inner-city foreclosure clusters exhibit high percentages of young people (under 18 years of age), especially cluster 1. As one would expect, areas that have high percentages of middle-aged and older people do not exhibit as many foreclosures as the younger population. This trend can also be seen in the suburbs, where the younger areas outside the inner-city have more foreclosures than older suburban areas.
Inner-city block groups with foreclosure clusters mostly in block groups with a median income between $29,001 to $47,000. All 5 of the Inner-City Clusters fall in or near this range of median household income.

Inner-city foreclosure clusters fall mainly within block groups having 50-80 percent of the average median income. This applies to all 5 Inner-City Clusters of foreclosures. Block groups with less than 50 percent of average median income are often predominantly rental or industrial areas.
While a majority of block groups with foreclosure clusters appear to have poverty levels between 7.5-30 percent, this varies a lot. Cluster 1, Northwest Minneapolis, appears to have more block groups with 15-50 percent of households below the poverty level, more than any other cluster.
The majority of block groups with foreclosure clusters also appear to have higher percentage of African American households. Cluster 1 and 2 in Minneapolis especially have both high concentrations of foreclosures and high concentrations of African American households, with many foreclosures occurring on block groups where 30-80 percent of the households are African American.

The highest concentration of Hispanic/Latino households are on the West Side of Saint Paul, or Cluster 5 with block groups 20-60 percent Hispanic. Cluster 2, South Central Minneapolis, also has a lot of block groups 20-35 percent Hispanic.

Block groups where higher concentrations of foreclosures and Asian households occur more often in Saint Paul, particularly Clusters 3 and 4. However, these occurrences do not appear to be very significant.

The inner-city areas with less than 20 percent white households appear to have the most foreclosures, in all of the 5 Inner-City Clusters of foreclosures. Moving beyond the inner-city, foreclosures occur mostly in block groups that are 80-100 percent white.
African American
Coefficient of Correlation: 0.55
Statistically Significant

Asian
Coefficient of Correlation: 0.07
NOT Statistically Significant

White
Coefficient of Correlation: -0.52
Statistically Significant

Hispanic
Coefficient of Correlation: .05
NOT Statistically Significant

Percentage of Homes Foreclosed Upon
Proportion Under Age 18
Coefficient of Correlation: 0.61
Statistically Significant

Proportion Age 22 to 29
Coefficient of Correlation: -0.36
Statistically Significant

Median Age
Coefficient of Correlation: -0.40
Statistically Significant

Proportion Over Age 65
Coefficient of Correlation: -0.23
Statistically Significant
Median Household Size
Coefficient of Correlation: 0.64
Statistically Significant

Median Household Income
Coefficient of Correlation: -0.16
* - Only significant at a 95% level of confidence, not at a 99% level.

Proportion in Poverty
Coefficient of Correlation: 0.22
Statistically Significant

Percentage of Homes Foreclosed Upon