

2025

Property Tax Delinquency Report



Intro

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Property taxes have risen 27% from 2019 to 2024 across the US. Certain states have been disproportionately impacted; Colorado, Georgia, and Florida have seen their median property taxes rise 52.9%, 51.5%, and 47.5% respectively over that five year period. Property tax increases of this magnitude represent a significant challenge to homeowner affordability as they represent a significant percentage of household income. It also bears noting that property taxes are a significant portion of household income even in high income states. For example, average annual property taxes are \$9,120, \$9,006, and \$8,598 in Vermont, Illinois, and New Jersey which is 11.2%, 11.2%, and 8.6% of median household incomes respectively. Are the sheer magnitude and rate of increase of property taxes going to result in higher rates of delinquency? This report was generated to help answer those questions.

The Cotality™ Real Estate Property Tax Delinquency Report analyzes data for mortgages requiring homeowners to pay real estate taxes directly to taxing authorities. From a dataset representing approximately 15 million tax reporting events and 8 million mortgages solely of **non-escrowed** loans, state and national data on the average property tax delinquency rates are shown in this study. Percentages for 2025 YTD as well as a historical analysis of the period spanning 2012 through 2024, were reviewed.

For the years spanning 2012 through 2025 YTD, the average national property tax delinquency rate has experienced significant volatility. Starting at a high of 8.2% in 2012, that rate steadily declined to a low of 4.3% in 2019. YTD in 2025 we have once again seen an uptick to 5.1%.

Report highlights

- The average national property tax delinquency rate over the 2012–2025 YTD period was 5.5%. YTD 2025 the rate is rising 5.1%, but is still sitting below the long-term average.
- States with higher unemployment tend to have higher average property tax delinquency rates than states with lower unemployment.
- Tax Lien states have a higher average property tax delinquency 6.2% than Tax Deed states 4.9%.

National

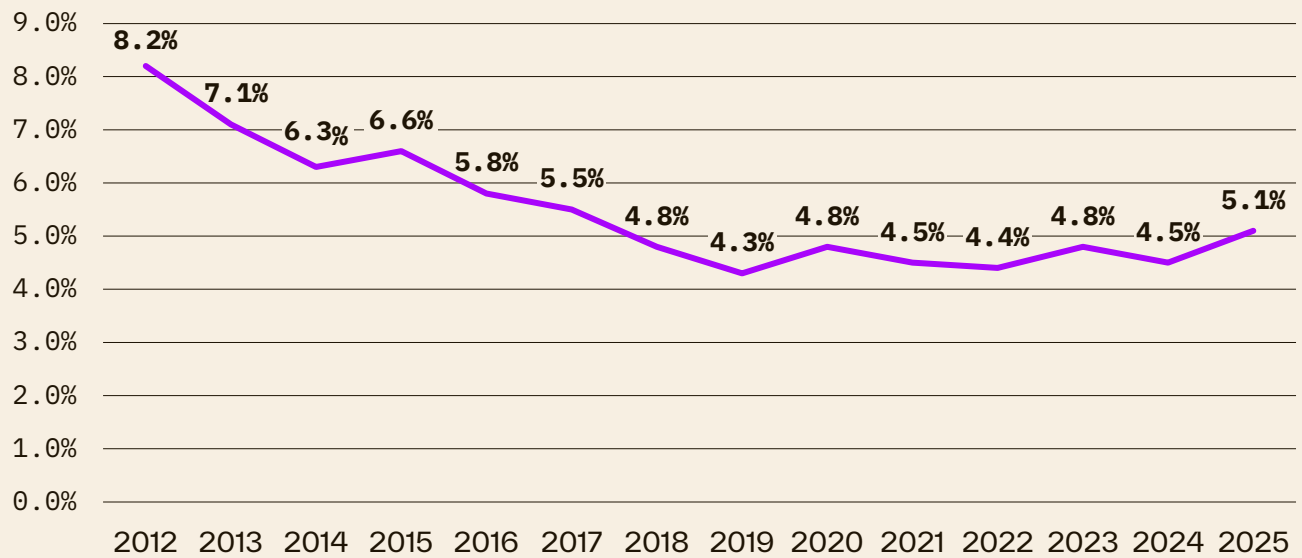
National average tax delinquency rate

5.1%
2025 YTD

4.5%
2024

5.5%
Avg 2012-2025

National average tax delinquency rate

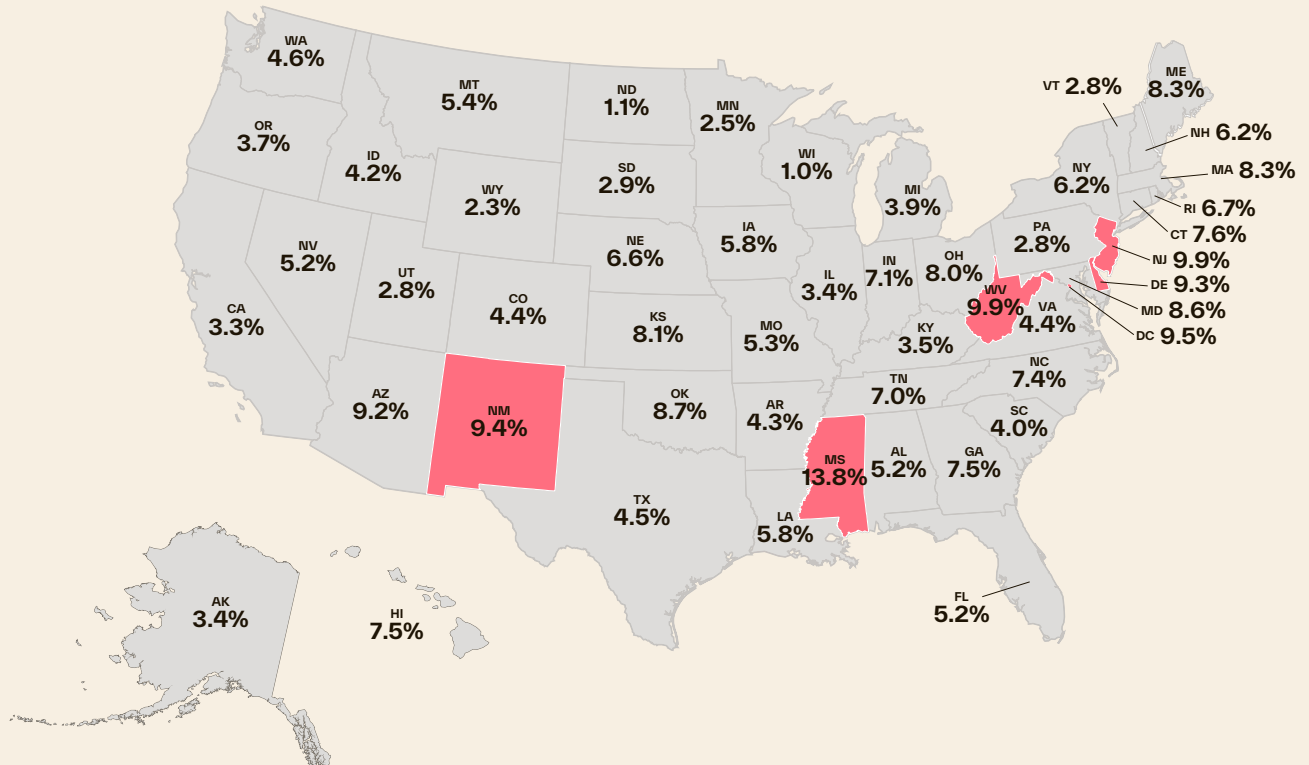


Source: Cotality

State

Highest Delinquency States

States with High Tax Delinquency Rates | 2024



1
13.8%
Mississippi

2
9.9%
New Jersey/
West Virginia

3
9.5%
Washington,
D.C.

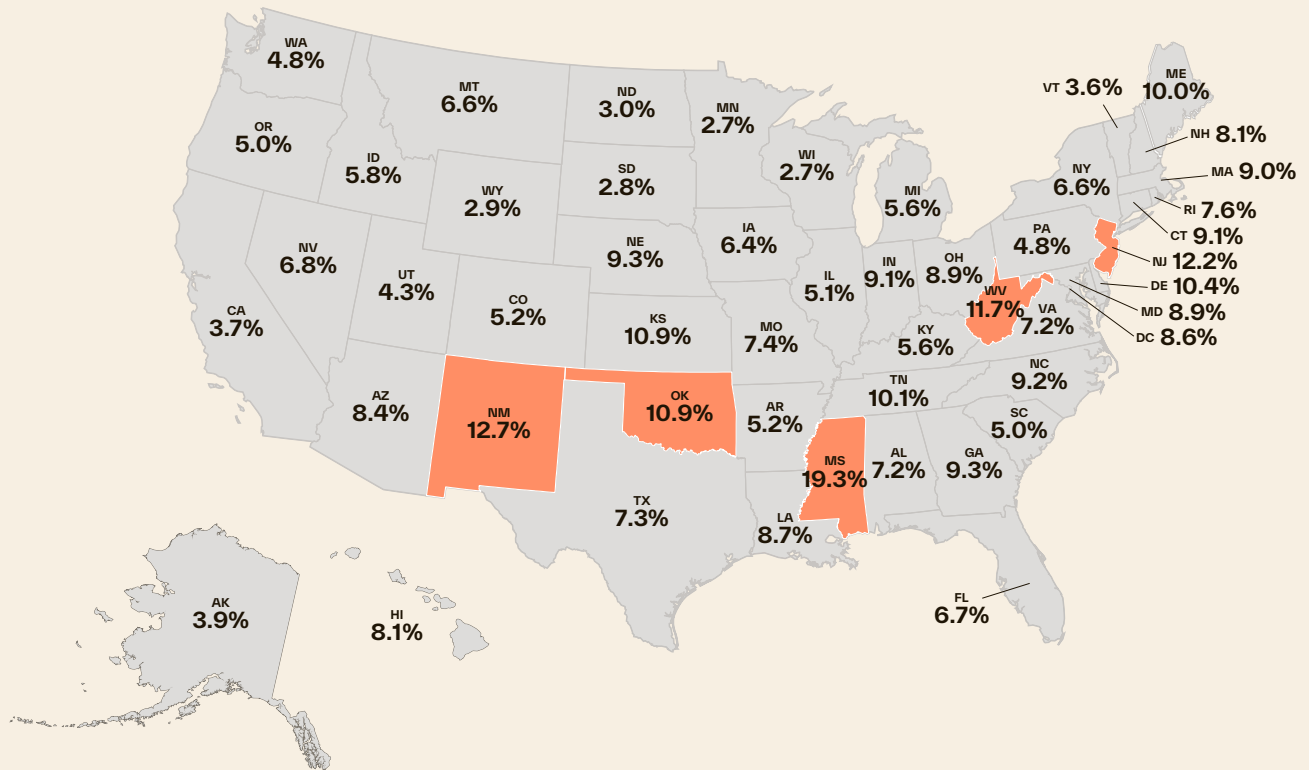
4
9.4%
New Mexico

5
9.3%
Delaware

State (continued)

Highest Delinquency States (continued)

States with High Tax Delinquency Rates | 2012–2023



1
19.3%
Mississippi

2
12.7%
New Mexico

3
12.2%
New Jersey

4
11.7%
West Virginia

5
10.9%
Oklahoma

Analysis

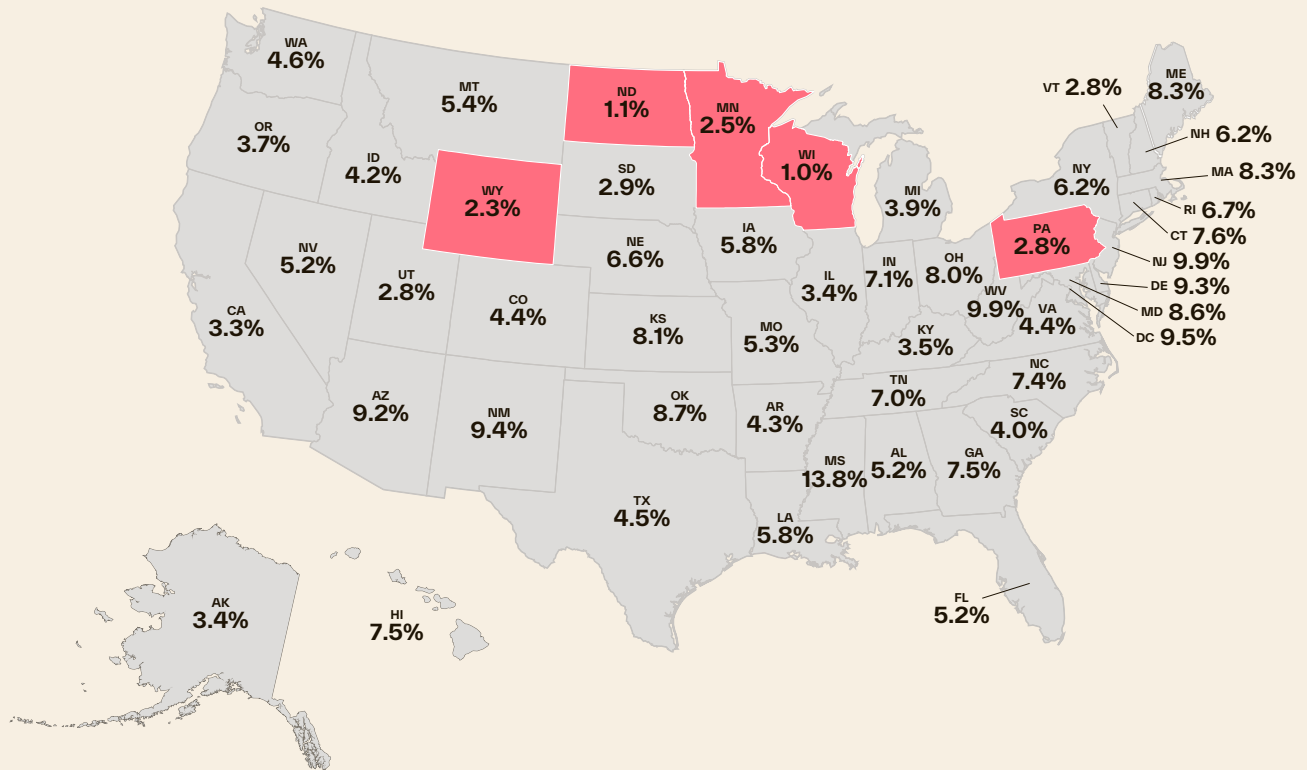
There is relative consistency in the highest delinquency states over time comparing the year of 2024 and the period over 2012 to 2023. Mississippi, New Jersey, West Virginia, and New Mexico repeat on both lists.



State (continued)

Lowest Delinquency States

States with Low Tax Delinquency Rates | 2024



1
1.0%
Wisconsin

2
1.1%
North Dakota

3
2.3%
Wyoming

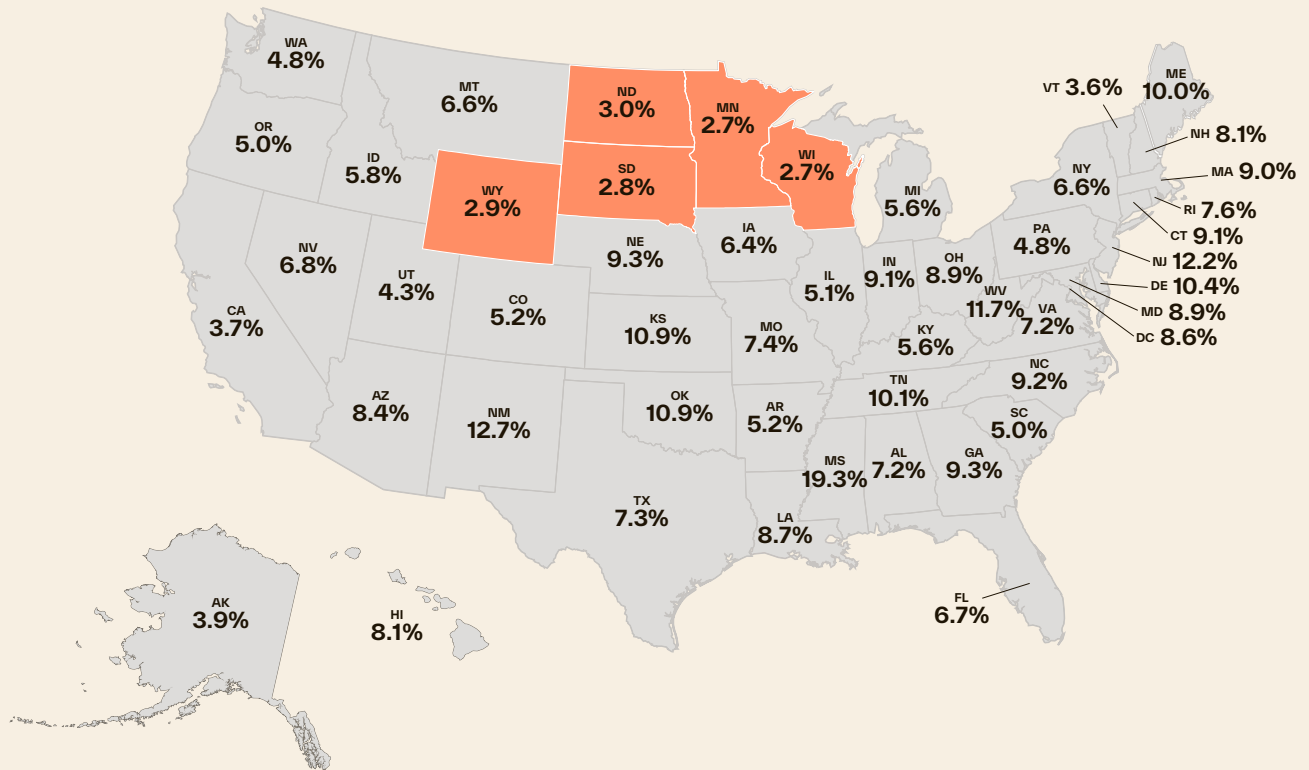
4
2.5%
Minnesota

5
2.8%
Pennsylvania

State *(continued)*

Lowest Delinquency States *(continued)*

States with Low Tax Delinquency Rates | 2012-2023



- 1
2.7%
Wisconsin
- 2
2.7%
Minnesota
- 3
2.8%
South Dakota
- 4
3.0%
Wyoming
- 5
3.0%
North Dakota

Analysis

There is relative consistency in the lowest delinquency states over time comparing the year of 2024 and the period over 2012 to 2023. Wisconsin, Minnesota, Wyoming, and North Dakota appear on both lists.



Analysis

Explaining the difference between high and low delinquency states

As established on the past charts, there is relative consistency between the high and low delinquency states over time. Let's attempt to understand what could be driving the significant difference between the high and low delinquency states. One clear driver is unemployment levels.

Unemployment Rates

Top 5 States for Lowest Tax Delinquency Rate 2024

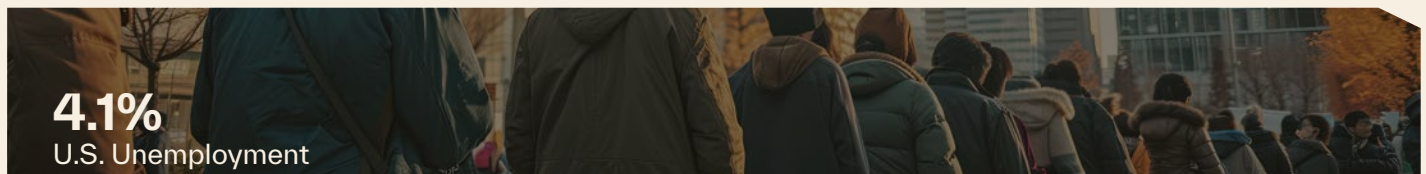
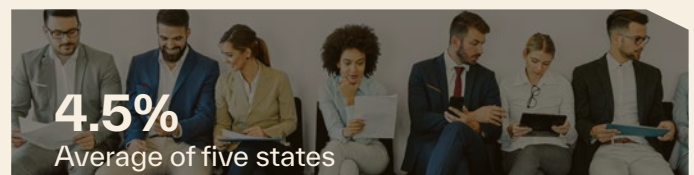
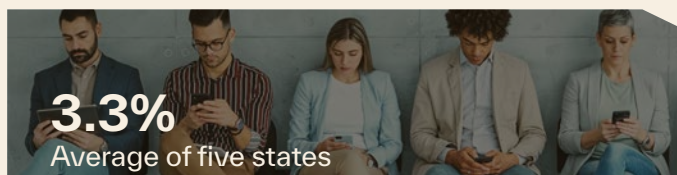
Unemployment

1	Wisconsin	3.3%
2	North Dakota	2.5%
3	Wyoming	3.3%
4	Minnesota	3.3%
5	Pennsylvania	3.9%

Top 5 States for Highest Average Tax Delinquency Rate 2024

Unemployment

1	Mississippi	4.0%
2	New Jersey	4.8%
2	West Virginia	3.8%
3	Washington, D.C.	5.9%
4	New Mexico	4.2%
5	Delaware	4.0%

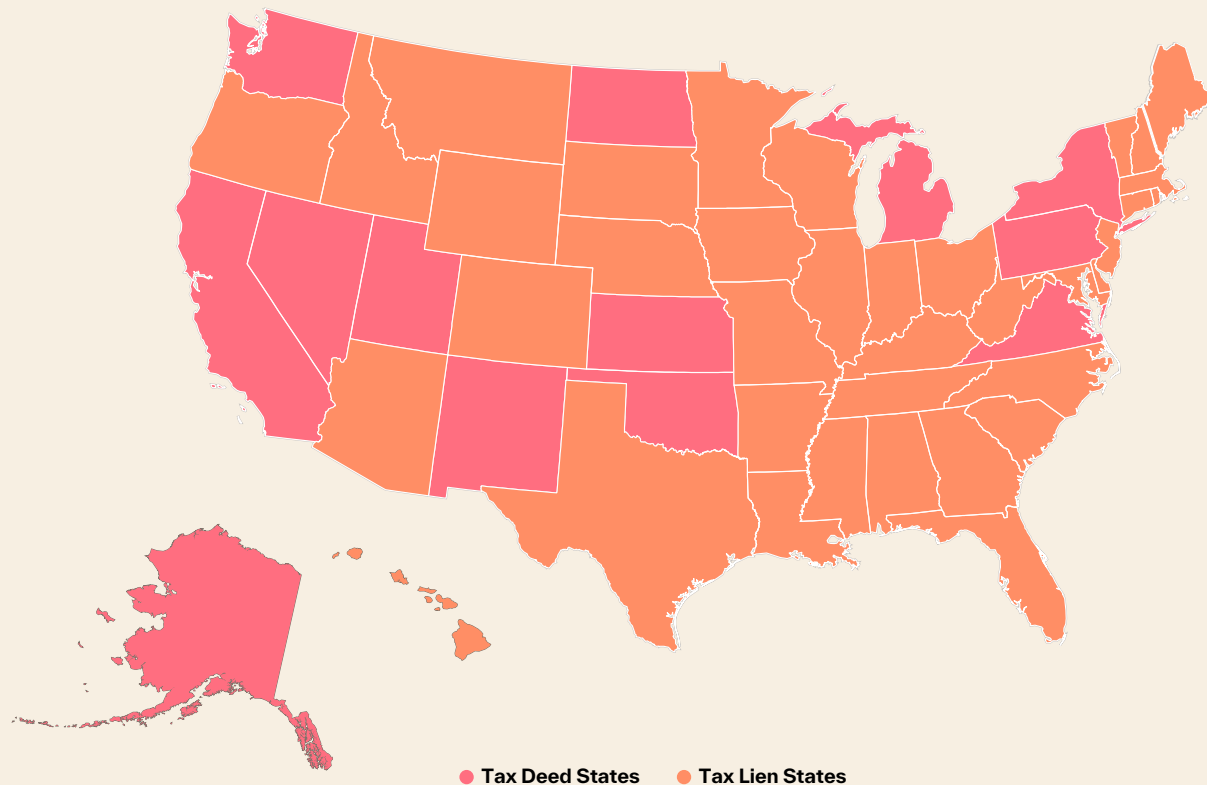


All five of the lowest tax delinquency states in 2024 have unemployment below the U.S. average. Of the six states with the highest tax delinquency in 2024, **three** states have higher unemployment than the U.S. average. Two of the states that have lower unemployment than the U.S. average, Mississippi and West Virginia, are the two lowest states in terms of median household income in the U.S.

Analysis *(continued)*

Explaining the difference between high and low delinquency states *(continued)*

Tax Deed vs Tax Lien States



4.9%

Average of tax deed states



6.2%

Average of tax lien states

Analysis

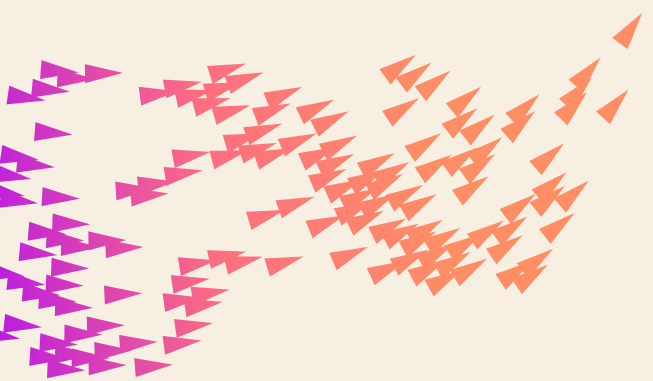
When it comes to collecting unpaid property taxes, states take two very different approaches. In tax deed states, the county government sells the actual property to recover the debt. In contrast, tax lien states sell a lien certificate to investors—meaning the property itself isn't sold unless the owner fails to pay off the lien within a set redemption period. Of the six states with the highest tax delinquency in 2024, five states were tax lien states. As indicated by the averages shown above, tax lien states tend to have higher delinquency rates than tax deed states.



Analysis *(continued)*

State | Complete List 2012 to 2024

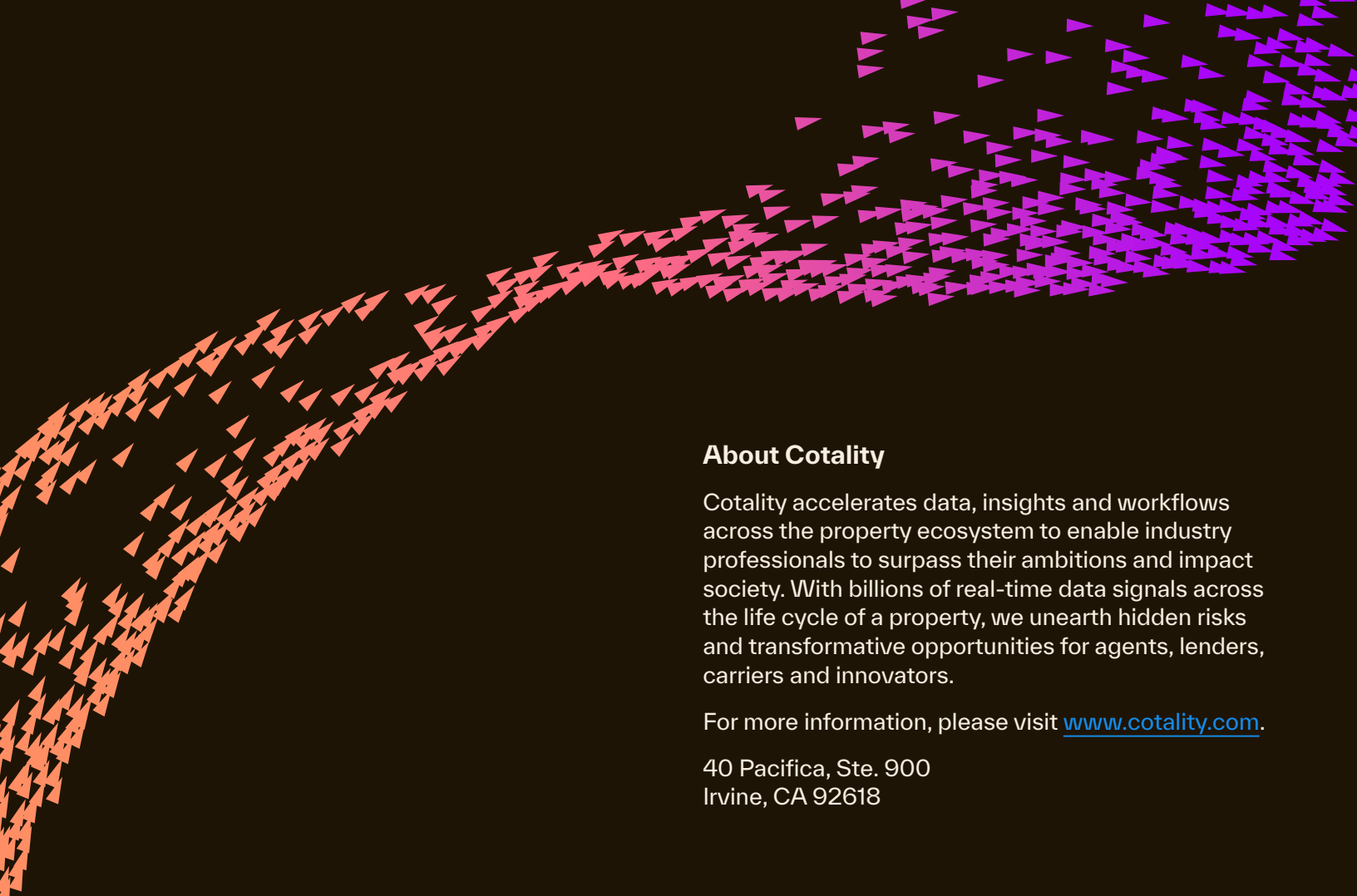
State	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AK	6.2%	4.6%	3.0%	3.9%	3.8%	3.7%	4.4%	2.4%	2.0%	5.0%	3.8%	4.3%	3.4%
AL	9.7%	10.1%	5.7%	10.1%	8.3%	8.7%	5.2%	6.6%	5.4%	5.6%	5.3%	5.7%	5.2%
AR	9.3%	8.4%	4.7%	6.7%	5.5%	4.5%	5.0%	3.6%	2.9%	3.8%	3.4%	4.0%	4.3%
AZ	13.6%	10.1%	7.0%	9.9%	8.8%	6.9%	7.9%	5.3%	5.9%	7.4%	8.7%	8.9%	9.2%
CA	5.4%	4.5%	4.2%	3.7%	3.5%	3.1%	3.3%	3.1%	3.6%	3.1%	3.2%	3.6%	3.3%
CO	6.8%	5.2%	4.7%	4.4%	6.4%	6.1%	3.8%	4.3%	6.7%	5.0%	4.4%	4.7%	4.4%
CT	12.3%	10.7%	9.0%	12.6%	10.8%	10.4%	9.6%	6.6%	6.4%	4.5%	8.9%	7.4%	7.6%
DC	12.0%	8.9%	12.3%	2.5%	2.5%	2.2%	7.2%	8.5%	14.8%	10.8%	11.1%	10.2%	9.5%
DE	16.3%	15.1%	6.0%	12.3%	14.1%	9.3%	10.9%	7.2%	8.8%	9.0%	7.9%	8.0%	9.3%
FL	11.4%	10.4%	9.1%	8.5%	7.2%	7.1%	5.5%	4.0%	5.5%	4.1%	4.1%	3.7%	5.2%
GA	10.9%	10.8%	7.5%	11.6%	11.7%	10.2%	8.1%	7.2%	8.6%	9.0%	7.4%	9.0%	7.5%
HI	11.1%	6.5%	11.6%	10.6%	8.5%	8.3%	6.9%	5.7%	5.9%	6.6%	7.8%	8.1%	7.5%
IA	5.1%	10.2%	10.7%	5.2%	6.2%	5.8%	6.4%	4.6%	6.3%	5.1%	5.9%	5.6%	5.8%
ID	10.4%	7.9%	6.1%	7.3%	7.2%	6.1%	4.5%	3.7%	4.0%	4.2%	4.1%	4.4%	4.2%
IL	6.0%	5.2%	4.6%	8.8%	3.7%	5.0%	1.6%	4.6%	7.1%	2.0%	3.2%	9.5%	3.4%
IN	12.0%	10.6%	10.1%	11.3%	10.5%	10.0%	8.6%	6.3%	5.8%	8.5%	7.6%	7.4%	7.1%
KS	12.7%	14.1%	13.0%	13.5%	12.6%	11.2%	10.4%	6.8%	8.2%	8.1%	10.5%	9.3%	8.1%
KY	9.6%	8.0%	6.4%	7.0%	6.0%	5.9%	4.8%	3.9%	4.3%	3.7%	3.8%	3.5%	3.5%
LA	9.4%	13.2%	8.2%	10.4%	10.8%	10.4%	8.9%	6.9%	6.7%	7.5%	5.9%	6.4%	5.8%
MA	9.7%	7.9%	7.1%	10.8%	9.2%	11.0%	8.6%	8.8%	5.5%	10.4%	10.4%	9.0%	8.3%
MD	10.9%	10.2%	6.4%	12.5%	9.2%	9.0%	8.8%	6.3%	7.3%	8.4%	8.0%	10.0%	8.6%
ME	10.7%	10.5%	11.9%	12.4%	11.2%	9.6%	9.0%	7.8%	11.8%	8.9%	8.3%	8.3%	8.3%
MI	9.3%	8.3%	7.7%	6.6%	6.2%	5.2%	4.1%	3.8%	5.1%	3.9%	3.6%	3.9%	3.9%
MN	4.3%	4.2%	3.1%	4.2%	3.8%	2.8%	1.9%	1.7%	1.4%	1.6%	1.5%	1.8%	2.5%
MO	12.5%	10.7%	7.0%	10.2%	9.5%	8.5%	6.5%	4.3%	4.7%	5.5%	4.8%	4.9%	5.3%
MS	23.7%	23.2%	18.7%	23.9%	20.7%	22.1%	21.2%	17.4%	12.6%	16.8%	15.2%	16.6%	13.8%



Analysis *(continued)*

State | Complete List 2012 to 2024 *(Continued)*

State	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
MT	10.8%	10.7%	9.3%	5.8%	6.4%	5.0%	4.3%	6.0%	5.2%	6.1%	3.9%	5.4%	5.4%
NC	13.9%	10.0%	8.7%	14.2%	11.8%	10.4%	7.8%	3.6%	8.7%	9.0%	6.1%	6.2%	7.4%
ND	4.3%	3.7%	4.9%	3.3%	4.0%	3.7%	6.2%	1.2%	1.3%	1.4%	1.3%	0.9%	1.1%
NE	11.5%	12.5%	12.6%	11.6%	10.4%	10.0%	6.8%	6.8%	7.8%	7.8%	7.7%	6.6%	6.6%
NH	12.5%	11.4%	9.3%	11.2%	9.8%	8.2%	7.1%	5.8%	5.7%	5.9%	5.0%	5.6%	6.2%
NJ	13.5%	13.0%	12.4%	16.0%	13.7%	13.4%	12.6%	11.2%	8.2%	10.8%	11.3%	10.6%	9.9%
NM	18.1%	16.3%	16.4%	16.4%	12.9%	15.2%	12.6%	6.6%	9.9%	9.3%	8.7%	9.8%	9.4%
NV	10.1%	8.3%	8.4%	8.0%	7.9%	7.5%	5.0%	4.1%	6.0%	6.2%	4.6%	5.0%	5.2%
NY	8.6%	7.9%	7.5%	7.4%	6.0%	6.8%	5.4%	5.5%	4.3%	6.3%	6.7%	6.4%	6.2%
OH	11.5%	10.1%	12.6%	11.3%	10.5%	9.7%	6.6%	6.5%	7.4%	7.1%	7.4%	6.6%	8.0%
OK	13.6%	13.3%	13.1%	14.8%	14.0%	11.5%	10.9%	5.9%	13.0%	7.0%	6.6%	7.6%	8.7%
OR	8.3%	7.2%	6.8%	6.0%	5.4%	4.7%	4.3%	3.8%	4.0%	3.1%	2.8%	3.6%	3.7%
PA	8.6%	6.7%	6.6%	6.2%	6.6%	4.7%	4.3%	2.6%	3.1%	3.0%	2.1%	2.9%	2.8%
RI	7.5%	6.7%	5.8%	7.6%	8.2%	9.4%	7.4%	6.5%	9.2%	8.2%	7.2%	7.5%	6.7%
SC	7.5%	5.9%	5.9%	6.0%	6.2%	4.2%	3.7%	3.5%	5.5%	4.1%	4.1%	3.6%	4.0%
SD	4.2%	3.6%	2.8%	3.4%	4.1%	2.4%	2.0%	2.0%	3.0%	2.5%	2.2%	1.9%	2.9%
TN	13.0%	12.7%	13.6%	13.1%	11.1%	9.9%	11.1%	5.5%	8.2%	7.9%	7.8%	6.9%	7.0%
TX	12.8%	10.8%	8.2%	8.5%	7.3%	7.7%	7.2%	5.7%	5.4%	4.8%	3.7%	4.9%	4.5%
UT	7.6%	6.3%	4.2%	6.7%	5.4%	4.1%	3.9%	2.1%	2.6%	2.6%	2.2%	3.5%	2.8%
VA	10.1%	9.8%	7.2%	11.3%	9.0%	9.1%	7.2%	3.5%	4.8%	4.6%	4.9%	4.9%	4.4%
VT	5.4%	5.4%	4.5%	4.1%	3.5%	3.2%	3.4%	3.3%	3.4%	2.7%	2.3%	2.4%	2.8%
WA	6.2%	6.2%	5.2%	6.0%	4.7%	5.1%	3.6%	3.5%	5.3%	3.9%	4.0%	4.3%	4.6%
WI	5.8%	4.1%	3.9%	3.5%	2.8%	2.2%	1.9%	1.9%	1.6%	1.7%	1.7%	1.9%	1.0%
WV	13.2%	13.7%	14.1%	14.7%	12.8%	12.5%	8.0%	9.8%	14.5%	8.7%	9.0%	9.1%	9.9%
WY	3.5%	4.1%	3.7%	3.4%	3.8%	3.4%	1.6%	2.2%	3.0%	2.3%	2.1%	2.2%	2.3%



About Cotality

Cotality accelerates data, insights and workflows across the property ecosystem to enable industry professionals to surpass their ambitions and impact society. With billions of real-time data signals across the life cycle of a property, we unearth hidden risks and transformative opportunities for agents, lenders, carriers and innovators.

For more information, please visit www.cotality.com.

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