cotality™

2026

Property Tax Delinquency Report

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Intro

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.

For the years spanning 2012 through 2026 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 2026 we see a rate of 5.2%, but this value still sits under the long-term average of 5.4% for the 2012 to 2025 period.

Contents

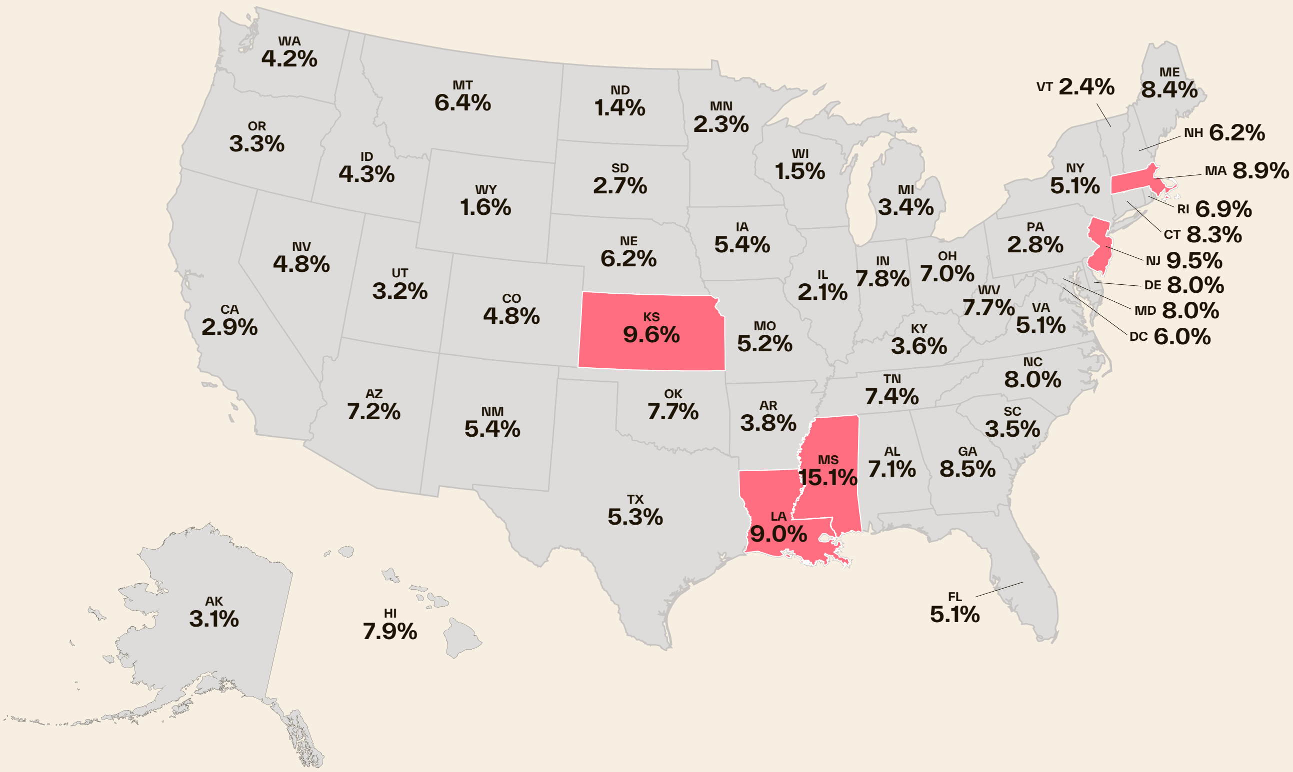
Report highlights

- The average national property tax delinquency rate over the 2012–2025 YTD period was 5.4%. YTD 2026 the rate is in an uptrend to 5.2%, but is still sitting below the long-term average.
- Tax Lien states have a higher average property tax delinquency (6.1%) than Tax Deed states (4.5%).
- Property tax delinquency by state correlates very strongly with the prior year's rate (correlation = 0.90) and moderately with frequency of HOA liens (correlation = 0.56) and 90 day mortgage delinquency (correlation = 0.54).

State

Highest Delinquency States

States with High Tax Delinquency Rates | 2025

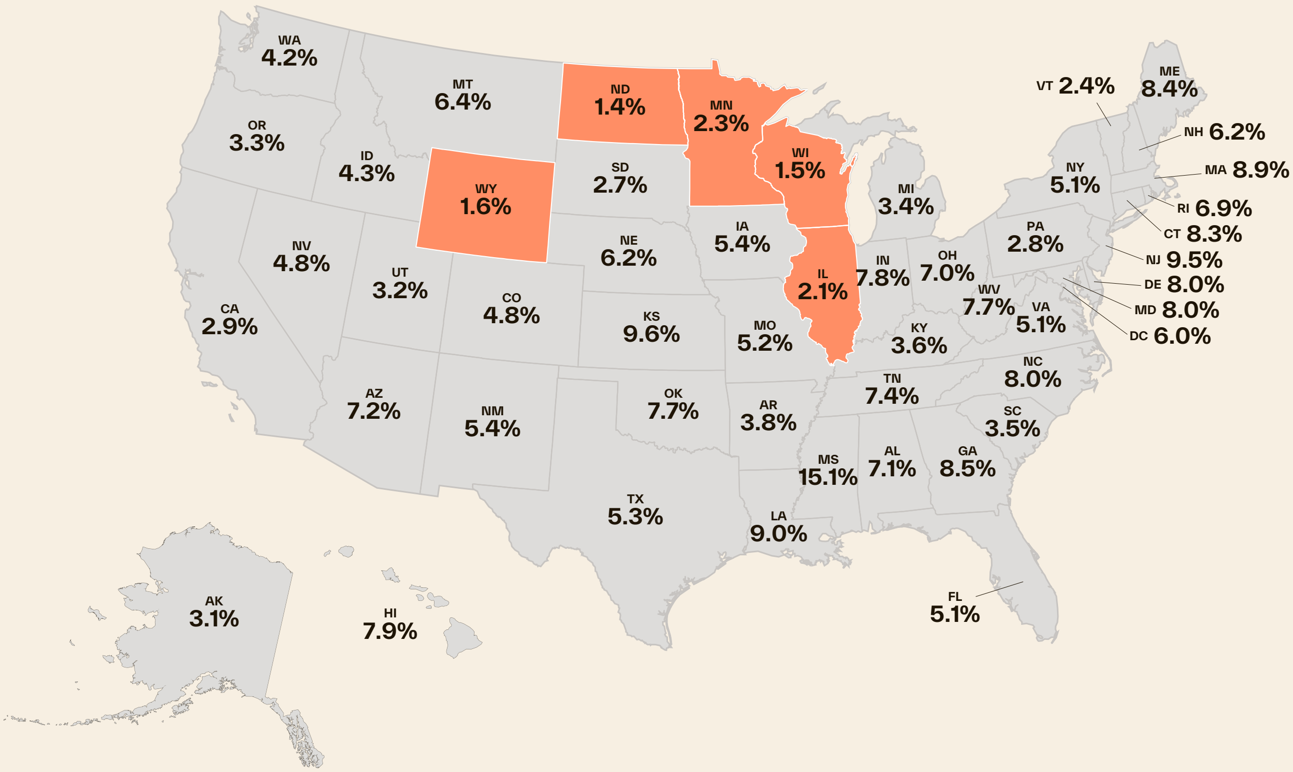


1	**15.1%**	Mississippi
2	**9.6%**	Kansas
3	**9.5%**	New Jersey
4	**9.0%**	Louisiana
5	**8.9%**	Massachusetts

State *(continued)*

Lowest Delinquency States

States with Low Tax Delinquency Rates | 2025

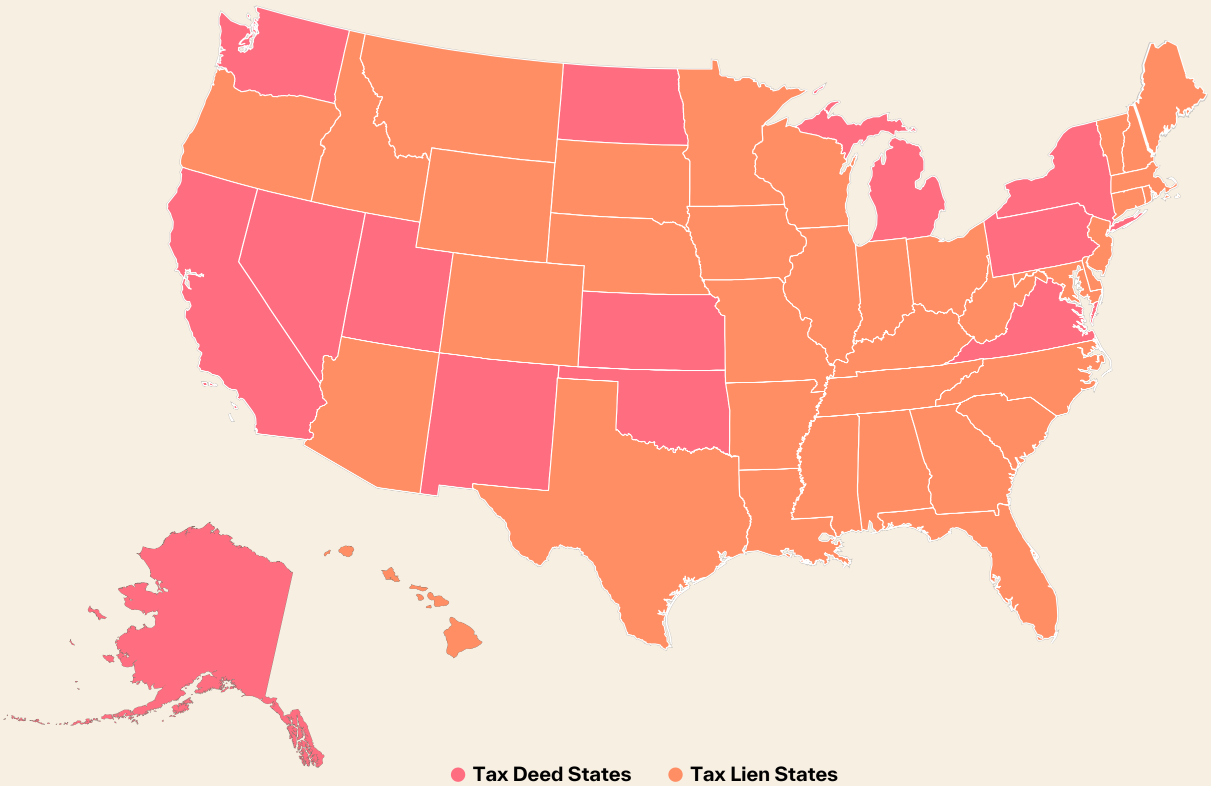


1	**1.4%**	North Dakota
2	**1.5%**	Wisconsin
3	**1.6%**	Wyoming
4	**2.1%**	Illinois
5	**2.3%**	Minnesota

Analysis

Explaining the difference between high and low delinquency states

Tax Deed vs Tax Lien States



4.5%
Average of tax deed states

6.1%
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.

Analysis *(continued)*

Correlation Matrix

	Property Tax Delinquency 2025	Property Tax Delinquency 2024	Unemployment	HOA Liens as a % of HOA Counts	90 Day Mortgage Delinquency	Mortgage Foreclosure Rate
Property Tax Delinquency 2025	1.0	0.9	-0.02	0.56	0.54	0.27
Property Tax Delinquency 2024	0.9	1.0	0.15	0.51	0.5	0.34
Unemployment	-0.02	0.15	1.0	0.13	0.16	0.13
HOA Liens as a % of HOA Counts	0.56	0.51	0.13	1.0	0.49	0.09
90 Day Mortgage Delinquency	0.54	0.5	0.16	0.49	1.0	0.77
Mortgage Foreclosure Rate	0.27	0.34	0.13	0.09	0.77	1.0

Based on the correlation matrix above, the relationships can be categorized into three distinct tiers of strength:

- **Strong Correlations (0.70 to 1.00):** The strongest relationships in the dataset exist between identical metrics over time and directly linked financial distress indicators. Specifically, there is a near-perfect positive correlation (0.90) between the 2024 and 2025 Property Tax Delinquency Rates, indicating that property tax delinquency is highly persistent within individual states year-over-year.
- **Moderate Correlations (0.40 to 0.59):** Moderate positive relationships are primarily anchored around homeowner association (HOA) stress and tax delinquency. The HOA Liens/HOA Counts ratio moderately correlates with the 2025 Property Tax Delinquency Rate (0.56), the 2024 Property Tax Delinquency Rate (0.51), and the 90+ Day Mortgage Delinquency Rate (0.49). This suggests that neighborhood-level housing stress (HOA defaults) moderately tracks broader property tax and mortgage struggles.
- **Weak to Negligible Correlations (0.00 to 0.39):** The weakest relationships in the matrix involve unemployment and the direct link between HOAs and foreclosures. Surprisingly, unemployment shows almost no linear relationship with any other metric—ranging from a negligible negative correlation of -0.02 with 2025 property tax delinquency to a weak positive correlation of 0.16 with mortgage delinquency—suggesting that state-level unemployment is not a strong, direct driver of housing defaults in this specific dataset.

State | Complete List 2012 to 2025

State	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
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%	3.1%
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%	7.1%
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%	3.8%
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%	7.2%
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%	2.9%
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%	4.8%
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%	8.3%
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%	6.0%
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%	8.0%
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%	5.1%
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%	8.5%
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%	7.9%
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%	5.4%
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%	4.3%
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%	2.1%
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%	7.8%
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%	9.6%
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%	3.6%
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%	9.0%
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%	8.9%
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%	8.0%
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%	8.4%
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%	3.4%
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%	2.3%
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%	5.2%
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%	15.1%

Analysis *(continued)*

State | Complete List 2012 to 2025 *(Continued)*

State	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
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%	6.4%
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%	8.0%
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%	1.4%
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%	6.2%
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%	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%	9.5%
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%	5.4%
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%	4.8%
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%	5.1%
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%	7.0%
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%	7.7%
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%	3.3%
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%	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%	6.9%
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%	3.5%
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%	2.7%
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%	7.4%
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%	5.3%
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%	3.2%
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%	5.1%
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%	2.4%
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%	4.2%
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%	1.5%
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%	7.7%
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%	1.6%

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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