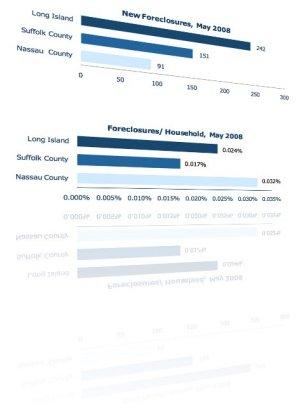
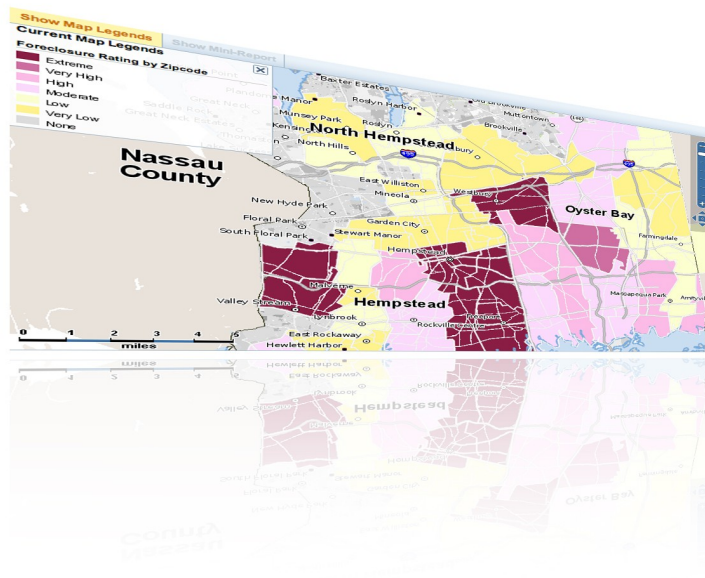


Long Island Foreclosure Report, February 2009



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In this monthly report, PropertyShark.com provides charts, tables, and metrics about residential foreclosures in Long Island, New York (Nassau and Suffolk County). The time period includes numbers from the past two years, with emphasis on February 2009. For the purpose of this report, a "foreclosure" is defined as a property scheduled for auction for the first time during the period. The report focuses on new foreclosures rather than properties that have been in and out of foreclosure or those that have had auctions postponed.

Key Takeaways

- **New foreclosures in Long Island totaled 324 in February 2009, increasing 26% over January 2009 (257) and 69% over February 2008 (192).**
- **There were 220 new foreclosures in Nassau County in February 2009, which is up 26% from January 2009 (174) and 168% higher than in February 2008 (82).**
- **With 104 new foreclosures in February 2009, Suffolk County saw a 25% increase over January 2009, but a 5% decrease compared to February 2008.**
- **Long Island Lis Pendens filed in January 2009 (500) increased 74% over December 2008 (288), but Lis Pendens filings dropped 58% when compared to January 2008.**

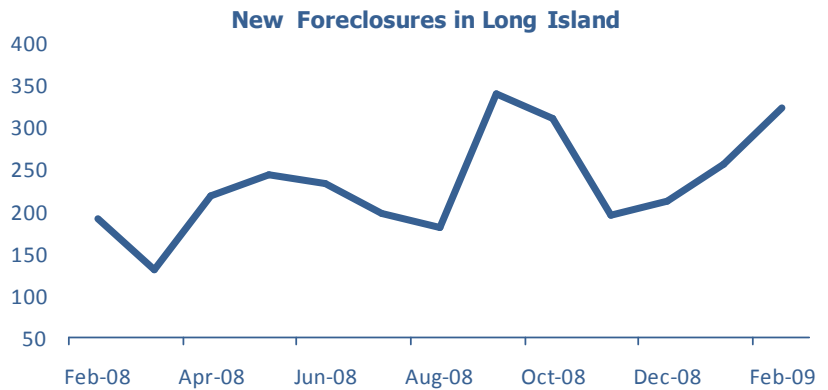
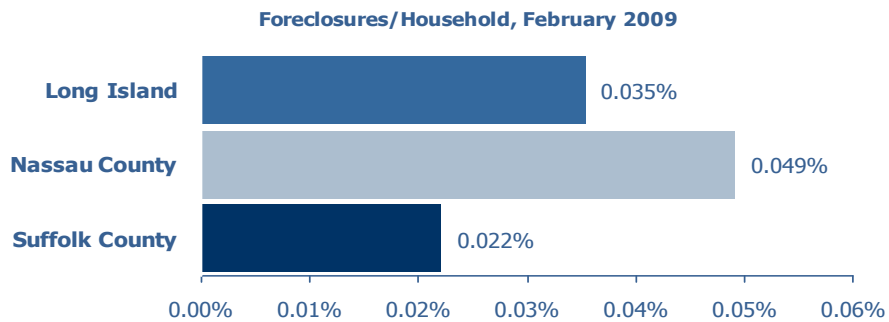
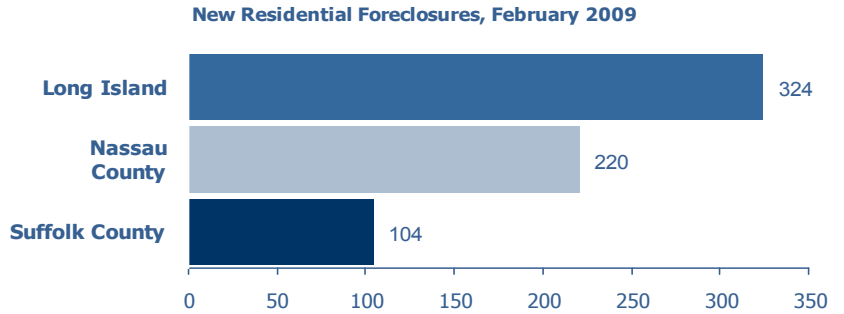
Note: All data is aggregated from government records and legal notices and is supplied as-is for informational purposes. It should not be used for purposes of making investment decisions. In this report, a "foreclosure" is defined as a property scheduled to have a foreclosure auction take place during the period for the first time. It focuses on new foreclosures rather than properties that have been in and out of foreclosure or those that had auctions delayed or postponed. Lien amounts are not always known. PropertyShark.com will not be liable for any losses or damages arising from or in any way related to this report, including without limitation any errors therein.

Long Island (Nassau County and Suffolk County)

Comparison to January 2009 New foreclosures (324) increased 26% in Long Island in February 2009 from January 2009 (257). Foreclosures in Nassau County went up 26% and Suffolk County went up 25%.

Comparison to February 2008 Compared to February 2008 (192), new Long Island foreclosures were up 69% in February 2009. Nassau County foreclosures went up 168%, going from 82 to 220. Suffolk County foreclosures (104) went down 5% over the same time period.

Foreclosures/Household
The rate of foreclosures per household in Long Island increased in February 2009 over the previous month, with one for every 2,829 homes scheduled for a foreclosure auction. In January 2009, one in every 3,567 homes was scheduled for a foreclosure auction.



	Feb -08	Mar -08	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	% Change Feb 2008
Suffolk County	110	107	98	92	112	75	64	85	102	93	81	83	104	-5%
Nassau County	82	23	121	151	121	122	117	254	209	103	131	174	220	168%
Long Island	192	130	219	243	233	197	181	339	311	196	212	257	324	69%

Nassau County

	Feb -08	Mar -08	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	% Change Feb 2008
Nassau County	82	23	121	151	121	122	117	254	209	103	131	174	220	168%

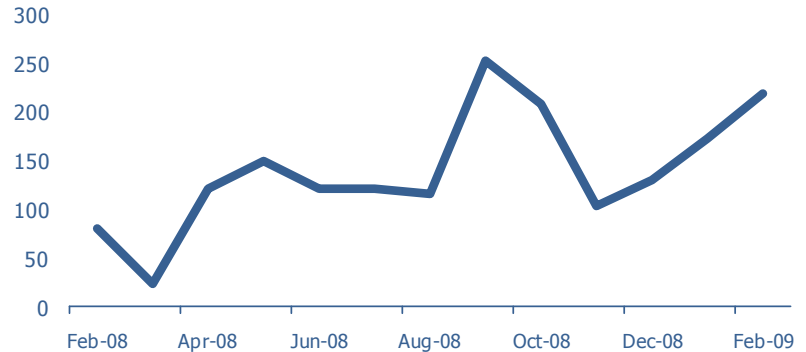
Nassau County Overview

There were 220 new foreclosures in Nassau County in February 2009, which is a 26% increase over January 2009 (174) and a 168% increase over February 2008 (82).

Town/City Overview The Town of Hempstead had the highest number of new foreclosures in Nassau County. The current number, 163, is 23% higher than in January 2009 and 151% higher than in February 2008.

Foreclosures/Household The highest rate of foreclosures was recorded in the Town of Hempstead with one in every 1,541 homes scheduled for a foreclosure auction in February 2009. This rate is 18% higher than the previous month.

New foreclosures in Nassau County



Long Beach, NY 11753



Address: 26 market St.
Loan Amount: \$ 647,819

Town / City	Feb -08	Mar -08	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -08	Feb -08
Town of Hempstead	66	15	92	116	86	92	89	188	151	75	95	133	163
Town of Oyster Bay	7	4	17	14	20	11	16	29	27	17	14	19	33
Town of North Hempstead	8	3	8	13	11	11	10	30	20	7	19	18	16
Long Beach	0	1	2	7	2	3	0	4	7	3	1	2	3
Glen Cove	1	0	1	1	2	4	2	3	4	1	2	2	5
Total	82	23	121	151	121	122	117	254	209	103	131	174	220

Top 10 zip codes in Nassau County Eight of the top ten zip codes are located in the Town of Hempstead.

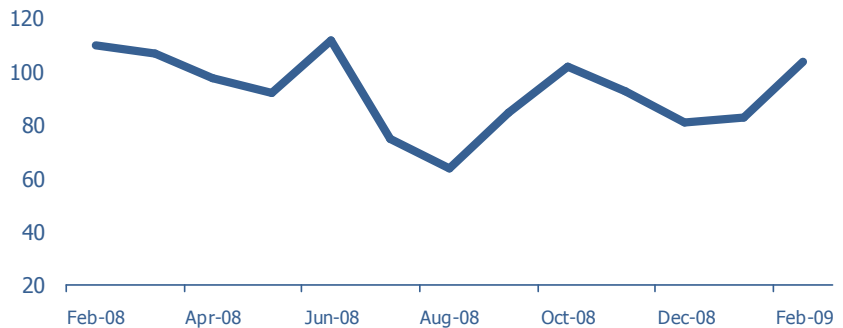
Zip Code	Town/City	Village	New Foreclosures	Average Lien*	Total Lien*
11550	Hempstead	Hempstead	22	\$370,228	\$7,774,805
11003	Hempstead	Elmont	19	\$418,851	\$7,958,186
11520	Hempstead	Freeport	13	\$357,370	\$3,931,074
11580	Hempstead	valley Stream	11	\$451,083	\$4,510,834
11553	Hempstead	Uniondale	11	\$347,195	\$3,819,154
11510	Hempstead	Baldwin	10	\$441,958	\$4,419,581
11590	North Hempstead	Westbury	10	\$394,750	\$3,947,508
11575	Hempstead	Roosevelt	8	\$296,088	\$2,072,619
11758	Oyster Bay	Massapequa	8	\$343,032	\$2,401,227
11756	Hempstead	Levittown	7	\$365,703	\$2,559,927

* Lien when known

Suffolk County

	Feb -08	Mar -08	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb-09	% Change Feb 2008
Suffolk County	110	107	98	92	112	75	64	85	102	93	81	83	104	-5%

New Foreclosures in Suffolk County



Suffolk County Overview

There were 104 new foreclosures in Suffolk County in February 2009, which is up 25% over January 2009, but down 5% from February 2008.

Town/City Overview In February 2009, the Town of Brookhaven had the highest number of new foreclosures (43) and also the highest foreclosure rate (one in every 3,614 homes scheduled for auction).

Town /City	Feb -08	Mar -08	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -08	Feb-08
Brookhaven	51	52	52	46	54	42	35	37	40	32	39	32	43
Babylon	17	10	11	15	4	11	8	14	27	22	19	16	19
Islip	26	24	13	13	30	10	16	22	16	15	13	19	25
Huntington	8	9	14	12	6	6	2	5	4	9	6	6	5
Southampton	2	6	3	3	7	3	0	0	5	8	0	3	4
Smithtown	3	2	4	2	5	2	3	2	4	1	2	0	5

Top 10 zip codes in Suffolk County Brookhaven had the most zip codes in the top ten with four, followed by Babylon which had three zip code in the top ten.

Zip Code	Town/City	New Foreclosures	Average Lien*	Total Lien*
11717	Islip	5	\$319,441	\$1,597,207
11727	Brookhaven	5	\$298,808	\$1,494,044
11901	Riverhead	4	\$285,808	\$1,143,235
11701	Babylon	4	\$242,375	\$969,503
11703	Babylon	4	\$373,677	\$1,121,033
11772	Brookhaven	3	\$284,430	\$568,861
11729	Babylon	3	\$417,158	\$1,251,476
11784	Brookhaven	3	\$355,405	\$1,066,216
11722	Islip	3	\$312,619	\$937,859
11951	Brookhaven	3	\$204,350	\$613,051

* Lien when known

Lis Pendens in Long Island (January 2009)

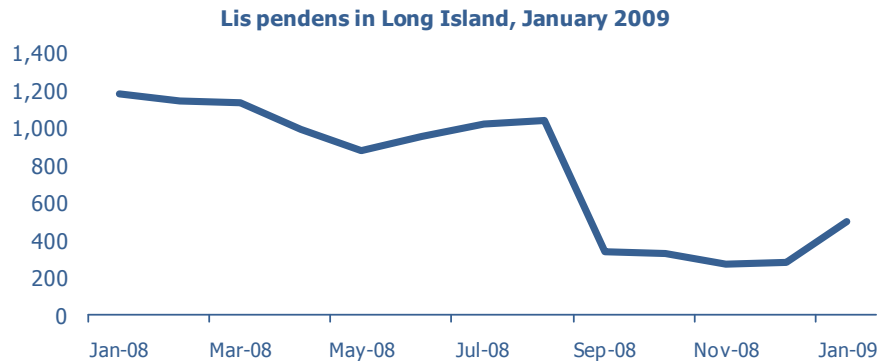
Note: The Lis Pendens data is one month behind the other data used in this report because we receive this information from our source at a later time.

Comparison to December

2008 Lis Pendens filings in Long Island increased 74% in January 2009 (500) from December 2008 (288). Suffolk County Lis Pendens went up 96% and Nassau County Lis Pendens went up 53%.

Comparison to January

2008 Lis Pendens in Long Island dropped 58% in January 2009 compared to January 2008. Lis Pendens in Suffolk County are down 62% and Nassau County Lis Pendens are down 52% from January 2008. (See table below)



	Jan -08	Feb -08	Mar -08	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -08	% Change Jan 2008
Suffolk County	717	689	615	515	445	526	514	535	181	154	142	140	274	-61.79%
Nassau County	471	458	530	482	438	435	515	512	159	175	132	148	226	-52.02%
Long Island	1187	1145	1138	996	882	958	1029	1047	340	329	274	288	500	-57.91%