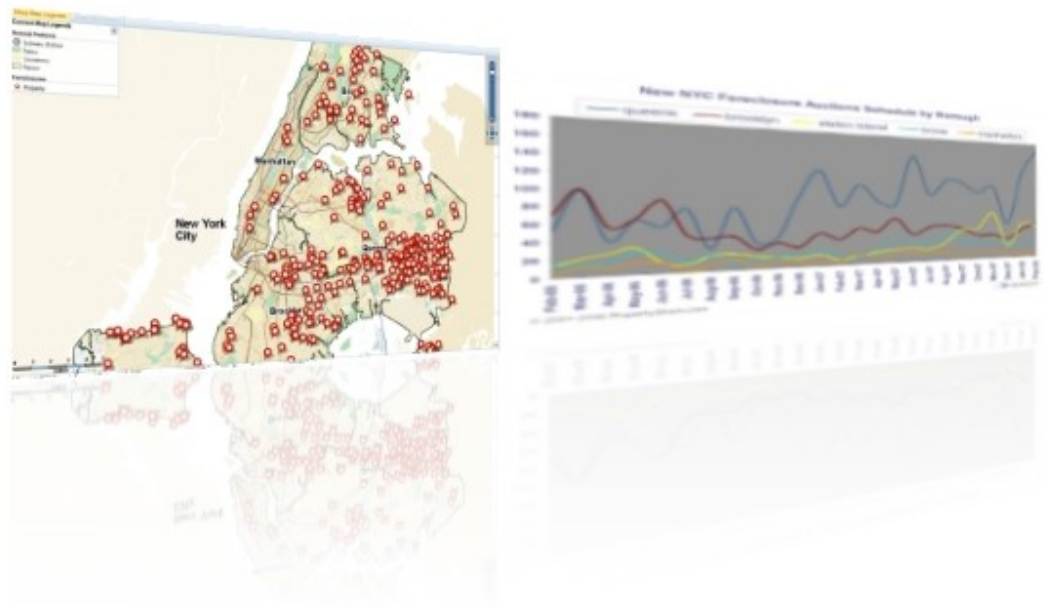


## Foreclosure Report, July 2009



**Covering:**

**Los Angeles, Miami, New York City, Seattle**

**PropertyShark.com** provides real estate professionals and investors with comprehensive property information including owner name and phone number, building details, comparable sales, foreclosure listings, zoning, violations, maps, mailing lists, and photos. PropertyShark.com offers the transparency essential to evaluate real estate and make informed decisions. For a free basic account, visit [www.PropertyShark.com](http://www.PropertyShark.com).

In our monthly foreclosure report PropertyShark.com provides charts, tables, and metrics about residential foreclosures (also known as trustee sales) in four key metro areas (New York City, Los Angeles, Miami, and Seattle). This report includes numbers from the past two-years, with an emphasis on July 2009.

For the purposes of this report, a **"foreclosure"** is defined as a **property scheduled for auction for the first time during the stated period**. The report focuses on new foreclosures, so properties that have had previous auctions postponed, canceled, or delayed are not included.

## Key Takeaways

- **New scheduled foreclosure auctions in New York City (318) decreased 7% from July 2008 (341) and were down 8% from June 2009 (344).**
  - Queen's (199) properties comprised 63% of the new foreclosures in New York City.
  - There were only 4 new scheduled foreclosure auctions in Manhattan in July 2009, 43% less than in June 2009 and 71% less than in July 2008.
- **Investors reluctant to buy New York City\* foreclosures at auction:** Out of the 250 newly scheduled foreclosures in Queens, Brooklyn, and Manhattan, 75 properties were auctioned while the rest were postponed. Of the 75 successfully auctioned properties only 9 (12%) were bought by investors (independent buyers), the other 66 being repossessed by the banks.
- **In July 2009, new foreclosures in Miami (858) declined 22% from July 2008 (1,099), but increased 36% over June 2009 (633).**
- **There were 325 new trustee sales scheduled in Seattle for July 2009, up 63% from July 2008 (199) and 21% lower than June 2009 (410).**
- **Los Angeles had 4,421 new trustee sales scheduled in July 2009, down 26% from July 2008 (5,985), and down 17% from June 2009 (5,327).**

\* PropertyShark tracks auction results in the three biggest boroughs of New York City: Manhattan, Brooklyn and Queens.

*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 whose first foreclosure auction is scheduled during the period stated. The focus is on new foreclosures rather than properties that have had auctions canceled, delayed, or postponed. Lien amounts are not always known. PropertyShark.com is not liable for any losses or damages arising from or in any way related to this report, including, without limitation, any errors therein.*

## Four Region Comparison (Los Angeles, Miami, NYC, Seattle)

### Comparison to June 2009

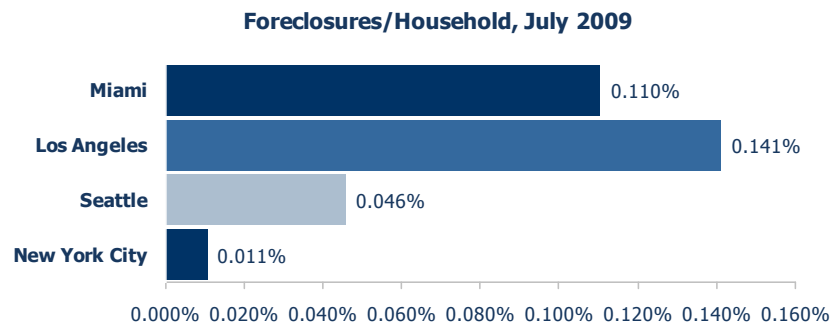
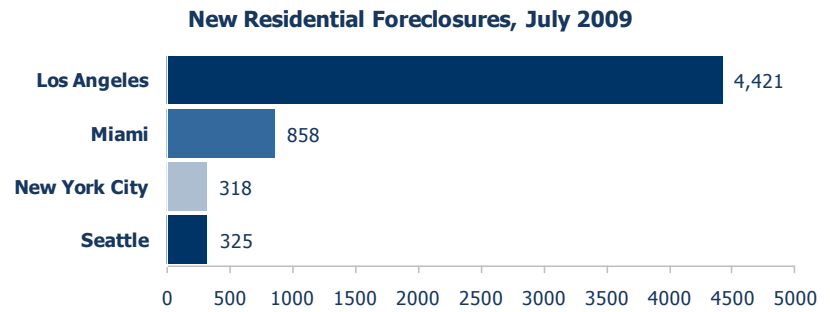
Compared to June 2009, new foreclosures were down 21% in Seattle, down 17% in Los Angeles and down 8% in New York City. Miami foreclosures were up 36% over the same time period.

### Comparison to July 2008

New foreclosures were down 26% in Los Angeles, down 22% in Miami and down 7% in New York City compared to July 2008. Seattle foreclosures went up 63% over the same period.

### Foreclosures/Household

In July 2009, Los Angeles had the



	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Jun -09	Jul -09	% Change Jul 2008
New York City	341	383	397	336	258	170	280	269	320	263	285	344	318	-7%
Seattle	199	185	139	171	123	26	106	294	202	364	461	410	325	63%
Los Angeles	5,985	4,913	4,866	2,425	3,706	5,110	2,618	2,871	3,774	3,629	4,701	5,327	4,421	-26%
Miami	1,099	994	445	861	679	750	1,188	858	915	993	930	633	858	-22%

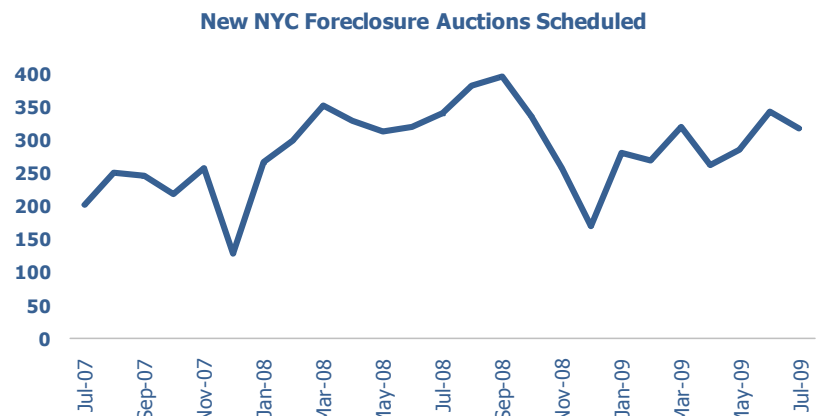
highest rate of new foreclosures per household of the regions studied, with one in every 709 homes scheduled for auction,

followed by Miami, with one in every 905 homes scheduled for auction. The lowest rate of foreclosure per household occurred in New York City, with one in every 9,491 homes scheduled for auction.

## New York City

### New York City

With 318 new foreclosures scheduled in the five boroughs, New York City saw a 7% decrease from July 2008 (341) and an 8% decrease from June 2009 (344).



### NYC Overview by Borough

Queens, down 13% from June 2009, continues to have the highest number of foreclosures among the five boroughs, comprising 63% of foreclosures in New York City.

Staten Island had 39 new foreclosures scheduled. This is 28% less than in July 2008 but 3% more than in June 2009.

New foreclosures in the Bronx totaled 29, level with July 2008 values, and down 12% from June 2009.

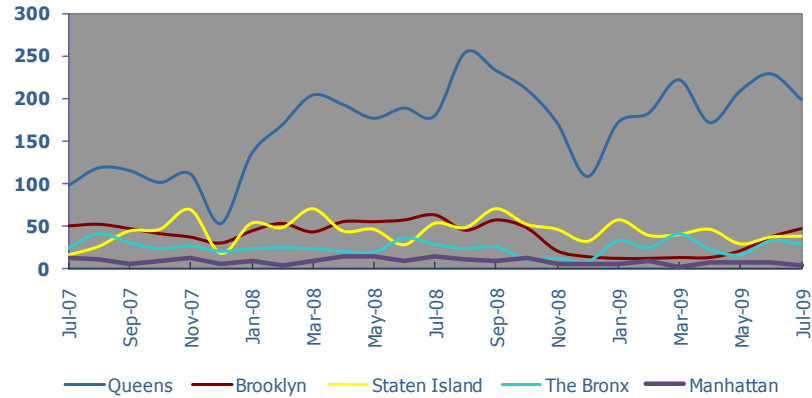
In Brooklyn, new foreclosures increased 27% from June 2009 and were down 25% from July 2008.

There were only 4 new foreclosures in Manhattan in July 2009, 43% less than in June 2009 and 71% less than in July 2008.

Building Type	New Foreclosures	Average Lien*
Two Families	147	\$540,952
Single Family	129	\$392,615
Three or More Families	33	\$652,830
Coop	2	n/a
Condo	7	\$302,063
<b>Total</b>	<b>318</b>	<b>\$488,325</b>

\*Lien owed when known

New NYC Foreclosure Auctions Scheduled by Borough



Out of the 250 newly scheduled foreclosures in Queens, Brooklyn, and Manhattan, only 75 properties were successfully auctioned, while the rest were postponed. Of the 75 successfully auctioned properties only 9 (12%) were bought by investors (independent buyers), with the other 66 repossessed by the banks.

Borough	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Jun -09	Jul -09
Queens	181	254	233	211	172	109	172	183	222	172	209	229	199
Staten Island	54	49	71	53	47	33	58	40	41	47	30	38	39
Brooklyn	63	45	57	48	21	14	12	12	13	13	21	37	47
The Bronx	29	24	26	12	13	9	33	25	41	23	17	33	29
Manhattan	14	11	10	12	5	5	5	9	3	8	8	7	4
<b>NYC Total</b>	<b>341</b>	<b>383</b>	<b>397</b>	<b>336</b>	<b>258</b>	<b>170</b>	<b>280</b>	<b>269</b>	<b>320</b>	<b>263</b>	<b>285</b>	<b>344</b>	<b>318</b>

### Foreclosures/Household

Queens, with one in every 3,894 homes scheduled for auction, and Staten Island, with one in every 4,231 scheduled for auction, continued to have the highest rates of foreclosure per household among the five boroughs in July 2009.

Borough	New Foreclosures	Households	Foreclosures/Household
Queens	199	775,000	0.026%
Staten Island	39	165,000	0.024%
The Bronx	29	473,000	0.006%
Brooklyn	47	873,000	0.005%
Manhattan	4	732,000	0.001%
<b>Total</b>	<b>318</b>	<b>3,018,000</b>	<b>0.011%</b>

Flatbush, Rugby, Farra-  
gut, Northeast Flatbush  
Brooklyn, NY 11203



Address: 3320 Cortelyou Rd,  
Loan Amount \$ 370,132  
Sq. Ft.: 1,376

**Top 15 zip codes in New York City for July 2009**

The top 6 zip codes for new foreclosures were in Queens, with the first three zip codes all in District 12 (Jamaica, South Jamaica, Hollis, St. Albans ).

Zip Code	Neighborhood	Borough	New Foreclosures	Average Lien*	Total Lien*
11433	Jamaica, South Jamaica, Hollis, St. Albans	Queens	17	\$476,195	\$8,095,328
11434	Jamaica, South Jamaica, Hollis, St. Albans	Queens	17	\$425,047	\$7,225,807
11436	Jamaica, South Jamaica, Hollis, St. Albans	Queens	13	\$459,472	\$5,973,138
11691	The Rockaways, Broad Channel	Queens	10	\$441,035	\$3,969,323
11412	Jamaica, South Jamaica, Hollis, St. Albans	Queens	9	\$387,343	\$3,486,095
11413	Laurelton, Cambria Heights, Queens Village, Glen Oaks	Queens	9	\$442,364	\$3,981,276
10466	Williamsbridge, Baychester, Woodlawn, Wakefield	Bronx	9	\$417,333	\$3,756,004
11420	Howard Beach, Ozone Park, South Ozone Park	Queens	8	\$469,256	\$3,284,798
11422	Laurelton, Cambria Heights, Queens Village, Glen Oaks	Queens	8	\$488,538	\$3,419,768
10303	North Island	Staten Island	7	\$376,874	\$2,638,123
11233	Ocean Hill, Brownsville	Brooklyn	7	\$692,361	\$4,846,532
11418	Woodhaven, Richmond Hill, Kew Gardens	Queens	7	\$563,718	\$3,946,027
11369	Jackson Heights, East Elmhurst, North Corona	Queens	6	\$608,434	\$3,650,605
10314	Mid-Island	Staten island	6	\$415,339	\$2,492,037
11411	Laurelton, Cambria Heights, Queens Village, Glen Oaks	Queens	6	\$412,988	\$2,477,930

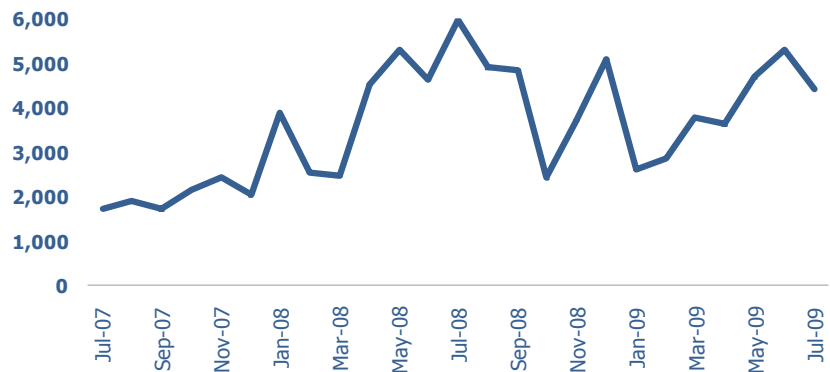
\*Lien owed when known

**Los Angeles**

**Los Angeles**

There were 4,421 new foreclosures in Los Angeles in July 2009. This is 26% lower than in July 2008 (5,985) and 17% lower than in June 2009 (5,327).

**New Foreclosure Auctions in Los Angeles**



	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Jun -09	Jul -09	Monthly Change
<b>Los Angeles County</b>	5,985	4,913	4,866	2,425	3,706	5,110	2,618	2,871	3,774	3,629	4,701	5,327	4,421	-17%

**Top 15 Zip Codes in Los Angeles County for July 2009** The zip codes with the most new foreclosures in July 2009 are located in Palmdale, Lancaster and Sylmar.

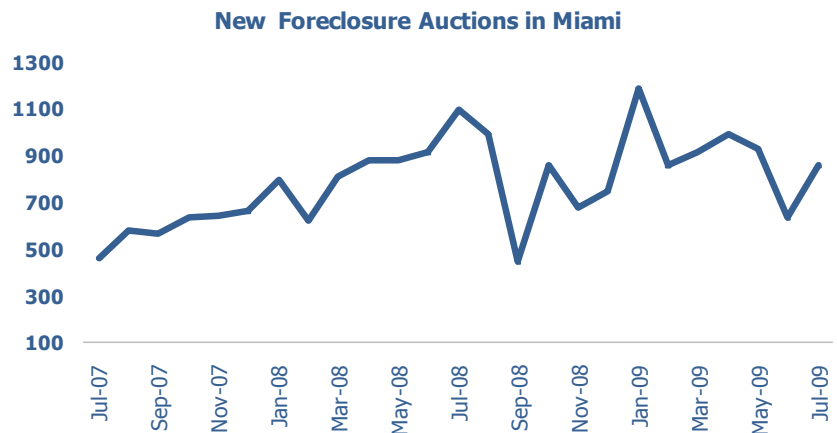
Zip Code	Community Name	New Trustee Sales	Average owed*
93550	Palmdale	130	\$247,066
93535	Lancaster	91	\$234,027
91342	Sylmar	86	\$382,173
91331	Pacoima	85	\$367,276
91335	Reseda	71	\$424,066
90650	Norwalk	70	\$375,829
90805	Long Beach	62	\$338,672
93552	Palmdale	59	\$278,528
90280	South Gate	57	\$373,969
93551	Palmdale	54	\$336,539
93536	Lancaster	53	\$270,884
91706	Baldwin Park	48	\$340,057
90003	Los Angeles	46	\$361,816
90044	Los Angeles	45	\$365,396
90002	Los Angeles	43	\$310,633

\*Lien owed when known

## Miami

### Miami-Dade

In July 2009, new foreclosures in Miami (858) declined 22% from July 2008 (1,099), and increased 36% over June 2009 (633).



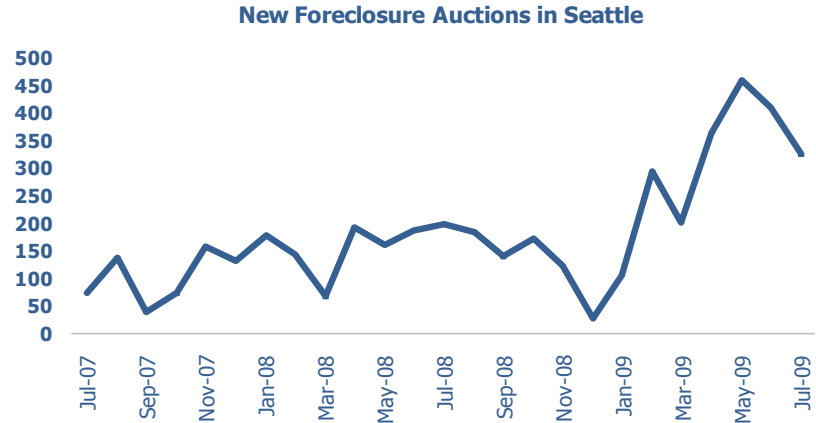
	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Jun -09	Jul -09	Monthly Change
Miami-Dade	1,099	994	445	861	679	750	1,188	858	915	993	930	633	858	36%

### Top 10 zip codes in Miami for July 2009

Zip Code	Neighborhood	New Foreclosures
33033	Homestead, Leisure City, Naranja	40
33032	Homestead	29
33177	Miami, Perrine, Quail Heights, Country Lakes	28
33179	Ives Estates	26
33015	Hialeah, Miami Gardens, Miami Lakes	25
33157	East Perrine	22
33186	Crossing, Kendall, Miami	20
33193	Miami	20
33160	North Miami Beach	20
33196	Miami	19

## Seattle

**Seattle** There were 325 new foreclosures (trustee sales) scheduled in Seattle in July 2009. This is up 63% from July 2008 (199), and down 21% from June 2009 (410).



	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Jun -09	Jul -09	Monthly Change
<b>Seattle</b>	199	185	139	171	123	26	106	294	202	364	461	410	325	-21%

### Top 10 zip codes in Seattle for July 2009

Zip Code	Neighborhood	New Foreclosures
98023	Auburn	16
98042	Covington, Kent, Lake Sawyer	14
98198	Seattle	12
98031	Kent	12
98168	Burien, Seatac, Seattle, Tukwila	11
98030	Kent	11
98038	Maple Valley	10
98058	Renton	10
98092	King County	10
98022	Enumclaw	8