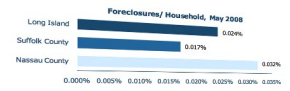
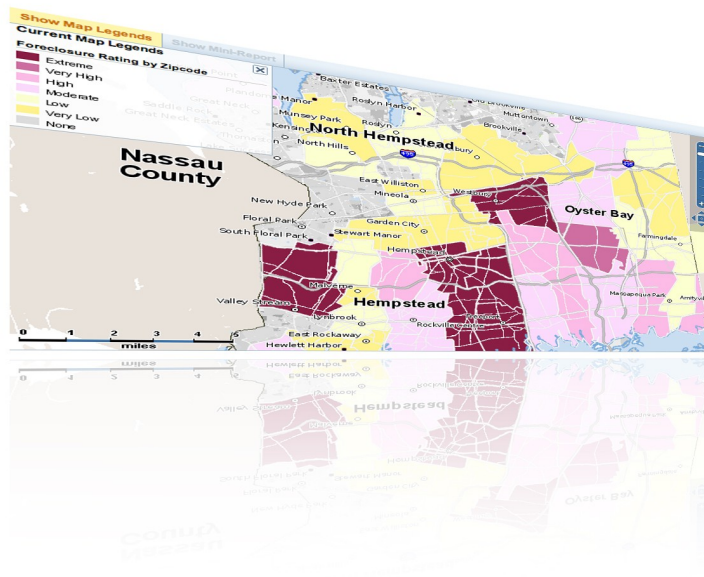


Long Island Foreclosure Report, Q3 2009



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In this quarterly 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 Q3 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

- **Long Island foreclosures down 16% from Q2 2009 and down 11% from Q3 2008:** New foreclosures in Long Island (639) are down 11% in Q3 2009 from Q3 2008 (717), and down 16% from Q2 2009 (757).
- **New foreclosures in Nassau County hit two-year lows in Q3 2009:** The current number (185) is 62% lower than in Q3 2008 (493) and 30% lower than in Q2 2009 (265).
- **Suffolk County foreclosures up 103% from Q3 2008, but down 8% from Q2 2009:** There were 454 new foreclosures in Suffolk County in Q3 2009, up 103% from Q3 2008, but down 8% from Q2 2009 (492).

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 Q3 2008

New foreclosures in Long Island (639) decreased 11% in Q3 2009 from Q3 2008 (717), with Nassau County down 62% and Suffolk County up 103%.

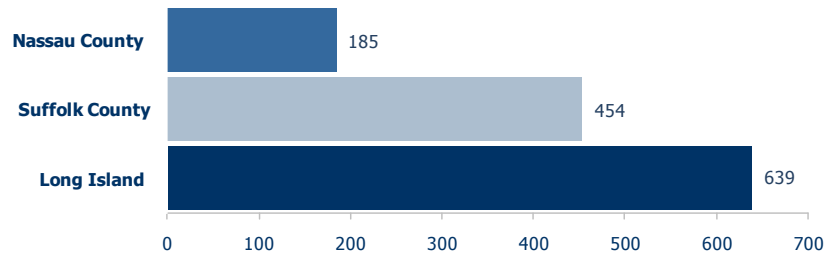
Comparison to Q2 2009

Compared to Q2 2009 (757), new foreclosures were down 16% in Long Island. Nassau County was down 30% and Suffolk County down 8%.

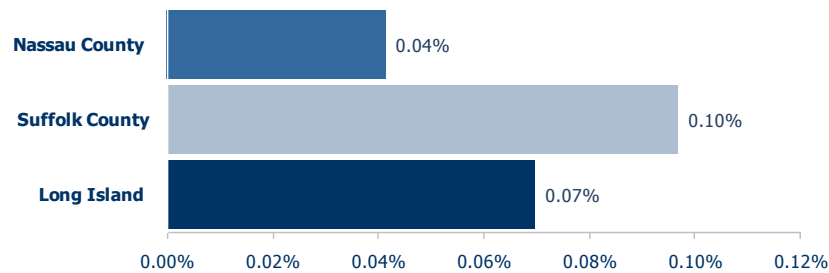
Foreclosures/Household

Overall in Long Island one in every 1,435 homes was scheduled for auction in Q3 2009.

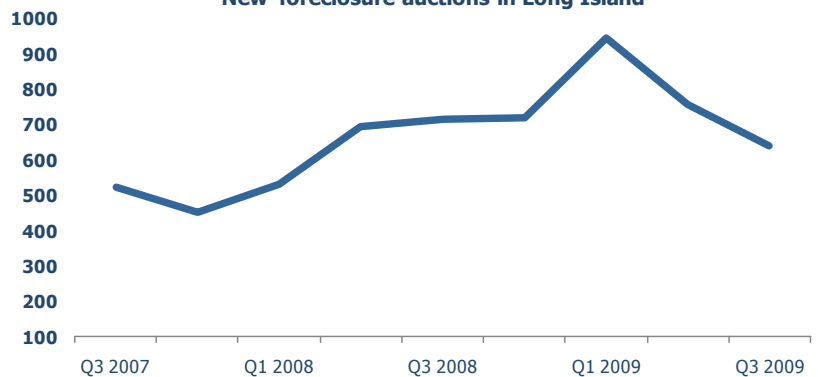
New Residential Foreclosures, Q3 2009



Foreclosures/Household, Q3 2009



New foreclosure auctions in Long Island

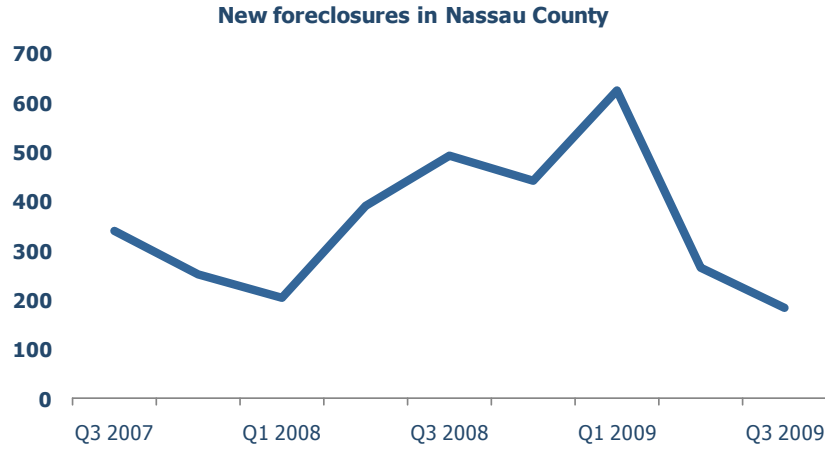


	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	% Change to Q3 2008
Nassau County	341	252	203	393	493	443	626	265	185	-62%
Suffolk County	180	199	330	303	224	278	318	492	454	103%
Long Island	521	451	533	696	717	721	944	757	639	-11%

Nassau County

	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	% Change to Q3 2008
Nassau County	341	252	203	393	493	443	626	265	185	-62%

Nassau County Overview New foreclosures in Nassau County reached the lowest quarterly levels for the year in the third quarter. Current foreclosures (185) are 62% lower than in Q3 2008 (493) and 30% lower than in Q2 2009 (265).



Town/City Overview

New foreclosures in the Town of Hempstead decreased 31% from Q2 2009 and 66% from Q3 2008.

Foreclosures/Household One in every 2,418 homes was scheduled for a new foreclosure auction in Nassau County in Q3 2009. In comparison, one in every 907 homes was scheduled for auction in Q3 2008.

Town /City	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	% Change to Q3 2008
Town of Hempstead	269	183	161	292	376	319	466	183	127	-66%
Town of Oyster Bay	39	32	18	52	55	57	86	35	29	-47%
Town of North Hempstead	24	33	21	34	46	50	58	36	22	-52%
Long Beach	7	0	1	11	7	10	6	4	4	-43%
Glen Cove	2	4	2	4	9	7	10	7	3	-67%
Total	341	252	203	393	493	443	626	265	185	-62%

Town of Hempstead,
NY 11001



Address: 95 226 Street .
Loan Amount: \$ 607,468

Top 10 zip codes in Nassau County The Town of Hempstead continues to dominate the top zip codes for scheduled foreclosure auctions, although new foreclosures have significantly decreased from prior quarters.

Zip Code	Town/City	Village	New Foreclosures	Average Lien*	Total Lien*
11550	Hempstead	Hempstead	14	\$379,400	\$5,311,613
11590	North Hempstead	Westbury	13	\$444,140	\$5,773,826
11520	Hempstead	Freeport	12	\$325,508	\$3,580,598
11580	Hempstead	Valley Stream	11	\$442,839	\$4,428,398
11756	Hempstead	Levittown	9	\$324,597	\$2,272,185
11575	Hempstead	Roosevelt	8	\$326,586	\$2,286,105
11510	Hempstead	Baldwin	7	\$481,413	\$2,888,481
11003	Hempstead	Elmont	7	\$403,103	\$2,821,727
11001	Hempstead	South Floral Park	7	\$418,069	\$2,926,485
11758	Oyster Bay	Massapequa	6	\$431,729	\$1,726,916

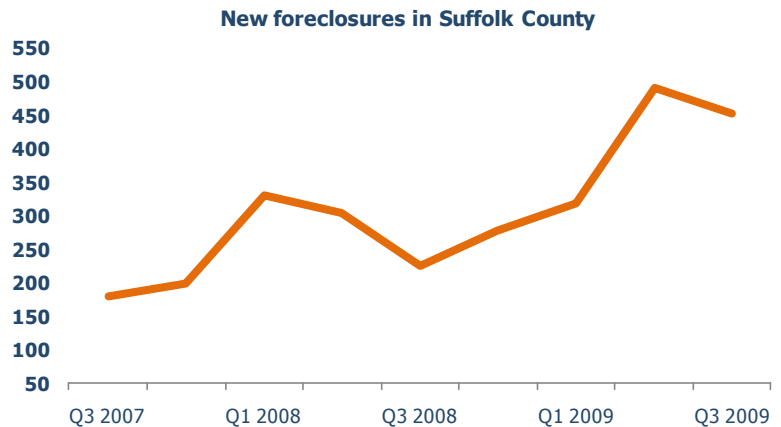
* Lien when known

Suffolk County

	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	% Change to Q3 2008
Suffolk County	180	199	330	303	224	278	318	492	454	103%

Suffolk County Overview

There were 454 new foreclosures in Suffolk County in Q3 2009, up 103% from Q3 2008, but down 8% from Q2 2009.



Town/City Overview In Q3 2009, Brookhaven (148) and Islip (126) had the highest number of new foreclosures. Babylon had the highest rate of foreclosures per household (one in every 596 homes scheduled for auction).

Town /City	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009
Brookhaven	89	114	155	153	113	111	130	137	148
Islip	33	43	75	56	49	44	81	163	126
Babylon	21	14	43	30	35	68	52	100	88
Huntington	19	10	24	32	13	19	21	51	49
Southampton	6	2	12	13	3	14	11	13	19
Smithtown	7	8	10	11	7	7	10	8	10
Riverhead	3	1	5	5	4	7	5	7	6
Southold	1	5	4	1	0	2	2	6	6
East Hampton	1	2	2	0	0	4	6	7	2
Total	180	199	330	302	224	276	318	492	454

Top 10 zip codes in Suffolk County The top three zip codes with the highest number of foreclosures were located in Islip.

Zip Code	Town/City	Village	New Foreclosures	Average Lien*	Total Lien*
11717	Islip	Brentwood	32	\$351,503	\$10,896,595
11706	Islip	Bayshore	23	\$373,876	\$8,225,281
11722	Islip	Central Islip	22	\$302,301	\$6,046,022
11798	Babylon	Wyandanch	18	\$281,219	\$5,061,949
11720	Brookhaven	Shirley	18	\$358,719	\$6,098,227
11967	Brookhaven	Centereach	17	\$282,854	\$4,525,672
11729	Babylon	Deer Park	16	\$322,725	\$4,518,155
11746	Huntington	Huntington Station	16	\$461,352	\$5,997,583
11704	Babylon	West Babylon	15	\$327,559	\$4,913,393
11757	Babylon	Lindenhurst	13	\$426,119	\$5,539,555

* Lien when known