



PropertyShark.com Monthly Foreclosures Report

November, 2007

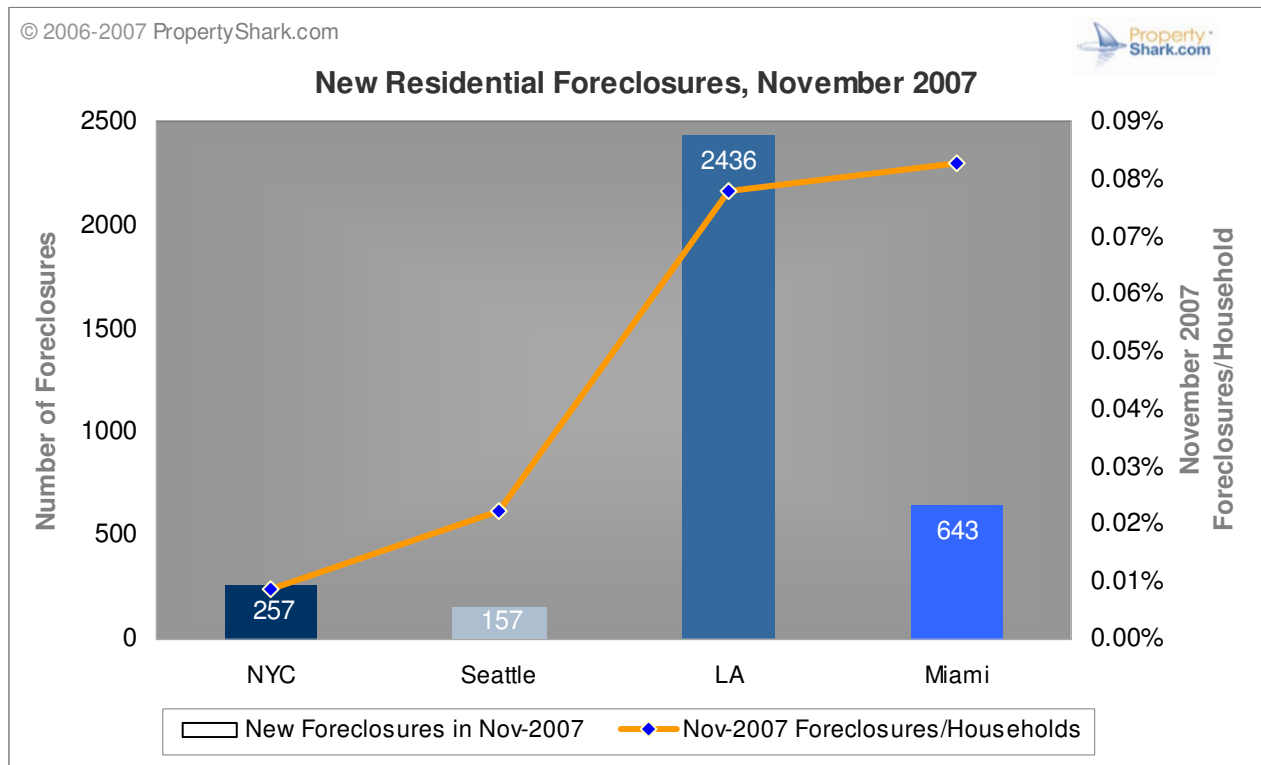
Scope: In this monthly report, PropertyShark.com provides charts, tables, and metrics about residential foreclosures (a.k.a. trustee sales) in four key metro areas (New York City, Miami, Los Angeles, and Seattle). The time period includes numbers from the past two years, with emphasis on November 2007. For the purposes 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

- **Comparison to October 2007:** Although, Los Angeles, Miami and New York City experienced just a slightly grow compared to the last month, all three regions reached their highest new foreclosures values for the past 2 years. Seattle saw the second highest monthly new foreclosure value for the past 2 years and a monthly jump by 118%.
- **Comparison to November 2006:** Scheduled foreclosure auctions in Los Angeles, grew up to 234% compared to October 2006, while New York City increased by 129% and Miami by 111%.
- **Foreclosures per Household:** Of the four cities, Miami had again the highest foreclosure rate per household, about 6% higher than Los Angeles, and 872% higher per household than New York City.
- **New York City Boroughs:** October is the month in which Staten Island surpassed Brooklyn for the first time ever to take the second spot, while this month saw an even more distressing increase, by 48%, in new foreclosures. .All boroughs had higher numbers of foreclosures compared to last month.
- **Los Angeles Trouble Spots:** Ones again zip codes in Lancaster and Palmdale topped the list with the most new foreclosure auctions scheduled in this month.

(For more information or to schedule an interview with someone at PropertyShark.com, contact Kelly Kreth at 201-417-8691)

Figure 1: New York City, Los Angeles, Seattle, and Miami



Overview: In this chart and table, you can see the number of new residential foreclosure auctions scheduled in November 2007 in New York City, Seattle (King County), Los Angeles County, and Miami-Dade County. It also shows the number of foreclosure auctions per household in each area.

Location	New Foreclosures in November 2007	Households	November 2007 New Foreclosures/ Household
NYC	257	3,018,000	0.009%
Seattle	157	710,916	0.022%
Los Angeles	2,436	3,133,774	0.078%
Miami	643	776,774	0.083%

Comment: "Again we see record levels of foreclosures in New York City, Miami, and Los Angeles since PropertyShark.com began tracking foreclosures, with truly staggering numbers in Los Angeles this quarter." – Ryan Slack, CEO PropertyShark.com

Figure 2: Foreclosures Trend over the past 13th months

Overview: Los Angeles County experienced a dramatic jump in new foreclosures, by 234%, if compared with the same month last year while New York City and Miami-Dade County more than doubled their new foreclosures number for the same time-period.

	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Change over Nov 2006
New York City	112	152	214	141	199	178	209	257	203	250	245	219	257	129.46%
Seattle	118	132	95	131	158	147	95	92	74	138	39	72	157	33.05%
Los Angeles	728	757	771	812	870	801	1,596	1,396	1,715	1,896	1,709	2,154	2,436	234.62%
Miami	304	213	248	319	420	339	510	433	464	579	488	638	643	111.51%


© 2006-2007 PropertyShark.com 

Figure 3: New Foreclosures in New York City

Overview: Contradictory, to the declining trend for the past 3 months, November saw the second highest number in new foreclosures for the past 2 years, with a staggering 129% increase over the same month last year.

Comment: "Beyond Manhattan, New York City is far from immune to foreclosures, with the number of first time foreclosures growing by 64% compared to the same quarter last year." – Ryan Slack, CEO PropertyShark.com

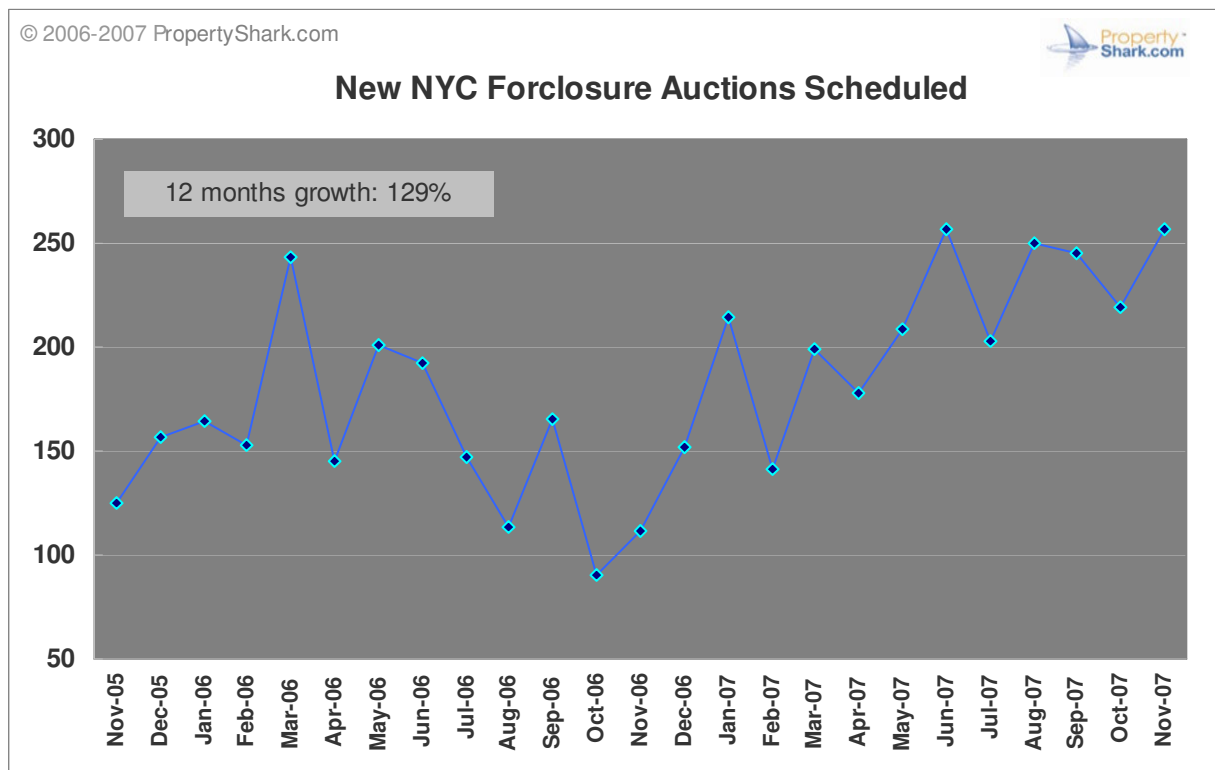



Figure 4: New York City Foreclosures by Borough

Overview: Staten Island continued its growth distancing itself from Brooklyn, with a 48% increase in new foreclosures, by far the highest percentage increase from all boroughs. All the other boroughs experienced a small increase in new foreclosures, with values below 20%.

Comment: "With a 65% increase this quarter, Staten Island reached three year highs in first time foreclosures. Queens's foreclosures stabilized from the last two quarters, but stabilized at historically high levels." – Ryan Slack, CEO PropertyShark.com

Borough	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07
Queens	128	80	111	88	83	153	98	119	116	102	111
Brooklyn	44	35	50	45	63	40	50	52	47	36	37
Staten Island	15	7	12	16	18	20	17	27	45	47	70
Bronx	22	13	12	19	33	31	25	41	31	24	27
Manhattan	5	6	14	10	12	13	13	11	6	10	12
NYC Total	214	141	199	178	209	257	203	250	245	219	257

© 2006-2007 PropertyShark.com 

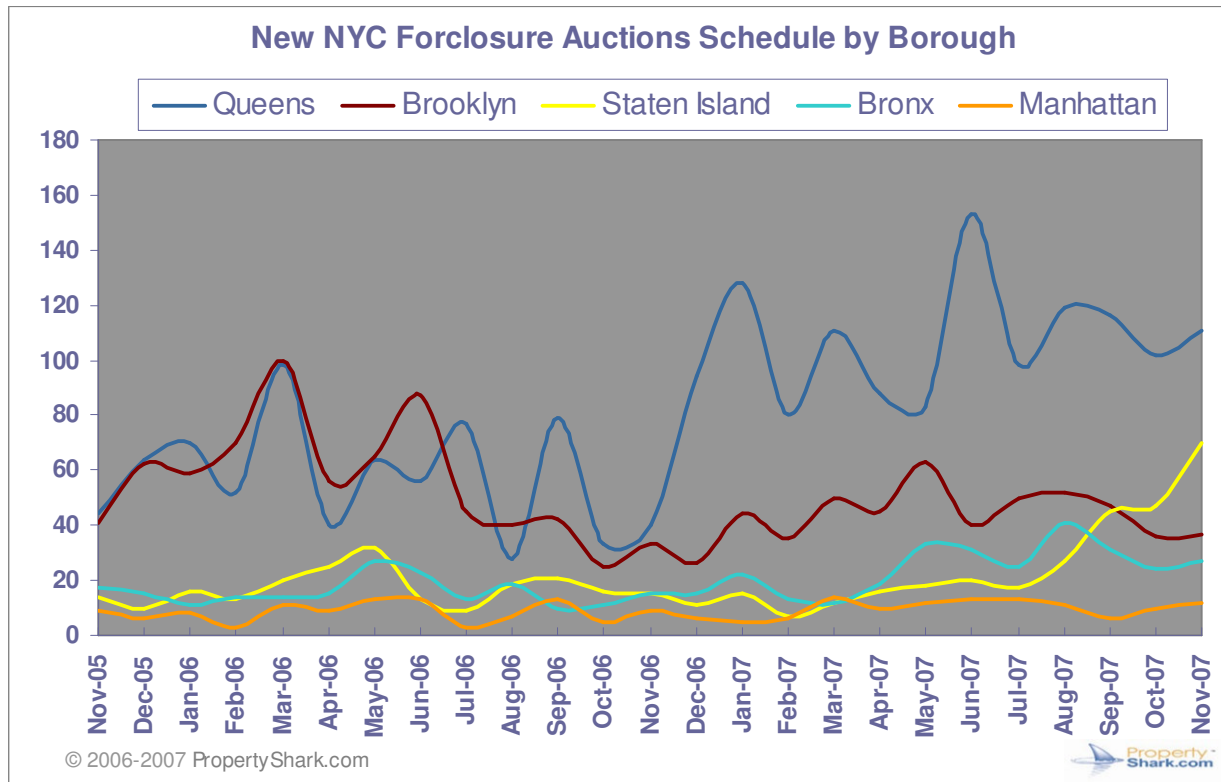


Figure 5: New York City Foreclosures by Household

Borough	New Foreclosures in November 2007	Households	Foreclosures/ Households in November 2007
Queens	111	775,000	0.014%
Staten Island	70	165,000	0.042%
Brooklyn	37	873,000	0.004%
Bronx	27	473,000	0.006%
Manhattan	12	732,000	0.002%
Total	257	3,018,000	0.009%


© 2006-2007 PropertyShark.com 

Figure 6: New York City Foreclosures by Building Type

Building Type	New Foreclosures in November 2007	New Foreclosures with Known Lien in November 2007	Average Lien	Total Lien
Two Families	110	105	\$424,616	\$44,584,768
Single Family	103	95	\$343,222	\$32,606,173
Three or More Families	22	19	\$473,475	\$8,996,037
Coop	18	10	\$120,187	\$1,201,876
Condo	4	3	\$124,598	\$373,796
Total	257	232	\$378,287	\$ 87,762,650


© 2006-2007 PropertyShark.com 

Figure 7: New York City Foreclosures by Neighborhood

Overview: Zip Codes from Staten Island claimed 5 out of the top 6 positions in New York City! By comparison, in the 3rd Quarter of 2007 none of them made the top 10.

Zip Code	Neighborhood	Borough	New Foreclosures in November 2007	Total Lien	Average Lien
10303	North Island	Staten Island	13	\$3,596,686	\$299,723
11434	Jamaica, South Jamaica, Hollis, St. Alba	Queens	12	\$3,205,967	\$291,451
10304	Mid-Island	Staten Island	9	\$2,620,237	\$291,137
10312	South Island	Staten Island	8	\$3,261,748	\$465,964
10310	North Island	Staten Island	8	\$2,338,641	\$292,330
10306	South Island	Staten Island	7	\$2,058,155	\$294,022
11221	Bushwick	Brooklyn	6	\$3,019,738	\$503,289
11207	East New York, New Lots, City Line, Star	Brooklyn	6	\$2,488,170	\$414,695
10301	North Island	Staten Island	6	\$1,853,732	\$308,955
11691	The Rockaways, Broad Channel	Queens	6	\$2,190,188	\$365,031
11420	Howard Beach, Ozone Park, South Ozone Pa	Queens	6	\$1,786,982	\$357,396
11236	Canarsie, Flatlands, Marine Park, Mill B	Brooklyn	6	\$2,516,551	\$419,425
11412	Jamaica, South Jamaica, Hollis, St. Alba	Queens	5	\$2,077,419	\$415,483
11429	Laurelton, Cambria Heights, Queens Villa	Queens	5	\$2,054,557	\$410,911
11433	Jamaica, South Jamaica, Hollis, St. Alba	Queens	5	\$1,182,424	\$394,141


© 2006-2007 PropertyShark.com 

Figure 8: NYC Top 15 Neighborhoods by New Foreclosure Auctions (Nov 2006 – Nov 2007)

Overview: 11 out of 15 worst hit zip codes for the past 12 months come from Queens, including the top 5.

Zip Code	Neighborhood	Borough	New Foreclosures Nov 2006-Nov 2007	Total Lien	Average Lien
11433	Jamaica, South Jamaica, Hollis, St. Albans	Queens	111	\$37,559,520	\$338,374
11434	Jamaica, South Jamaica, Hollis, St. Albans	Queens	105	\$31,546,712	\$300,445
11420	Howard Beach, Ozone Park, South Ozone Park	Queens	77	\$29,925,589	\$388,644
11436	Jamaica, South Jamaica, Hollis, St. Albans	Queens	71	\$26,890,491	\$378,739
11413	Laurelton, Cambria Heights, Queens Village	Queens	64	\$20,795,314	\$324,927
11233	Bedford Stuyvesant, Tompkins Park North	Brooklyn	64	\$25,878,392	\$404,350
11412	Jamaica, South Jamaica, Hollis, St. Albans	Queens	63	\$21,664,230	\$343,877
11691	The Rockaways, Broad Channel	Queens	60	\$20,755,905	\$345,932
11221	Bushwick	Brooklyn	57	\$25,100,275	\$440,356
11207	Bushwick	Queens	56	\$21,596,875	\$385,658
11435	Richmond Hill, Jamaica	Queens	46	\$18,256,723	\$396,885
11422	Laurelton, Cambria Heights, Queens Village	Queens	46	\$16,422,867	\$357,019
10303	North Island	Staten Island	43	\$11,189,084	\$260,211
11208	East New York, New Lots, City Line	Brooklyn	41	\$15,333,961	\$373,999
11369	Jackson Heights	Queens	40	\$22,638,112	\$565,953

© 2006-2007 PropertyShark.com




Figure 9: New Miami-Dade County Foreclosures

Overview: There were 643 new residential foreclosure auctions scheduled in Miami-Dade County for the third quarter of 2007, the highest monthly number of new foreclosures for the past 2 years.

	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Monthly Change
Miami	433	464	579	488	638	643	0.78%

© 2006-2007 PropertyShark.com


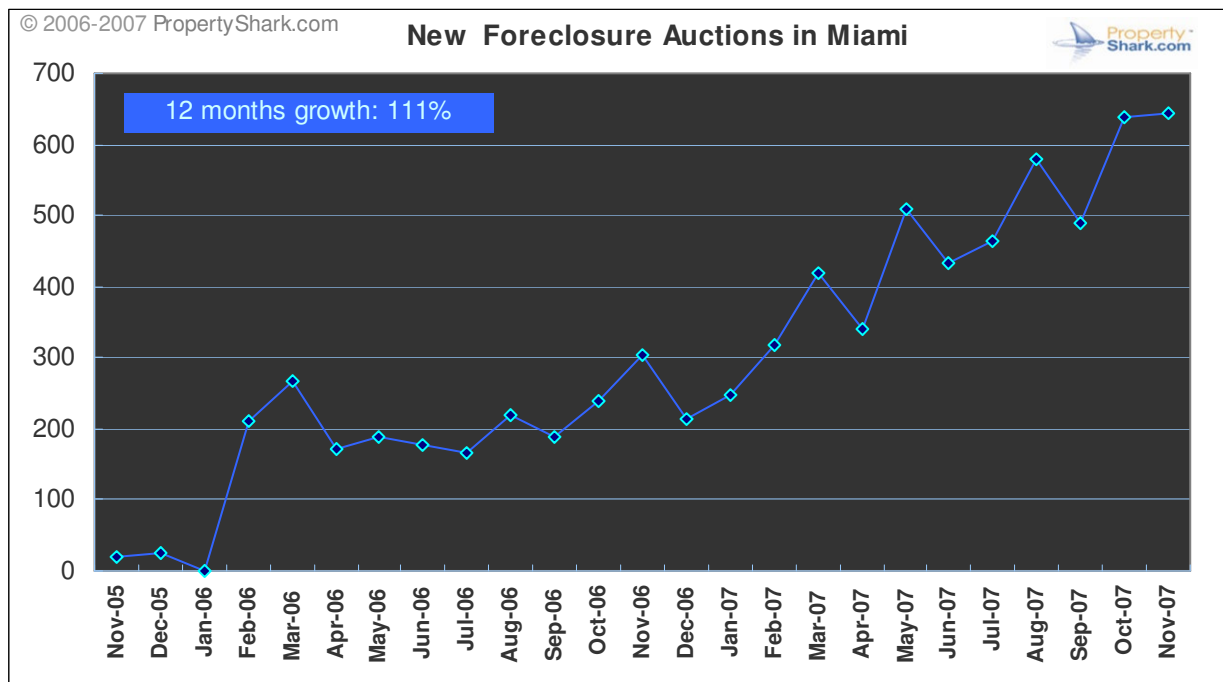



Figure 10: Top 15 Zip Codes in Miami-Dade County for Foreclosures

Zipcode	Neighborhood	Number of New Foreclosures
33177	MIAMI, PERRINE, QUAIL HEIGHTS, COUNTRY LAKES	30
33032	HOMSTEAD	23
33160	NORTH MIAMI BEACH	22
33033	HOMSTEAD, LEISURE CITY, NARANJA	21
33139	MIAMI BEACH	21
33131	MIAMI	20
33186	CROSSINGS, KENDALL, MIAMI	19
33147	MIAMI	16
33142	MIAMI	15
33155	MIAMI	14
33193	MIAMI, KENDALL WEST	13
33179	IVES ESTATES	13
33138	MIAMI	12
33015	HIALEAH, MIAMI GARDENS, MIAMI LAKES	12
33175	MIAMI	11

© 2006-2007 PropertyShark.com





Figure 11: Trustee Sales in Los Angeles

Overview: The number of new trustee sales in November went up by a quarter if compared with the trustee sales number for the entire 4th quarter of 2006. The monthly increase over the same month last year was 234%.

	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Monthly Change
Los Angeles	1396	1715	1896	1709	2154	2436	13.09%

© 2006-2007 PropertyShark.com



Comment: "We are astounded by the dramatic 247% increase in Los Angeles foreclosures compared to the same quarter last year. It looks particularly worrisome in the Lancaster/Palmdale area. " – Ryan Slack, CEO PropertyShark.com

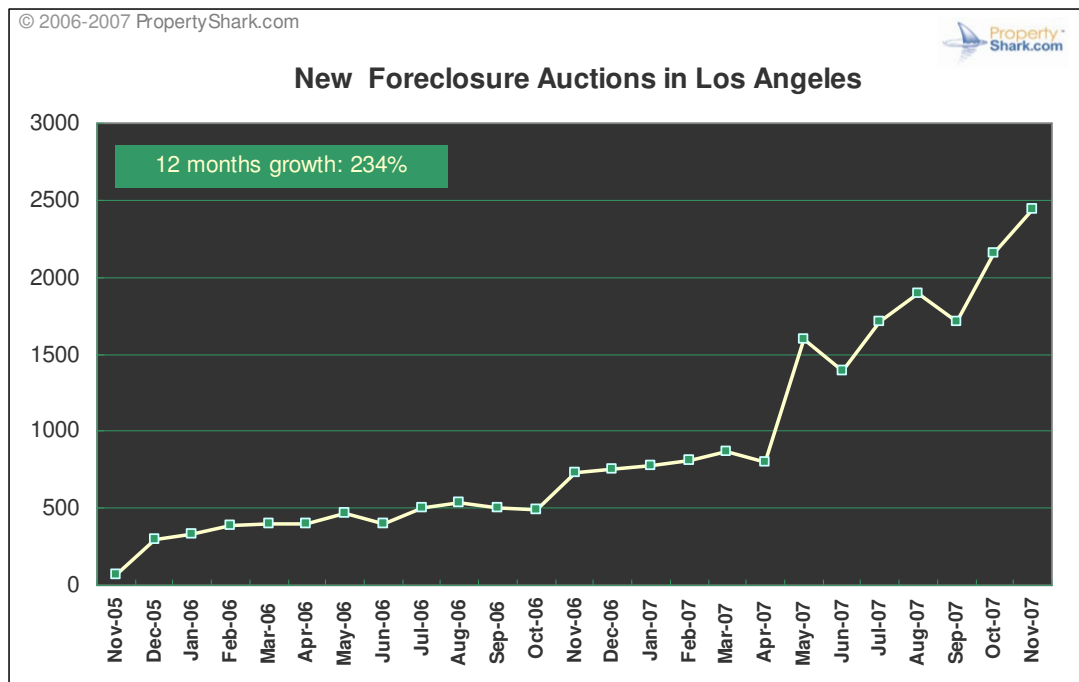


Figure 12: Los Angeles Trustee Sales by Building Type

Building Type	Trustee Sales	Average Loan
1 Family	2236	\$402,392
2 Family	125	\$451,847
3 Family	33	\$447,013
4 Family	32	\$523,885
5+ Family	7	\$386,164
Other residential	3	\$534,900
Total	2436	\$407,237



© 2006-2007 PropertyShark.com 

Figure 13: Top 20 Zip Codes for Trustee Sales in Los Angeles

Comment: "While a foreclosure can be an extremely difficult time for a homeowner in these areas, real estate investors often seek them out, providing an opportunity for an owner to sell at a market price before the banks close in. I believe that there are a lot of deals to be made out there, but you have to have solid information to separate the good from the bad." – Matthew Haines, Founder, PropertyShark.com

Zipcode	City	Number of New Trustee Sales in Nov-2007	Average owed
93535	LANCASTER	81	\$264,639
93550	PALMDALE	81	\$264,455
93534	PALMDALE	52	\$352,590
93552	LANCASTER	49	\$308,845
93534	LANCASTER	48	\$265,596
93552	PALMDALE	48	\$283,442
90805	LONG BEACH	45	\$379,629
90650	NORWALK	43	\$322,068
91335	Los Angeles	36	\$436,535
91342	Los Angeles	34	\$380,256
91331	Los Angeles	33	\$378,933
90044	Los Angeles	33	\$348,716
90003	Los Angeles	31	\$273,669
90047	Los Angeles	31	\$325,848
90002	Los Angeles	28	\$276,558
91306	Los Angeles	26	\$392,954
90221	COMPTON	26	\$287,013
90220	COMPTON	24	\$316,809
91766	POMONA	24	\$370,236
91001	ALTADENA	22	\$458,457


© 2006-2007 PropertyShark.com 

* Average owed when known

Figure 14: Seattle Trustee Sales

Overview: The number of new foreclosure auctions doubled this month compared to the last one, reaching the second highest number of new foreclosure auctions since we started recording the foreclosure number in Seattle.

	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Monthly Change
Seattle	92	74	138	39	72	157	118.06%

© 2006-2007 PropertyShark.com 

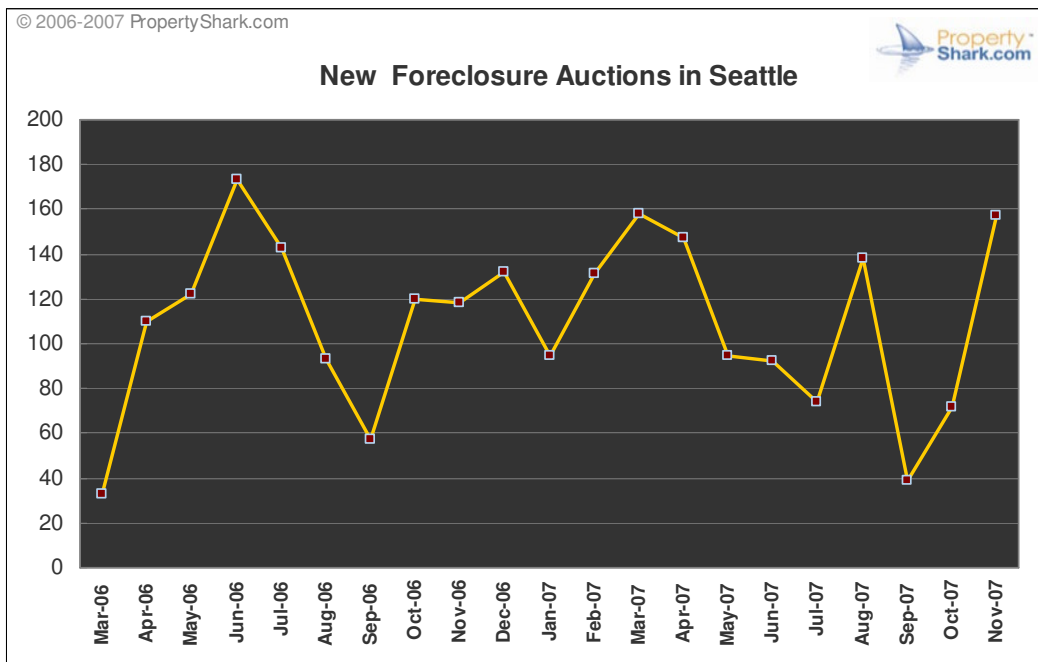


Figure 15: Top 10 Zip Codes for Trustee Sales in Seattle

Zipcode	Neighborhood	Number of New Foreclosures in Nov-2007	Average owed
98042	COVINGTON, KENT, LAKE SAWYER	11	\$75,864
98023	AUBURN	9	\$15,329
98001	ALGONA, AUBURN, FEDERAL WAY	9	\$56,204
98118	COLUMBIA	7	\$56,085
98178	RYN MAWR, SEATTLE, SKYWAY, TUKWILA	7	\$41,312
98168	BURIEN, SEATAC, SEATTLE, TUKWILA	6	\$54,260
98055	SEATTLE	6	\$12,831
98092	AUBURN	5	\$10,507
98058	CASCADE, FAIRWOOD, RENTON	5	\$15,096
98032	KENT	5	\$138,002

© 2006-2007 PropertyShark.com

Property Shark.com

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.