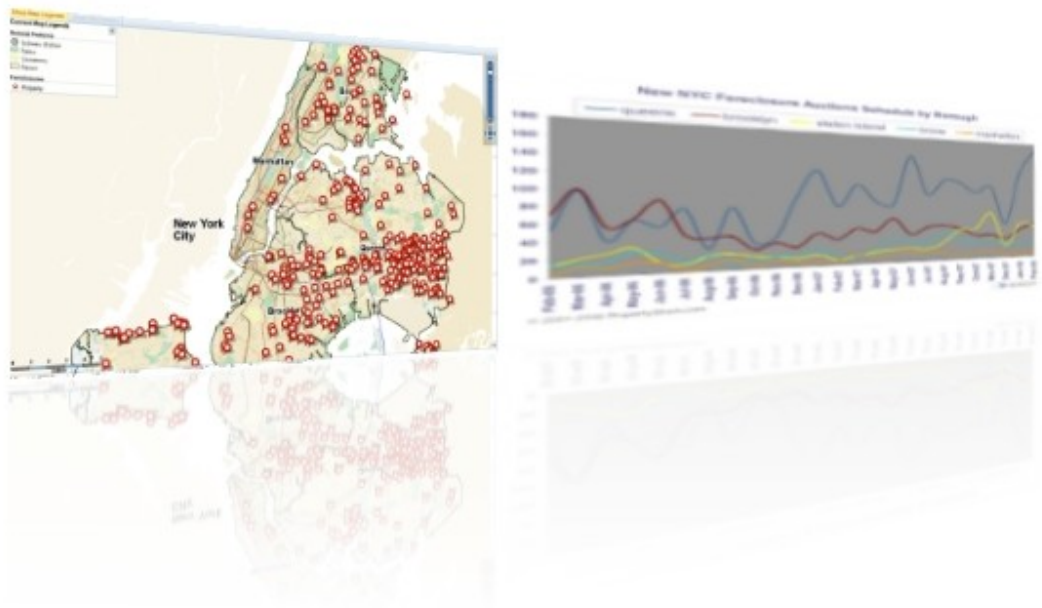


Foreclosure Report, May 2009



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.

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 May 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 (285) decreased 9% from May 2008 (313) and increased 8% from April 2009 (263).**
 - Queens (209) comprised over 73% of foreclosures in New York City.
 - Manhattan had 8 new foreclosures in May 2009, 43% less than in May 2008 (14).
- **In May 2009, new foreclosures in Miami declined 6% from April 2009 (993), but increased 5% over May 2008 (882).**
- **There were 432 new trustee sales scheduled in Seattle for May 2009, up 168% from May 2008 (161) and 27% higher than April 2009 (341).**
- **Los Angeles had 4,698 new trustee sales scheduled in May 2009, down 12% from May 2008 (5,311), but up 29% from April 2009 (3,628).**

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)

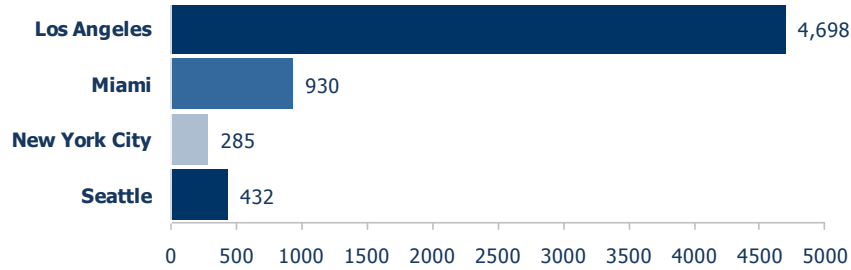
Comparison to April 2009

Compared to April 2009, new foreclosures were up 29% in Los Angeles, up 27% in Seattle and up 8% in New York City. Miami was down 6% over the same time period.

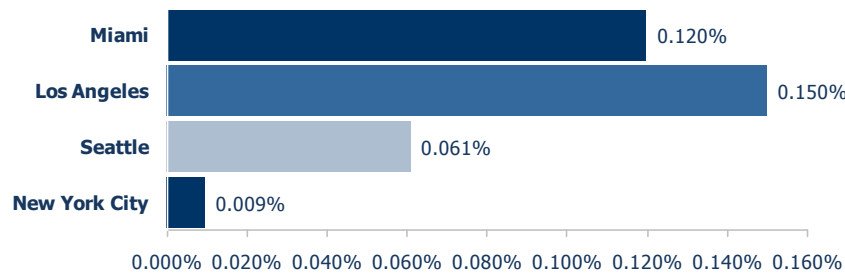
Comparison to May 2008

New foreclosures were down 9% in New York City and down 12% in Los Angeles compared to May 2008. Miami foreclosures went up 5% and Seattle went up 168% over the same period.

New Residential Foreclosures, May 2009



Foreclosures/Household, May 2009



	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	% Change May 2008
New York City	313	320	340	383	397	336	258	170	280	269	320	263	285	-9%
Seattle	161	186	199	185	139	171	123	26	106	294	201	341	432	168%
Los Angeles	5,311	4,653	5,984	4,913	4,866	2,425	3,706	5,109	2,618	2,870	3,774	3,628	4,698	-12%
Miami	882	913	1,099	994	445	861	679	750	1,188	858	915	993	930	5%

Foreclosures/Household

In May 2009, Los Angeles had the highest rate of foreclosures per household of the regions

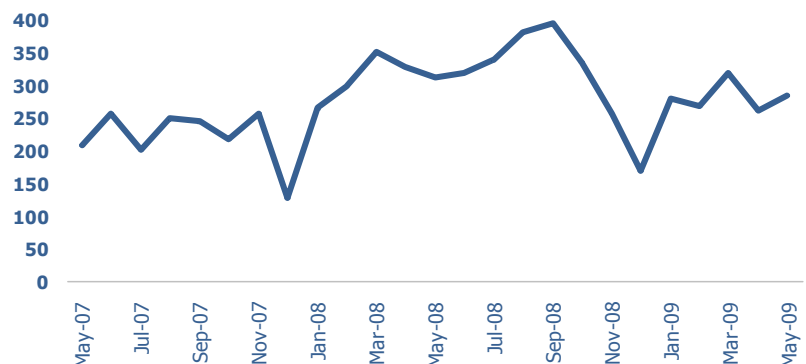
studied, with one in every 667 homes scheduled for auction, followed by Miami, with one in every 835 homes scheduled for auction. The lowest rate of foreclosure per household occurred in the five boroughs of New York City, with one in every 10,589 homes scheduled for auction.

New York City

New York City

With 285, new foreclosures in the five boroughs decreased 9% from May 2008 (313) and were up 8% from April 2009 (263).

New NYC Foreclosure Auctions Scheduled



NYC Overview by Borough

Queens (209) continues to have the highest number of foreclosures among the five boroughs, comprising over 73% of foreclosures in New York City.

Staten Island had 30 new foreclosures scheduled, 36% lower than both May 2008 and April 2009.

New foreclosures in the Bronx totaled 17, decreasing 26% from April 2009, and decreasing 15% from May 2008.

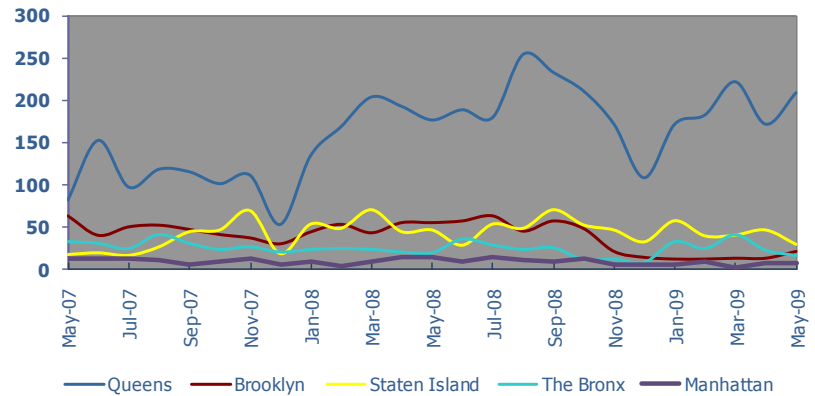
In Brooklyn, new foreclosures increased 62% from April 2009 and were down 62% from May 2008.

There were 8 new foreclosures in Manhattan in May 2009, 43% less than in May 2008.

Building Type	New Foreclosures	Average Lien*
Two Families	135	\$556,354
Single Family	96	\$411,707
Three or More Families	35	\$718,137
Coop	11	\$130,117
Condo	8	\$380,857
Total	285	\$520,928

*Lien owed when known

New NYC Foreclosure Auctions Scheduled by Borough



Bedford Stuyvesant,
Tompkins Park North,
Stuyvesant Heights
Brooklyn, NY 11233



Address: 1949 Atlantic Ave,
Loan Amount \$ 498,065
Sq. Ft.: 2,078

Borough	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09
Queens	177	189	180	254	233	211	172	109	172	183	222	172	209
Staten Island	47	29	54	49	71	53	47	33	58	40	41	47	30
Brooklyn	55	57	63	45	57	48	21	14	12	12	13	13	21
The Bronx	20	36	29	24	26	12	13	9	33	25	41	23	17
Manhattan	14	9	14	11	10	12	5	5	5	9	3	8	8
NYC Total	313	320	340	383	397	336	258	170	280	269	320	263	285

Foreclosures/Household

Queens, with one in every 3,708 homes scheduled for auction, and Staten Island, with one in every 5,500, continued to have the highest rates of foreclosure per household among the five boroughs in May 2009. Manhattan had one in every 91,500 homes scheduled for auction in May 2009.

Borough	New Foreclosures	Households	Foreclosures/Household
Queens	209	775,000	0.027%
Staten Island	30	165,000	0.018%
Brooklyn	21	873,000	0.002%
The Bronx	17	473,000	0.004%
Manhattan	8	732,000	0.001%
Total	285	3,018,000	0.009%

Top 15 zip codes in New York City for May 2009 All of the 15 zip codes with the most foreclosure auctions were located in Queens. District 12 (Jamaica, South Jamaica, Hollis, St. Albans) had 5 zip codes in the top and District 9 (Woodhaven, Richmond Hill, Kew Gardens) had 4 zip codes in the top.

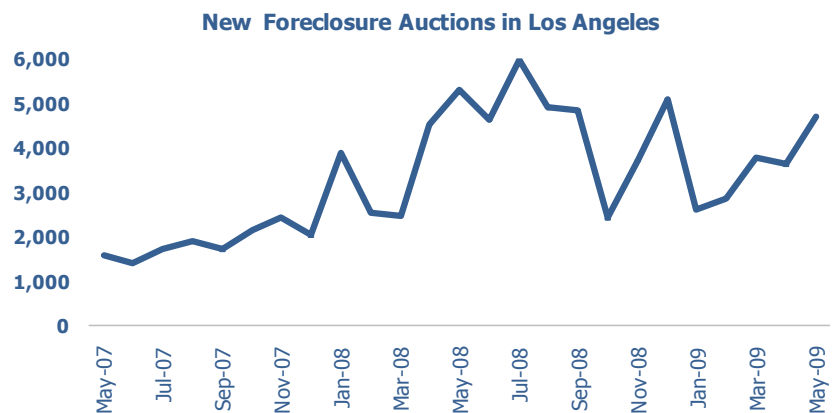
Zip Code	Neighborhood	Borough	New Foreclosures	Average lien*	Total Lien*
11412	Jamaica, South Jamaica, Hollis, St. Albans	Queens	15	\$413,223	\$5,785,129
11434	Jamaica, South Jamaica, Hollis, St. Albans	Queens	13	\$486,439	\$5,837,275
11420	Howard Beach, Ozone Park, South Ozone Park	Queens	13	\$444,585	\$5,779,611
11419	Woodhaven, Richmond Hill, Kew Gardens	Queens	13	\$562,467	\$7,312,073
11369	Jackson Heights, East Elmhurst, North Corona	Queens	12	\$601,137	\$6,612,516
11433	Jamaica, South Jamaica, Hollis, St. Albans	Queens	12	\$462,907	\$5,554,884
11368	Elmhurst & Corona	Queens	11	\$576,764	\$6,344,412
11416	Woodhaven, Richmond Hill, Kew Gardens	Queens	9	\$528,207	\$4,753,867
11418	Woodhaven, Richmond Hill, Kew Gardens	Queens	9	\$504,329	\$4,538,967
11429	Laurelton, Cambria Heights, Queens Village, Glen Oaks	Queens	8	\$395,472	\$3,163,779
11413	Jamaica, South Jamaica, Hollis, St. Albans	Queens	8	\$443,522	\$3,548,180
11435	Jamaica, South Jamaica, Hollis, St. Albans	Queens	8	\$497,849	\$3,484,945
11432	Fresh Meadows, Kew Gardens Hill, Jamaica Hills	Queens	7	\$699,513	\$4,197,083
11421	Woodhaven, Richmond Hill, Kew Gardens	Queens	7	\$495,032	\$2,970,192
11422	Laurelton, Cambria Heights, Queens Village, Glen Oaks	Queens	7	\$385,838	\$2,315,028

*Lien owed when known

Los Angeles

Los Angeles

There were 4,698 new foreclosures in Los Angeles in May 2009. This is 29% higher than in April 2009 (3,628) and 12% lower than in May 2008 (5,311).



	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Monthly Change
Los Angeles County	5,311	4,653	5,984	4,913	4,866	2,425	3,706	5,109	2,618	2,870	3,774	3,628	4,698	29%

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

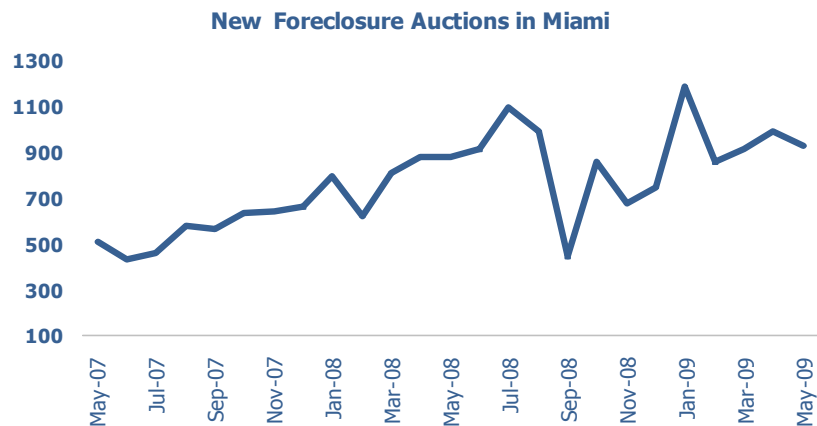
Zip Code	Community Name	New Trustee Sales	Average owed*
93550	Palmdale	121	\$254,959
93535	Lancaster	112	\$244,290
91331	Pacoima	88	\$382,198
90650	Norwalk	82	\$387,868
93536	Lancaster	76	\$291,246
91342	Sylmar	68	\$398,973
93534	Lancaster	65	\$248,317
90011	Los Angeles	64	\$370,116
90044	Los Angeles	64	\$360,854
91335	Reseda	60	\$393,944
90805	Long Beach	59	\$370,039
91744	La Puente	56	\$347,709
93551	Palmdale	55	\$352,594
93552	Palmdale	55	\$287,241
90003	Los Angeles	53	\$331,641

*Lien owed when known

Miami

Miami-Dade

In May 2009, new foreclosures in Miami (930) declined 6% from April 2009 (993), and increased 5% over May 2008 (882).



	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Monthly Change
Miami-Dade	882	913	1,099	994	445	861	679	750	1,188	858	915	993	930	-6%

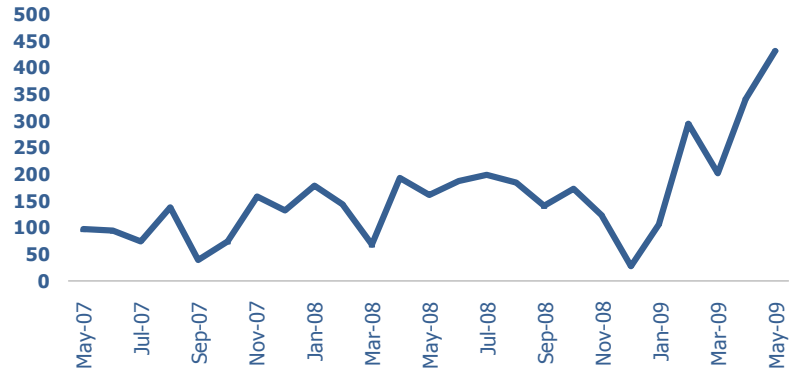
Top 10 zip codes in Miami for May 2009

Zip Code	Neighborhood	New Foreclosures
33033	Homestead, Leisure City, Naranja	34
33032	Homestead	32
33186	Crossings, Kendall, Miami	28
33177	Miami, Perrine, Quail Heights, Country Lakes	28
33157	East Perrine	27
33196	Miami	26
33015	Hialeah, Miami Gardens, Miami Lakes	25
33141	Miami Beach	23
33142	Miami	21
33056	Opa Locka	21

Seattle

Seattle There were 432 new foreclosures (trustee sales scheduled) in Seattle in May 2009. This is up 168% from May 2008 (161), and up 27% from April 2009 (341).

New Foreclosure Auctions in Seattle



	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	May -09	Monthly Change
Seattle	161	186	199	185	139	171	123	26	106	294	201	341	432	27%

Top 10 zip codes in Seattle for May 2009

Zip Code	Neighborhood	New Foreclosures	Average owed*
98042	Covington, Kent, Lake Sawyer	31	\$33,372
98023	Auburn	18	\$99,635
98031	Kent	16	\$35,514
98001	Algona, Auburn, Federal Way	15	\$47,612
98030	Kent	13	\$58,867
98055	Renton	12	\$14,977
98198	Seattle	12	\$68,855
98092	King County	12	\$25,101
98038	Maple Valley	11	\$382,970
98106	Seattle	11	\$15,076

*Lien owed when known