



FORECLOSURE SALES INCREASE 24.7 PERCENT

California Foreclosure Prevention Act has unexpected impact on June filings

Discovery Bay, CA, July 14, 2009 – ForeclosureRadar (www.foreclosureradar.com), the only website that tracks every California foreclosure, and provides daily auction updates, issued its monthly [California Foreclosure Report](#) for June 2009. For the third consecutive month, foreclosure sales jumped significantly as lenders come off the moratorium. Foreclosure sales increased by 24.7 percent following a 31.9 percent increase in May, and a 35 percent April increase. Notices of Trustee Sale dropped by an unexpected 28.7 percent, with the timing of the drop indicating that it was in response to the California Foreclosure Prevention Act. This law was widely believed to have little or no impact on foreclosure filings, as it exempted the majority of large lenders that operate in the state.

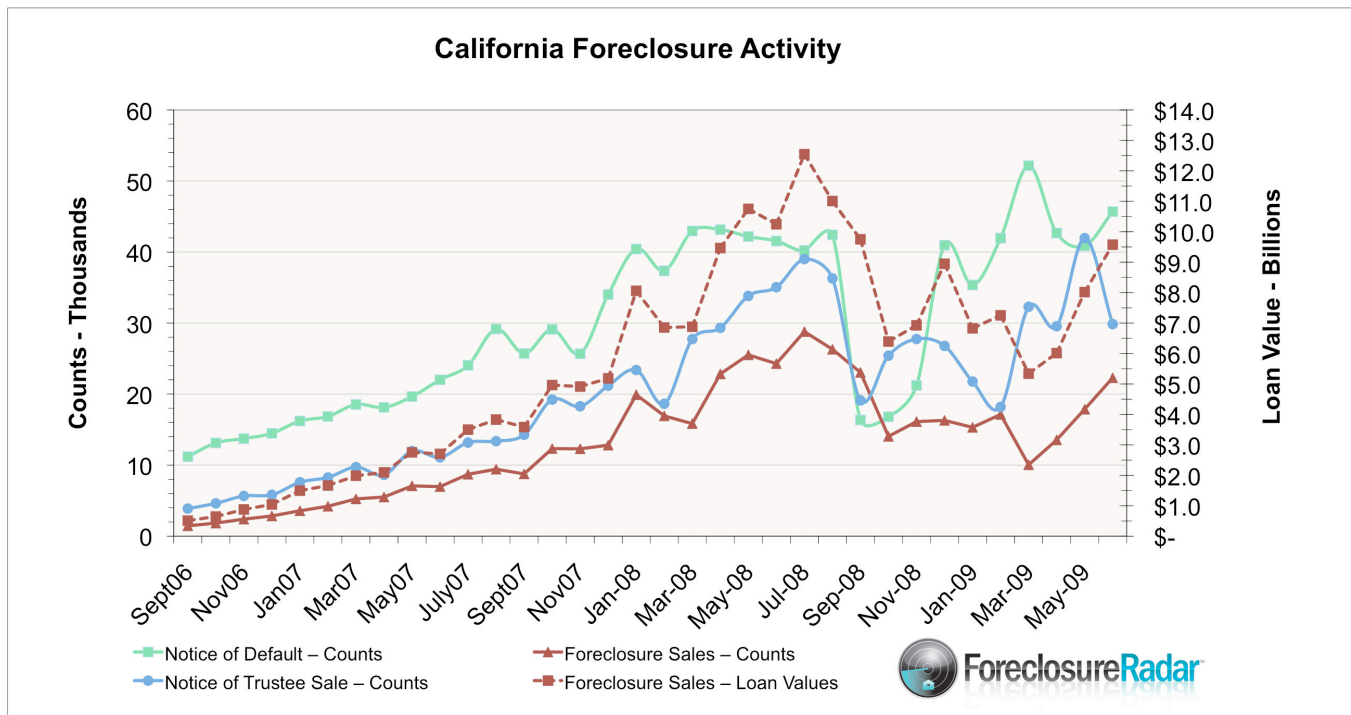
High-level findings for June 2009 include:

- After a 4.2 percent drop the prior month, Notices of Default, the initial step in the [foreclosure process](#), rose by 11.8 percent to the second highest level on record at 45,691 filings. Year-over-year filings increased by 10.0 percent from June of 2008.
- Notices of Trustee Sale, which set the auction date and time, dropped by a surprising 28.9 percent from May to 29,853 filings. Notice of Trustee Sale filings also dropped year-over-year by 14.8 percent.
- A total of 22,291 foreclosures were taken to sale at auction, representing loan value of \$9.57 Billion dollars; a 24.7 percent increase from the prior month, though 8.2 percent lower than the prior year. The opening bids set by lenders were an average 39.3 percent lower than the loan balance, with 46.0 percent of sales discounted by 50.0 percent or more.
- Sales to third party bidders at auction in June increased by 18.3 percent from May, to 2,687 foreclosures. As a percentage of sales, the majority of foreclosures still continue to be taken back by the lender; 87.9 percent or 19,604 sales, with a total loan value of \$8.44 Billion, were taken back by the lender in June.
- A new statistic we are watching closely is the number of properties actively scheduled for sale – meaning that a Notice of Trustee Sale has been filed to set the auction date and time, but the foreclosure has not yet been sold or cancelled. Under [California's foreclosure code](#), a foreclosure

sale can be postponed repeatedly for one year before a new Notice of Trustee Sale has to be filed. While postponements are quite common, they have reached record levels in recent months, swelling the number of scheduled foreclosures 90.1 percent year-over-year to 113,141.

“A number of lenders appear to have self-imposed California’s latest foreclosure moratorium on themselves, despite having received an exemption from it,” says Sean O’Toole, founder and CEO of ForeclosureRadar. “Given the number of exempt lenders it was quite surprising to see Notice of Trustee Sale filings drop by nearly 50 percent the day the new law went into effect.”

The California Foreclosure Prevention Act adds an additional 90 days to the time before which a lender can file a Notice of Trustee Sale. Lenders can avoid this additional requirement by putting in place a comprehensive loan modification program; and nearly all major lenders operating in the state were exempt as of June 16th, yet filings still dropped significantly. Among the many approved lenders whose filings dropped from May to June, Bank of America’s filing declined by 48 percent, and Litton Loan Servicing Declined by 41 percent. At the same time, a handful of lenders dramatically increased their filings in June including CitiMortgage by 69 percent and Downey Savings by 45 percent. Notice of Trustee Sale filings were climbing late in the month so it remains unlikely this law will have any long-term impact on foreclosure activity.



Foreclosure Radar June Report by County:

Rank	Change in Rank	County	NOD	NTS	Sales	Population Per Sale	% Change May 2009	% Change June 2008
1	0	Merced	514	405	422	605	27%	-5%
2	0	Stanislaus	1018	744	749	702	22%	-13%
3	0	Yuba	126	116	99	727	14%	9%
4	1	San Joaquin	1453	1021	934	734	33%	-25%
5	-1	Riverside	5243	3817	2821	740	29%	-12%
6	0	Solano	852	501	509	838	21%	-1%
7	1	Madera	168	155	179	843	33%	21%
8	5	Lake	111	70	70	915	19%	67%
9	0	San Bernardino	4181	2928	2234	920	22%	-6%
10	-3	Kern	1384	975	887	922	16%	11%
11	3	San Benito	40	39	62	932	55%	-2%
12	-2	Sacramento	2694	1673	1391	1024	17%	-20%
13	-2	Calaveras	1	0	43	1073	2%	30%
14	-2	Contra Costa	1837	1144	933	1127	13%	-15%
15	0	Imperial	141	112	150	1174	22%	12%
16	0	Sutter	128	84	75	1278	29%	-13%
17	26	Mariposa	1	0	14	1315	40%	250%
18	0	El Dorado	314	166	135	1331	23%	44%
19	1	Placer	566	328	245	1361	26%	-2%
20	-3	Monterey	451	350	297	1443	13%	-28%
21	1	Colusa	32	20	15	1461	50%	7%
22	3	Plumas	12	9	14	1494	56%	100%
23	10	Mono	1	0	9	1529	0%	125%
24	-3	Tuolumne	77	34	36	1578	24%	125%
25	7	Amador	46	22	24	1581	60%	33%
26	-7	Fresno	1138	743	580	1605	3%	2%
27	-1	Nevada	103	58	60	1653	43%	46%
28	-5	Shasta	183	100	106	1719	29%	83%
29	-1	Tulare	485	264	252	1727	39%	24%
30	-1	Yolo	219	130	110	1810	33%	0%
31	-4	San Diego	3681	2270	1626	1935	22%	-13%
32	-1	Sonoma	559	304	234	2070	19%	-22%
33	-3	Glenn	8	2	14	2085	17%	27%
34	-10	Tehama	16	8	29	2152	-26%	-6%
35	0	Napa	146	92	62	2205	32%	-23%
36	-2	Butte	98	76	99	2226	5%	8%
37	2	Alameda	1530	710	690	2236	23%	-8%
38	3	Trinity	1	6	6	2328	50%	200%
39	-1	Ventura	883	558	324	2567	26%	-25%
40	2	Kings	188	88	56	2758	24%	87%
41	14	Siskiyou	24	19	16	2873	220%	60%
42	2	Los Angeles	9314	6220	3545	2924	30%	-8%
43	-7	Lassen	10	5	12	2980	-8%	500%
44	-7	San Luis Obispo	221	166	90	2993	2%	5%
45	0	Santa Clara	1494	852	591	3108	22%	4%
46	1	Santa Barbara	341	229	130	3243	27%	-30%
47	-1	Orange	2486	1602	910	3430	19%	-23%
48	-8	Santa Cruz	196	102	76	3507	-4%	-22%
49	-1	Mendocino	71	36	25	3607	19%	67%
50	-1	Del Norte	1	3	7	4203	17%	600%

51	-1	San Mateo	442	262	151	4897	12%	-9%
52	-1	Marin	156	59	50	5148	6%	25%
53	1	Humboldt	30	32	22	6037	69%	38%
54	2	San Francisco	278	143	70	11779	19%	9%

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CALIFORNIA FORECLOSURE REPORT METHODOLOGY

Rankings are based on population per foreclosure sale. **NOD** indicates the number of Notices of Default that were filed at the county, and **NTS** indicates filed Notices of Trustee Sale. **Sales** indicates the number of properties sold at foreclosure auction. Percentage changes are based on monthly Sales. The data presented by ForeclosureRadar is based on county records and individual sales results from [daily foreclosure auctions](#) throughout the state – not estimates or projections.

ABOUT FORECLOSURERADAR.COM

ForeclosureRadar is the only web site that tracks every foreclosure in California with daily updates on all foreclosure auctions. ForeclosureRadar features unprecedented tools to [search, manage, track and analyze preforeclosure, foreclosure auction, short sale and bank owned real estate](#). The web site was launched in May 2007 by Sean O’Toole, who spent 15 years building and launching software companies before entering the foreclosure business in 2002 where he successfully bought and sold more than 150 foreclosure properties. ForeclosureRadar is an indispensable resource for real estate agents, brokers, investors, lenders, mortgage brokers, attorneys and other real estate professionals specializing in the California real estate market.

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