

## **FORECLOSURE ACTIVITY INCREASES 12 PERCENT IN AUGUST**

**By RealtyTrac Staff**

*Activity Up 27 Percent From August 2007*

**IRVINE, Calif. – Sept. 12, 2008** – RealtyTrac® ([realtytrac.com](http://realtytrac.com)), the leading online marketplace for foreclosure properties, today released its August 2008 U.S. Foreclosure Market Report™, which shows foreclosure filings — default notices, auction sale notices and bank repossessions — were reported on 303,879 U.S. properties during the month, a 12 percent increase from the previous month and a 27 percent increase from August 2007. The report also shows one in every 416 U.S. households received a foreclosure filing during the month.

RealtyTrac publishes the largest and most comprehensive national database of foreclosure and bank-owned properties, with over 1.5 million properties from over 2,200 counties across the country, and is the foreclosure data provider to MSN Real Estate, Yahoo! Real Estate and *The Wall Street Journal's* Real Estate Journal.

"In August the total number of U.S. properties that received foreclosure filings as well as the national foreclosure rate were both the highest we've seen in any month since we began issuing our report in January 2005; however, the annual increase of 27 percent was actually substantially lower than in previous months this year, when it was hovering around 50 to 65 percent," said James J. Saccacio, chief executive officer of RealtyTrac. "The lower annual percentage increase this month is due to a big spike in activity last August — particularly in default activity. Over the past few months we've seen annual increases in default activity and auction activity moderating, and that trend continued in August, with default activity up just 10 percent from a year ago and auction activity up 7 percent from a year ago.

"The increases in default and auction activity could be slowing down partly as the result of new legislation passed in several states that is designed to give homeowners in distress more time before foreclosure proceedings are initiated. In addition, some lenders are adopting loan servicing guidelines that encourage more pro-active approaches to helping homeowners avoid foreclosure. The question now is whether these measures will actually reduce foreclosures or simply cause a temporary lull in foreclosure activity."

### **Nevada, California, Arizona post top state foreclosure rates**

With one in every 91 households receiving a foreclosure filing in August, Nevada continued to document the nation's highest state foreclosure rate for the 20th consecutive month. Foreclosure filings were reported on 11,706 Nevada properties, a 16 percent increase from the previous month and an 89 percent increase from August 2007.

California continued to document the nation's second highest state foreclosure rate, with one in every 130 households receiving a foreclosure filing in August, and Arizona registered the third highest state foreclosure rate, with one in every 182 households receiving a foreclosure filing during the month.

Other states with foreclosure rates ranking among the top 10 were Florida, Michigan, Georgia, Ohio, Colorado, Illinois and Indiana. Michigan, Georgia, Ohio and Colorado all reported annual decreases in foreclosure activity.

### **California accounts for one-third of U.S. foreclosure activity**

Foreclosure filings were reported on 101,724 California properties in August, one-third of the national total and the most of any state. The state's foreclosure activity increased more than 40 percent from the previous month and more than 75 percent from August 2007.

Florida posted the second highest total in August, with foreclosure filings reported on 44,000 properties during the month — a 4 percent decrease from the previous month but still up nearly 30 percent from August 2007. One in every 194 Florida properties received a foreclosure filing in August, the nation's fourth highest state foreclosure rate.

Foreclosure filings were reported on 14,333 Arizona properties in August, the nation's third highest state total. Arizona foreclosure activity was up 7 percent from the previous month and nearly 63 percent from August 2007.

California, Florida and Arizona together accounted for more than half of the nation's foreclosure activity.

Despite a nearly 13 percent annual decrease in foreclosure activity, Michigan documented the nation's fourth highest state foreclosure total in August, with foreclosure filings reported on 13,605 properties during the month.

Other states with total properties with foreclosure filings among the 10 highest were Nevada, Ohio, Texas, Illinois, Georgia and New Jersey.

### **California cities dominate top metro foreclosure rates**

California cities accounted for eight of the top 10 metro foreclosure rates out of the 230 metro areas tracked in the August report. Stockton was No. 1, with one in every 50 households receiving a foreclosure filing during the month, followed by Merced, Modesto, Vallejo-Fairfield and Riverside-San Bernardino in the Nos. 2 to 5 spots. Other California cities in the top 10 were Bakersfield, Salinas-Monterey and Sacramento in the Nos. 8 to 10 spots.

The Cape Coral-Fort Myers, Fla., metro area dropped from the top spot in the metro foreclosure rate rankings in July to No. 6 in August thanks in part to a 3 percent dip in foreclosure activity. One in every 66 Cape Coral-Fort Myers households received a foreclosure filing in August, more than six times the national average.

Las Vegas registered the seventh highest metro foreclosure rate in August, with one in every 75 households receiving a foreclosure filing during the month. The metro area's foreclosure activity was up nearly 14 percent from the previous month and 83 percent from August 2007.

### **Report methodology**

The RealtyTrac Monthly U.S. Foreclosure Market Report provides a count of the total number of properties with at least one foreclosure filing reported during the month — broken out by type of filing at the state and national level. Data is also available at the individual county level. RealtyTrac's report incorporates documents filed in all three phases of foreclosure: Default — Notice of Default (NOD) and Lis Pendens (LIS); Auction — Notice of Trustee Sale and Notice of Foreclosure Sale (NTS and NFS); and Real Estate Owned, or REO properties (that have been foreclosed on and repurchased by a bank). If more than one foreclosure document is filed against a property during the month — which is extremely rare — only the most recent filing is counted in the report. The report also checks if the same type of document was filed against a property in a previous month. If so, and if that previous filing occurred within the estimated foreclosure timeframe for the state the property is in, the report does not count the property in the current month.

## FORECLOSURE RATES FOR AUGUST 2008

	NOD	LIS	NTS	NFS	REO	Total	Rate	% Change from 7-08	% Change from 8-07
-- <b>U.S.</b>	<b>61,903</b>	<b>57,156</b>	<b>69,693</b>	<b>24,234</b>	<b>90,893</b>	<b>303,879</b>	<b>416</b>	<b>11.65</b>	<b>26.69</b>
41 <a href="#">Alabama</a>	11	0	488	0	328	827	2,552	-4.17	30.03
37 <a href="#">Alaska</a>	0	0	144	0	21	165	1,676	-20.29	25.95
3 <a href="#">Arizona</a>	17	0	9,044	0	5,272	14,333	182	7.36	62.60
27 <a href="#">Arkansas</a>	54	0	916	0	189	1,159	1,099	8.52	13.07
2 <a href="#">California</a>	44,278	0	24,241	0	33,205	101,724	130	40.73	75.77
8 <a href="#">Colorado</a>	10	0	2,209	0	2,414	4,633	452	-13.82	-29.65
17 <a href="#">Connecticut</a>	0	1,425	7	282	84	1,798	797	-10.72	-17.14
26 <a href="#">Delaware</a>	0	24	1	255	81	361	1,060	173.48*	44.40
<a href="#">District of Columbia</a>	245	0	248	0	156	649	436	16.10	136.00*
<b>4 Florida</b>	<b>0</b>	<b>27,841</b>	<b>53</b>	<b>9,001</b>	<b>7,105</b>	<b>44,000</b>	<b>194</b>	<b>-4.11</b>	<b>29.67</b>
6 <a href="#">Georgia</a>	93	0	5,699	0	2,963	8,755	442	-12.98	-10.98
34 <a href="#">Hawaii</a>	177	0	137	0	22	336	1,488	46.72	131.72
18 <a href="#">Idaho</a>	555	0	113	0	104	772	797	-17.52	42.17
9 <a href="#">Illinois</a>	0	7,181	31	1,033	2,512	10,757	483	20.66	72.91
10 <a href="#">Indiana</a>	0	1,635	18	2,017	1,608	5,278	522	10.35	5.39
39 <a href="#">Iowa</a>	53	0	350	0	263	666	1,982	33.73	-18.48
36 <a href="#">Kansas</a>	0	143	7	234	341	725	1,666	7.09	69.39*
35 <a href="#">Kentucky</a>	0	489	13	360	388	1,250	1,511	1.96	37.21
42 <a href="#">Louisiana</a>	0	70	11	450	101	632	2,896	-37.86	-8.01
43 <a href="#">Maine</a>	83	0	136	0	14	233	2,966	-8.63	60.69
16 <a href="#">Maryland</a>	0	2,146	5	375	691	3,217	715	3.64	-2.66
29 <a href="#">Massachusetts</a>	0	393	22	1,180	831	2,426	1,117	-32.12	-46.41
5 <a href="#">Michigan</a>	2,450	0	5,588	0	5,567	13,605	332	17.38	-12.59
25 <a href="#">Minnesota</a>	69	0	868	0	1,224	2,161	1,057	29.32	49.34
46 <a href="#">Mississippi</a>	7	0	147	0	83	237	5,238	24.74	44.51*
15 <a href="#">Missouri</a>	1,559	0	1,170	1	1,025	3,755	699	6.92	21.96
44 <a href="#">Montana</a>	2	0	118	0	15	135	3,200	-4.93	-4.93
40 <a href="#">Nebraska</a>	0	35	7	284	59	385	2,013	-41.67	38.99*
1 <a href="#">Nevada</a>	5,037	0	2,612	0	4,057	11,706	91	16.36	88.90
24 <a href="#">New Hampshire</a>	1	0	319	0	332	652	905	-27.80	26.36
11 <a href="#">New Jersey</a>	0	4,509	11	1,207	748	6,475	536	40.09	49.33
38 <a href="#">New Mexico</a>	0	357	5	64	67	493	1,724	-9.38	249.65*
33 <a href="#">New York</a>	0	3,689	11	948	827	5,475	1,444	-11.22	-0.42
23 <a href="#">North Carolina</a>	2,471	0	486	0	1,643	4,600	876	6.90	32.07
47 <a href="#">North Dakota</a>	0	2	0	1	41	44	6,996	-32.31	62.96*
7 <a href="#">Ohio</a>	0	3,838	73	3,988	3,460	11,359	444	-15.59	-36.16
31 <a href="#">Oklahoma</a>	416	0	428	0	526	1,370	1,173	-20.72	5.14

22	<a href="#">Oregon</a>	862	0	640	0	349	1,851	857	-5.32	76.79
28	<a href="#">Pennsylvania</a>	0	2,197	25	1,777	922	4,921	1,108	17.90	58.33
19	<a href="#">Rhode Island</a>	2	0	375	0	173	550	817	11.34	48.25
32	<a href="#">South Carolina</a>	0	336	10	114	924	1,384	1,427	3.83	211.71*
48	<a href="#">South Dakota</a>	0	2	1	37	3	43	8,205	43.33	34.38
13	<a href="#">Tennessee</a>	1,364	0	1,916	0	1,387	4,667	574	2.23	0.60
20	<a href="#">Texas</a>	211	0	6,131	0	4,526	10,868	849	4.96	-35.96
12	<a href="#">Utah</a>	486	0	779	0	346	1,611	559	-15.70	84.96
49	<a href="#">Vermont</a>	4	0	3	0	11	18	17,198	260.00	63.64
14	<a href="#">Virginia</a>	1,362	0	1,969	0	1,988	5,319	607	-7.42	39.31
21	<a href="#">Washington</a>	21	0	2,024	0	1,127	3,172	851	14.84	63.93
50	<a href="#">West Virginia</a>	1	0	28	0	14	43	20,414	13.16	-59.05
30	<a href="#">Wisconsin</a>	0	844	8	626	748	2,226	1,138	8.90	1.23
45	<a href="#">Wyoming</a>	2	0	48	0	8	58	4,124	-56.39	-12.12

Note: the above statistics are provided by RealtyTrac.

For more detailed information on foreclosure sales in each of the states listed you can view the chart re-produced above and click on the state in question, by following this link:<http://www.realtytrac.com/ContentManagement/pressrelease.aspx?ChannelID=9&ItemID=5163&acct=64847>

Follow this link to see more details on foreclosures in the State of Florida:  
<http://www.realtytrac.com/MapSearch/FreeSearch.aspx?a=b&StateSel=fl&acct=137302>

For more information about foreclosures visit [www.realtytrac.com](http://www.realtytrac.com).