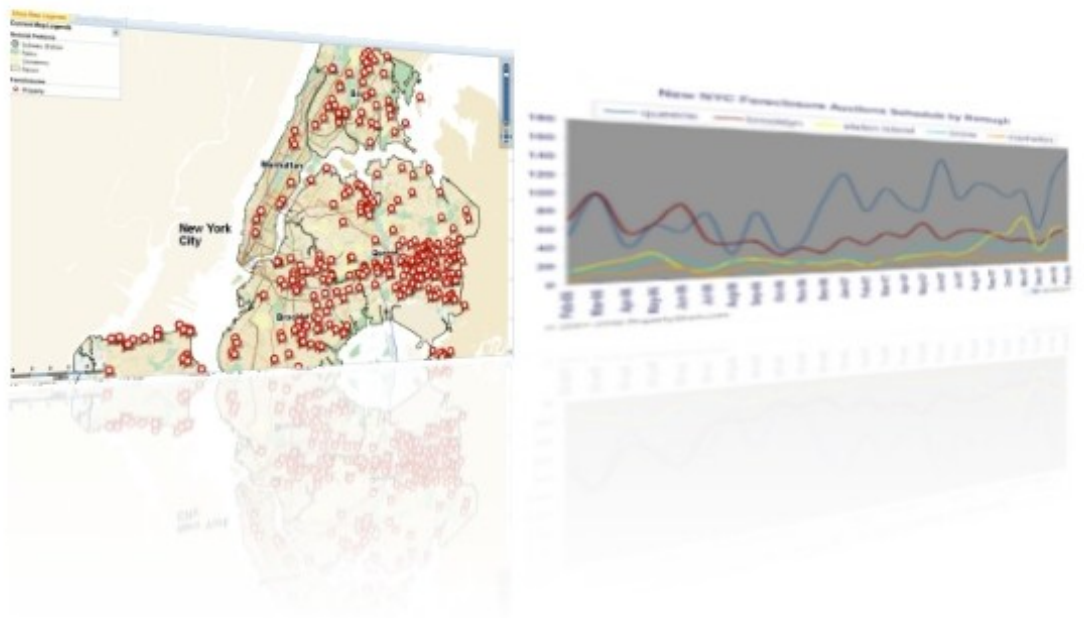


New York City Foreclosure Report, Q3 2012



NYC pre-foreclosures reach a 2-year peak in Q3 2012 while first-time foreclosures still fluctuate.

See the next page for charts and figures.

Biggest Foreclosure in Q3 2012

2000 Broadway #PH3AB,
NY 10023



Lien Amount: \$22,119,492
Auction Date: 8/22/2012

“Although the number of first-time scheduled foreclosure auctions hasn’t gone up, it doesn’t mean that the tension is gone. The foreclosure moratorium as well as the mortgage settlement, signed in February, have been artificially keeping the number of auctions down.

On the other hand, pre-foreclosure filings continue their steady quarter-by-quarter increase, adding to the foreclosure backlog in New York courts.” -

Andrew McElhone,
Industry Principal
PropertyShark.com

Key Takeaways

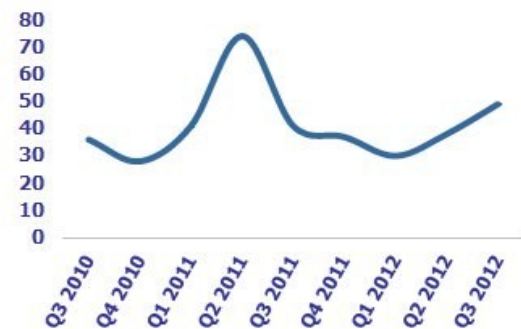
- In Q3 2012 there were 228 properties scheduled for foreclosure auction for the first time in New York City. This represents a 9% decrease compared to Q2 2012 (251), but a 10% increase compared to Q3 2011 (207).
- In the third quarter of 2012, NYC (all boroughs) had 3,410 properties with a lis pendens filed against them. The number was up 10% over Q2 2012 and was the highest value registered in the past two years.
- Among the five boroughs, Manhattan had the second highest number of new scheduled foreclosures (49), accounting for 21% of NYC’s total new foreclosure activity in Q3 2012. The number was up 20% over Q3 2011 and up 29% over Q2 2012.

| | Q3 2010 | Q4 2010 | Q1 2011 | Q2 2011 | Q3 2011 | Q4 2011 | Q1 2012 | Q2 2012 | Q3 2012 | % Change Q3 2011 | % Change Q2 2012 |
|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|------------------|
| Manhattan | 36 | 28 | 41 | 74 | 41 | 37 | 30 | 38 | 49 | 20% | 29% |
| Bronx | 61 | 70 | 48 | 53 | 39 | 37 | 36 | 51 | 39 | 0% | -24% |
| Brooklyn | 80 | 91 | 54 | 56 | 31 | 38 | 38 | 41 | 42 | 35% | 2% |
| Queens | 387 | 239 | 94 | 114 | 82 | 89 | 81 | 106 | 77 | -6% | -27% |
| Staten Island | 95 | 59 | 19 | 14 | 14 | 21 | 21 | 15 | 21 | 50% | 40% |
| NYC | 659 | 487 | 256 | 311 | 207 | 222 | 206 | 251 | 228 | 10% | -9% |

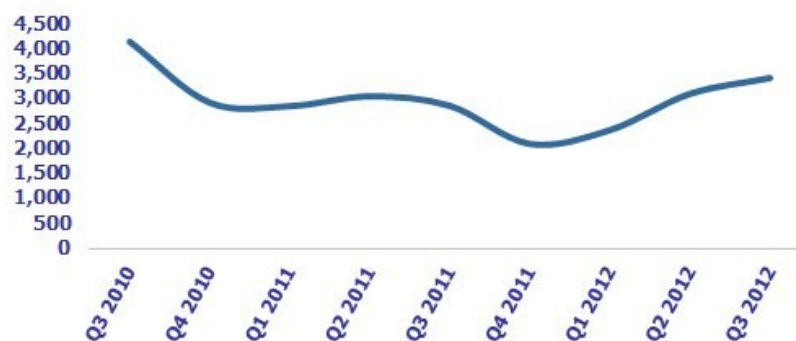
New NYC Scheduled Foreclosure Auctions



New Manhattan Scheduled Foreclosure Auctions



NYC Pre-Foreclosures



Notes

In its foreclosure report PropertyShark.com provides charts, tables, and metrics about residential [foreclosures in New York City](#). This report includes numbers from the past two-years, with an emphasis on Q2 2012.

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. The building classes counted are single & two family homes, condo and coop units.

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