

September 2008 Lis Pendens and Foreclosure Recap



Compiled and analyzed by:

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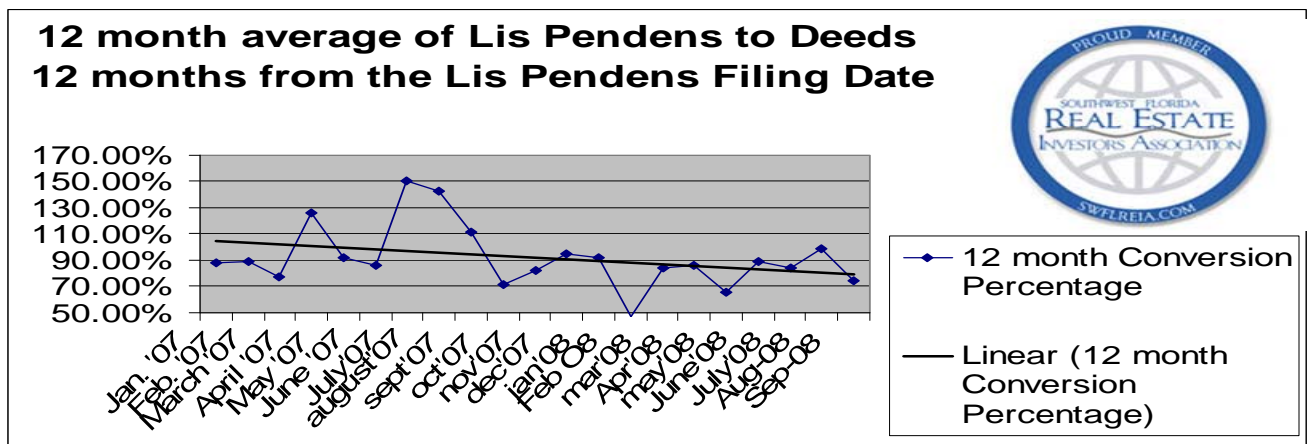
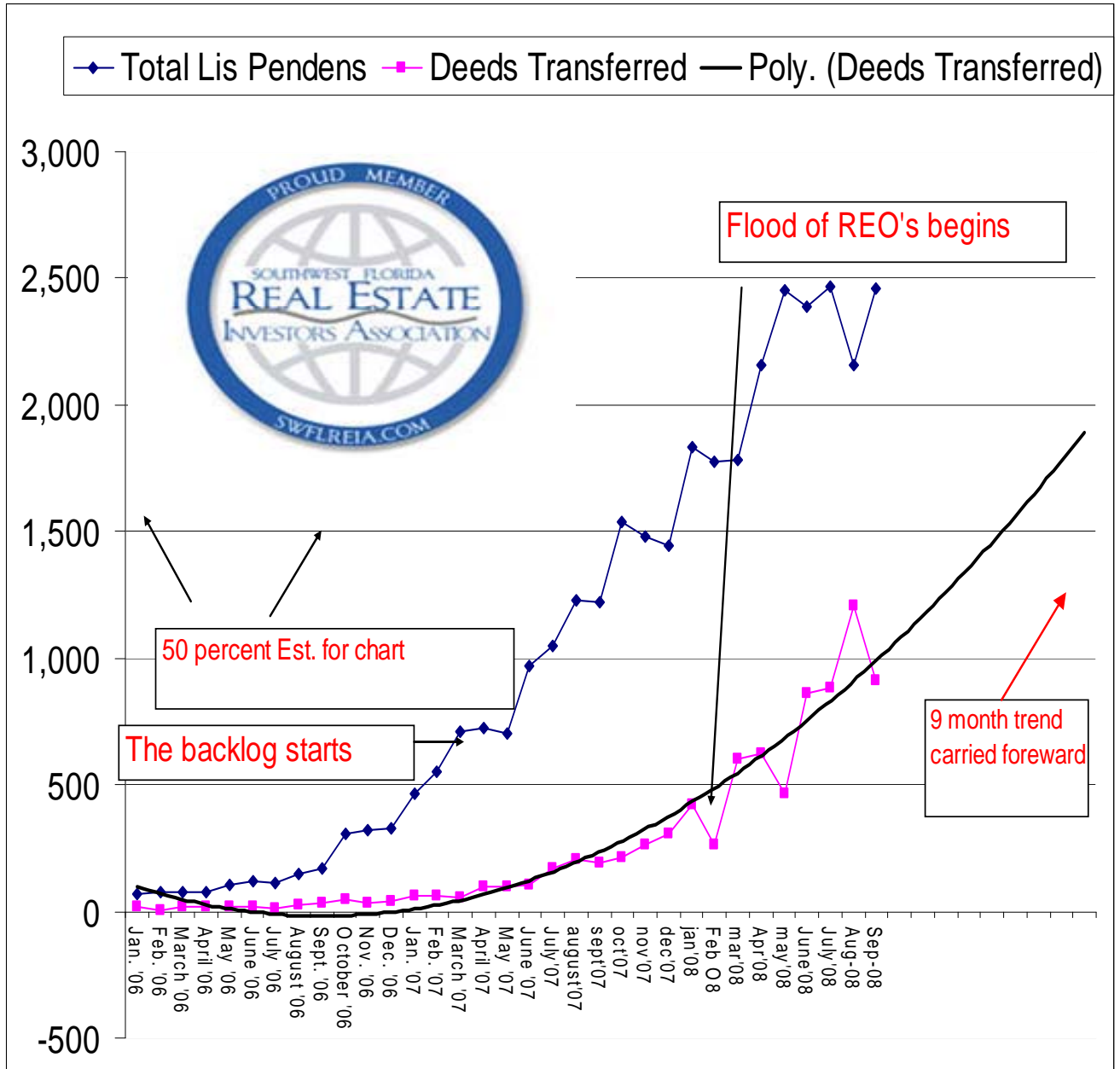
Got questions? Email me.

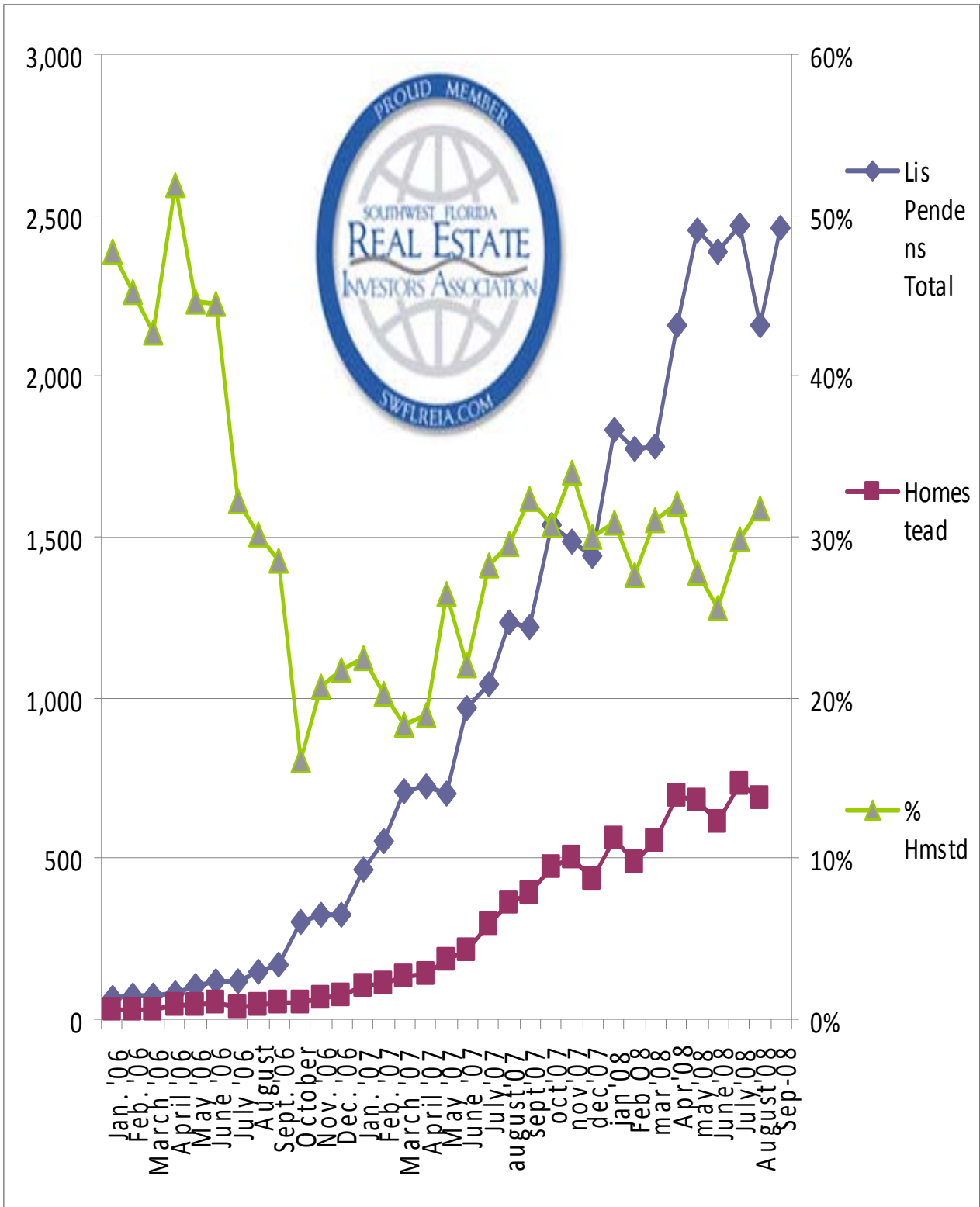
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Email me at jeff@swflreia.com

<u>Lee County, Florida</u>		Deeds	
Total Lis Pendens		Transferred	9 month conversion %
Jan. '06	67	17	
Feb. '06	73	7	
March '06	75	19	
April '06	79	16	
May '06	103	18	
June '06	119	17	
July '06	115	12	
August '06	146	23	
Sept. '06	172	33	
October '06	303	50	
Nov. '06	324	31	
Dec. '06	327	42	
Jan. '07	462	59	88.06%
Feb. '07	555	65	89.04%
March '07	712	58	77.33%
April '07	724	100	126.58%
May '07	700	95	92.23%
June '07	968	102	85.71%
July '07	1,045	173	150.43%
august'07	1,231	208	142.47%
sept'07	1,220	191	111.05%
oct'07	1,538	216	71.29%
nov'07	1,483	265	81.79%
dec'07	1,442	309	94.50%
jan'08	1,833	424	91.77%
Feb 08	1,774	261	47.03%
mar'08	1,783	600	84.27%
Apr'08	2,160	621	85.77%
may'08	2,450	462	66.00%
June'08	2,390	862	89.05%
July'08	2,467	880	84.21%
Aug-08	2,156	1210	98.29%
Sep-08	2,462	912	74.75%
Total Filings	33,458		

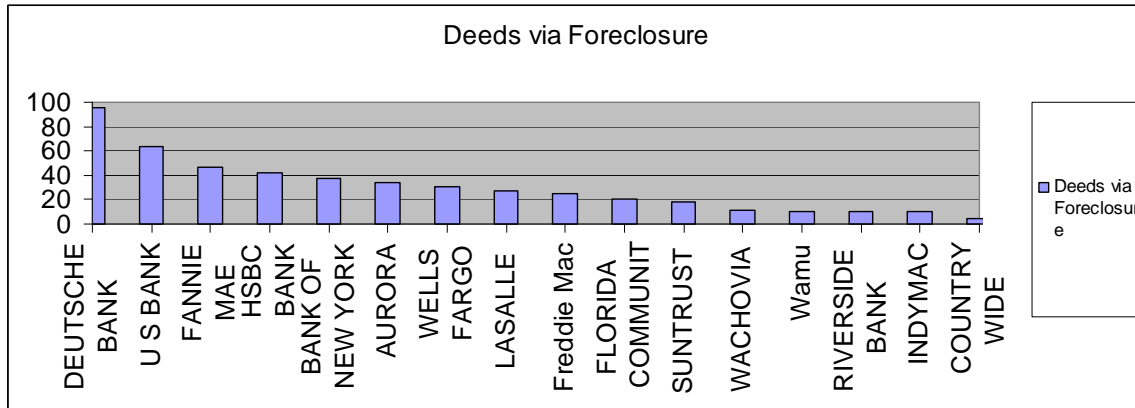




Lee County, Florida

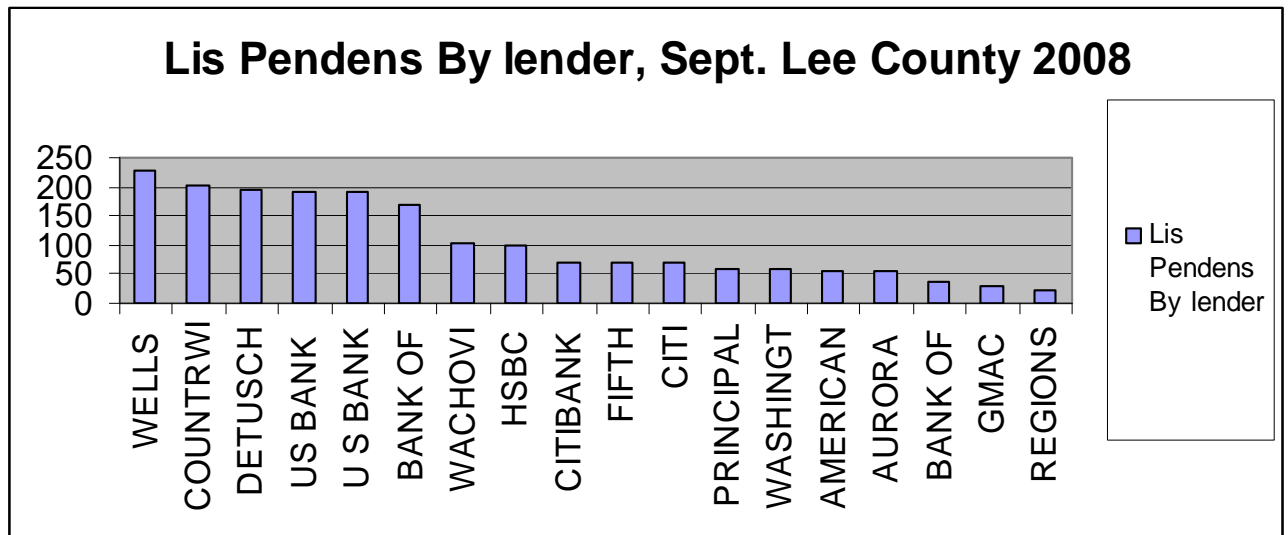
	Total	Homestead	% Hmstd
Jan. '06	67	32	48%
Feb. '06	73	33	45%
March '06	75	32	43%
April '06	79	41	52%
May '06	103	46	45%
June '06	119	53	45%
July '06	115	37	32%
August '06	146	44	30%
Sept. '06	172	49	28%
October '06	303	49	16%
Nov. '06	324	67	21%
Dec. '06	327	71	22%
Jan. '07	462	104	23%
Feb. '07	555	112	20%
March '07	712	130	18%
April '07	724	137	19%
May '07	700	185	26%
June '07	968	213	22%
July '07	1,045	295	28%
august'07	1,231	363	29%
sept'07	1,220	395	32%
oct'07	1,538	472	31%
nov'07	1,483	503	34%
dec'07	1,442	433	30%
jan'08	1,833	565	31%
Feb 08	1,774	491	28%
mar'08	1,783	554	31%
Apr'08	2,160	692	32%
may'08	2,450	682	28%
June'08	2,390	612	26%
July'08	2,467	735	30%
August'08	2,156	686	32%
Sep-08	2,462		
Total YTD Filings	33,458		

Deeds acquired thru Foreclose in Sept 2008



DEUTSCHE BANK	95
U S BANK	64
FANNIE MAE	47
HSBC BANK	42
BANK OF NEW YORK	37
AURORA	34
WELLS FARGO	31
LASALLE	27
Freddie Mac	25
FLORIDA COMMUNITY BANK	20
SUNTRUST	18
WACHOVIA	11
Wamu	10
RIVERSIDE BANK	10
INDYMAC	10
COUNTRYWIDE HOME	5

Lis Pendens Filings Sept 2008



WELLS FARGO	228
COUNTRYWIDE	201
DETUSCHE BANK	195
US BANK	191
U S BANK	191
BANK OF NEW YORK	168
WACHOVIA	103
HSBC BANK	101
CITIBANK	69
FIFTH THIRD	69
CITI	69
PRINCIPAL BANK	59
WASHINGTON MUTUAL	59
AMERICAN HOME MORTGAGE SERVICING	55
AURORA	55
BANK OF AMERICA	37
GMAC MORTGAGE	30
REGIONS	23

Notes:

- I was quoted heavily in the Media last month as to the one month drop in filings, the rest of the quote was let's wait till the end of Oct. 08 to call the trend based upon that drop.
- What Happened to the Fannie and Freddie Lis Pendens filings? They have 2 each? I have double checked my work on this. If I have an error on this I will correct.....
- We had an early month surge in per day filings with a drop off at the end of the month.
- Deeds transferred dropped. Expect many of the open cases to be resolved as the Clerk of the Courts is streamlining the process.
- The trend appears to have not abated. It has bounced up and down from month to month for the last year.
- If you are looking for hope, the per diem filings trended down as the month went on. From the first two weeks, I was extrapolating a 2800 plus month in filings.