

S.I. foreclosures nearly double in 2Q

By Elisabeth Butler Cordova

July 25, 2008

In the second quarter, Staten Island once again suffered the city's worst effects from the national housing slump.

The number of foreclosures in that borough surged by 93.7% between April and June of this year, compared with the same period in 2007, according to Irvine, Calif.-based RealtyTrac Inc. Nearly 800 Staten Island homes received at least one foreclosure-related notice during the quarter, and banks repossessed 130 houses after homeowners' ran out of options.

"Staten Island has some of the worst mortgages out there," said Sarah Ludwig, co-director at the nonprofit Neighborhood Economic Development Advocacy Project. Richmond County's large population of new immigrants and a high rate of home ownership make it more vulnerable to the national woes than other boroughs, she said. "Brokers in those cases just knew they had people over a barrel."

Brooklyn and Queens reported each generated about 25% more foreclosures during the quarter, compared with the same time in 2007. Kings County reported 1,981 foreclosure notices, including 1,744 initial listings and 102 bank repossessions. Queens County showed 2,692 foreclosure actions, including 375 bank seizures.

The report listed 677 foreclosure notices in the Bronx, including 43 repossessions.

Manhattan, strengthened by its large population of co-op apartments, fared best with just 234 foreclosure notices. Banks only repossessed three homes in the borough.

Nationally, the number of households facing foreclosure more than doubled during the second quarter. Nearly 740,000 homes received at least one foreclosure-related notice between April and June, according to RealtyTrac.

Foreclosure filings increased year-over-year in every state except two: North Dakota and Alaska. Nevada, California, Arizona and Florida reported the highest rates of foreclosure.

Many analysts expect the housing crisis to continue through fall 2009 as more homeowners find their adjustable rate mortgages suddenly inflating their monthly payments.