



Article Search

Los Angeles, CA, 4/26/2007

- HOME
- NEWS
- SPORTS
- BUSINESS
- OPINIONS
- ENTERTAINMENT
- HEALTH
- TRAVEL
- INF

DailyNews.com A-Z

- del.icio.us
- Digg
- Reddit
- YahooMyWeb
- Google
- What's this?

[Ad]

[Print](#) [Email](#)

Foreclosure activity hot in state, sizzling in Inland Empire

BY GREGORY J. WILCOX, Staff Writer

Article Last Updated: 04/25/2007 09:42:04 PM PDT

Foreclosure activity soared an annual 172.8 percent in California during the first quarter, but the numbers reflect an uneven pattern of pain across the state, a market tracker said Wednesday.

The spike is in response to a residential real-estate market roiled by an 18-month slump and distress in the subprime loan sector, said Irvine-based Web site RealtyTrac.com.

So far, the biggest problems are surfacing in such places as the Inland Empire, which saw a surge of new home construction over the past several years, analysts said.

The Riverside/San Bernardino counties region now has the third-highest foreclosures-per-household rate in the country, behind Las Vegas and Detroit, according to RealtyTrac.com. Nationwide, 37 of 50 states reported a year-over-year increase in foreclosures.

"Certainly the surge in subprime defaults has contributed to the overall rise in foreclosures," James J. Saccacio, chief executive officer of RealtyTrac, said in a statement. "We estimate that more than 50 percent of the foreclosure activity we charted in the first quarter was from subprime loans."

Foreclosures are now also spreading to higher-priced homes, too.

California - the state with the nation's

Advertisement

largest population - totaled 80,595 foreclosure filings in the January through March

period, the most in the country. The number includes default and auction sale notices and bank repossessions, and properties in all three stages of the default process - notices of default for late payments, properties set for auction and those that have been taken back by lenders.

"Most of the activity is still in the early stage," said Rick Sharga, RealtyTrac's vice president of marketing. "Many of these properties are sold before they get to (an actual foreclosure)."

In the Inland Empire, there were 17,499 filings in the first quarter, one for every 68

Most Viewed Articles | Most

(From the last 24 hours)

1. [Jackson: Kobe may n](#)
2. [Lakers short on more](#)
3. [Sources: Coleman ex](#)
4. [Chemistry test](#)
5. [Foreclosure activity h Inland Empire](#)
6. [Nobody voted off 'Am turns to charity for a r](#)
7. [Collison says NBA ca](#)
8. [Shaq, Kobe in same c](#)
9. [Budget may not balar](#)
10. [Wolf victim of first-ca](#)

households. By comparison, in the Los Angeles/Long Beach area, there were 14,145 filings, one for every 231 households, ranking 46th nationally.

The national average is one filing for every 264 households. And activity increased an annual 35 percent nationally in the year's first three months.

While sales are falling in L.A., too, prices are holding up and set a record in the quarter.

"That sort of insulates the L.A. region from the worst fallout you can get from foreclosure activity," Sharga said.

A similar picture emerges from an analysis last week by La Jolla-based DataQuick Information Systems, and supports RealtyTrac's contention that most of the activity here remains in the early stage.

In the first quarter, lenders filed 46,760 default notices across the state, an annual increase of 148 percent. In L.A. County, they spiked 110 percent, to 8,843 notices.

DataQuick analyst Andrew LaPage believes Los Angeles' size is providing a cushion.

"There is a fairly strong diverse economy there and we haven't seen the same degree of erosion in home prices we've seen in some areas, including the Inland Empire," he said.

The median price per square foot of a home in Riverside County has been falling for several months, and the price just went negative in San Bernardino County.

Jack Kyser, chief economist at the Los Angeles County Economic Development Corp., expects this area to hold up a little bit longer.

"This economy is diverse and it is growing. We are creating quality jobs and we have a lot more going for us than Detroit does or even Miami," he said. "We have to keep our fingers crossed that we are going to hold up."

greg.wilcox@dailynews.com

(818) 713-3743

[↑ Return to Top](#)

[Comments](#) | [Trackback](#)

More Headlines:

- [Lawmakers reach prison deal](#)
- [Governor threatens to sue EPA](#)
- [Woman victim of ID theft](#)
- [Lakers short on more than talent](#)
- [Mayor's budget may not balance](#)
- [High court to rule on cleanup](#)
- [Disappearing act from show by Electra](#)
- [NBC won't let Baldwin quit](#)
- [Barrymore No. 1 on People's 'beautiful' list](#)
- [Datebook 4/26](#)
- [Poll: Arnold lacks support on education](#)
- [Metrolink fares may increase 10%](#)
- [Officials catching up with renegade taxis](#)
- [LAFD probes anti-Semitic song at fire station](#)