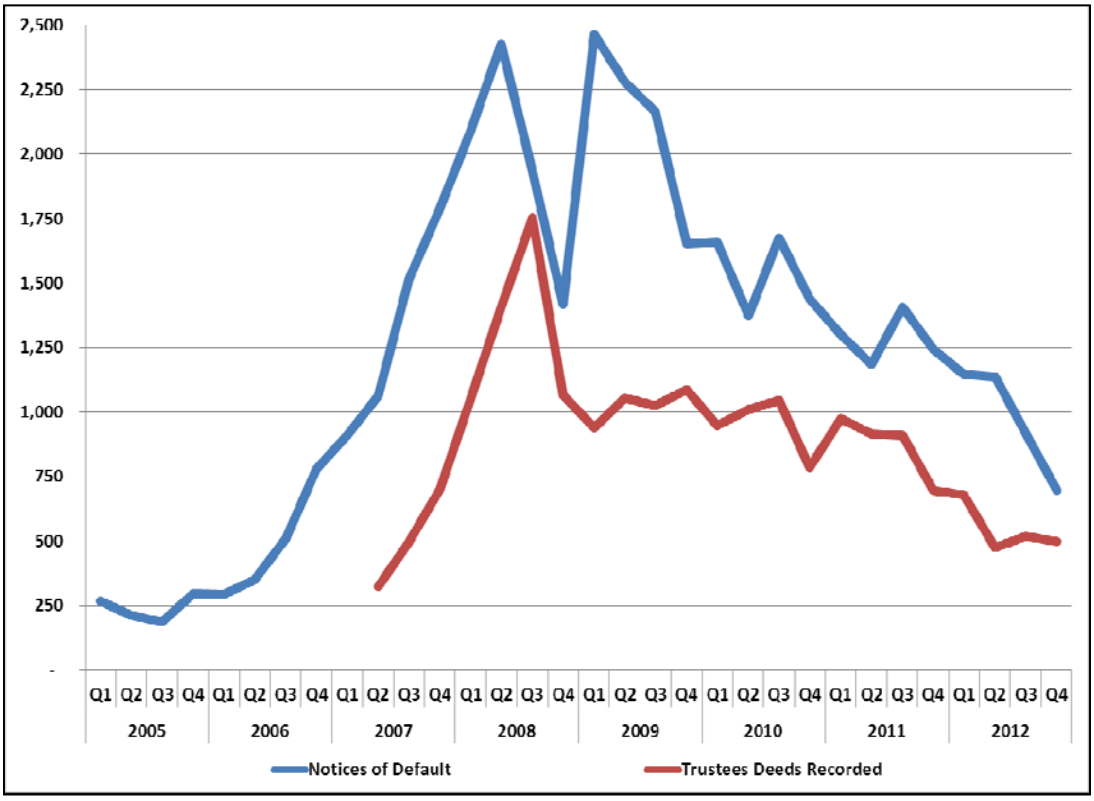
*Information posted on March 21, 2013*

## Foreclosure Activity in Solano County

### Notices of Default and Trustee Deeds Recorded

### 2006 to 2012

Lenders recorded a total of 3,897 notices of defaults in Solano County during 2012, down 1,240 or 24.1 percent from 2011. At 696 for the fourth quarter of 2012, this represents the lowest quarter for notices of default in the county since the fourth quarter of 2006. It also represents the sixth consecutive quarter of quarter-over-quarter declines in notices of default. However, the number of notices of default in Solano still remains significantly higher than the pre-housing collapse numbers in 2005, which had 966 for the entire year.




Source: MDA DataQuick Information Systems, www.dqnews.com, Jan. 23, 2013. DataQuick did not report detailed information on trustee deeds until 2007.

Trustees deeds recorded in Solano County totaled 2,072 for 2012, down 1,327 or 37.9 percent for the year. This represents the fourth consecutive year of year-over-year declines in trustee deeds recorded in the county—falling from a high of 5,281 in 2008.

The rest of the Bay Area experienced 26,149 notices of default in 2012, down 12,099 or 31.6 percent for the year. The rest of the Bay Area experienced 11,735 trustee deeds recorded in 2012, down 2,172 or 10.8 percent for the year. Solano accounted for 14.9 percent of notices of default and15.6 percent of trustees deeds recorded in the Bay Area.

Across the state, foreclosures were at their lowest levels in six years as a result of rising home values, an improving economy and a shift toward short sales, according to DataQuick. DataQuick also found that mortgage defaults and foreclosures were ore concentrated in the more affordable communities.

The dip in late 2008 reflects the implementation of SB 1137, which modified the procedures for filing notices of defaults that extended the time a mortgage was in default before the bank could file notices. The revised process applies only to owner-occupied mortgages made between 2003 and 2007. The law sunset on January 1, 2013.

The filing of a notice to default is the first step in the foreclosure process. The recording of the trustee deed is a signal the homes were lost to foreclosure.

**What does this mean?**

While foreclosure activity is improving in Solano County, the volume of foreclosures remains a drag on local housing prices.