

St. Charles County Foreclosure Analysis

- Qualifications of foreclosure sale(s)
 - Researched each transaction to indentify:
 - » Trustee's Deed
 - » Successor Trustee's Deed
 - » Successor Trustee's Deed Under Foreclosure
 - » Trustee's Deed Under Sale
 - Linked information with assessment database
- Perception vs. reality?
 - Negative perception to foreclosures
 - Confirmation Bias
 - Public uses foreclosure information and ignores the majority of other sales
 - Destabilization of neighborhoods
 - Can the seller really afford to sell at foreclosed prices





Housing Market Update: Foreclosure

Scott Shipman
St. Charles County Assessor
11.18.10



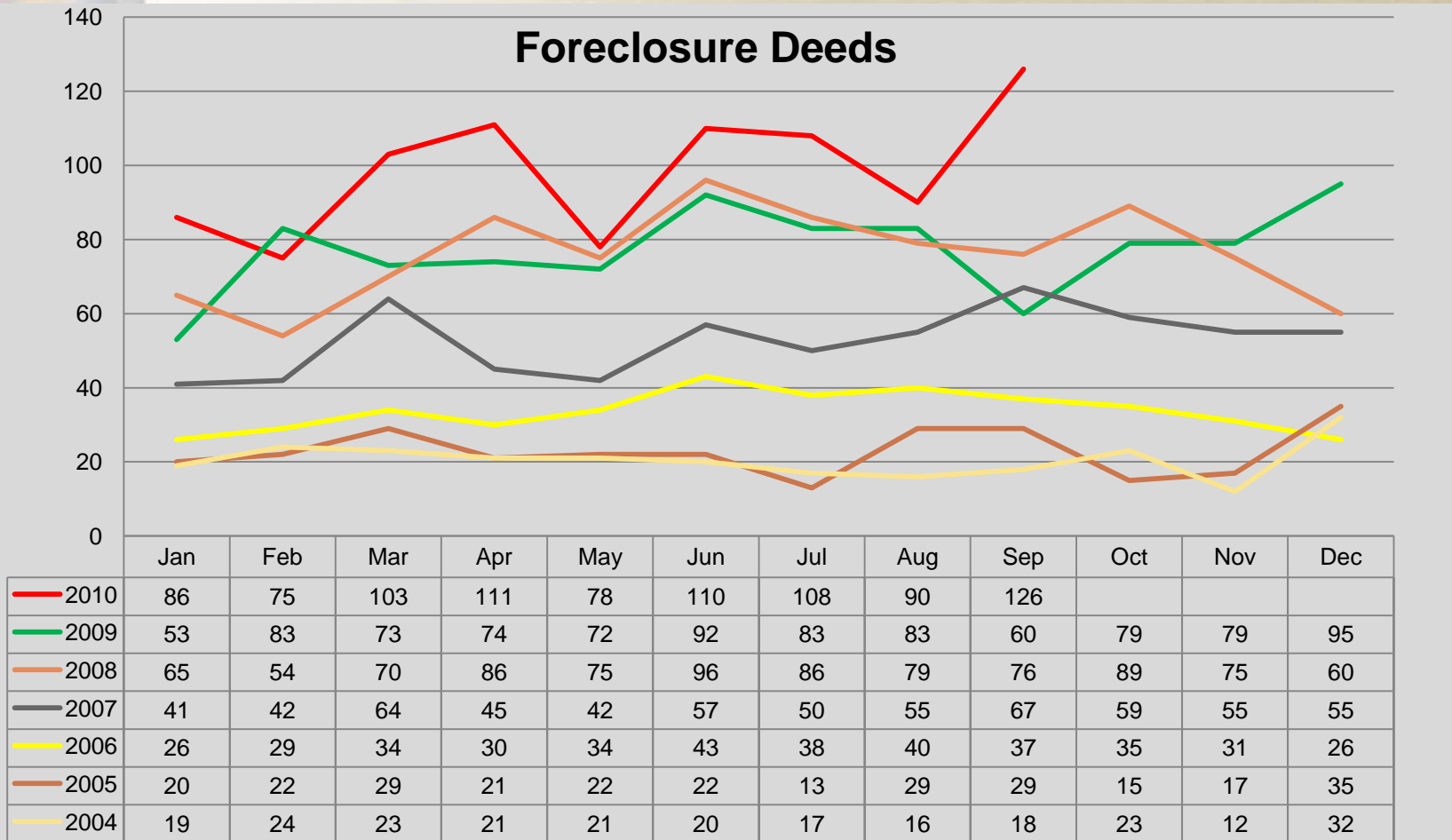
St. Charles County Foreclosure Analysis

- **Verified** (Not all foreclosure related sales are the same)
 - Test of “fair market transaction”
 - Buyer and seller typically motivated, informed and acting in their best interest
 - Reasonable exposure to the market
 - Unaffected by special financing or concessions
- **Coded and Filtered**
 - Used for neighborhood analysis
 - Assessment purposes

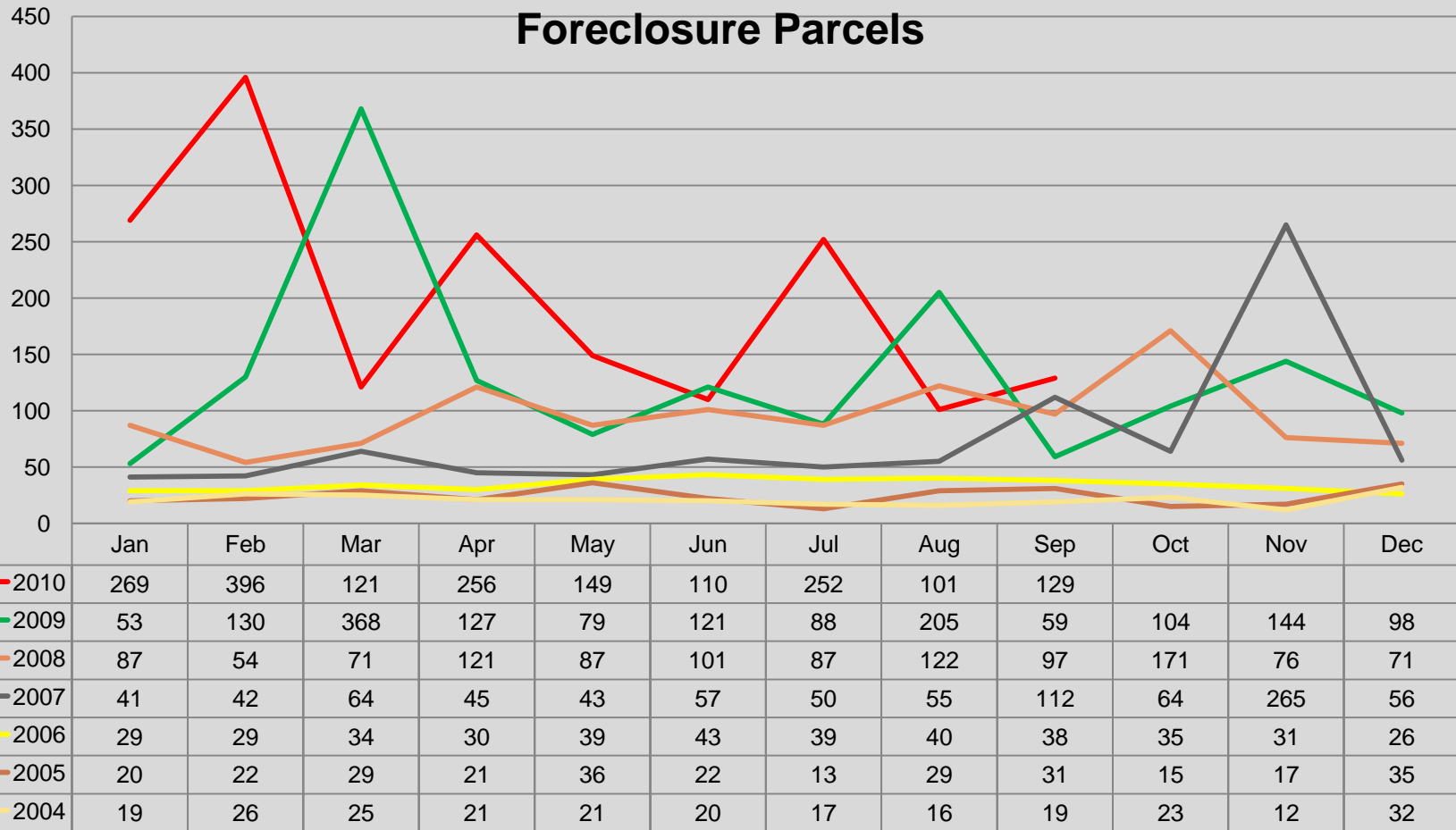


Trends

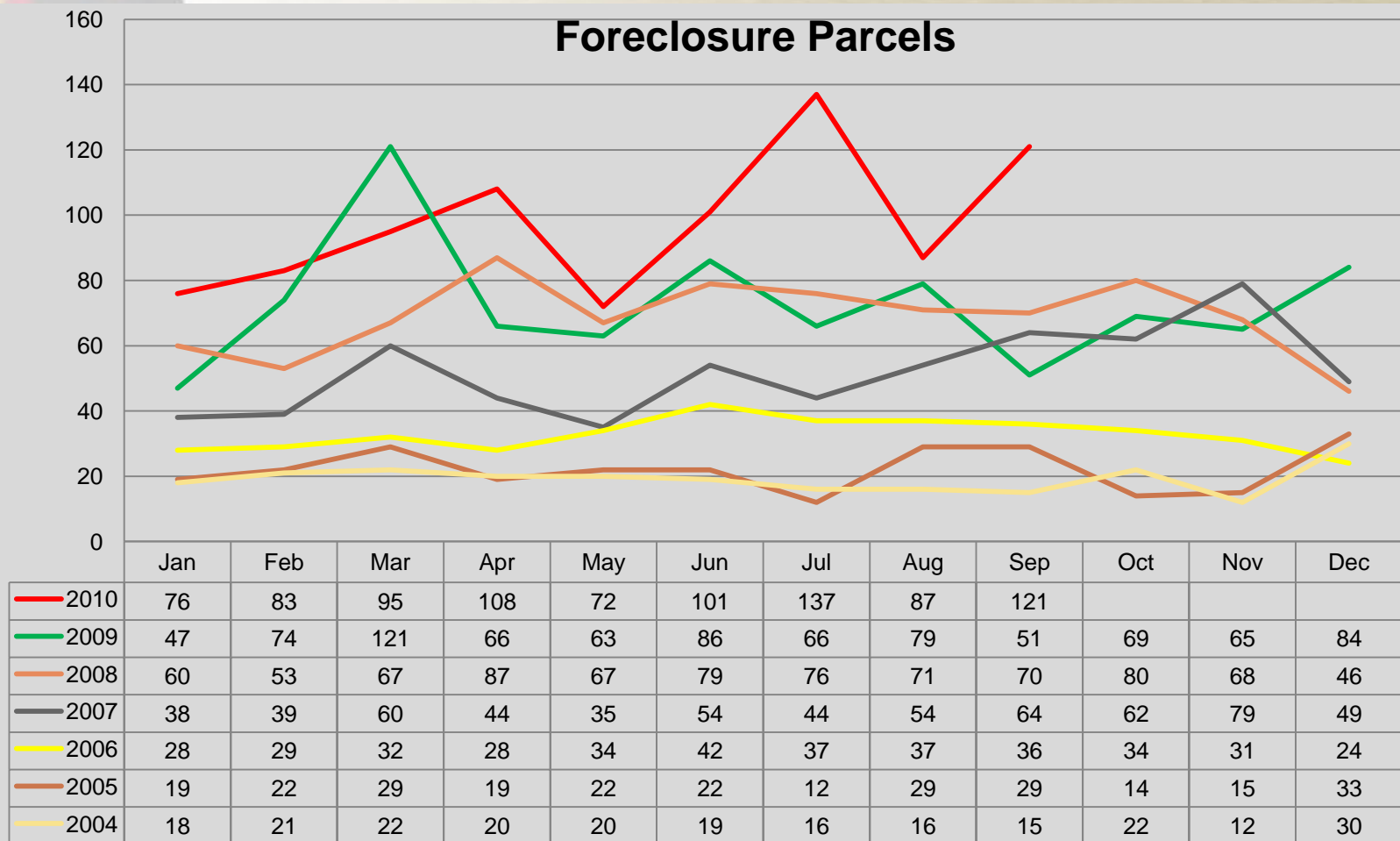
Trustee deeds stating "Foreclosure"



Parcel comparison

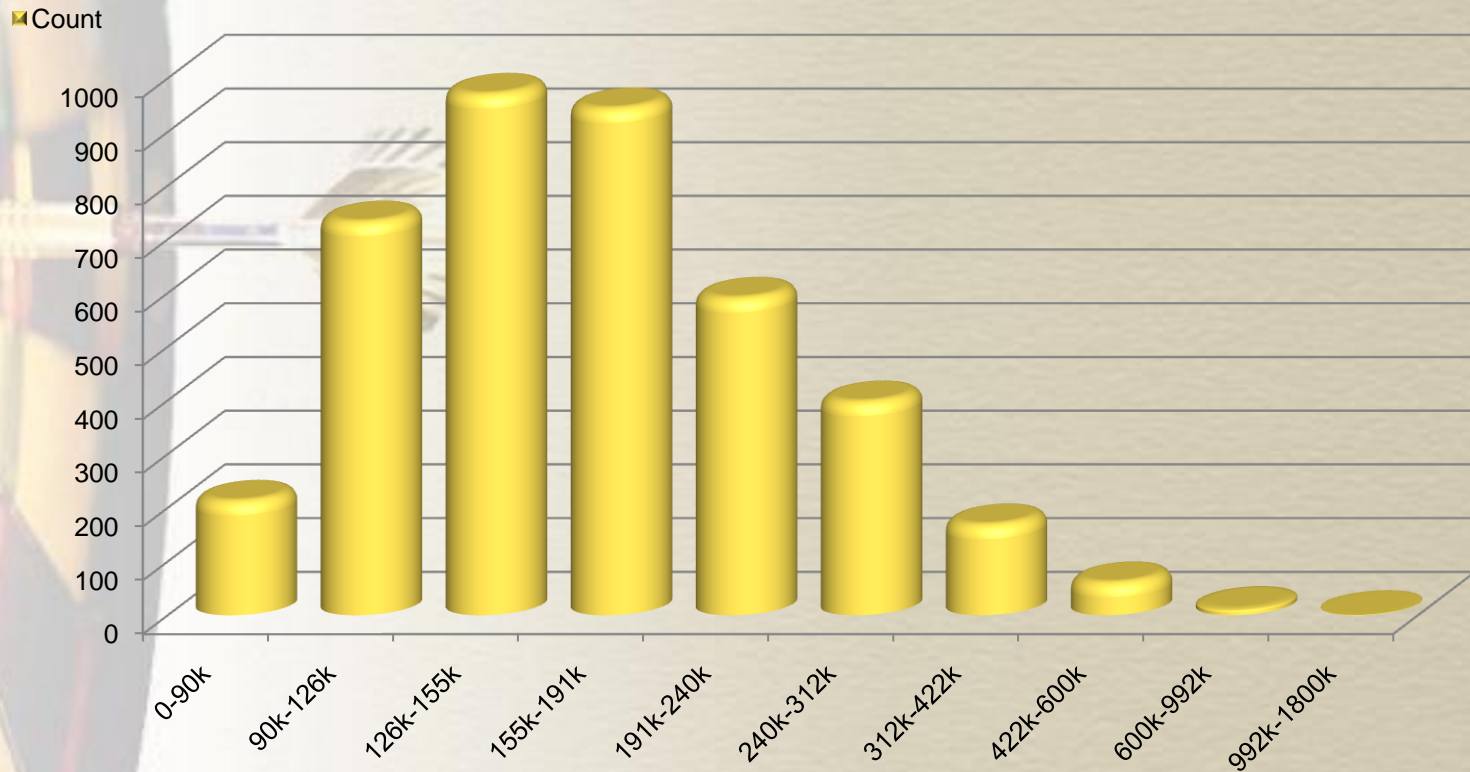


Residential Parcels

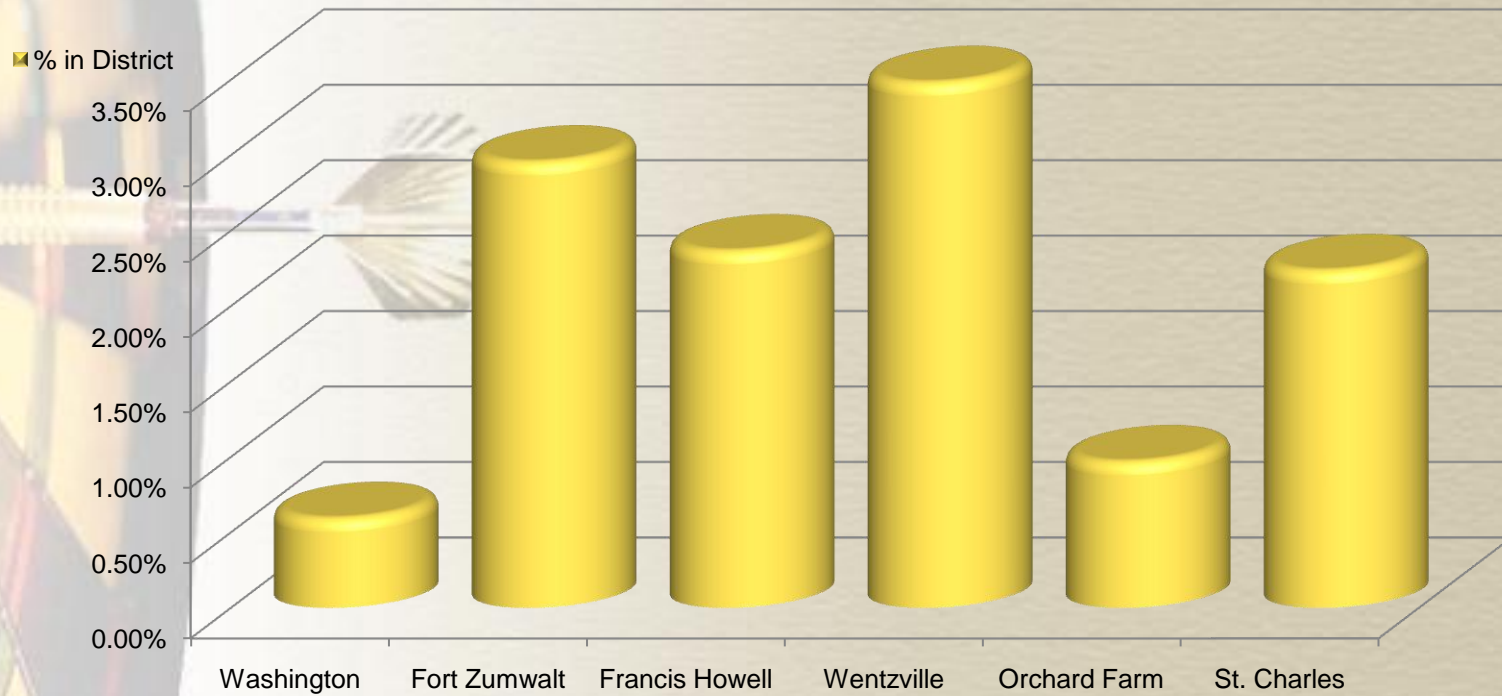


Value Breakdown

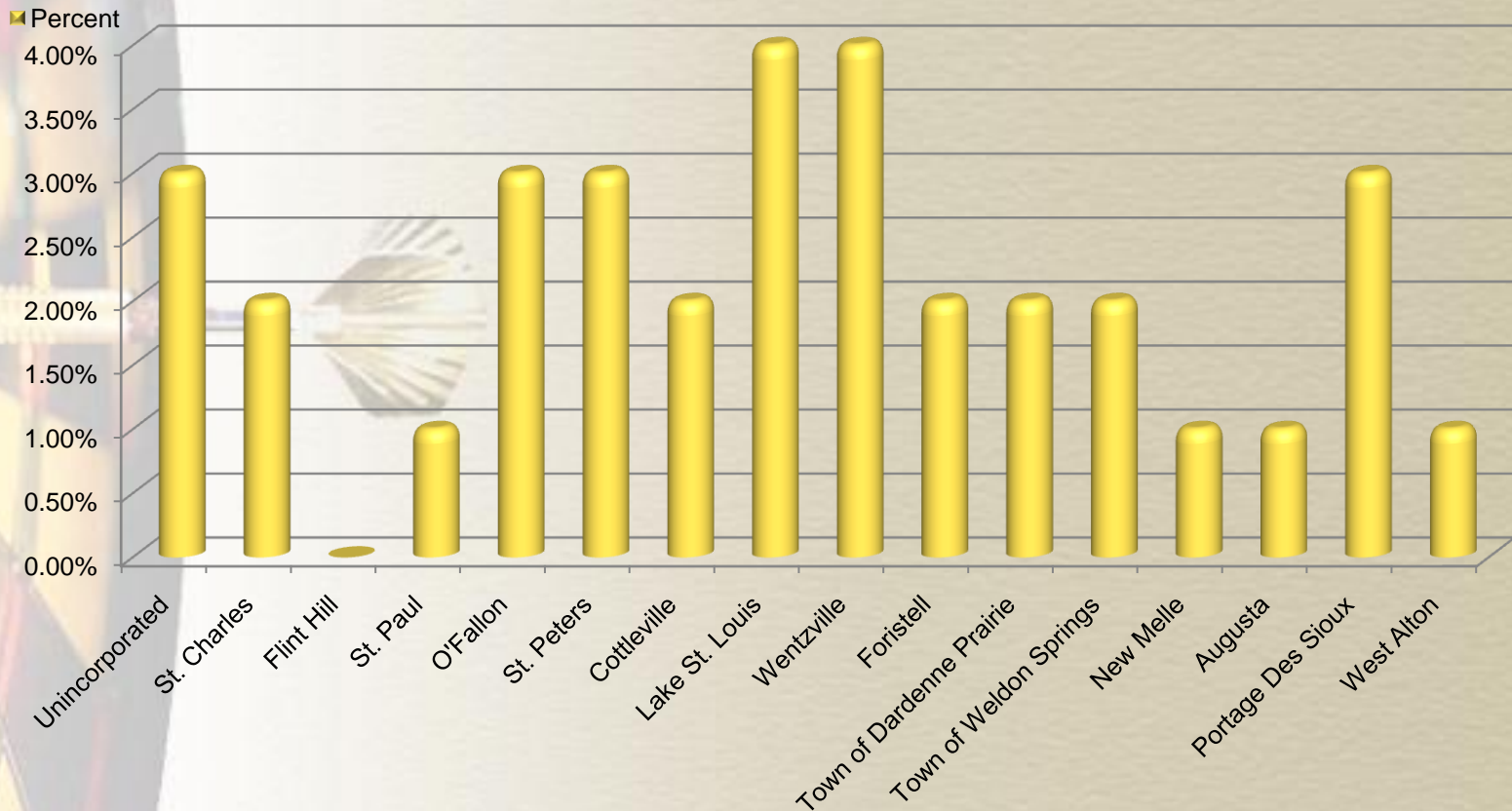
Parcels by Value



Percent by School District



Percent by Municipality





11/01/2010

Residential Foreclosure Data Jan.04 thru Sep.10

St. Charles County Assessor's Office

St. Charles County Assessor's Office, 201 North Second Street, St. Charles, Missouri, 63301

Trustee Deed's Under Foreclosure

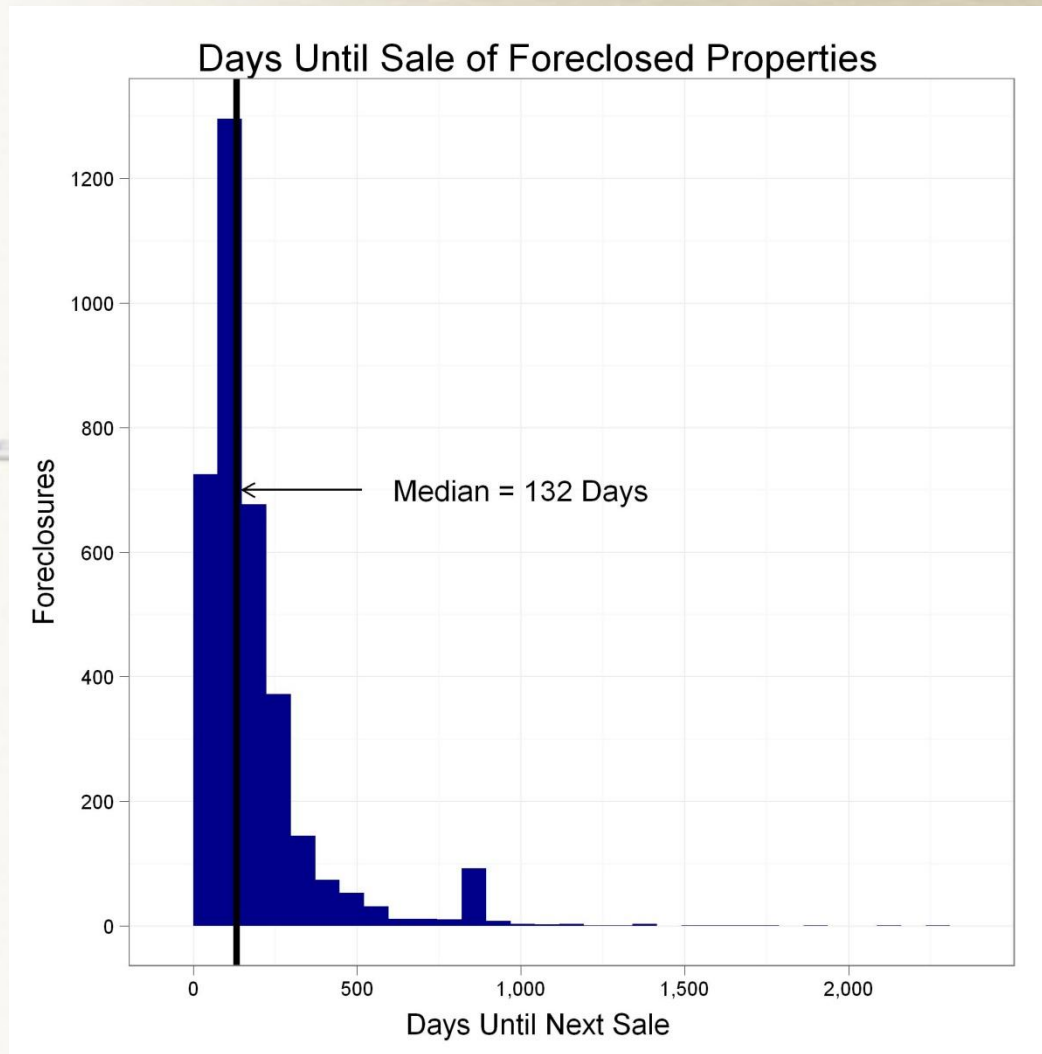
2010 Foreclosures	827 Foreclosures	890 Parcels
2009 Foreclosures	828 Foreclosures	871 Parcels
2008 Foreclosures	811 Foreclosures	824 Parcels
2007 Foreclosures	832 Foreclosures	822 Parcels
2006 Foreclosures	803 Foreclosures	392 Parcels
2005 Foreclosures	274 Foreclosures	265 Parcels
2004 Foreclosures	248 Foreclosures	231 Parcels

All data compiled as of 10/29/10. Data is subject to change as it is furnished as is.

Data prepared as requested by the St. Charles County Assessor's Office.



Post Foreclosure Sale Analysis



Change in Value from Foreclosure Sale

