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**U.S. Residential Foreclosure Inventory Levels Off in July,
Announces Foreclosure.com**

Active Foreclosure Inventory Continues to Decline Across the Country, Indicating an Increase in Foreclosure Sales

BOCA RATON, Fla. – August 4, 2004 – According to data released today by online foreclosure listing service, Foreclosure.com, there were 22,768 new foreclosed residential properties listed in the U.S. during July 2004, a 2.87 percent increase from June. Overall, the total number of foreclosed properties available in the U.S. for the month of July was 71,586, a drop of 1.89 percent from June.

“July’s new and active inventory numbers indicate that the real estate market in general is very strong. The rise in new foreclosures suggest that interest rate pressures are beginning to create an up tick in new foreclosure activity, while the lower active numbers suggest that existing inventory is being liquidated as lenders sell off REO and other assets that have been on the market for extended periods of time,” said Greg Sullivan, vice president and co-founder, Foreclosure.com. “This is reflected most dramatically in states with large foreclosure inventories such as Texas, which saw a five percent increase in new foreclosures but a two percent decrease in overall active inventory. This presents a significant buyer’s market for foreclosed properties.”

Note to Editors: Data includes foreclosed properties in the 50 states and the District of Columbia.

ALASKA
Total Properties: 56
New Foreclosures: 10

ALABAMA
Total Properties: 1659
New Foreclosures: 530

ARKANSAS
Total Properties: 736
New Foreclosures: 212

ARIZONA
Total Properties: 1110
New Foreclosures: 438

CALIFORNIA
Total Properties: 333
New Foreclosures: 144

COLORADO
Total Properties: 2060
New Foreclosures: 690

CONNECTICUT
Total Properties: 243
New Foreclosures: 95

DISTRICT OF COLUMBIA
Total Properties: 53
New Foreclosures: 30

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U.S. Residential Foreclosure Inventory Levels Off in July/Pg. 2

DELAWARE

Total Properties: 98
New Foreclosures: 55

FLORIDA

Total Properties: 1985
New Foreclosures: 902

GEORGIA

Total Properties: 5408
New Foreclosures: 1516

HAWAII

Total Properties: 29
New Foreclosures: 8

IOWA

Total Properties: 829
New Foreclosures: 204

IDAHO

Total Properties: 508
New Foreclosures: 172

ILLINOIS

Total Properties: 2456
New Foreclosures: 891

INDIANA

Total Properties: 4054
New Foreclosures: 1226

KANSAS

Total Properties: 735
New Foreclosures: 217

KENTUCKY

Total Properties: 1323
New Foreclosures: 399

LOUISIANA

Total Properties: 1018
New Foreclosures: 355

MASSACHUSETTS

Total Properties: 104
New Foreclosures: 34

MARYLAND

Total Properties: 910
New Foreclosures: 501

MAINE

Total Properties: 109
New Foreclosures: 30

MICHIGAN

Total Properties: 4549
New Foreclosures: 1286

MINNESOTA

Total Properties: 501
New Foreclosures: 143

MISSOURI

Total Properties: 1957
New Foreclosures: 554

MISSISSIPPI

Total Properties: 1059
New Foreclosures: 323

MONTANA

Total Properties: 131
New Foreclosures: 44

NORTH CAROLINA

Total Properties: 5328
New Foreclosures: 1337

NORTH DAKOTA

Total Properties: 62
New Foreclosures: 22

NEBRASKA

Total Properties: 426
New Foreclosures: 101

NEW HAMPSHIRE

Total Properties: 37
New Foreclosures: 13

NEW JERSEY

Total Properties: 643
New Foreclosures: 325

NEW MEXICO

Total Properties: 616
New Foreclosures: 190

NEVADA

Total Properties: 277
New Foreclosures: 125

U.S. Residential Foreclosure Inventory Levels Off in July/Pg. 3

NEW YORK

Total Properties: 1791
New Foreclosures: 648

OHIO

Total Properties: 5275
New Foreclosures: 1581

OKLAHOMA

Total Properties: 1184
New Foreclosures: 417

OREGON

Total Properties: 815
New Foreclosures: 288

PENNSYLVANIA

Total Properties: 2866
New Foreclosures: 950

RHODE ISLAND

Total Properties: 6
New Foreclosures: 2

SOUTH CAROLINA

Total Properties: 2293
New Foreclosures: 528

SOUTH DAKOTA

Total Properties: 102
New Foreclosures: 27

TENNESSEE

Total Properties: 3095
New Foreclosures: 846

TEXAS

Total Properties: 8065
New Foreclosures: 2819

UTAH

Total Properties: 1180
New Foreclosures: 492

VIRGINIA

Total Properties: 764
New Foreclosures: 249

VERMONT

Total Properties: 20
New Foreclosures: 3

WASHINGTON

Total Properties: 1496
New Foreclosures: 453

WISCONSIN

Total Properties: 813
New Foreclosures: 254

WEST VIRGINIA

Total Properties: 344
New Foreclosures: 70

WYOMING

Total Properties: 75
New Foreclosures: 19

About Foreclosure.com

Based in Boca Raton, Florida, Foreclosure.com is committed to delivering the most comprehensive, up-to-date database of residential foreclosure properties in the United States to its customers and business partners through its cost-effective, Web-based subscription service. Through the company's work with hundreds of the top lending institutions and government agencies, Foreclosure.com has access to the nation's largest inventory of residential foreclosure real estate, including Real Estate-Owned (REO) properties; Department of Housing and Urban Development (HUD), Department of Veterans Affairs (VA), Fannie Mae, and other government agency and financial institution properties; as well as listings from an extensive network of corporate sellers. On the Net: <http://www.foreclosure.com>

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