



Tennessee Foreclosure Trends: December 2008

How many/where/patterns

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According to the latest data from RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,884 foreclosure filings¹ in December 2008, a 12 percent increase from the previous month (November 2008), and a 3 percent increase from the same month last year (December 2007). Total foreclosure filings in Tennessee accounted for 1.28 percent of 303,410 foreclosure filings in the nation. In terms of total foreclosure filings, the U.S., as a whole, had a 17 percent increase from November 2008, and a 41 percent increase from December 2007. There was one foreclosure filing for every 690 households, which puts Tennessee in 18th place in the nation (national average was 1 filing for 416 households).

The total foreclosure filings in three major counties (Davidson, Knox and Shelby) accounted for 54 percent of total foreclosure filings in the State in December 2008. Hardeman County ranked as number one among all counties in Tennessee in terms of the ratio of foreclosure filings to households (1 foreclosure filings for every 159 households), followed by Shelby county with 1 filing for every 259 households. However, in terms of total number of foreclosure filings, Shelby County was number one (1,524 foreclosure filings). In Shelby County, total foreclosure filings were 10 percent higher than the last month and 4 percent higher than the same month last year (December 2007). The county with the second highest foreclosure total was Davidson (321), followed by Knox County (254) and Hamilton County (186).

¹ RealtyTrac's report incorporates documents filed in all three phases of foreclosure: Default — Notice of Default (NOD); Auction — Notice of Trustee Sale (NTS); and Real Estate Owned, or REO properties (that have been foreclosed on and repurchased by a bank).

Total Number of Properties with Foreclosure Filings-Tennessee Counties- December 2008

December 2008							
County	Total Number of Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	Total Nov08	Total Dec07	% Change from November 2008	% Change from December 2007
Anderson	25	1,355	51	20	32	25%	-22%
Bedford	47	360	3	28	20	68%	135%
Benton	5	1,793	69	4	7	25%	-29%
Bledsoe	2	2,692	83	3	5	-33%	-60%
Blount	24	2,149	76	16	16	50%	50%
Bradley	45	898	24	35	39	29%	15%
Campbell	17	1,119	41	16	19	6%	-11%
Cannon	6	943	30	0	3	--	100%
Carroll	13	1,041	36	20	15	-35%	-13%
Carter	6	4,520	88	6	10	0%	-40%
Cheatham	22	697	12	13	13	69%	69%
Chester	3	2,232	78	1	10	200%	-70%
Claiborne	11	1,344	50	8	4	38%	175%
Clay	0	--	91	1	1	-100%	-100%
Cocke	9	1,833	70	2	12	350%	-25%
Coffee	21	1,066	39	16	15	31%	40%
Crockett	7	905	25	4	11	75%	-36%
Cumberland	12	1,993	72	20	16	-40%	-25%
Davidson	321	857	23	352	337	-9%	-5%
Decatur	3	2,245	79	2	5	50%	-40%
DeKalb	7	1,250	46	2	0	250%	--
Dickson	16	1,224	45	14	13	14%	23%
Dyer	16	1,062	38	11	20	45%	-20%
Fayette	8	1,679	64	9	7	-11%	14%
Fentress	5	1,584	60	2	6	150%	-17%
Franklin	8	2,320	80	7	16	14%	-50%
Gibson	32	692	11	34	34	-6%	-6%
Giles	8	1,712	65	10	9	-20%	-11%
Grainger	10	1,020	34	6	8	67%	25%
Greene	27	1,124	42	13	20	108%	35%
Grundy	3	2,184	77	3	0	0%	--
Hamblen	38	689	10	28	21	36%	81%
Hamilton	186	779	17	154	188	21%	-1%
Hancock	0	--	91	0	0	--	--
Hardeman	71	159	1	16	13	344%	446%
Hardin	9	1,493	58	7	8	29%	13%
Hawkins	19	1,361	52	16	14	19%	36%
Haywood	7	1,210	44	4	10	75%	-30%
Henderson	13	925	28	10	5	30%	160%
Henry	7	2,368	81	7	5	0%	40%
Hickman	15	619	6	10	13	50%	15%
Houston	2	2,036	73	1	3	100%	-33%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- December 2008 (continued)

County	December 2008			Total Nov08	Total Dec07	% Change from November 2008	% Change from December 2007
	Total Number of Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Humphreys	11	811	21	5	8	120%	38%
Jackson	2	2,693	84	1	8	100%	-75%
Jefferson	23	948	31	27	20	-15%	15%
Johnson	4	2,121	75	5	2	-20%	100%
Knox	254	748	15	180	212	41%	20%
Lake	0	--	91	3	1	-100%	-100%
Lauderdale	10	1,141	43	12	18	-17%	-44%
Lawrence	10	1,733	66	7	6	43%	67%
Lewis	2	2,508	82	2	4	0%	-50%
Lincoln	5	2,893	85	4	7	25%	-29%
Loudon	30	634	8	33	23	-9%	30%
Macon	7	1,342	49	8	12	-13%	-42%
Madison	53	795	20	75	62	-29%	-15%
Marion	17	782	18	4	9	325%	89%
Marshall	12	1,047	37	11	31	9%	-61%
Maury	37	920	27	34	31	9%	19%
McMinn	31	727	14	28	28	11%	11%
McNairy	12	976	33	8	16	50%	-25%
Meigs	7	794	19	3	2	133%	250%
Monroe	17	1,094	40	16	14	6%	21%
Montgomery	75	849	22	76	64	-1%	17%
Moore	0	--	91	0	0	--	--
Morgan	5	1,613	61	5	5	0%	0%
Obion	9	1,655	62	8	3	13%	200%
Overton	5	1,910	71	2	3	150%	67%
Perry	3	1,435	54	1	0	200%	--
Pickett	1	3,086	86	0	1	--	0%
Polk	11	724	13	3	2	267%	450%
Putnam	19	1,566	59	21	32	-10%	-41%
Rhea	15	905	26	14	10	7%	50%
Roane	19	1,282	48	43	26	-56%	-27%
Robertson	32	766	16	24	27	33%	19%
Rutherford	139	683	9	142	139	-2%	0%
Scott	1	9,299	90	0	0	--	--
Sequatchie	11	471	4	5	7	120%	57%
Sevier	84	499	5	61	40	38%	110%
Shelby	1,524	259	2	1,385	1,589	10%	-4%
Smith	13	627	7	8	10	63%	30%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- December 2008 (continued)

County	December 2008			Total Nov08	Total Dec07	% Change from November 2008	% Change from December 2007
	Total Number of Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Stewart	3	2,090	74	3	2	0%	50%
Sullivan	18	4,048	87	10	8	80%	125%
Sumner	62	973	32	106	63	-42%	-2%
Tipton	22	1,025	35	15	42	47%	-48%
Trousdale	2	1,657	63	2	9	0%	-78%
Unicoi	1	8,551	89	3	4	-67%	-75%
Union	7	1,261	47	2	4	250%	75%
Van Buren	0	--	91	1	3	-100%	-100%
Warren	12	1,445	56	15	20	-20%	-40%
Washington	35	1,480	57	22	38	59%	-8%
Wayne	4	1,760	67	2	2	100%	100%
Weakley	11	1,420	53	5	7	120%	57%
White	6	1,770	68	9	14	-33%	-57%
Williamson	41	1,444	55	42	41	-2%	0%
Wilson	44	943	29	35	46	26%	-4%
Tennessee	3,884	690	18*	3,467	3,778	12%	3%
U.S. Total	303,410	416		259,085	215,749	17%	41%

*Tennessee Ranking in the Nation among Other States

Source: RealtyTrac®