



Tennessee Foreclosure Trends: August 2009

How many/where/patterns

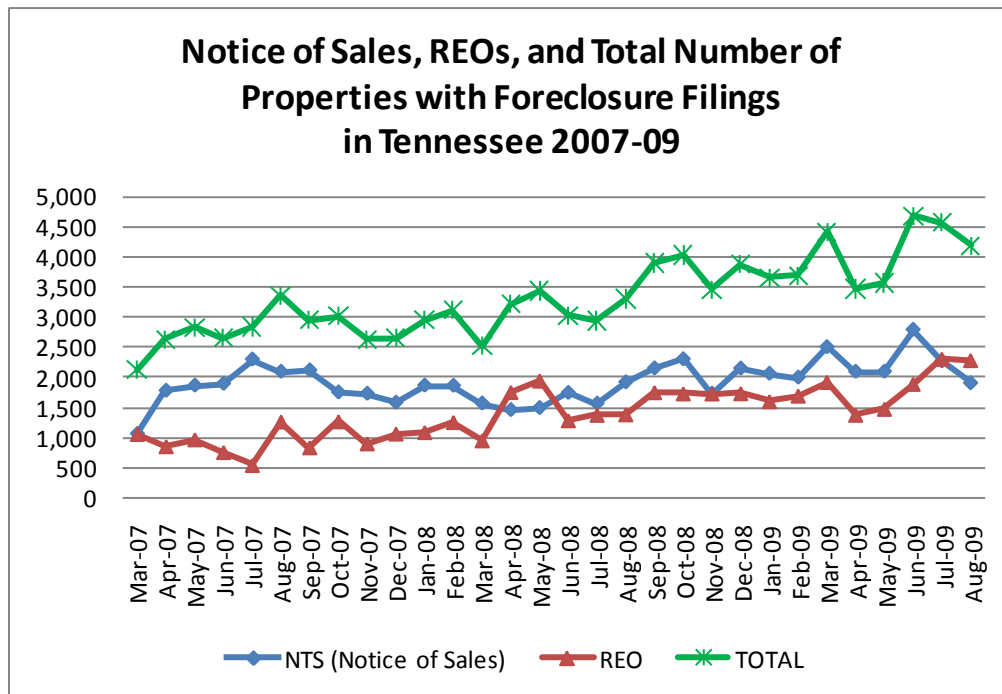
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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,200 properties with foreclosure filings¹ in August 2009, an eight (8) percent decline from the previous month (July 2009) and a 27 percent increase from the same month last year (August 2008). The total number of properties with foreclosure filings in Tennessee accounted for over one (1.2) percent of the 358,471 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero (0) in Perry and Scott Counties to 1,420 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a less than one percent (0.47) increase from July 2009, and an 18 percent increase from August 2008. Tennessee had one (1) foreclosure filing for every 649 housing units, putting the State in 23rd place in the nation (the national average was 1 filing for 357 housing units), down from number 22 in the previous month. The state with the highest foreclosure rate in August 2009 was Nevada with one (1) filing for every 62 housing units and 17,902 properties with foreclosure filings, followed by Florida and California.

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

Bank repossessions (REO) increased by one (1) percent, notice of trustee sales (NTS) declined by about 16 percent from the previous month.



The total foreclosure filings in four major counties (Davidson, Hamilton, Knox, and Shelby) accounted for 57 percent of total foreclosure filings in the State in August 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of the ratio of foreclosure filings to households (1 foreclosure filing for every 281 households), and also in terms of total number of properties with foreclosure filings (1,420 properties with foreclosure filings). In Shelby County, total foreclosure filings were 21 percent lower than the number of filings last month and nine (9) percent higher than the same month last year (August 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (474), followed by Knox County (256) and Hamilton County (239)

40 counties had increases from last month, while 47 counties had declines. Eight (8) of the Tennessee counties did not see any change in the properties with foreclosure filings. Perry and Scott Counties did not have any properties with foreclosure filings in August 2009.

Total Number of Properties with Foreclosure Filings-Tennessee Counties- August 2009

County Name	August 2009					July 2009			August 2008			% Change from July 09	% Change from August 08
	Total Number of Properties		1/every X Household Filings	Ranking among all counties	Total Number of Properties with Foreclosure Filings			Total Number of Properties with Foreclosure Filings					
	NTS	REO			NTS	REO	Filings	NTS	REO	Filings			
Anderson	14	18	32	1,066	43	17	26	43	10	7	17	-26%	88%
Bedford	5	11	16	1,079	44	16	20	36	12	12	24	-56%	-33%
Benton	0	3	3	2,995	85	1	3	4	3	9	12	-25%	-75%
Bledsoe	1	2	3	1,800	74	1	1	2	0	1	1	50%	200%
Blount	29	42	71	738	20	20	1	21	18	3	21	238%	238%
Bradley	13	38	51	804	26	23	27	50	18	13	31	2%	65%
Campbell	6	10	16	1,193	49	12	20	32	8	12	20	-50%	-20%
Cannon	1	6	7	811	29	2	6	8	4	0	4	-13%	75%
Carroll	3	7	10	1,356	56	5	14	19	6	4	10	-47%	0%
Carter	5	5	10	2,725	81	2	6	8	1	3	4	25%	150%
Ceatham	6	8	14	1,039	41	5	12	17	8	7	15	-18%	-7%
Chester	0	6	6	1,125	47	3	4	7	2	1	3	-14%	100%
Claiborne	2	5	7	2,130	77	2	8	10	1	7	8	-30%	-13%
Clay	0	1	1	4,160	91	0	0	0	1	0	1	--	0%
Cocke	8	11	19	871	35	4	7	11	6	4	10	73%	90%
Coffee	9	22	31	737	18	9	8	17	2	12	14	82%	121%
Crockett	3	1	4	1,588	62	2	1	3	1	0	1	33%	300%
Cumberland	7	10	17	1,421	58	4	6	10	3	3	6	70%	183%
Davidson	140	333	473	588	8	143	262	405	257	138	395	17%	20%
Decatur	0	2	2	3,376	89	0	1	1	2	2	4	100%	-1
Dekalb	3	5	8	1,105	46	6	2	8	4	0	4	0%	100%
Dickson	12	15	27	737	19	17	21	38	8	12	20	-29%	35%
Dyer	6	14	20	855	33	6	14	20	11	3	14	0%	43%
Fayette	5	6	11	1,278	54	8	0	8	2	2	4	38%	175%
Fentress	3	2	5	1,590	63	2	2	4	2	0	2	25%	150%
Franklin	7	14	21	896	37	6	10	16	4	5	9	31%	133%
Gibson	12	15	27	833	30	13	18	31	9	13	22	-13%	23%
Giles	2	9	11	1,248	51	5	11	16	10	4	14	-31%	-21%
Grainger	3	6	9	1,136	48	3	4	7	2	3	5	29%	80%
Greene	7	22	29	1,057	42	9	17	26	8	9	17	12%	71%
Grundy	3	4	7	939	39	2	5	7	0	0	0	0%	--
Hamblen	16	20	36	734	17	23	21	44	21	16	37	-18%	-3%
Hamilton	95	142	237	623	9	76	137	213	143	37	180	11%	32%
Hancock	1	1	2	1,701	69	0	0	0	1	0	1	--	1
Hardeman	2	7	9	1,260	53	6	5	11	8	8	16	-18%	-44%
Hardin	4	5	9	1,500	60	2	7	9	3	1	4	0%	125%
Hawkins	7	8	15	1,735	72	10	13	23	10	5	15	-35%	0%
Haywood	4	6	10	851	32	2	5	7	8	1	9	43%	11%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- August 2009 (continued)

County Name	August 2009					July 2009			August 2008			% Change from July 09	% Change from August 08
	Total Number of Properties		with 1/every X Foreclosure Filings	Household (Rate)	Ranking among all counties	Total Number of Properties		with Foreclosure Filings	NTS	REO	Total Aug08		
	NTS	REO				NTS	REO						
Henderson	2	5	7	1,725	71	3	9	12	2	5	7	-42%	0%
Henry	1	5	6	2,771	83	2	9	11	1	6	7	-45%	-14%
Hickman	3	11	14	665	12	7	9	16	0	5	5	-13%	180%
Houston	2	1	3	1,360	57	1	2	3	0	1	1	0%	200%
Humphreys	1	3	4	2,239	78	3	6	9	1	6	7	-56%	-43%
Jackson	2	1	3	1,800	75	0	0	0	1	3	4	--	-25%
Jefferson	12	13	25	886	36	13	17	30	6	4	10	-17%	150%
Johnson	2	3	5	1,701	68	2	1	3	2	1	3	67%	67%
Knox	69	185	254	757	22	99	116	215	96	109	205	18%	24%
Lake	1	0	1	2,762	82	0	3	3	0	0	0	-1	--
Lauderdale	2	13	15	767	23	8	7	15	12	8	20	0%	-25%
Lawrence	9	7	16	1,086	45	1	5	6	11	5	16	167%	0%
Lewis	1	3	4	1,256	52	4	2	6	1	3	4	-33%	0%
Lincoln	6	11	17	806	27	8	6	14	3	2	5	21%	240%
Loudon	8	14	22	900	38	11	31	42	9	9	18	-48%	22%
Macon	0	4	4	2,365	80	3	4	7	3	0	3	-43%	33%
Madison	20	41	61	701	14	25	42	67	18	20	38	-9%	61%
Marion	4	5	9	1,489	59	5	7	12	0	2	2	-25%	350%
Marshall	11	11	22	556	6	5	13	18	8	4	12	22%	83%
Maury	37	43	80	441	3	35	32	67	28	19	47	19%	70%
Mcminn	11	21	32	707	15	8	20	28	12	18	30	14%	7%
Mcnairy	2	4	6	1,679	67	1	1	2	3	2	5	200%	20%
Meigs	2	5	7	808	28	2	7	9	2	4	6	-22%	17%
Monroe	3	8	11	1,708	70	6	15	21	7	2	9	-48%	22%
Montgomery	32	34	66	1,007	40	41	41	82	26	23	49	-20%	35%
Moore	0	1	1	2,906	84	0	1	1	0	1	1	0%	0%
Morgan	2	3	5	1,617	64	0	5	5	2	2	4	0%	25%
Obion	1	18	19	786	25	4	4	8	1	9	10	138%	90%
Overton	2	6	8	1,197	50	1	5	6	2	2	4	33%	100%
Perry	0	0	0	--	94	0	1	1	1	0	1	-100%	-100%
Pickett	0	1	1	3,096	87	0	0	0	0	0	0	--	--
Polk	0	4	4	2,027	76	3	9	12	0	3	3	-67%	33%
Putnam	7	13	20	1,515	61	8	9	17	13	5	18	18%	11%
Rhea	9	16	25	548	5	5	17	22	6	5	11	14%	127%
Roane	12	22	34	724	16	6	16	22	3	8	11	55%	209%
Robertson	8	35	43	583	7	18	31	49	13	11	24	-12%	79%
Rutherford	84	72	156	634	10	81	147	228	72	26	98	-32%	59%
Scott	0	0	0	--	94	3	0	3	1	0	1	-100%	-100%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- August 2009 (continued)

County Name	August 2009					July 2009			August 2008			% Change from July 09	% Change from August 08
	Total Number of Properties with 1/every X Ranking among all counties					Total Number of Properties with Foreclosure Filings			Total Aug08				
	NTS	REO	Foreclosure Filings	Household (Rate)		NTS	REO	Foreclosure Filings	NTS	REO	Total Aug08		
Sequatchie	4	6	10	520	4	2	5	7	1	4	5	43%	100%
Sevier	34	69	103	415	2	39	78	117	26	19	45	-12%	129%
Shelby	900	520	1,420	281	1	1,149	650	1,799	752	552	1,304	-21%	9%
Smith	1	4	5	1,642	65	2	8	10	1	2	3	-50%	67%
Stewart	0	2	2	3,154	88	2	4	6	3	1	4	-67%	-50%
Sullivan	10	0	10	7,359	92	24	1	25	15	2	17	-60%	-41%
Sumner	47	41	88	697	13	60	58	118	50	34	84	-25%	5%
Tipton	11	20	31	744	21	15	1	16	14	28	42	94%	-26%
Trousdale	0	4	4	845	31	0	0	0	2	1	3	--	33%
Unicoi	0	1	1	8,567	93	0	3	3	0	0	0	-1	--
Union	0	3	3	3,039	86	3	4	7	0	1	1	-57%	200%
Van Buren	1	1	2	1,286	55	2	3	5	0	0	0	-60%	--
Warren	6	14	20	870	34	4	13	17	5	10	15	18%	33%
Washington	13	19	32	1,653	66	17	33	50	18	12	30	-36%	7%
Wayne	0	2	2	3,530	90	2	4	6	0	2	2	-67%	0%
Weakley	3	4	7	2,240	79	2	8	10	1	4	5	-30%	40%
White	2	4	6	1,775	73	4	5	9	4	2	6	-33%	0%
Williamson	32	59	91	661	11	33	34	67	25	11	36	36%	153%
Wilson	25	30	55	774	24	14	22	36	16	12	28	53%	96%
Tennessee	1,901	2,287	4,188	649	23*	2,263	2,309	4,572	1,916	1,387	3,303	-8%	27%
U.S. Total	105,850	76,134	358,471**	357		104,830	87,258	360,149**	69,693	90,893	303,879**	0%	18%

*Tennessee Ranking in the Nation among Other States

**U.S. Total includes the number of properties with foreclosure filings in other categories not reported for Tennessee. Therefore this total is greater than the sum of two categories shown here.

Source: RealtyTrac®