



Tennessee Foreclosure Trends: December 2009

How many/where/patterns

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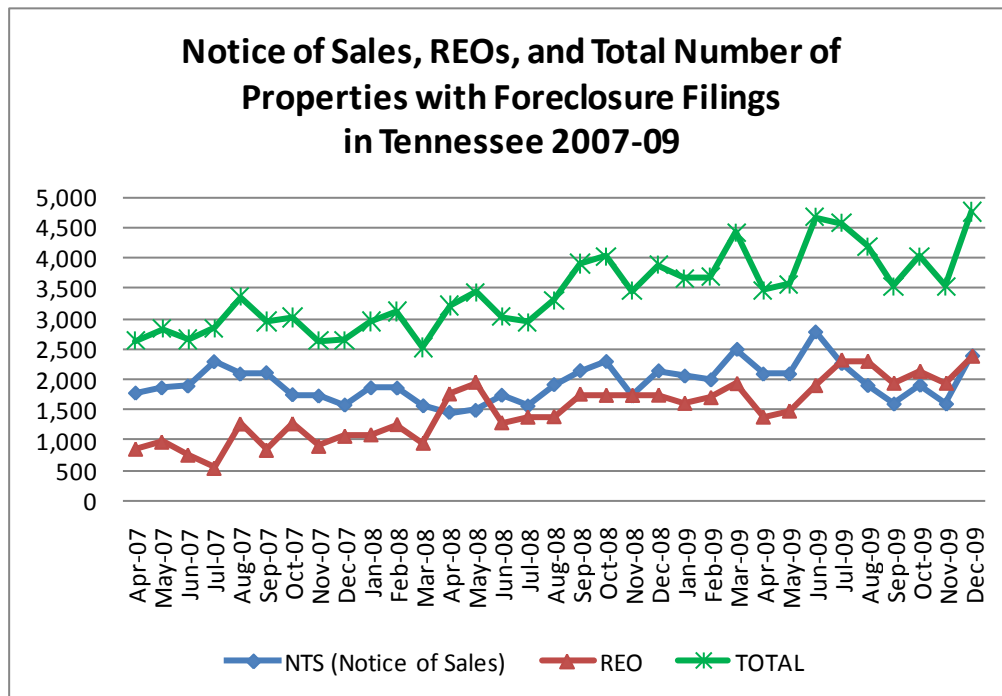
According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,760 properties with foreclosure filings¹ in December 2009, a 28 percent increase from the previous month (November 2009) and a 23 percent increase from the same month last year (December 2008).

The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 349,519 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero in Clay, Hancock, and Jackson Counties to 1,737 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a 14 percent increase from November 2009, and a 13 percent increase from December 2008. On average, there was one filing for every 366 housing units. Tennessee had one foreclosure filing for every 572 housing units, putting the State in 17th place in the nation.

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

Both bank repossessions (REO) and notice of trustee sales (NTS) increased from the previous month. The increase in notice of trustee sales was substantially larger than the increase in REOs, 50 percent and 23 percent, respectively.



The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 56 percent of total foreclosure filings in the state in December 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of the ratio of foreclosure filings to housing units (1 foreclosure filing for every 229 housing units), and also in terms of total number of properties with foreclosure filings (1,737 properties with foreclosure filings). In Shelby County, total foreclosure filings volume increased by 27 percent from the previous month and by 14 percent from the same month last year (December 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (439), followed by Knox County (240) and Hamilton County (226). In Davidson County, the total number of properties with foreclosure filings was substantially higher than the previous month (50%), while Knox County did not have any change. Hamilton County foreclosure filings declined relative to November by three percent.

21 counties had declines from the last month, while 62 counties had increases. 12 counties did not see any change in the number of properties with foreclosure filings. Williamson and Sumner counties experienced large increases from the previous month. In Williamson County, the total number of properties with foreclosure filings increased from 28 to 73, a 161 percent increase, while in Sumner County foreclosure filings increased from 79 to 179, a 127 percent increase.

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

County Name	December 2009			November 2009	December 2008	% Change from November '09	% Change from December '08
	Total Number of Properties with Foreclosure Filings	1/every X Housing Unit (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings	Total Number of Properties with Foreclosure Filings		
Anderson	15	2,274	82	41	25	-63%	-40%
Bedford	25	690	17	64	47	-61%	-47%
Benton	4	2,247	81	3	5	33%	-20%
Bledsoe	3	1,800	73	1	2	200%	50%
Blount	58	904	41	26	24	123%	142%
Bradley	53	774	26	51	45	4%	18%
Campbell	25	763	25	25	17	0%	47%
Cannon	2	2,840	85	2	6	0%	-67%
Carroll	17	798	29	12	13	42%	31%
Carter	13	2,096	78	10	6	30%	117%
Cheatham	21	742	24	7	22	200%	-5%
Chester	4	1,687	70	1	3	300%	33%
Claiborne	12	1,243	57	5	11	140%	9%
Clay	0		93	1	0	-100%	--
Cocke	15	1,103	46	19	9	-21%	67%
Coffee	26	879	39	24	21	8%	24%
Crockett	8	794	28	6	7	33%	14%
Cumberland	16	1,510	67	13	12	23%	33%
Davidson	439	635	13	292	321	50%	37%
Decatur	6	1,125	47	3	3	100%	100%
Dekalb	5	1,768	72	5	7	0%	-29%
Dickson	24	829	33	31	16	-23%	50%
Dyer	19	900	40	17	16	12%	19%
Fayette	17	827	32	8	8	113%	113%
Fentress	1	7,948	91	2	5	-50%	-80%
Franklin	16	1,176	53	12	8	33%	100%
Gibson	24	937	45	25	32	-4%	-25%
Giles	19	723	23	15	8	27%	138%
Grainger	12	852	36	9	10	33%	20%
Greene	35	876	38	16	27	119%	30%
Grundy	2	3,285	88	6	3	-67%	-33%
Hamblen	39	677	16	31	38	26%	3%
Hamilton	226	659	15	232	186	-3%	22%
Hancock	0		93	0	0	--	--
Hardeman	10	1,134	49	19	71	-47%	-86%
Hardin	7	1,928	76	4	9	75%	-22%
Hawkins	23	1,131	48	23	19	0%	21%
Haywood	6	1,419	62	3	7	100%	-14%

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Henderson	10	1,208	54	12	13	-17%	-23%
Henry	12	1,386	60	9	7	33%	71%
Hickman	18	517	9	15	15	20%	20%
Houston	5	816	31	0	2	--	150%
Humphreys	6	1,492	65	6	11	0%	-45%
Jackson	0		93	7	2	-100%	-100%
Jefferson	31	715	21	27	23	15%	35%
Johnson	6	1,417	61	1	4	500%	50%
Knox	240	807	30	240	254	0%	-6%
Lake	4	691	18	0	0	--	--
Lauderdale	8	1,438	63	7	10	14%	-20%
Lawrence	20	869	37	17	10	18%	100%
Lewis	6	837	34	6	2	0%	200%
Lincoln	12	1,209	55	13	5	-8%	140%
Loudon	33	600	11	24	30	38%	10%
Macon	5	1,892	75	3	7	67%	-29%
Madison	84	509	7	42	53	100%	58%
Marion	4	3,351	89	6	17	-33%	-76%
Marshall	18	710	20	8	12	125%	50%
Maury	132	267	2	59	37	124%	257%
Mcminn	25	905	42	32	31	-22%	-19%
Mcnaury	15	783	27	16	12	-6%	25%
Meigs	11	514	8	4	7	175%	57%
Monroe	29	648	14	15	17	93%	71%
Montgomery	112	594	10	70	75	60%	49%
Moore	2	1,453	64	0	0	--	--
Morgan	5	1,617	69	4	5	25%	0%
Obion	10	1,493	66	5	9	100%	11%
Overton	3	3,191	87	1	5	200%	-40%
Perry	2	2158.5	80	1	3	100%	-33%
Pickett	1	3,096	86	0	1	--	0%
Polk	7	1,158	51	4	11	75%	-36%
Putnam	26	1,165	52	20	19	30%	37%
Rhea	12	1,142	50	10	15	20%	-20%
Roane	27	912	44	20	19	35%	42%
Robertson	36	696	19	34	32	6%	13%
Rutherford	213	464	5	176	139	21%	53%
Scott	2	4,658	90	2	1	0%	100%

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Sequatchie	12	433	4	4	11	200%	9%
Sevier	92	465	6	92	84	0%	10%
Shelby	1,737	229	1	1,366	1,524	27%	14%
Smith	6	1,368	59	5	13	20%	-54%
Stewart	4	1,577	68	4	3	0%	33%
Sullivan	39	1,887	74	23	18	70%	117%
Sumner	179	346	3	79	62	127%	189%
Tipton	37	623	12	22	22	68%	68%
Trousdale	2	1,690	71	3	2	-33%	0%
Unicoi	1	8,567	92	2	1	-50%	0%
Union	10	912	43	7	7	43%	43%
Van Buren	1	2,572	84	1	0	0%	--
Warren	14	1,243	56	20	12	-30%	17%
Washington	39	1,356	58	32	35	22%	11%
Wayne	3	2,353	83	1	4	200%	-25%
Weakley	8	1,960	77	11	11	-27%	-27%
White	5	2,130	79	8	6	-38%	-17%
Williamson	73	842	35	28	41	161%	78%
Wilson	59	721	22	37	44	59%	34%
Tennessee Total	4,760	572	17*	3,725	3,884	28%	23%
U.S. Total	349,519	366		306,627	303,410	14%	15%

*Tennessee ranking in the nation among other states

Source: RealtyTrac®