



## Tennessee Foreclosure Trends: February 2009

### How many/where/patterns

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According to the latest data from RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,691 foreclosure filings<sup>1</sup> in February 2009, a 1 percent increase from the previous month (January 2009), and an 18 percent increase from the same month last year (February 2008). Total foreclosure filings in Tennessee accounted for 1.27 percent of 290,631 foreclosure filings in the nation. In terms of total foreclosure filings, the U.S., as a whole, had a 6 percent increase from January 2009, and a 30 percent increase from February 2008. There was one foreclosure filing for every 738 households, which puts Tennessee in 17<sup>th</sup> place in the nation (national average was 1 filing for 440 households).

The total foreclosure filings in three major counties (Davidson, Knox and Shelby) accounted for 52 percent of total foreclosure filings in the State in February 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 filings for every 278 households), and also in terms of total number of foreclosure filings (1,432 foreclosure filings), followed by Sevier county with 1 filing for every 428 households. In Shelby County, total foreclosure filings were 12 percent lower than the last month and 6 percent higher than the same month last year (February 2008). The county with the second highest total foreclosure filings was Davidson (304), followed by Knox County (182) and Hamilton County (182). Chester and Moore Counties did not have any foreclosure filings in February 2009.

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<sup>1</sup> 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).

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- February 2009**

<b>February 2009</b>							<b>% Change</b>	
<b>County Name</b>	<b>Total Number of Foreclosure Filings</b>	<b>1/every X Household (Rate)</b>	<b>Ranking among all counties</b>	<b>Total Jan09</b>	<b>Total Feb08</b>	<b>% Change from January 2009</b>	<b>% Change from February 2008</b>	
Anderson	27	1,263	50	23	22	17%	23%	
Bedford	26	664	9	27	18	-4%	44%	
Benton	11	817	19	5	3	120%	267%	
Bledsoe	7	771	15	1	2	600%	250%	
Blount	16	3,276	86	23	23	-30%	-30%	
Bradley	43	953	32	31	38	39%	13%	
Campbell	23	830	21	15	20	53%	15%	
Cannon	4	1,420	59	6	3	-33%	33%	
Carroll	11	1,233	48	14	8	-21%	38%	
Carter	15	1,817	67	9	8	67%	88%	
Cheatham	28	557	4	18	14	56%	100%	
Chester	0	--	94	5	11	-100%	-100%	
Claiborne	11	1,356	56	5	5	120%	120%	
Clay	2	2,080	76	1	0	100%	--	
Cocke	8	2,068	75	14	9	-43%	-11%	
Coffee	25	914	28	15	8	67%	213%	
Crockett	10	635	6	10	8	0%	25%	
Cumberland	20	1,208	43	15	8	33%	150%	
Davidson	304	917	29	252	238	21%	28%	
Decatur	4	1,688	65	1	1	300%	300%	
Dekalb	4	2,210	79	6	4	-33%	0%	
Dickson	28	711	12	26	21	8%	33%	
Dyer	9	1,900	71	25	18	-64%	-50%	
Fayette	3	4,688	90	7	11	-57%	-73%	
Fentress	9	883	26	9	7	0%	29%	
Franklin	4	4,704	91	7	12	-43%	-67%	
Gibson	25	899	27	18	19	39%	32%	
Giles	10	1,373	58	7	10	43%	0%	
Grainger	12	852	23	4	6	200%	100%	
Greene	25	1,226	45	21	23	19%	9%	
Grundy	4	1,643	64	0	1	--	300%	
Hamblen	27	978	34	28	21	-4%	29%	
Hamilton	182	818	20	169	132	8%	38%	
Hancock	4	851	22	1	0	300%	--	
Hardeman	6	1,890	70	13	11	-54%	-45%	
Hardin	11	1,227	46	7	13	57%	-15%	
Hawkins	21	1,239	49	18	11	17%	91%	
Haywood	9	946	31	7	12	29%	-25%	
Henderson	8	1,510	63	7	8	14%	0%	
Henry	9	1,848	68	11	8	-18%	13%	
Hickman	17	548	3	9	8	89%	113%	
Houston	2	2,040	73	2	4	0%	-50%	

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

County Name	February 2009			Total Jan09	Total Feb08	% Change	
	Total Number of Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties			from January 2009	from February 2008
Humphreys	8	1,119	37	7	4	14%	100%
Jackson	2	2,701	82	3	5	-33%	-60%
Jefferson	34	652	8	13	16	162%	113%
Johnson	2	4,252	89	5	1	-60%	100%
Knox	182	1,064	36	176	158	3%	15%
Lake	1	2,762	83	1	2	0%	-50%
Lauderdale	10	1,150	39	19	8	-47%	25%
Lawrence	15	1,158	41	10	13	50%	15%
Lewis	8	628	5	6	5	33%	60%
Lincoln	3	4,836	92	8	10	-63%	-70%
Loudon	21	943	30	24	13	-13%	62%
Macon	9	1,051	35	5	7	80%	29%
Madison	44	971	33	63	60	-30%	-27%
Marion	6	2,234	80	5	12	20%	-50%
Marshall	15	853	24	12	9	25%	67%
Maury	47	751	13	58	25	-19%	88%
McMinn	30	754	14	25	18	20%	67%
McNairy	9	1,306	53	7	11	29%	-18%
Meigs	5	1,131	38	5	2	0%	150%
Monroe	28	671	10	27	16	4%	75%
Montgomery	103	646	7	65	63	58%	63%
Moore	0	--	94	0	1	--	-100%
Morgan	7	1,155	40	3	6	133%	17%
Obion	11	1,357	57	8	3	38%	267%
Overton	5	1,915	72	3	4	67%	25%
Perry	2	2,159	78	3	0	-33%	--
Pickett	1	3,096	84	0	0	--	--
Polk	6	1,351	55	5	8	20%	-25%
Putnam	26	1,165	42	19	12	37%	117%
Rhea	17	806	18	12	13	42%	31%
Roane	20	1,231	47	19	13	5%	54%
Robertson	29	864	25	28	26	4%	12%
Rutherford	140	706	11	109	120	28%	17%
Scott	5	1,863	69	0	2	--	150%
Sequatchie	3	1,733	66	13	5	-77%	-40%
Sevier	100	428	2	84	44	19%	127%
Shelby	1,432	278	1	1,628	1,349	-12%	6%
Smith	4	2,052	74	9	6	-56%	-33%

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

<b>February 2009</b>							
<b>County Name</b>	<b>Total Number of Foreclosure Filings</b>	<b>1/every X Household (Rate)</b>	<b>Ranking among all counties</b>	<b>Total Jan09</b>	<b>Total Feb08</b>	<b>% Change from January 2009</b>	<b>% Change from February 2008</b>
Stewart	1	6,307	93	4	4	-75%	-75%
Sullivan	18	4,088	88	24	16	-25%	13%
Sumner	79	785	16	57	46	39%	72%
Tipton	11	2,096	77	23	28	-52%	-61%
Trousdale	1	3,379	87	2	7	-50%	-86%
Unicoi	6	1,428	60	6	0	0%	--
Union	7	1,302	52	6	8	17%	-13%
Van Buren	2	1,286	51	1	1	100%	100%
Warren	22	791	17	17	12	29%	83%
Washington	36	1,469	62	32	25	13%	44%
Wayne	3	2,353	81	2	2	50%	50%
Weakley	5	3,136	85	6	10	-17%	-50%
White	8	1,331	54	8	7	0%	14%
Williamson	43	1,429	61	47	54	-9%	-20%
Wilson	35	1,216	44	48	21	-27%	67%
<b>Tennessee</b>	<b>3,691</b>	<b>738</b>	<b>17*</b>	<b>3,662</b>	<b>3,118</b>	<b>1%</b>	<b>18%</b>
<b>U.S. Total</b>	<b>290,631</b>	<b>440</b>		<b>274,399</b>	<b>223,651</b>	<b>6%</b>	<b>30%</b>

*\*Tennessee Ranking in the Nation among Other States*

*Source: RealtyTrac®*