



Tennessee Foreclosure Trends: January 2009

How many/where/patterns

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According to the latest data from RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,662 foreclosure filings¹ in January 2009, a 6 percent decline from the previous month (December 2008), and a 24 percent increase from the same month last year (January 2008). Total foreclosure filings in Tennessee accounted for 1.33 percent of 274,399 foreclosure filings in the nation. In terms of total foreclosure filings, the U.S., as a whole, had a 10 percent decrease from December 2008, and an 18 percent increase from January 2008. There was one foreclosure filing for every 744 households, which puts Tennessee in 18th place in the nation (national average was 1 filing for 466 households).

The total foreclosure filings in three major counties (Davidson, Knox and Shelby) accounted for 56 percent of total foreclosure filings in the State in January 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 245 households), and also in terms of total number of foreclosure filings (1,628 foreclosure filings), followed by Sequatchie county with 1 filing for every 400 households. In Shelby County, total foreclosure filings were 7 percent higher than the last month and 31 percent higher than the same month last year (January 2008). The county with the second highest total foreclosure filings was Davidson (252), followed by Knox County (176) and Hamilton County (169).

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).

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

January 2009							
County Name	Total Number of Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	Total Dec08	Total Jan08	% Change from December 2008	% Change from January 2008
Anderson	23	1,483	51	25	24	-8%	-4%
Bedford	27	639	7	47	25	-43%	8%
Benton	5	1,797	66	5	2	0%	150%
Bledsoe	1	5,399	90	2	2	-50%	-50%
Blount	23	2,279	75	24	21	-4%	10%
Bradley	31	1,323	43	45	34	-31%	-9%
Campbell	15	1,272	39	17	15	-12%	0%
Cannon	6	947	24	6	2	0%	200%
Carroll	14	969	25	13	8	8%	75%
Carter	9	3,028	84	6	11	50%	-18%
Cheatham	18	866	14	22	16	-18%	13%
Chester	5	1,350	45	3	4	67%	25%
Claiborne	5	2,983	83	11	2	-55%	150%
Clay	1	4,160	89	0	1	--	0%
Cocke	14	1,182	36	9	8	56%	75%
Coffee	15	1,523	54	21	19	-29%	-21%
Crockett	10	635	6	7	4	43%	150%
Cumberland	15	1,610	57	12	11	25%	36%
Davidson	252	1,106	33	321	168	-21%	50%
Decatur	1	6,751	91	3	1	-67%	0%
Dekalb	6	1,474	50	7	3	-14%	100%
Dickson	26	765	11	16	11	63%	136%
Dyer	25	684	9	16	12	56%	108%
Fayette	7	2,009	73	8	7	-13%	0%
Fentress	9	883	17	5	5	80%	80%
Franklin	7	2,688	80	8	7	-13%	0%
Gibson	18	1,249	38	32	20	-44%	-10%
Giles	7	1,962	72	8	11	-13%	-36%
Grainger	4	2,556	76	10	3	-60%	33%
Greene	21	1,459	49	27	25	-22%	-16%
Grundy	0	--	92	3	2	-100%	-100%
Hamblen	28	943	23	38	24	-26%	17%
Hamilton	169	881	16	186	132	-9%	28%
Hancock	1	3,402	87	0	0	--	--
Hardeman	13	872	15	71	12	-82%	8%
Hardin	7	1,928	71	9	4	-22%	75%
Hawkins	18	1,446	48	19	14	-5%	29%
Haywood	7	1,216	37	7	6	0%	17%
Henderson	7	1,725	64	13	3	-46%	133%
Henry	11	1,512	52	7	8	57%	38%
Hickman	9	1,035	29	15	10	-40%	-10%
Houston	2	2,040	74	2	3	0%	-33%

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

January 2009							
County Name	Total Number of Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	Total Dec08	Total Jan08	% Change from December 2008	% Change from January 2008
Humphreys	7	1,279	40	11	5	-36%	40%
Jackson	3	1,800	67	2	4	50%	-25%
Jefferson	13	1,704	63	23	18	-43%	-28%
Johnson	5	1,701	62	4	0	25%	--
Knox	176	1,100	32	254	189	-31%	-7%
Lake	1	2,762	82	0	1	--	0%
Lauderdale	19	605	4	10	10	90%	90%
Lawrence	10	1,738	65	10	9	0%	11%
Lewis	6	837	13	2	5	200%	20%
Lincoln	8	1,813	68	5	13	60%	-38%
Loudon	24	825	12	30	12	-20%	100%
Macon	5	1,892	70	7	14	-29%	-64%
Madison	63	678	8	53	72	19%	-13%
Marion	5	2,680	79	17	14	-71%	-64%
Marshall	12	1,066	30	12	37	0%	-68%
Maury	58	608	5	37	20	57%	190%
McMinn	25	905	20	31	15	-19%	67%
McNairy	7	1,679	60	12	10	-42%	-30%
Meigs	5	1,131	34	7	2	-29%	150%
Monroe	27	696	10	17	11	59%	145%
Montgomery	65	1,023	27	75	60	-13%	8%
Moore	0	--	92	0	1	--	-100%
Morgan	3	2,696	81	5	3	-40%	0%
Obion	8	1,866	69	9	4	-11%	100%
Overton	3	3,191	86	5	2	-40%	50%
Perry	3	1,439	47	3	0	0%	--
Pickett	0	--	92	1	0	-100%	--
Polk	5	1,622	58	11	3	-55%	67%
Putnam	19	1,595	56	19	15	0%	27%
Rhea	12	1,142	35	15	9	-20%	33%
Roane	19	1,296	41	19	22	0%	-14%
Robertson	28	895	19	32	28	-13%	0%
Rutherford	109	907	21	139	111	-22%	-2%
Scott	0	--	92	1	3	-100%	-100%
Sequatchie	13	400	2	11	2	18%	550%
Sevier	84	509	3	84	47	0%	79%
Shelby	1,628	245	1	1,524	1,241	7%	31%
Smith	9	912	22	13	7	-31%	29%

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

January 2009							
County Name	Total Number of Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	Total Dec08	Total Jan08	% Change from December 2008	% Change from January 2008
Stewart	4	1,577	55	3	9	33%	-56%
Sullivan	24	3,066	85	18	23	33%	4%
Sumner	57	1,088	31	62	48	-8%	19%
Tipton	23	1,003	26	22	38	5%	-39%
Trousdale	2	1,690	61	2	1	0%	100%
Unicoi	6	1,428	46	1	1	500%	500%
Union	6	1,520	53	7	6	-14%	0%
Van Buren	1	2,572	77	0	1	--	0%
Warren	17	1,023	28	12	17	42%	0%
Washington	32	1,653	59	35	20	-9%	60%
Wayne	2	3,530	88	4	3	-50%	-33%
Weakley	6	2,613	78	11	5	-45%	20%
White	8	1,331	44	6	9	33%	-11%
Williamson	47	1,307	42	41	27	15%	74%
Wilson	48	887	18	44	28	9%	71%
Tennessee	3,662	744	18	3,884	2,955	-6%	24%
U.S. Total	274,399	466		303,410	233,001	-10%	18%

**Tennessee Ranking in the Nation among Other States*

Source: RealtyTrac®