



Tennessee Foreclosure Trends: July 2009

How many/where/patterns

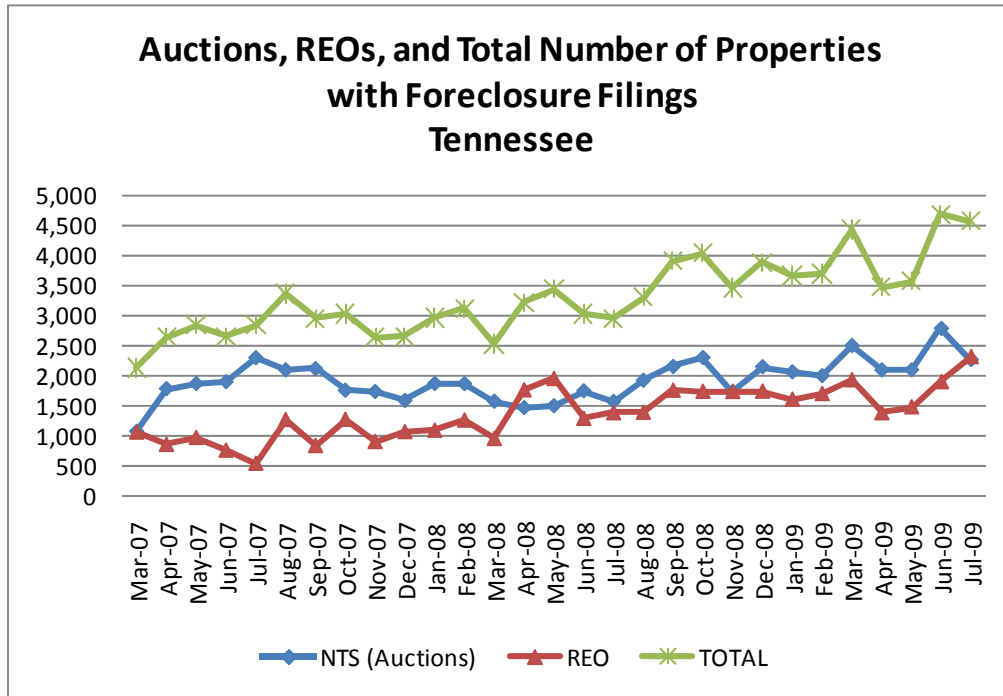
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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,572 properties with foreclosure filings¹ in July 2009, a two (2) percent decline from the previous month (June 2009) and a 55 percent increase from the same month last year (July 2008). The total number of properties with foreclosure filings in Tennessee accounted for over one (1.3) percent of the 360,149 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero (0) in Clay, Hancock, Jackson, Pickett, and Trousdale Counties to 1,799 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a five (7) percent increase from June 2009, and a 32 percent increase from July 2008. Tennessee had one (1) foreclosure filing for every 596 housing units, putting the State in 22nd place in the nation (the national average was 1 filing for 355 housing units), down from number 15 in the previous month. The state with the highest foreclosure rate in July 2009 was Nevada with one (1) filing for every 56 housing units and 19,535 properties with foreclosure filing, followed by California and Arizona.

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).

While bank repossessions (REO) increased by 22 percent, notice of trustee sales (NTS) (basically auctions) declined by about 19 percent from the previous month.



The total foreclosure filings in four major counties (Davidson, Knox, Rutherford and Shelby) accounted for 58 percent of total foreclosure filings in the State in June 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 222 households), and also in terms of total number of properties with foreclosure filings (1,799 properties with foreclosure filings). In Shelby County, total foreclosure filings were three (3) percent higher than the number of filings last month and 41 percent higher than the same month last year (July 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (405), followed by Rutherford County (228) and Knox County (215).

38 counties had increases from last month, while 46 counties had declines. 11 of the Tennessee counties did not see any change in the properties with foreclosure filings. Clay, Hancock, Jackson, Pickett, and Trousdale Counties did not have any properties with foreclosure filings in July 2009.

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

County Name	July 2009					June 2009			July 2008			% Change from June 09	% Change from July 08
	Total Number of Properties		with 1/every X Foreclosure Filings	Ranking among all counties	1/every X Household (Rate)	Total Number of Properties		with Foreclosure Filings	Total Number of Properties		with Foreclosure Filings		
	NTS	REO				NTS	REO		NTS	REO			
Anderson	17	26	43	793	27	10	15	25	13	3	16	72%	169%
Bedford	16	20	36	479	5	14	22	36	14	8	22	0%	64%
Benton	1	3	4	2,247	77	3	2	5	5	0	5	-20%	-20%
Bledsoe	1	1	2	2,700	80	4	3	7	1	1	2	-71%	0%
Blount	20	1	21	2,496	79	31	1	32	12	4	16	-34%	31%
Bradley	23	27	50	820	30	20	28	48	13	13	26	4%	92%
Campbell	12	20	32	596	12	11	9	20	7	5	12	60%	167%
Cannon	2	6	8	710	20	2	4	6	1	1	2	33%	300%
Carroll	5	14	19	714	22	6	8	14	4	7	11	36%	73%
Carter	2	6	8	3,406	87	2	10	12	3	5	8	-33%	0%
Cheatham	5	12	17	917	38	13	17	30	10	7	17	-43%	0%
Chester	3	4	7	964	41	6	3	9	2	1	3	-22%	133%
Claiborne	2	8	10	1,491	65	3	4	7	3	2	5	43%	100%
Clay	0	0	0	--	91	0	0	0	0	1	1	--	-100%
Cocke	4	7	11	1,504	67	7	16	23	7	4	11	-52%	0%
Coffee	9	8	17	1,344	60	10	12	22	6	10	16	-23%	6%
Crockett	2	1	3	2,117	76	1	4	5	1	2	3	-40%	0%
Cumberland	4	6	10	2,416	78	13	11	24	5	1	6	-58%	67%
Davidson	143	262	405	688	18	248	172	420	121	171	292	-4%	39%
Decatur	0	1	1	6,751	90	0	1	1	0	0	0	0%	--
Dekalb	6	2	8	1,105	49	5	1	6	3	1	4	33%	100%
Dickson	17	21	38	524	8	20	15	35	6	11	17	9%	124%
Dyer	6	14	20	855	33	11	11	22	4	4	8	-9%	150%
Fayette	8	0	8	1,758	72	7	0	7	4	4	8	14%	0%
Fentress	2	2	4	1,987	75	3	3	6	2	1	3	-33%	33%
Franklin	6	10	16	1,176	53	6	10	16	7	6	13	0%	23%
Gibson	13	18	31	725	23	6	16	22	3	11	14	41%	121%
Giles	5	11	16	858	34	6	7	13	5	5	10	23%	60%
Grainger	3	4	7	1,461	64	3	7	10	1	7	8	-30%	-13%
Greene	9	17	26	1,179	55	10	21	31	6	7	13	-16%	100%
Grundy	2	5	7	939	40	1	2	3	0	1	1	133%	600%
Hamblen	23	21	44	600	13	41	23	64	7	4	11	-31%	300%
Hamilton	76	137	213	699	19	108	142	250	44	99	143	-15%	49%
Hancock	0	0	0	--	91	2	0	2	0	1	1	-1	-1
Hardeman	6	5	11	1,031	45	5	8	13	3	6	9	-15%	22%
Hardin	2	7	9	1,500	66	12	6	18	1	5	6	-50%	50%
Hawkins	10	13	23	1,131	52	12	6	18	3	10	13	28%	77%
Haywood	2	5	7	1,216	58	2	4	6	8	5	13	17%	-46%

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

County Name	July 2009					June 2009			July 2008			% Change from June 09	% Change from July 08
	Total Number of Properties with 1/every X Ranking Foreclosure Household among all					Total Number of Properties with Foreclosure Filings			Total Number of Properties with Foreclosure Filings				
	NTS	REO	Filings	(Rate)	counties	NTS	REO	Filings	NTS	REO	Filings		
Henderson	3	9	12	1,006	43	4	3	7	6	3	9	71%	33%
Henry	2	9	11	1,512	68	3	6	9	6	3	9	22%	22%
Hickman	7	9	16	582	11	4	13	17	3	2	5	-6%	220%
Houston	1	2	3	1,360	62	0	1	1	1	1	2	200%	50%
Humphreys	3	6	9	995	42	3	2	5	0	1	1	80%	800%
Jackson	0	0	0	--	91	0	1	1	0	1	1	-100%	-100%
Jefferson	13	17	30	739	24	25	12	37	6	5	11	-19%	173%
Johnson	2	1	3	2,835	81	3	3	6	0	3	3	-50%	0%
Knox	99	116	215	901	36	143	146	289	78	74	152	-26%	41%
Lake	0	3	3	921	39	0	0	0	1	1	2	--	50%
Lauderdale	8	7	15	767	26	5	19	24	7	2	9	-38%	67%
Lawrence	1	5	6	2,896	83	6	5	11	6	9	15	-45%	-60%
Lewis	4	2	6	837	32	0	4	4	1	2	3	50%	100%
Lincoln	8	6	14	1,036	46	4	3	7	6	1	7	100%	100%
Loudon	11	31	42	472	4	19	15	34	10	8	18	24%	133%
Macon	3	4	7	1,351	61	1	3	4	1	4	5	75%	40%
Madison	25	42	67	638	16	37	30	67	16	36	52	0%	29%
Marion	5	7	12	1,117	50	1	4	5	2	3	5	140%	140%
Marshall	5	13	18	710	21	9	13	22	5	6	11	-18%	64%
Maurry	35	32	67	527	10	48	22	70	16	18	34	-4%	97%
Mcminn	8	20	28	808	28	13	13	26	8	6	14	8%	100%
Mcnaury	1	1	2	5,876	89	4	8	12	3	4	7	-83%	-71%
Meigs	2	7	9	628	15	3	6	9	2	0	2	0%	350%
Monroe	6	15	21	895	35	13	24	37	7	6	13	-43%	62%
Montgomery	41	41	82	811	29	58	18	76	41	19	60	8%	37%
Moore	0	1	1	2,906	84	1	1	2	0	0	0	-50%	--
Morgan	0	5	5	1,617	71	3	2	5	0	6	6	0%	-17%
Obion	4	4	8	1,866	74	2	9	11	2	7	9	-27%	-11%
Overton	1	5	6	1,596	70	8	3	11	2	2	4	-45%	50%
Perry	0	1	1	4,317	88	0	1	1	1	0	1	0%	0%
Pickett	0	0	0	--	91	0	0	0	0	0	0	--	--
Polk	3	9	12	676	17	4	3	7	3	3	6	71%	100%
Putnam	8	9	17	1,782	73	5	14	19	9	4	13	-11%	31%
Rhea	5	17	22	623	14	19	9	28	5	2	7	-21%	214%
Roane	6	16	22	1,119	51	12	14	26	9	10	19	-15%	16%
Robertson	18	31	49	512	6	16	17	33	7	10	17	48%	188%
Rutherford	81	147	228	433	3	132	56	188	59	28	87	21%	162%
Scott	3	0	3	3,105	86	1	0	1	2	0	2	200%	50%

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

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	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		Total Number of Properties with Foreclosure Filings					
	NTS	REO				NTS	REO	NTS	REO				
Sequatchie	2	5	7	743	25	2	20	22	4	2	6	-68%	17%
Sevier	39	78	117	366	2	42	72	114	27	24	51	3%	129%
Shelby	1,149	650	1,799	222	1	1,241	512	1,753	752	524	1,276	3%	41%
Smith	2	8	10	821	31	4	5	9	0	0	0	11%	
Stewart	2	4	6	1,051	47	1	4	5	0	2	2	20%	200%
Sullivan	24	1	25	2,943	85	26	4	30	16	2	18	-17%	39%
Sumner	60	58	118	525	9	68	57	125	27	31	58	-6%	103%
Tipton	15	1	16	1,441	63	18	0	18	15	12	27	-11%	-41%
Trousdale	0	0	0	--	91	4	2	6	1	1	2	-100%	-100%
Unicoi	0	3	3	2,856	82	1	2	3	1	4	5	0	-40%
Union	3	4	7	1,302	59	8	1	9	2	2	4	-22%	75%
Van Buren	2	3	5	514	7	1	0	1	0	1	1	400%	4
Warren	4	13	17	1,023	44	15	7	22	3	10	13	-23%	31%
Washington	17	33	50	1,058	48	9	19	28	16	5	21	79%	138%
Wayne	2	4	6	1,177	54	1	2	3	0	2	2	100%	200%
Weakley	2	8	10	1,568	69	2	4	6	4	4	8	67%	25%
White	4	5	9	1,183	57	4	2	6	5	5	10	50%	-10%
Williamson	33	34	67	917	37	44	34	78	13	12	25	-14%	168%
Wilson	14	22	36	1,182	56	18	19	37	12	12	24	-3%	50%
Tennessee	2,263	2,309	4,572	596	22*	2,782	1,893	4,675	1,564	1,379	2,943	-2%	55%
U.S. Total	104,830	87,258	360,149**	355		108,875	79,660	337,397**	57,145	77,295	272,171**	7%	32%

*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®