



## Tennessee Foreclosure Trends: June 2009

### How many/where/patterns

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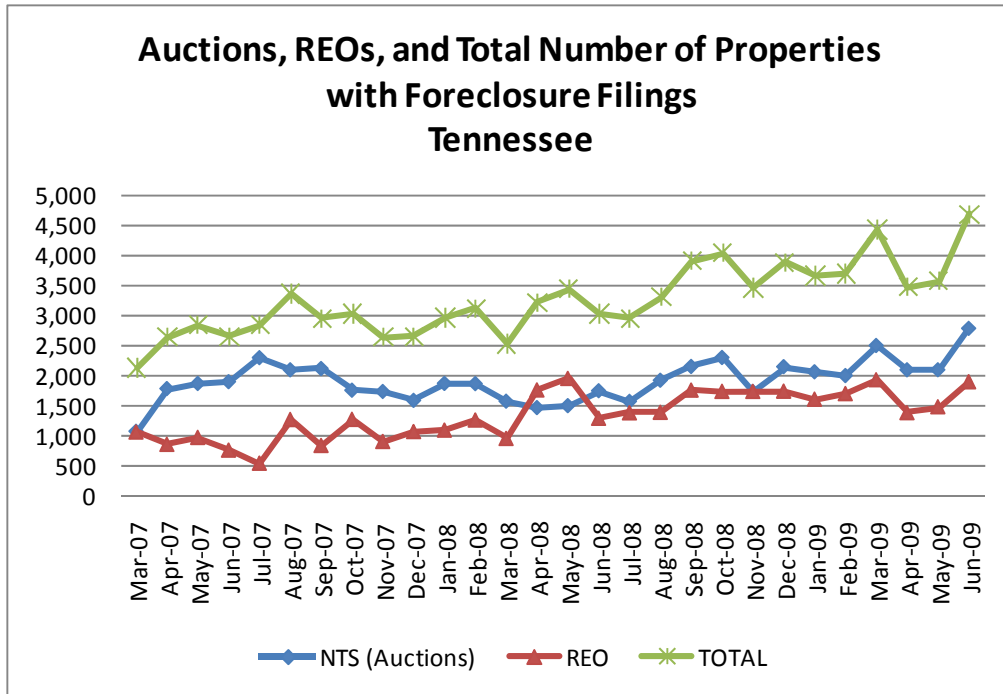
According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,675 properties with foreclosure filings<sup>1</sup> in June 2009, a 31 percent increase from the previous month (May 2009) and a 54 percent increase from the same month last year (June 2008). These were quite significant increases for Tennessee. The total number of properties with foreclosure filings in Tennessee accounted for over one (1.4) percent of the 336,173 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero (0) in Pickett, Clay and Lake Counties to 1,753 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a five (5) percent increase from May 2009, and a 33 percent increase from June 2008. Tennessee had one (1) foreclosure filing for every 583 housing units, putting the State in 15<sup>th</sup> place in the nation (the national average was 1 filing for 380 housing units), up from number 21 in the previous month. The state with the highest foreclosure rate in June 2009 was Nevada with one (1) filing for every 59 housing units.

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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).

Both bank repossessions (REO) and notice of trustee sales (NTS) (basically auctions) equally contributed to the increase in total number of properties with foreclosure filings in June (with 28 and 33 percent increases, respectively). The increase in NTS is of concern because they indicate a risk for future increases in REOs.



The total foreclosure filings in four major counties (Davidson, Hamilton, Knox 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 227 households), and also in terms of total number of properties with foreclosure filings (1,753 properties with foreclosure filings). In Shelby County, total foreclosure filings were 24 percent higher than the number of filings last month and 34 percent higher than the same month last year (June 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (420), followed by Knox County (289), and Hamilton County (250).

62 counties had increases from last month, while 25 counties had decline. Eight (8) of the Tennessee counties did not see any change in the properties with foreclosure filings. Clay, Lake, and Pickett Counties did not have any properties with foreclosure filings in June 2009. Among the counties with larger numbers of properties with foreclosure filings (20 or more); Hamblen, Knox, Williamson, Maury, and Rutherford had highly significant increases in foreclosure filings from May to June 2009 (146, 89, 81, 79, 65 percentages, respectively). In all those counties, increase in notice of trustee sales (NTS) was more significant than increase in REOs. As it is the case for overall State, this might result in even more properties with foreclosure filings in the near future.

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

County Name	June 2009					May 2009				June 2008				% Change from May 09	% Change from June 08
	Total Number of Properties with Foreclosure Filings			1/every X Household (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings			Total Number of Properties with Foreclosure Filings						
	NTS	REO	Filings			NTS	REO	Filings	NTS	REO	Filings				
Anderson	10	15	25	1,364	59	11	13	24	9	6	15	4%	67%		
Bedford	14	22	36	479	6	10	15	25	9	8	17	44%	112%		
Benton	3	2	5	1,797	73	2	2	4	2	3	5	25%	0%		
Bledsoe	4	3	7	771	28	2	1	3	2	0	2	133%	250%		
Blount	31	1	32	1,638	68	28	2	30	23	2	25	7%	28%		
Bradley	20	28	48	854	32	17	21	38	21	17	38	26%	26%		
Campbell	11	9	20	954	40	10	7	17	7	11	18	18%	11%		
Cannon	2	4	6	947	38	2	6	8	2	1	3	-25%	100%		
Carroll	6	8	14	969	41	5	11	16	3	10	13	-13%	8%		
Carter	2	10	12	2,271	80	4	3	7	4	4	8	71%	50%		
Cheatham	13	17	30	520	11	15	10	25	6	6	12	20%	150%		
Chester	6	3	9	750	25	1	3	4	4	1	5	125%	80%		
Claiborne	3	4	7	2,130	78	3	6	9	6	5	11	-22%	-36%		
Clay	0	0	0	--	93	0	0	0	1	0	1	--	-100%		
Cocke	7	16	23	719	24	11	3	14	4	7	11	64%	109%		
Coffee	10	12	22	1,038	48	11	6	17	6	6	12	29%	83%		
Crockett	1	4	5	1,270	55	4	2	6	1	0	1	-17%	400%		
Cumberland	13	11	24	1,007	44	3	8	11	4	7	11	118%	118%		
Davidson	248	172	420	664	22	144	125	269	112	133	245	56%	71%		
Decatur	0	1	1	6,751	91	1	1	2	0	0	0	-50%	--		
Dekalb	5	1	6	1,474	64	3	1	4	2	0	2	50%	200%		
Dickson	20	15	35	568	15	13	9	22	8	8	16	59%	119%		
Dyer	11	11	22	777	29	9	15	24	4	9	13	-8%	69%		
Fayette	7	0	7	2,009	76	9	0	9	7	8	15	-22%	-53%		
Fentress	3	3	6	1,325	57	0	1	1	3	2	5	500%	20%		
Franklin	6	10	16	1,176	52	6	6	12	4	4	8	33%	100%		
Gibson	6	16	22	1,022	46	7	45	52	11	10	21	-58%	5%		
Giles	6	7	13	1,056	49	5	7	12	4	4	8	8%	63%		
Grainger	3	7	10	1,023	47	2	2	4	2	1	3	150%	233%		
Greene	10	21	31	988	43	16	13	29	6	8	14	7%	121%		
Grundy	1	2	3	2,190	79	0	1	1	1	2	3	200%	0%		
Hamblen	41	23	64	413	4	10	16	26	8	11	19	146%	237%		
Hamilton	108	142	250	596	18	70	116	186	56	82	138	34%	81%		
Hancock	2	0	2	1,701	69	0	0	0	0	0	0	--	--		
Hardeman	5	8	13	872	35	5	8	13	5	5	10	0%	30%		
Hardin	12	6	18	750	26	5	4	9	1	5	6	100%	200%		
Hawkins	12	6	18	1,446	62	5	12	17	10	7	17	6%	6%		
Haywood	2	4	6	1,419	61	3	5	8	3	1	4	-25%	50%		
Henderson	4	3	7	1,725	70	1	2	3	7	6	13	133%	-46%		
Henry	3	6	9	1,848	74	4	8	12	4	9	13	-25%	-31%		
Hickman	4	13	17	548	13	6	6	12	3	5	8	42%	113%		
Houston	0	1	1	4,080	88	0	1	1	0	1	1	0%	0%		

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

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	NTS	REO			NTS	REO		NTS	REO				
Humphreys	3	2	5	1,791	72	3	3	6	3	2	5	-17%	0%
Jackson	0	1	1	5,401	90	0	1	1	0	1	1	0%	0%
Jefferson	25	12	37	599	19	11	8	19	2	10	12	95%	208%
Johnson	3	3	6	1,417	60	1	3	4	0	1	1	50%	500%
Knox	143	146	289	670	23	80	73	153	59	74	133	89%	117%
Lake	0	0	0	--	93	0	0	0	0	1	1	--	-100%
Lauderdale	5	19	24	479	5	6	10	16	9	5	14	50%	71%
Lawrence	6	5	11	1,580	65	5	10	15	10	5	15	-27%	-27%
Lewis	0	4	4	1,256	53	1	2	3	1	3	4	33%	0%
Lincoln	4	3	7	2,072	77	3	2	5	7	3	10	40%	-30%
Loudon	19	15	34	583	17	15	8	23	9	10	19	48%	79%
Macon	1	3	4	2,365	82	2	6	8	4	3	7	-50%	-43%
Madison	37	30	67	638	21	29	29	58	25	31	56	16%	20%
Marion	1	4	5	2,680	86	1	5	6	4	5	9	-17%	-44%
Marshall	9	13	22	581	16	10	8	18	4	13	17	22%	29%
Mauzy	48	22	70	504	9	23	16	39	14	14	28	79%	150%
Mcminn	13	13	26	870	33	8	26	34	5	12	17	-24%	53%
Mcnaury	4	8	12	979	42	3	7	10	3	4	7	20%	71%
Meigs	3	6	9	628	20	1	2	3	2	2	4	200%	125%
Monroe	13	24	37	508	10	8	16	24	2	11	13	54%	185%
Montgomery	58	18	76	875	36	32	29	61	44	27	71	25%	7%
Moore	1	1	2	1,453	63	0	1	1	0	1	1	100%	100%
Morgan	3	2	5	1,617	67	1	5	6	1	5	6	-17%	-17%
Obion	2	9	11	1,357	58	5	2	7	3	14	17	57%	-35%
Overton	8	3	11	870	34	2	1	3	0	2	2	267%	450%
Perry	0	1	1	4,317	89	1	0	1	0	1	1	0%	0%
Pickett	0	0	0	--	93	1	0	1	0	0	0	-100%	--
Polk	4	3	7	1,158	51	2	4	6	2	3	5	17%	40%
Putnam	5	14	19	1,595	66	13	10	23	1	1	2	-17%	850%
Rhea	19	9	28	490	7	4	6	10	7	4	11	180%	155%
Roane	12	14	26	947	39	7	15	22	5	4	9	18%	189%
Robertson	16	17	33	760	27	15	13	28	10	6	16	18%	106%
Rutherford	132	56	188	526	12	74	40	114	53	44	97	65%	94%
Scott	1	0	1	9,316	92	3	0	3	0	1	1	-67%	0%
Sequatchie	2	20	22	236	2	4	4	8	3	3	6	175%	267%
Sevier	42	72	114	375	3	47	44	91	34	28	62	25%	84%
Shelby	1,241	512	1,753	227	1	1,031	381	1,412	899	405	1,304	24%	34%
Smith	4	5	9	912	37	3	1	4	0	5	5	125%	80%

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	NTS	REO			NTS	REO	NTS	REO					
Stewart	1	4	5	1,261	54	2	1	3	1	0	1	67%	400%
Sullivan	26	4	30	2,453	83	24	0	24	22	3	25	25%	20%
Sumner	68	57	125	496	8	51	60	111	32	27	59	13%	112%
Tipton	18	0	18	1,281	56	25	0	25	15	15	30	-28%	-40%
Trousdale	4	2	6	563	14	1	1	2	0	3	3	200%	100%
Unicoi	1	2	3	2,856	87	0	0	0	1	0	1	--	200%
Union	8	1	9	1,013	45	1	2	3	4	1	5	200%	80%
Van Buren	1	0	1	2,572	84	1	0	1	0	0	0	0%	--
Warren	15	7	22	791	31	6	10	16	7	11	18	38%	22%
Washington	9	19	28	1,889	75	12	19	31	11	13	24	-10%	17%
Wayne	1	2	3	2,353	81	2	0	2	1	1	2	50%	50%
Weakley	2	4	6	2,613	85	3	3	6	1	2	3	0%	100%
White	4	2	6	1,775	71	6	9	15	4	1	5	-60%	20%
Williamson	44	34	78	788	30	19	24	43	18	17	35	81%	123%
Wilson	18	19	37	1,150	50	20	35	55	24	15	39	-33%	-5%
<b>Tennessee</b>	<b>2,782</b>	<b>1,893</b>	<b>4,675</b>	<b>583</b>	<b>15*</b>	<b>2,091</b>	<b>1,478</b>	<b>3,569</b>	<b>1,741</b>	<b>1,288</b>	<b>3,029</b>	<b>31%</b>	<b>54%</b>
<b>U.S. Total</b>	<b>108,875</b>	<b>79,474</b>	<b>336,173**</b>	<b>380</b>		<b>100,578</b>	<b>65,017</b>	<b>321,480**</b>	<b>53,904</b>	<b>71,563</b>	<b>252,363**</b>	<b>5%</b>	<b>33%</b>

\*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 two categories.

Source: RealtyTrac®