



Tennessee Foreclosure Trends: March 2009

How many/where/patterns

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According to the latest data from RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,421 foreclosure filings¹ in March 2009, a 20 percent increase from the previous month (February 2009), and a 75 percent increase from the same month last year (March 2008). Total foreclosure filings in Tennessee accounted for 1.30 percent of 341,180 foreclosure filings in the nation. In terms of total foreclosure filings, the U.S., as a whole, had a 17 percent increase from February 2009, and a 46 percent increase from March 2008. There was one foreclosure filing for every 616 households, which puts Tennessee in 16th place in the nation (national average was 1 filing for 375 households).

The total foreclosure filings in three major counties (Davidson, Knox and Shelby) accounted for 61 percent of total foreclosure filings in the State in March 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 195 households), and also in terms of total number of foreclosure filings (2,041 properties with foreclosure filings), followed by Sevier county with 1 filing for every 382 households. In Shelby County, total foreclosure filings were 43 percent higher than the last month and 87 percent higher than the same month last year (March 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (427), followed by Knox County (236) and Hamilton County (198). Hancock, Moore, and Pickett Counties did not have any properties with foreclosure filings in March 2009.

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- March 2009

County Name	March 2009			Total Feb09	Total Mar08	% Change from February 2009	% Change from March 2008
	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Anderson	24	1,421	56	27	18	-11%	33%
Bedford	30	575	3	26	20	15%	50%
Benton	4	2,247	76	11	5	-64%	-20%
Bledsoe	4	1,350	46	7	2	-43%	100%
Blount	25	2,097	72	16	19	56%	32%
Bradley	39	1,051	31	43	30	-9%	30%
Campbell	10	1,909	66	23	12	-57%	-17%
Cannon	9	631	7	4	1	125%	800%
Carroll	10	1,356	47	11	9	-9%	11%
Carter	12	2,271	77	15	8	-20%	50%
Cheatham	26	600	6	28	7	-7%	271%
Chester	8	844	19	0	2	--	300%
Claiborne	9	1,657	61	11	3	-18%	200%
Clay	2	2,080	71	2	1	0%	100%
Cocke	12	1,379	52	8	7	50%	71%
Coffee	21	1,088	33	25	8	-16%	163%
Crockett	7	907	25	10	4	-30%	75%
Cumberland	10	2,416	79	20	6	-50%	67%
Davidson	427	653	8	304	184	40%	132%
Decatur	4	1,688	64	4	3	0%	33%
DeKalb	4	2,210	73	4	3	0%	33%
Dickson	12	1,658	62	28	16	-57%	-25%
Dyer	14	1,221	38	9	15	56%	-7%
Fayette	3	4,688	89	3	4	0%	-25%
Fentress	4	1,987	69	9	1	-56%	300%
Franklin	8	2,352	78	4	4	100%	100%
Gibson	18	1,249	41	25	18	-28%	0%
Giles	7	1,962	68	10	5	-30%	40%
Grainger	7	1,461	58	12	5	-42%	40%
Greene	25	1,226	39	25	25	0%	0%
Grundy	1	6,570	90	4	0	-75%	--
Hamblen	24	1,100	34	27	7	-11%	243%
Hamilton	198	752	14	182	114	9%	74%
Hancock	0	--	93	4	1	-100%	-100%
Hardeman	8	1,417	55	6	15	33%	-47%
Hardin	7	1,928	67	11	7	-36%	0%
Hawkins	19	1,370	50	21	8	-10%	138%
Haywood	3	2,838	83	9	8	-67%	-63%
Henderson	6	2,013	70	8	2	-25%	200%
Henry	11	1,512	60	9	15	22%	-27%
Hickman	10	931	27	17	5	-41%	100%
Houston	3	1,360	49	2	3	50%	0%

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

County Name	March 2009			Total Feb09	Total Mar08	% Change from February 2009	% Change from March 2008
	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Humphreys	4	2,239	75	8	4	-50%	0%
Jackson	2	2,701	82	2	2	0%	0%
Jefferson	32	692	11	34	10	-6%	220%
Johnson	5	1,701	65	2	4	150%	25%
Knox	236	821	16	182	120	30%	97%
Lake	2	1,381	53	1	0	100%	--
Lauderdale	12	959	29	10	3	20%	300%
Lawrence	15	1,158	37	15	17	0%	-12%
Lewis	4	1,256	42	8	6	-50%	-33%
Lincoln	6	2,418	80	3	8	100%	-25%
Loudon	14	1,415	54	21	11	-33%	27%
Macon	13	728	13	9	4	44%	225%
Madison	60	712	12	44	40	36%	50%
Marion	6	2,234	74	6	7	0%	-14%
Marshall	22	581	5	15	10	47%	120%
Maury	44	802	15	47	27	-6%	63%
McMinn	25	905	24	30	13	-17%	92%
McNairy	8	1,469	59	9	8	-11%	0%
Meigs	6	942	28	5	2	20%	200%
Monroe	21	895	22	28	10	-25%	110%
Montgomery	52	1,279	43	103	58	-50%	-10%
Moore	0	--	93	0	3	--	-100%
Morgan	3	2,696	81	7	3	-57%	0%
Obion	9	1,658	63	11	4	-18%	125%
Overton	1	9,573	92	5	3	-80%	-67%
Perry	1	4,317	87	2	3	-50%	-67%
Pickett	0	--	93	1	1	-100%	-100%
Polk	7	1,158	36	6	2	17%	250%
Putnam	21	1,443	57	26	6	-19%	250%
Rhea	10	1,371	51	17	9	-41%	11%
Roane	27	912	26	20	20	35%	35%
Robertson	24	1,045	30	29	19	-17%	26%
Rutherford	145	682	9	140	91	4%	59%
Scott	3	3,105	84	5	4	-40%	-25%
Sequatchie	9	578	4	3	1	200%	800%
Sevier	112	382	2	100	40	12%	180%
Shelby	2,041	195	1	1,432	1,092	43%	87%
Smith	10	821	17	4	4	150%	150%

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

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	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Stewart	7	901	23	1	3	600%	133%
Sullivan	17	4,329	88	18	18	-6%	-6%
Sumner	90	689	10	79	48	14%	88%
Tipton	17	1,356	48	11	41	55%	-59%
Trousdale	3	1,126	35	1	3	200%	0%
Unicoi	2	4,284	86	6	3	-67%	-33%
Union	7	1,302	45	7	6	0%	17%
Van Buren	3	857	20	2	1	50%	200%
Warren	20	870	21	22	9	-9%	122%
Washington	41	1,290	44	36	22	14%	86%
Wayne	1	7,059	91	3	4	-67%	-75%
Weakley	5	3,136	85	5	7	0%	-29%
White	10	1,065	32	8	6	25%	67%
Williamson	50	1,229	40	43	29	16%	72%
Wilson	51	835	18	35	23	46%	122%
Tennessee	4,421	616	16*	3,691	2,522	20%	75%
U.S. Total	341,180	375		290,453	233,089	17%	46%

*Tennessee Ranking in the Nation among Other States

Source: RealtyTrac®

Nashville, Tennessee 37243-0900