



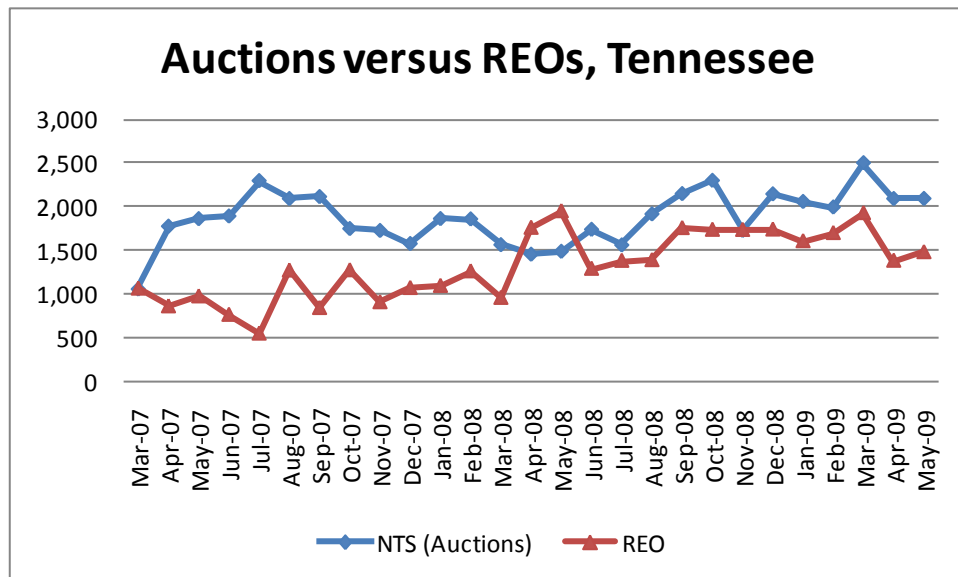
## Tennessee Foreclosure Trends: May 2009

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,569 properties with foreclosure filings<sup>1</sup> in May 2009, a three (3) percent increase from the previous month (April 2009) and a four (4) percent increase from the same month last year (May 2008). The total number of properties with foreclosure filings in Tennessee accounted for one (1) percent of the 321,480 foreclosure filings in the nation. In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a six (6) percent decline from April 2009, and an 18 percent increase from May 2008. Tennessee had one (1) foreclosure filing for every 763 housing units, placing the state in 21<sup>th</sup> place in the nation (the national average was 1 filing for 398 housing units), up from number 24 in the previous month. The state with the highest foreclosure rate in May 2009 was Nevada with one (1) filing for every 64 housing units.

The increase in May in Tennessee was driven largely by a seven (7) percent increase in bank repossessions (REO) from the previous month, although notice of trustee sales (NTS) (basically auctions) did not change from the previous month. As the following graph shows, REOs were fairly stable until March 2009, after a peak in September 2008. Last month (April 2009) REOs were almost down to their 12-month low level (in June 2008).



<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).

The total foreclosure filings in four major counties (Davidson, Hamilton, Knox and Shelby) accounted for 57 percent of total foreclosure filings in the State in May 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 282 households), and also in terms of total number of properties with foreclosure filings (1,412 properties with foreclosure filings). In Shelby County, total foreclosure filings were equal to the number of filings last month and 10 percent lower than the same month last year (May 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (269), followed by Hamilton County (186) and Knox County (153).

The total number of properties with foreclosure filings decreased by 31 percent (from 223 properties last month) in Knox County. Clay, Hancock, Lake, and Unicoi Counties did not have any properties with foreclosure filings in May 2009. Sumner County experienced a significant increase from April 2009. The total number of properties with foreclosure filings in Sumner County increased from 53 to 111 (a 109 percent increase).

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

County Name	May 2009					April 2009			May 2008			% Change from Apr09	% Change from May08
	Total Number of Properties		with 1/every X Foreclosure Filings	Household (Rate)	Ranking among all counties	Total Number of Properties		with Foreclosure Filings	Total Number of Properties		with Foreclosure Filings		
	NTS	REO				NTS	REO		NTS	REO			
Anderson	11	13	24	1,421	50	11	16	27	7	12	19	-11%	26%
Bedford	10	15	25	690	8	7	11	18	8	11	19	39%	32%
Benton	2	2	4	2,247	72	2	2	4	2	2	4	0%	0%
Bledsoe	2	1	3	1,800	63	1	2	3	2	1	3	0%	0%
Blount	28	2	30	1,747	62	17	0	17	12	0	12	76%	150%
Bradley	17	21	38	1,079	32	22	20	42	16	25	41	-10%	-7%
Campbell	10	7	17	1,123	36	8	14	22	8	4	12	-23%	42%
Cannon	2	6	8	710	10	3	2	5	0	5	5	60%	60%
Carroll	5	11	16	847	19	2	3	5	4	7	11	220%	45%
Carter	4	3	7	3,893	85	5	6	11	4	5	9	-36%	-22%
Ceatham	15	10	25	624	5	16	8	24	6	14	20	4%	25%
Chester	1	3	4	1,687	59	1	0	1	5	2	7	300%	-43%
Claiborne	3	6	9	1,657	57	2	4	6	2	9	11	50%	-18%
Clay	0	0	0	--	92	1	0	1	0	0	0	-100%	--
Cocke	11	3	14	1,182	41	3	4	7	2	3	5	100%	180%
Coffee	11	6	17	1,344	45	7	9	16	1	10	11	6%	55%
Crockett	4	2	6	1,059	30	2	4	6	1	2	3	0%	100%
Cumberland	3	8	11	2,196	69	2	11	13	6	9	15	-15%	-27%
Davidson	144	125	269	1,037	28	147	110	257	86	148	234	5%	15%
Decatur	1	1	2	3,376	83	0	1	1	0	0	0	100%	--
DeKalb	3	1	4	2,210	70	4	1	5	4	0	4	-20%	0%
Dickson	13	9	22	904	24	10	6	16	6	12	18	38%	22%
Dyer	9	15	24	713	12	10	6	16	6	12	18	50%	33%
Fayette	9	0	9	1,563	55	11	0	11	4	6	10	-18%	-10%
Fentress	0	1	1	7,948	91	2	2	4	2	2	4	-75%	-75%
Franklin	6	6	12	1,568	56	5	5	10	2	5	7	20%	71%
Gibson	7	45	52	432	2	18	17	35	10	19	29	49%	79%
Giles	5	7	12	1,144	37	4	4	8	3	5	8	50%	50%
Grainger	2	2	4	2,556	73	8	4	12	2	5	7	-67%	-43%
Greene	16	13	29	1,057	29	11	9	20	8	14	22	45%	32%
Grundy	0	1	1	6,570	90	2	1	3	3	0	3	-67%	-67%
Hamblen	10	16	26	1,016	27	17	24	41	14	18	32	-37%	-19%
Hamilton	70	116	186	801	18	71	86	157	46	96	142	18%	31%
Hancock	0	0	0	--	92	0	0	0	0	1	1	--	-100%
Hardeman	5	8	13	872	22	6	28	34	2	61	63	-62%	-79%
Hardin	5	4	9	1,500	53	6	8	14	3	4	7	-36%	29%
Hawkins	5	12	17	1,531	54	2	15	17	3	6	9	0%	89%
Haywood	3	5	8	1,064	31	2	3	5	3	9	12	60%	-33%
Henderson	1	2	3	4,025	86	4	4	8	2	4	6	-63%	-50%
Henry	4	8	12	1,386	49	6	5	11	4	5	9	9%	33%
Hickman	6	6	12	776	16	5	11	16	2	5	7	-25%	71%
Houston	0	1	1	4,080	87	0	1	1	0	0	0	0%	--

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

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	Total Number of Properties		with 1/every X Foreclosure Filings	Household (Rate)	Ranking among all counties	Total Number of Properties		with Foreclosure Filings	Total Number of Properties		with Foreclosure Filings		
	NTS	REO				NTS	REO		NTS	REO			
Humphreys	3	3	6	1,492	52	2	3	5	1	2	3	20%	100%
Jackson	0	1	1	5,401	89	0	0	0	1	3	4	--	-75%
Jefferson	11	8	19	1,166	39	12	9	21	11	7	18	-10%	6%
Johnson	1	3	4	2,126	67	1	1	2	0	2	2	100%	100%
Knox	80	73	153	1,266	43	74	149	223	49	105	154	-31%	-1%
Lake	0	0	0	--	92	2	0	2	1	2	3	-100%	-100%
Lauderdale	6	10	16	719	13	7	11	18	7	7	14	-11%	14%
Lawrence	5	10	15	1,158	38	7	8	15	2	5	7	0%	114%
Lewis	1	2	3	1,674	58	1	1	2	2	4	6	50%	-50%
Lincoln	3	2	5	2,901	76	4	4	8	2	6	8	-38%	-38%
Loudon	15	8	23	861	20	11	12	23	7	12	19	0%	21%
Macon	2	6	8	1,182	42	4	1	5	2	7	9	60%	-11%
Madison	29	29	58	737	14	22	14	36	22	22	44	61%	32%
Marion	1	5	6	2,234	71	2	0	2	3	4	7	200%	-14%
Marshall	10	8	18	710	11	6	12	18	8	8	16	0%	13%
Maury	23	16	39	905	25	15	24	39	8	33	41	0%	-5%
McMinn	8	26	34	665	7	14	11	25	6	7	13	36%	162%
McNairy	3	7	10	1,175	40	0	1	1	5	10	15	900%	-33%
Meigs	1	2	3	1,885	64	2	2	4	1	2	3	-25%	0%
Monroe	8	16	24	783	17	5	13	18	6	7	13	33%	85%
Montgomery	32	29	61	1,090	34	30	24	54	30	29	59	13%	3%
Moore	0	1	1	2,906	77	0	0	0	0	0	0	--	--
Morgan	1	5	6	1,348	46	2	0	2	2	3	5	200%	20%
Obion	5	2	7	2,132	68	7	2	9	3	3	6	-22%	17%
Overton	2	1	3	3,191	82	1	1	2	0	0	0	50%	--
Perry	1	0	1	4,317	88	0	0	0	1	0	1	--	0%
Pickett	1	0	1	3,096	80	0	0	0	0	1	1	--	0%
Polk	2	4	6	1,351	47	2	3	5	1	2	3	20%	100%
Putnam	13	10	23	1,317	44	10	11	21	4	10	14	10%	64%
Rhea	4	6	10	1,371	48	3	13	16	4	5	9	-38%	11%
Roane	7	15	22	1,119	35	10	5	15	4	13	17	47%	29%
Robertson	15	13	28	895	23	18	9	27	14	29	43	4%	-35%
Rutherford	74	40	114	867	21	77	52	129	51	69	120	-12%	-5%
Scott	3	0	3	3,105	81	2	0	2	2	0	2	50%	50%
Sequatchie	4	4	8	650	6	3	5	8	0	2	2	0%	300%
Sevier	47	44	91	470	3	42	48	90	19	29	48	1%	90%
Shelby	1,031	381	1,412	282	1	1,071	339	1,410	816	759	1,575	0%	-10%
Smith	3	1	4	2,052	65	2	7	9	1	5	6	-56%	-33%

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	NTS	REO				NTS	REO		NTS	REO			
Stewart	2	1	3	2,102	66	2	0	2	0	1	1	50%	200%
Sullivan	24	0	24	3,066	79	18	1	19	17	1	18	26%	33%
Sumner	51	60	111	559	4	24	29	53	23	42	65	109%	71%
Tipton	25	0	25	922	26	29	0	29	11	18	29	-14%	-14%
Trousdale	1	1	2	1,690	60	5	5	10	1	7	8	-80%	-75%
Unicoi	0	0	0	--	92	1	2	3	0	1	1	-100%	-100%
Union	1	2	3	3,039	78	3	3	6	1	4	5	-50%	-40%
Van Buren	1	0	1	2,572	74	0	0	0	1	1	2	--	-50%
Warren	6	10	16	1,087	33	3	12	15	3	16	19	7%	-16%
Washington	12	19	31	1,706	61	14	19	33	3	20	23	-6%	35%
Wayne	2	0	2	3,530	84	1	0	1	1	2	3	100%	-33%
Weakley	3	3	6	2,613	75	1	4	5	3	8	11	20%	-45%
White	6	9	15	710	9	3	6	9	3	1	4	67%	275%
Williamson	19	24	43	1,429	51	27	22	49	16	26	42	-12%	2%
Wilson	20	35	55	774	15	25	15	40	12	27	39	38%	41%
<b>Tennessee</b>	<b>2,091</b>	<b>1,478</b>	<b>3,569</b>	<b>763</b>	<b>21*</b>	<b>2,090</b>	<b>1,380</b>	<b>3,470</b>	<b>1,492</b>	<b>1,947</b>	<b>3,439</b>	<b>3%</b>	<b>4%</b>
<b>U.S. Total**</b>	<b>100,578</b>	<b>65,017</b>	<b>321,480</b>	<b>398</b>		<b>100,559</b>	<b>63,903</b>	<b>342,038</b>	<b>52,717</b>	<b>85,540</b>	<b>273,001</b>	<b>-6%</b>	<b>18%</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 shown here.

Source: RealtyTrac®