



## Tennessee Foreclosure Trends: November 2009

### How many/where/patterns

Hulya Arik, Ph.D.  
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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,725 properties with foreclosure filings<sup>1</sup> in November 2009, an eight percent decline from the previous month (October 2009) and an eight percent increase from the same month last year (November 2008). Although this is a large decline from the previous month it might be too soon to call the lower foreclosure filings as a new declining trend for Tennessee.

The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 306,627 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero in Hancock, Houston, Lake, Moore, and Pickett Counties to 1,366 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had an eight percent decline from October 2009, and an 18 percent increase from November 2008. On average, there was one filing for every 417 housing units. According to James J. Saccacio, chief executive officer of RealtyTrac, “November was the fourth straight month that the U.S. foreclosure activity has declined after hitting an all-time high for our report in July<sup>2</sup>”.

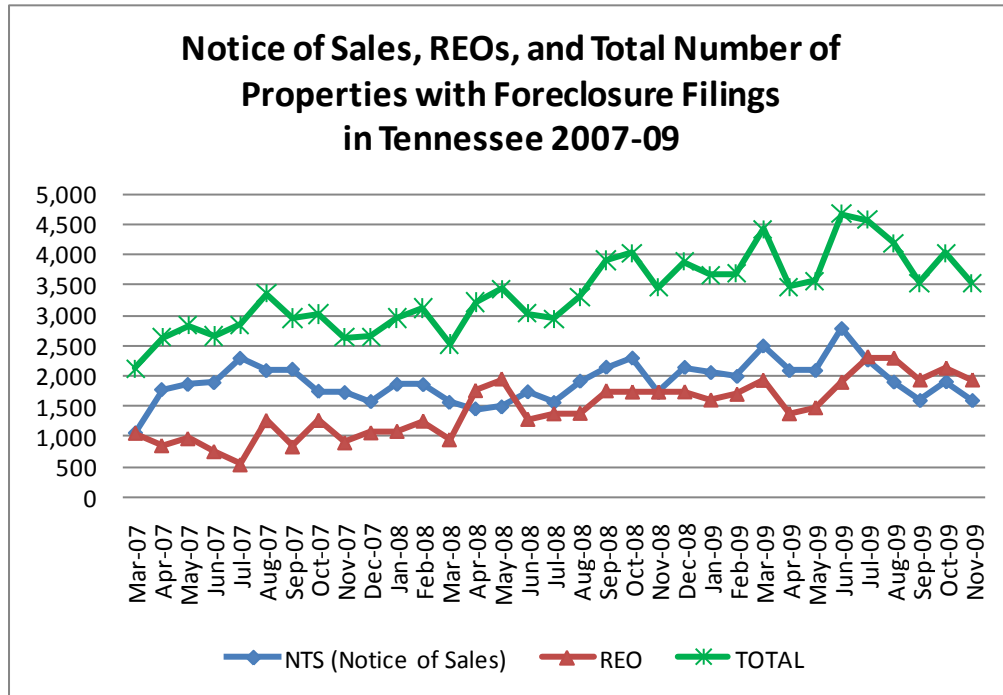
Tennessee had one foreclosure filing for every 731 housing units, putting the State in 23<sup>rd</sup> place in the nation, the same place as the last month. The state with the highest foreclosure rate in November 2009 was Nevada with one foreclosure filing for every 119 housing unit and 9,265 properties with foreclosure filings, followed by Florida and California.

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<sup>1</sup> For Tennessee, RealtyTrac’s report (<http://relatytrac.com/trendcenter/>) 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).

<sup>2</sup> RealtyTrac News Release, November 2009, [U.S. Foreclosure Activity Decreases 8 Percent In November](#)

Both bank repossessions (REO) and notice of trustee sales (NTS) declined from the previous month. The decline in notice of trustee sales was larger than the decline in REOs, 16 percent and nine percent, respectively.



The total foreclosure filings in the four major counties (Davidson, Hamilton, Knox, and Shelby) accounted for 57 percent of total foreclosure filings in the State in November 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 292 households), and also in terms of total number of properties with foreclosure filings (1,366 properties with foreclosure filings). In Shelby County, total foreclosure filings volume did not change from the previous month and declined by one percent from the same month last year (November 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (292), followed by Knox County (240) and Hamilton County (232). In Davidson County, the total number of properties with foreclosure filings was substantially lower than the previous month (39%), while Hamilton County experienced a large increase from the previous month (46%). Knox County foreclosure filings also increased relative to the previous month by eight percent.

57 counties had declines from last month, while 28 counties had increases. 10 counties did not see any change in the number of properties with foreclosure filings. Bedford and Maury counties experienced large increases from the previous month. In Bedford County, the total number of properties with foreclosure filings increased from 20 to 64, a 220% increase, while in Maury County foreclosure filings increased from 38 to 59, a 55% increase.

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

County Name	November 2009			October 2009	November 2008	% Change from October '09	% Change from November '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		
Anderson	41	832	20	34	20	21%	105%
Bedford	64	270	1	20	28	220%	129%
Benton	3	2,995	77	3	4	0%	-25%
Bledsoe	1	5,399	86	5	3	-80%	-67%
Blount	26	2,016	64	60	16	-57%	63%
Bradley	51	804	16	49	35	4%	46%
Campbell	25	763	13	13	16	92%	56%
Cannon	2	2,840	74	5	0	-60%	--
Carroll	12	1,130	39	12	20	0%	-40%
Carter	10	2,725	72	10	6	0%	67%
Cheatham	7	2,227	68	25	13	-72%	-46%
Chester	1	6,748	87	7	1	-86%	0%
Claiborne	5	2,983	75	9	8	-44%	-38%
Clay	1	4,160	82	0	1	--	0%
Cocke	19	871	24	12	2	58%	850%
Coffee	24	952	28	25	16	-4%	50%
Crockett	6	1,059	35	8	4	-25%	50%
Cumberland	13	1,858	62	44	20	-70%	-35%
Davidson	292	955	29	476	351	-39%	-17%
Decatur	3	2,250	70	2	2	50%	50%
DeKalb	5	1,768	60	2	2	150%	150%
Dickson	31	642	8	25	14	24%	121%
Dyer	17	1,006	30	20	11	-15%	55%
Fayette	8	1,758	59	6	9	33%	-11%
Fentress	2	3,974	81	7	2	-71%	0%
Franklin	12	1,568	53	17	7	-29%	71%
Gibson	25	899	25	30	34	-17%	-26%
Giles	15	915	26	10	10	50%	50%
Grainger	9	1,136	41	2	6	350%	50%
Greene	16	1,915	63	22	13	-27%	23%
Grundy	6	1,095	36	6	3	0%	100%
Hamblen	31	852	22	36	28	-14%	11%
Hamilton	232	642	8	159	154	46%	51%
Hancock	0	NA	91	1	0	-100%	--
Hardeman	19	597	5	10	16	90%	19%
Hardin	4	3,374	80	5	7	-20%	-43%
Hawkins	23	1,131	40	11	16	109%	44%
Haywood	3	2,838	73	12	4	-75%	-25%
Henderson	12	1,006	31	6	10	100%	20%
Henry	9	1,848	61	11	7	-18%	29%
Hickman	15	621	7	10	10	50%	50%
Houston	0	NA	91	1	1	-100%	-100%
Humphreys	6	1,492	51	4	5	50%	20%
Jackson	7	772	14	3	1	133%	600%
Jefferson	27	821	18	27	27	0%	0%
Johnson	1	8,504	89	4	5	-75%	-80%
Knox	240	807	17	223	180	8%	33%
Lake	0	NA	91	1	3	-100%	-100%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- November 2009, continued**

County Name	November 2009			October 2009	November 2008	% Change from October '09	% Change from November '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		
Lauderdale	7	1,643	57	9	12	-22%	-42%
Lawrence	17	1,022	33	17	7	0%	143%
Lewis	6	837	21	7	2	-14%	200%
Lincoln	13	1,116	37	13	4	0%	225%
Loudon	24	825	19	53	33	-55%	-27%
Macon	3	3,153	78	5	8	-40%	-63%
Madison	42	1,018	32	82	75	-49%	-44%
Marion	6	2,234	69	4	4	50%	50%
Marshall	8	1,599	55	18	11	-56%	-27%
Maury	59	598	6	38	34	55%	74%
McMinn	32	707	10	33	28	-3%	14%
McNairy	16	735	11	20	8	-20%	100%
Meigs	4	1,414	49	7	3	-43%	33%
Monroe	15	1,253	44	22	16	-32%	-6%
Montgomery	70	950	27	59	76	19%	-8%
Moore	0	NA	91	1	0	-100%	--
Morgan	4	2,022	65	7	5	-43%	-20%
Obion	5	2,985	76	7	8	-29%	-38%
Overton	1	9,573	90	6	2	-83%	-50%
Perry	1	4,317	84	0	1	--	0%
Pickett	0	NA	91	1	0	-100%	--
Polk	4	2,027	66	8	3	-50%	33%
Putnam	20	1,515	52	24	21	-17%	-5%
Rhea	10	1,371	48	18	14	-44%	-29%
Roane	20	1,231	43	22	43	-9%	-53%
Robertson	34	737	12	46	24	-26%	42%
Rutherford	176	562	4	178	142	-1%	24%
Scott	2	4,658	85	3	0	-33%	--
Sequatchie	4	1,300	45	12	5	-67%	-20%
Sevier	92	465	3	100	60	-8%	53%
Shelby	1,366	292	2	1,360	1,382	0%	-1%
Smith	5	1,642	56	4	8	25%	-38%
Stewart	4	1,577	54	3	3	33%	33%
Sullivan	23	3,199	79	32	10	-28%	130%
Sumner	79	785	15	98	106	-19%	-25%
Tipton	22	1,048	34	34	15	-35%	47%
Trousdale	3	1,126	38	2	2	50%	50%
Unicoi	2	4,284	83	2	3	0%	-33%
Union	7	1,302	46	7	2	0%	250%
Van Buren	1	2,572	71	2	1	-50%	0%
Warren	20	870	23	16	15	25%	33%
Washington	32	1,653	58	29	22	10%	45%
Wayne	1	7,059	88	3	2	-67%	-50%
Weakley	11	1,425	50	6	5	83%	120%
White	8	1,331	47	10	9	-20%	-11%
Williamson	28	2,194	67	59	42	-53%	-33%
Wilson	37	1,150	42	53	35	-30%	6%
<b>Tennessee</b>	<b>3,725</b>	<b>731</b>	<b>23*</b>	<b>4,030</b>	<b>3,462</b>	<b>-8%</b>	<b>8%</b>
<b>U.S. Total</b>	<b>306,627</b>	<b>417</b>		<b>332,292</b>	<b>259,085</b>	<b>-8%</b>	<b>18%</b>

\*Tennessee Ranking in the Nation among Other States

Source: RealtyTrac®