



Tennessee Foreclosure Trends: October 2009

How many/where/patterns

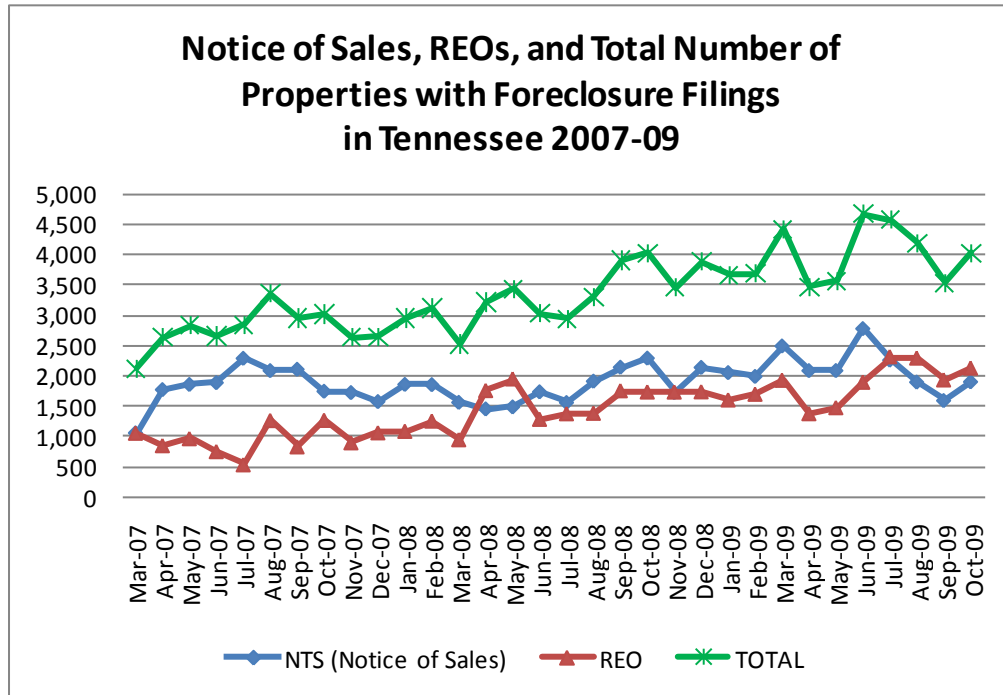
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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,030 properties with foreclosure filings¹ in October 2009, a 14 percent increase from the previous month (September 2009) and no change from the same month last year (October 2008). The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 332,292 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero in Clay and Perry Counties to 1,360 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a three percent decline from September 2009, and a 19 percent increase from October 2008. Tennessee had one foreclosure filing for every 676 housing units, putting the State in 23rd place in the nation (the national average was 1 filing for 385 housing units), down from number 28 in the previous month. The state with the highest foreclosure rate in October 2009 was Nevada with one foreclosure filing for every 80 housing unit and 13,842 properties with foreclosure filings, followed by California and Florida.

¹ For Tennessee, RealtyTrac's report (<http://relatyrac.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).

Both bank repossessions (REO) and notice of trustee sales (NTS) increased from the previous month. However, the increase in notice of trustee sales was larger than the increase in REOs, 19 percent and 10 percent, respectively.



The total foreclosure filings in four major counties (Davidson, Hamilton, Knox, and Shelby) accounted for 55 percent of total foreclosure filings in the State in October 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 293 households), and also in terms of total number of properties with foreclosure filings (1,360 properties with foreclosure filings). In Shelby County, total foreclosure filings were 12 percent higher than the number of filings last month and 27 percent lower than the same month last year (October 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (476), followed by Knox County (223) and Rutherford County (178).

50 counties had increases from last month, while 36 counties had declines. Nine Tennessee counties did not see any change in the number of properties with foreclosure filings.

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

County Name	October 2009			September 2009	October 2008	% Change from September '09	% Change from October '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	34	1,003	37	17	21	100%	62%
Bedford	20	863	29	22	32	-9%	-38%
Benton	3	2,995	84	2	5	50%	-40%
Bledsoe	5	1,080	42	6	4	-17%	25%
Blount	60	874	31	33	20	82%	200%
Bradley	49	837	26	40	47	23%	4%
Campbell	13	1,468	61	17	28	-24%	-54%
Cannon	5	1,136	52	8	3	-38%	67%
Carroll	12	1,130	49	15	13	-20%	-8%
Carter	10	2,725	81	7	9	43%	11%
Cheatham	25	624	11	18	22	39%	14%
Chester	7	964	36	6	4	17%	75%
Claiborne	9	1,657	64	9	12	0%	-25%
Clay	0	--	94	0	1	--	-100%
Cocke	12	1,379	59	18	6	-33%	100%
Coffee	25	914	32	22	18	14%	39%
Crockett	8	794	21	5	5	60%	60%
Cumberland	44	549	7	19	9	132%	389%
Davidson	476	586	9	347	306	37%	56%
Decatur	2	3,376	88	5	6	-60%	-67%
DeKalb	2	4,421	92	8	4	-75%	-50%
Dickson	25	796	22	25	16	0%	56%
Dyer	20	855	28	23	18	-13%	11%
Fayette	6	2,344	76	13	7	-54%	-14%
Fentress	7	1,135	51	3	8	133%	-13%
Franklin	17	1,107	45	20	14	-15%	21%
Gibson	30	749	19	17	37	76%	-19%
Giles	10	1,373	58	10	7	0%	43%
Grainger	2	5,113	93	8	11	-75%	-82%
Greene	22	1,393	60	23	25	-4%	-12%
Grundy	6	1,095	44	2	6	200%	0%
Hamblen	36	734	18	26	25	38%	44%
Hamilton	159	937	35	169	177	-6%	-10%
Hancock	1	3,402	89	0	0	--	--
Hardeman	10	1,134	50	14	13	-29%	-23%
Hardin	5	2,699	80	13	14	-62%	-64%
Hawkins	11	2,366	78	13	17	-15%	-35%
Haywood	12	709	15	7	15	71%	-20%
Henderson	6	2,013	69	3	11	100%	-45%
Henry	11	1,512	62	13	7	-15%	57%
Hickman	10	931	34	18	11	-44%	-9%
Houston	1	4,080	90	4	1	-75%	0%
Humphreys	4	2,239	74	9	2	-56%	100%
Jackson	3	1,800	66	2	2	50%	50%
Jefferson	27	821	25	28	23	-4%	17%
Johnson	4	2,126	72	1	2	300%	100%
Knox	223	868	30	230	166	-3%	34%
Lake	1	2,762	82	2	0	-50%	--

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

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Lauderdale	9	1,278	55	15	17	-40%	-47%		
Lawrence	17	1,022	39	14	16	21%	6%		
Lewis	7	718	17	3	0	133%	--		
Lincoln	13	1,116	46	4	7	225%	86%		
Loudon	53	374	2	23	23	130%	130%		
Macon	5	1,892	68	4	7	25%	-29%		
Madison	82	521	5	41	56	100%	46%		
Marion	4	3,351	87	4	4	0%	0%		
Marshall	18	710	16	11	24	64%	-25%		
Mauzy	38	928	33	49	45	-22%	-16%		
McMinn	33	685	14	39	29	-15%	14%		
McNairy	20	588	10	7	16	186%	25%		
Meigs	7	808	24	4	5	75%	40%		
Monroe	22	854	27	27	17	-19%	29%		
Montgomery	59	1,127	48	51	44	16%	34%		
Moore	1	2,906	83	1	2	0%	-50%		
Morgan	7	1,155	53	5	9	40%	-22%		
Obion	7	2,132	73	7	8	0%	-13%		
Overton	6	1,596	63	5	1	20%	500%		
Perry	0	--	94	3	3	-100%	-100%		
Pickett	1	3,096	85	0	0	--	--		
Polk	8	1,014	38	10	6	-20%	33%		
Putnam	24	1,262	54	14	29	71%	-17%		
Rhea	18	762	20	15	15	20%	20%		
Roane	22	1,119	47	29	25	-24%	-12%		
Robertson	46	545	6	42	48	10%	-4%		
Rutherford	178	555	8	133	121	34%	47%		
Scott	3	3,105	86	1	1	200%	200%		
Sequatchie	12	433	4	14	10	-14%	20%		
Sevier	100	428	3	123	83	-19%	20%		
Shelby	1,360	293	1	1,217	1,855	12%	-27%		
Smith	4	2,052	70	3	11	33%	-64%		
Stewart	3	2,102	71	5	6	-40%	-50%		
Sullivan	32	2,300	75	30	22	7%	45%		
Sumner	98	633	12	94	74	4%	32%		
Tipton	34	678	13	19	31	79%	10%		
Trousdale	2	1,690	65	5	3	-60%	-33%		
Unicoi	2	4,284	91	0	6	--	-67%		
Union	7	1,302	57	6	4	17%	75%		
Van Buren	2	1,286	56	2	0	0%	--		
Warren	16	1,087	43	12	13	33%	23%		
Washington	29	1,824	67	30	26	-3%	12%		
Wayne	3	2,353	77	1	3	200%	0%		
Weakley	6	2,613	79	5	10	20%	-40%		
White	10	1,065	41	10	14	0%	-29%		
Williamson	59	1,041	40	36	47	64%	26%		
Wilson	53	803	23	35	24	51%	121%		
Tennessee	4,030	676	23*	3,528	4,030	14%	0%		
U.S. Total	332,292	385		343,638	279,561	-3%	19%		

*Tennessee Ranking in the Nation among Other States

Source: RealtyTrac®