



Tennessee Foreclosure Trends: September 2009

How many/where/patterns

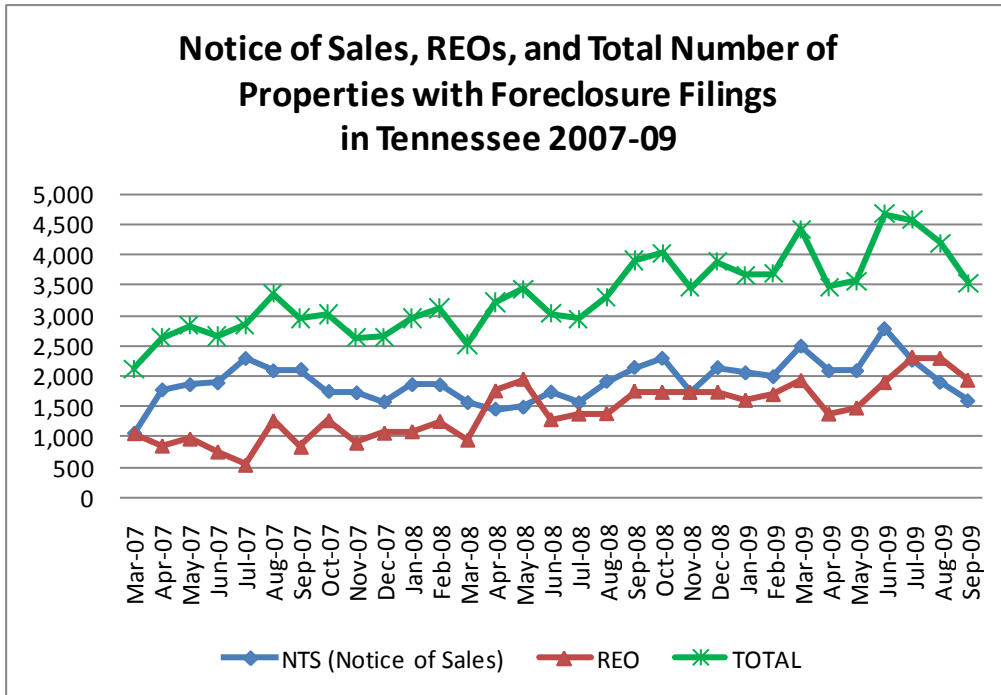
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November, 2009

According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,531 properties with foreclosure filings¹ in September 2009, a 16 percent decline from the previous month (August 2009) and a nine percent decline from the same month last year (September 2008). The total number of properties with foreclosure filings in Tennessee accounted for one (1) percent of the 343,638 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero in Clay, Hancock, Pickett, and Unicoi Counties to 1,217 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S., as a whole, had a four (4) percent decline from August 2009, and a 29 percent increase from September 2008. Tennessee had one foreclosure filing for every 772 housing units, putting the State in 28th place in the nation (the national average was one filing for 372 housing units). The state with the highest foreclosure rate in September 2009 was Nevada with one foreclosure filing for every 60 housing units and 18,766 properties with foreclosure filings, followed by California and Florida.

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

In Tennessee, both bank repossessions (REO) and notice of trustee sales (NTS) decreased by 16 percent from the previous month. Compared to the same month last year, NTS declined by 26% while REOs increased by 10%.



The total foreclosure filings in four major counties (Davidson, Hamilton, Knox, and Shelby) accounted for 56 percent of total foreclosure filings in the State in September 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of the ratio of foreclosure filings to households (one foreclosure filing for every 328 households), and also in terms of total number of properties with foreclosure filings (1,217 properties with foreclosure filings). In Shelby County, total foreclosure filings were 14 percent lower than the number of filings last month and 30 percent lower than the same month last year (September 2008). The county with the second highest total number of properties with foreclosure filings was Davidson (348), followed by Knox County (230) and Hamilton County (122).

32 counties had increases from last month, while 55 counties had declines. Eight Tennessee counties did not see any change in the number of properties with foreclosure filings. Monroe and Sullivan Counties had significant increases from the last month, and in both counties the increase in total number of properties with filings is triggered by the increase in REOs.

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

County Name	September 2009			August 2009	September 2008	% Change from August '09	% Change from September '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	17	2,006	73	32	20	-47%	-15%
Bedford	22	785	15	16	24	38%	-8%
Benton	2	4,493	88	3	8	-33%	-75%
Bledsoe	6	900	26	3	3	100%	100%
Blount	33	1,588	64	71	12	-54%	175%
Bradley	40	1,025	34	51	27	-22%	48%
Campbell	17	1,123	41	16	16	6%	6%
Cannon	8	710	10	7	1	14%	700%
Carroll	15	904	27	10	15	50%	0%
Carter	7	3,893	86	10	7	-30%	0%
Cheatham	18	866	24	15	19	20%	-5%
Chester	6	1,125	42	6	6	0%	0%
Claiborne	9	1,657	66	7	8	29%	13%
Clay	0	--	92	1	2	-100%	-100%
Cocke	18	919	29	19	10	-5%	80%
Coffee	22	1,038	36	31	23	-29%	-4%
Crockett	5	1,270	49	4	7	25%	-29%
Cumberland	19	1,271	50	17	9	12%	111%
Davidson	348	801	18	474	312	-27%	12%
Decatur	5	1,350	57	2	4	150%	25%
Dekalb	8	1,105	40	8	4	0%	100%
Dickson	25	796	17	27	14	-7%	79%
Dyer	23	743	13	20	14	15%	64%
Fayette	13	1,082	39	11	9	18%	44%
Fentress	3	2,649	78	5	5	-40%	-40%
Franklin	20	941	30	21	12	-5%	67%
Gibson	17	1,322	55	27	27	-37%	-37%
Giles	10	1,373	58	11	15	-9%	-33%
Grainger	8	1,278	51	9	7	-11%	14%
Greene	23	1,332	56	29	15	-21%	53%
Grundy	2	3,285	83	7	5	-71%	-60%
Hamblen	26	1,016	32	36	36	-28%	-28%
Hamilton	169	881	25	239	211	-29%	-20%
Hancock	0	--	92	2	0	-100%	--
Hardeman	14	810	19	9	8	56%	75%
Hardin	13	1,038	35	9	5	44%	160%
Hawkins	13	2,002	72	15	13	-13%	0%
Haywood	7	1,216	46	10	10	-30%	-30%
Henderson	3	4,025	87	7	10	-57%	-70%
Henry	13	1,279	52	6	10	117%	30%
Hickman	18	517	4	14	9	29%	100%
Houston	4	1,020	33	3	2	33%	100%
Humphreys	9	995	31	4	5	125%	80%
Jackson	2	2,701	79	3	3	-33%	-33%
Jefferson	28	791	16	25	16	12%	75%
Johnson	1	8,504	90	5	5	-80%	-80%
Knox	230	842	22	256	211	-10%	9%
Lake	2	1,381	59	1	3	100%	-33%

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

County Name	September 2009			August 2009	September 2008	% Change from August '09	% Change from September '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	15	767	14	15	19	0%	-21%
Lawrence	14	1,241	47	16	20	-13%	-30%
Lewis	3	1,674	67	4	3	-25%	0%
Lincoln	4	3,627	85	18	11	-78%	-64%
Loudon	23	861	23	22	26	5%	-12%
Macon	4	2,365	76	4	5	0%	-20%
Madison	41	1,043	37	61	105	-33%	-61%
Marion	4	3,351	84	9	3	-56%	33%
Marshall	11	1,163	43	23	18	-52%	-39%
Maury	49	720	11	80	52	-39%	-6%
Mcminn	39	580	5	32	28	22%	39%
Mcnaury	7	1,679	68	7	12	0%	-42%
Meigs	4	1,414	60	7	8	-43%	-50%
Monroe	28	671	8	11	18	155%	56%
Montgomery	51	1,304	54	66	86	-23%	-41%
Moore	1	2,906	81	1	1	0%	0%
Morgan	5	1,617	65	5	4	0%	25%
Obion	7	2,132	74	19	11	-63%	-36%
Overton	5	1,915	71	8	2	-38%	150%
Perry	3	1,439	61	0	3	--	0%
Pickett	0	--	92	1	0	-100%	--
Polk	10	811	20	4	6	150%	67%
Putnam	14	2,164	75	20	25	-30%	-44%
Rhea	15	914	28	25	15	-40%	0%
Roane	30	821	21	34	16	-12%	88%
Robertson	42	597	6	43	32	-2%	31%
Rutherford	133	743	12	156	104	-15%	28%
Scott	1	9,316	91	0	1	--	0%
Sequatchie	14	371	3	10	9	40%	56%
Sevier	123	348	2	103	65	19%	89%
Shelby	1,217	328	1	1,420	1,741	-14%	-30%
Smith	3	2,736	80	5	8	-40%	-63%
Stewart	5	1,261	48	2	5	150%	0%
Sullivan	30	2,453	77	10	14	200%	114%
Sumner	94	660	7	89	56	6%	68%
Tipton	19	1,214	44	31	25	-39%	-24%
Trousdale	5	676	9	4	2	25%	150%
Unicoi	0	--	92	1	2	-100%	-100%
Union	6	1,520	63	3	7	100%	-14%
Van Buren	2	1,286	53	2	0	0%	--
Warren	12	1,450	62	20	14	-40%	-14%
Washington	30	1,763	70	32	19	-6%	58%
Wayne	1	7,059	89	2	3	-50%	-67%
Weakley	5	3,136	82	7	5	-29%	0%
White	10	1,065	38	6	3	67%	233%
Williamson	36	1,707	69	93	36	-61%	0%
Wilson	35	1,216	45	55	35	-36%	0%
Tennessee	3,531	772	28*	4,200	3,900	-16%	-9%
U.S. Total	343,638	372		358,471	265,968	-4%	29%

*Tennessee Ranking in the Nation among Other States

Source: RealtyTrac®