



Tennessee Foreclosure Trends: April 2010

How many/where/patterns

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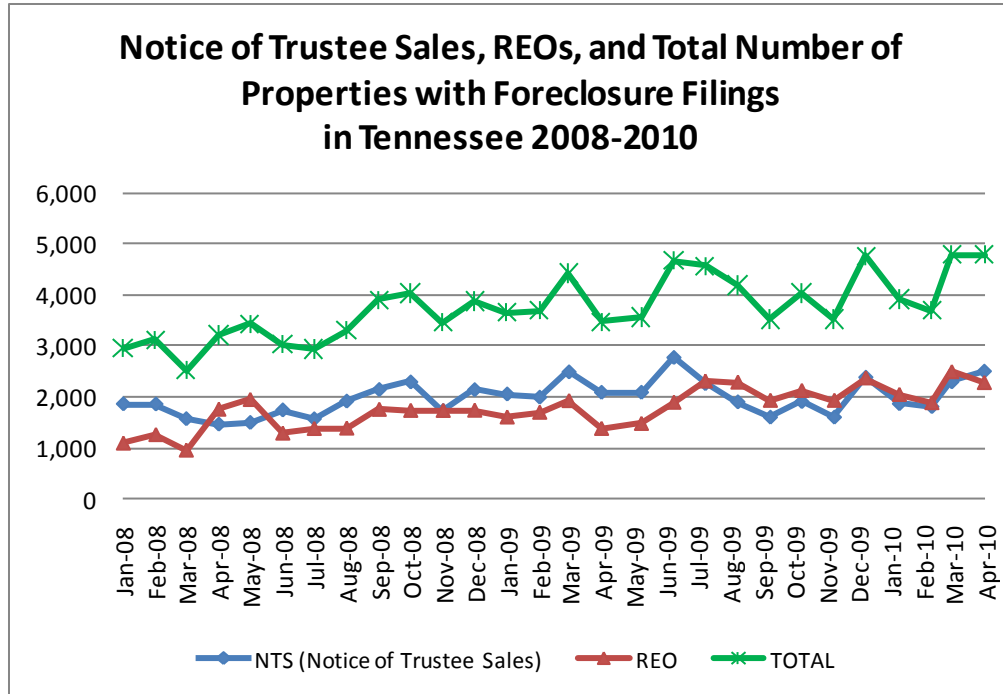
According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,789 properties with foreclosure filings¹ in April 2010. This volume represents no change from the previous month (March 2010) and a 38 percent increase from the same month last year (April 2009).

The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 333,837 foreclosure filings in the nation. In Tennessee, the properties with foreclosure filings ranged from zero in Hancock and Scott Counties to 1,613 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S. had a 9 percent decline from March 2010, and a two percent decline from April 2009. On average, there was one filing for every 387 housing units in the nation. Nevada ranked number one in the nation with one foreclosure filing for every 69 housing units. Tennessee had one foreclosure filing for every 576 housing units, putting the State in 22nd place in the nation.

¹ 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 (REO) properties that have been foreclosed on and repurchased by a bank.

In April 2010, there were 2,510 properties with Notice of Trustee Sales (NTS), a nine percent increase from the last month and a 20 percent increase from the same month last year (April 2009). 2,279 properties were repossessed by the lender (REOs) in April 2010, a nine percent decline from the last month (March 2010) and a 65 percent increase from April 2009.



The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 54 percent of the total foreclosure filings in the State in April 2010. Shelby County ranked as number one among all counties in Tennessee both by the ratio of foreclosure filings to housing units (1 foreclosure filing for every 249 housing units) and by the number of properties with foreclosure filings (1,613 properties). The total volume of foreclosure filings in Shelby County increased by 26 percent from the previous month and by 14 percent from the same month last year (April 2009). The county with the second highest number of properties with foreclosure filings was Davidson (429), followed by Knox County (298) and Hamilton County (228).

Compared to March 2010, the total number of properties with foreclosure filings decreased in April 2010 in Davidson, Knox, and Hamilton Counties by 27 percent, five percent, and four percent, respectively. 55 counties recorded declines in foreclosure filings from last month, while 33 counties had increases. Seven counties did not see any change in the number of properties with foreclosure filings.

Total Number of Properties with Foreclosure Filings-Tennessee Counties- April 2010

County Name	April 2010			March 2010	April 2009		
	Total Number of Properties with Foreclosure Filings	1/every X Housing Unit (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings	Total Number of Properties with Foreclosure Filings	% Change from March '10	% Change from April '09
Anderson	35	979	49	38	27	-8%	30%
Bedford	29	601	18	34	18	-15%	61%
Benton	9	1,000	50	4	4	125%	125%
Bledsoe	4	1,353	73	5	3	-20%	33%
Blount	50	1,060	55	52	17	-4%	194%
Bradley	64	649	20	62	42	3%	52%
Campbell	24	798	33	27	22	-11%	9%
Cannon	8	712	26	14	5	-43%	60%
Carroll	16	848	40	14	5	14%	220%
Carter	11	2,490	86	16	11	-31%	0%
Cheatham	34	464	7	24	24	42%	42%
Chester	9	755	28	8	1	13%	800%
Claiborne	17	883	43	13	6	31%	183%
Clay	1	4,167	92	1	1	0%	0%
Cocke	14	1,184	66	19	7	-26%	100%
Coffee	26	895	44	32	16	-19%	63%
Crockett	8	796	32	7	6	14%	33%
Cumberland	17	1,433	76	18	13	-6%	31%
Davidson	429	661	24	590	257	-27%	67%
Decatur	1	6,762	93	3	1	-67%	0%
Dekalb	4	2,219	84	6	5	-33%	-20%
Dickson	34	593	17	50	16	-32%	113%
Dyer	20	858	41	40	16	-50%	25%
Fayette	13	1,130	62	11	11	18%	18%
Fentress	13	613	19	12	4	8%	225%
Franklin	12	1,587	79	22	10	-45%	20%
Gibson	30	757	29	34	35	-12%	-14%
Giles	12	1,146	63	14	8	-14%	50%
Grainger	13	788	31	16	12	-19%	8%
Greene	30	1,029	53	46	20	-35%	50%
Grundy	5	1,317	72	6	3	-17%	67%
Hamblen	53	502	8	39	41	36%	29%
Hamilton	228	660	23	237	157	-4%	45%
Hancock	0	--	94	0	0	--	--
Hardeman	14	815	34	11	34	27%	-59%
Hardin	11	1,231	68	13	14	-15%	-21%
Hawkins	19	1,375	74	30	17	-37%	12%
Haywood	8	1,070	57	2	5	300%	60%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- April 2010, Continued

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Henderson	12	1,009	51	14	8	-14%	50%
Henry	13	1,282	70	11	11	18%	18%
Hickman	18	518	10	19	16	-5%	13%
Houston	2	2,043	82	4	1	-50%	100%
Humphreys	6	1,497	78	14	5	-57%	20%
Jackson	5	1,083	59	2	0	150%	--
Jefferson	29	778	30	42	21	-31%	38%
Johnson	3	2,839	88	4	2	-25%	50%
Knox	298	660	22	314	223	-5%	34%
Lake	1	2,769	87	1	2	0%	-50%
Lauderdale	40	289	2	25	18	60%	122%
Lawrence	21	829	35	15	15	40%	40%
Lewis	6	838	37	5	2	20%	200%
Lincoln	12	1,211	67	17	8	-29%	50%
Loudon	35	575	15	27	23	30%	52%
Macon	10	950	48	8	5	25%	100%
Madison	75	576	16	66	36	14%	108%
Marion	12	1,125	60	15	2	-20%	500%
Marshall	28	461	6	42	18	-33%	56%
Maury	82	440	5	94	39	-13%	110%
Mcminn	45	504	9	44	25	2%	80%
Mcnaury	18	655	21	16	1	13%	1700%
Meigs	11	521	11	7	4	57%	175%
Monroe	26	728	27	28	18	-7%	44%
Montgomery	81	843	39	77	54	5%	50%
Moore	2	1,475	77	0	0	--	--
Morgan	8	1,013	52	11	2	-27%	300%
Obion	16	933	47	15	9	7%	78%
Overton	4	2,401	85	8	2	-50%	100%
Perry	2	2,161	83	3	0	-33%	--
Pickett	1	3,103	89	1	0	0%	--
Polk	9	923	46	8	5	13%	80%
Putnam	29	1,060	54	29	21	0%	38%
Rhea	12	1,151	64	23	16	-48%	-25%
Roane	22	1,127	61	25	15	-12%	47%
Robertson	46	554	14	55	27	-16%	70%
Rutherford	186	547	13	252	129	-26%	44%
Scott	0	--	94	6	2	-100%	-100%

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Sequatchie	6	870	42	13	8	-54%	-25%
Sevier	120	361	3	134	90	-10%	33%
Shelby	1,613	249	1	1,276	1,410	26%	14%
Smith	9	921	45	14	9	-36%	0%
Stewart	2	3,166	90	5	2	-60%	0%
Sullivan	37	2,005	81	38	19	-3%	95%
Sumner	91	697	25	106	53	-14%	72%
Tipton	28	836	36	30	29	-7%	-3%
Trousdale	2	1,713	80	6	10	-67%	-80%
Unicoi	8	1,072	58	7	3	14%	167%
Union	11	838	38	11	6	0%	83%
Van Buren	2	1,289	71	0	0	--	--
Warren	15	1,163	65	18	15	-17%	0%
Washington	43	1,245	69	45	33	-4%	30%
Wayne	2	3,534	91	4	1	-50%	100%
Weakley	11	1,430	75	6	5	83%	120%
White	10	1,068	56	10	9	0%	11%
Williamson	148	425	4	91	49	63%	202%
Wilson	80	546	12	59	40	36%	100%
Tennessee	4,789	576	22*	4,790	3,470	0%	38%
U.S. Total	333,837	387		367,056	342,038	-9%	-2%

*Tennessee ranking in the nation among other states

Source: RealtyTrac®