



## Tennessee Foreclosure Trends: August 2010

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,265 properties with foreclosure filings<sup>1</sup> in August 2010. This volume represents an eight percent increase from the previous month (July 2010) and a two percent increase from the same month last year (August 2009).

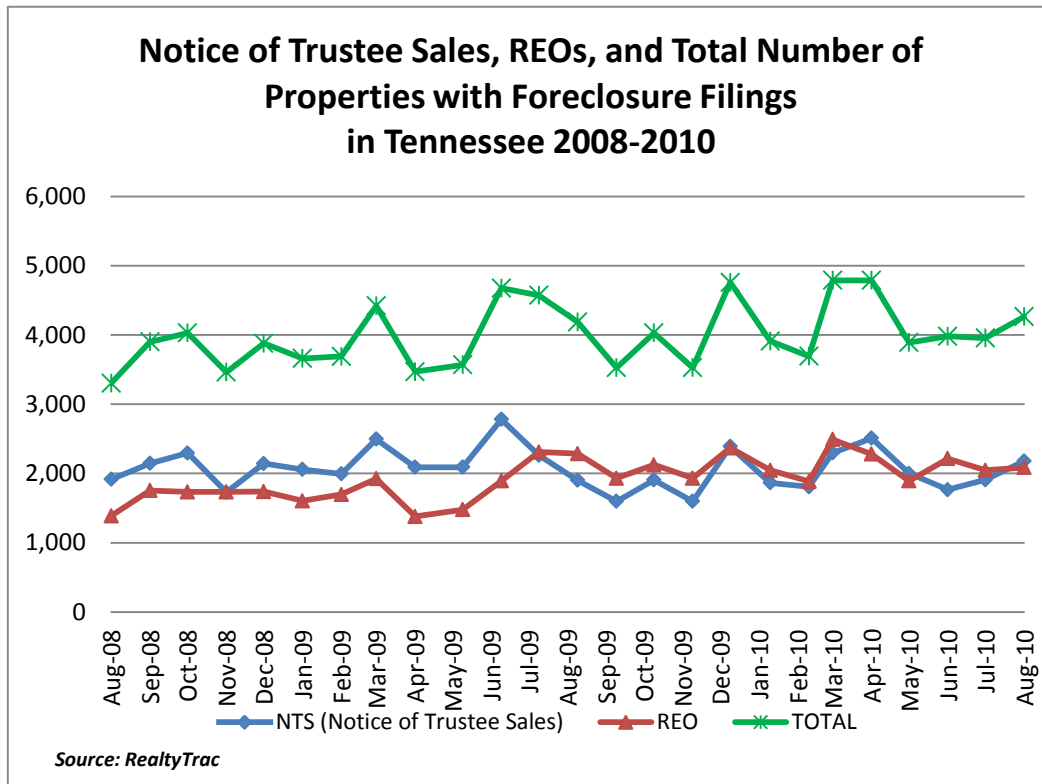
The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 338,836 foreclosure filings in the nation. In Tennessee, the number of properties with foreclosure filings ranged from zero in Hancock and Lake Counties to 1,283 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S. had a four percent increase from July 2010, and a five percent decline from August 2009. On average, there was one filing for every 381 housing units in the nation. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 84 housing units. Tennessee had one foreclosure filing for every 647 housing units, putting the State in 22<sup>nd</sup> place in the nation.

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

In August 2010, there were 2,179 properties with Notice of Trustee Sales (NTS), a 14 percent increase from the last month and a 15 percent increase from the same month last year (August 2009). There were 2,086 properties repossessed by the lenders (REOs) in August 2010, a two percent increase from the last month (July 2010) and nine percent decline from the same month last year (August 2009).



The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 52 percent of the total foreclosure filings in the State in August 2010. Shelby County, with one filing for every 314 housing units, had the highest foreclosure rate in the State. The County also had the highest number of properties with foreclosure filings in the State (1,283). The total volume of foreclosure filings in Shelby County increased by four percent from the previous month and declined by ten percent from the same month last year (August 2009). The county with the second highest number of properties with foreclosure filings was Davidson (451), followed by Hamilton County (249) and Knox County (245).

Compared to August 2009, the total number of properties with foreclosure filings declined in August 2010 in Davidson and Knox Counties by five percent and four percent, respectively while foreclosure filings increased in Hamilton County by four percent. Thirty-seven counties recorded declines in foreclosure filings from last month, while 48 counties had increases. Ten counties did not see any change in the number of properties with foreclosure filings.

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- August 2010**

County Name	August 2010			July 2010	August 2009	Percent Changes	
	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 July 2010	% Change from August 2009
Anderson	27	1,270	59	31	32	-13%	-16%
Bedford	16	1,090	48	15	16	7%	0%
Benton	9	1,000	44	9	3	0%	200%
Bledsoe	2	2,706	85	1	3	100%	-33%
Blount	59	899	36	45	71	31%	-17%
Bradley	54	769	26	43	51	26%	6%
Campbell	14	1,369	66	16	16	-13%	-13%
Cannon	10	569	10	3	7	233%	43%
Carroll	11	1,234	56	10	10	10%	10%
Carter	17	1,611	71	16	10	6%	70%
Cheatham	33	478	4	26	15	27%	120%
Chester	5	1,359	65	4	6	25%	-17%
Claiborne	20	751	25	10	7	100%	186%
Clay	2	2,084	81	0	1	--	100%
Cocke	15	1,105	49	17	19	-12%	-21%
Coffee	21	1,108	50	20	31	5%	-32%
Crockett	9	707	20	3	4	200%	125%
Cumberland	18	1,353	63	18	17	0%	6%
Davidson	451	629	15	387	474	17%	-5%
Decatur	4	1,691	73	2	2	100%	100%
DeKalb	6	1,480	69	12	8	-50%	-25%
Dickson	33	611	13	31	27	6%	22%
Dyer	10	1,716	75	21	20	-52%	-50%
Fayette	11	1,335	61	9	11	22%	0%
Fentress	2	3,984	90	10	5	-80%	-60%
Franklin	16	1,190	54	14	21	14%	-24%
Gibson	32	710	21	39	27	-18%	19%
Giles	6	2,293	84	13	11	-54%	-45%
Grainger	10	1,024	46	14	9	-29%	11%
Greene	33	935	40	28	29	18%	14%
Grundy	3	2,195	82	6	7	-50%	-57%
Hamblen	40	665	18	40	36	0%	11%
Hamilton	249	604	12	201	239	24%	4%
Hancock	0	--	94	0	2	--	-100%
Hardeman	9	1,268	58	6	9	50%	0%
Hardin	10	1,354	64	8	9	25%	11%
Hawkins	26	1,005	45	17	15	53%	73%
Haywood	5	1,712	74	8	10	-38%	-50%

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Henderson	4	3,026	88	10	7	-60%	-43%
Henry	9	1,852	77	5	6	80%	50%
Hickman	19	491	6	9	14	111%	36%
Houston	2	2,043	79	1	3	100%	-33%
Humphreys	4	2,246	83	4	4	0%	0%
Jackson	2	2,707	86	5	3	-60%	-33%
Jefferson	25	903	37	41	25	-39%	0%
Johnson	6	1,420	67	5	5	20%	20%
Knox	245	803	27	285	256	-14%	-4%
Lake	0	--	94	0	1	--	-100%
Lauderdale	13	891	35	7	15	86%	-13%
Lawrence	16	1,088	47	16	16	0%	0%
Lewis	6	838	32	4	4	50%	50%
Lincoln	18	808	29	9	18	100%	0%
Loudon	32	629	16	27	22	19%	45%
Macon	14	679	19	8	4	75%	250%
Madison	53	814	30	41	61	29%	-13%
Marion	4	3,375	89	7	9	-43%	-56%
Marshall	23	561	8	28	23	-18%	0%
Maury	72	501	7	75	80	-4%	-10%
McMinn	24	946	41	26	32	-8%	-25%
McNairy	14	842	33	12	7	17%	100%
Meigs	6	956	42	11	7	-45%	-14%
Monroe	26	728	23	34	11	-24%	136%
Montgomery	93	734	24	66	66	41%	41%
Moore	1	2,950	87	0	1	--	0%
Morgan	4	2,027	78	6	5	-33%	-20%
Obion	9	1,659	72	15	19	-40%	-53%
Overton	1	9,604	93	3	8	-67%	-88%
Perry	3	1,441	68	2	0	50%	--
Pickett	2	1,552	70	0	1	--	100%
Polk	10	830	31	5	4	100%	150%
Putnam	36	854	34	29	20	24%	80%
Rhea	14	987	43	19	25	-26%	-44%
Roane	27	918	38	28	34	-4%	-21%
Robertson	62	411	3	41	43	51%	44%
Rutherford	209	487	5	172	156	22%	34%
Scott	2	4,667	92	3	0	-33%	--

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Sequatchie	9	580	11	16	10	-44%	-10%
Sevier	121	358	2	119	103	2%	17%
Shelby	1,283	314	1	1,237	1,420	4%	-10%
Smith	9	921	39	3	5	200%	80%
Stewart	5	1,266	57	3	2	67%	150%
Sullivan	36	2,060	80	38	10	-5%	260%
Sumner	112	566	9	79	89	42%	26%
Tipton	36	650	17	33	31	9%	16%
Trousdale	3	1,142	51	1	4	200%	-25%
Unicoi	2	4,289	91	8	1	-75%	100%
Union	5	1,844	76	6	3	-17%	67%
Van Buren	2	1,289	60	3	2	-33%	0%
Warren	13	1,342	62	17	20	-24%	-35%
Washington	46	1,164	52	47	32	-2%	44%
Wayne	6	1,178	53	2	2	200%	200%
Weakley	13	1,210	55	4	7	225%	86%
White	17	628	14	6	6	183%	183%
Williamson	78	806	28	71	93	10%	-16%
Wilson	61	717	22	50	55	22%	11%
<b>Tennessee</b>	<b>4,265</b>	<b>647</b>	<b>22*</b>	<b>3,955</b>	<b>4,200</b>	<b>8%</b>	<b>2%</b>
<b>U.S. Total</b>	<b>338,836</b>	<b>381</b>		<b>325,229</b>	<b>358,471</b>	<b>4%</b>	<b>-5%</b>

\*Tennessee ranking in the nation among other states

Source: RealtyTrac®