



## Tennessee Foreclosure Trends: January 2010

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,911 properties with foreclosure filings<sup>1</sup> in January 2010, an 18 percent decline from the previous month (December 2009) and a seven percent increase from the same month last year (January 2009).

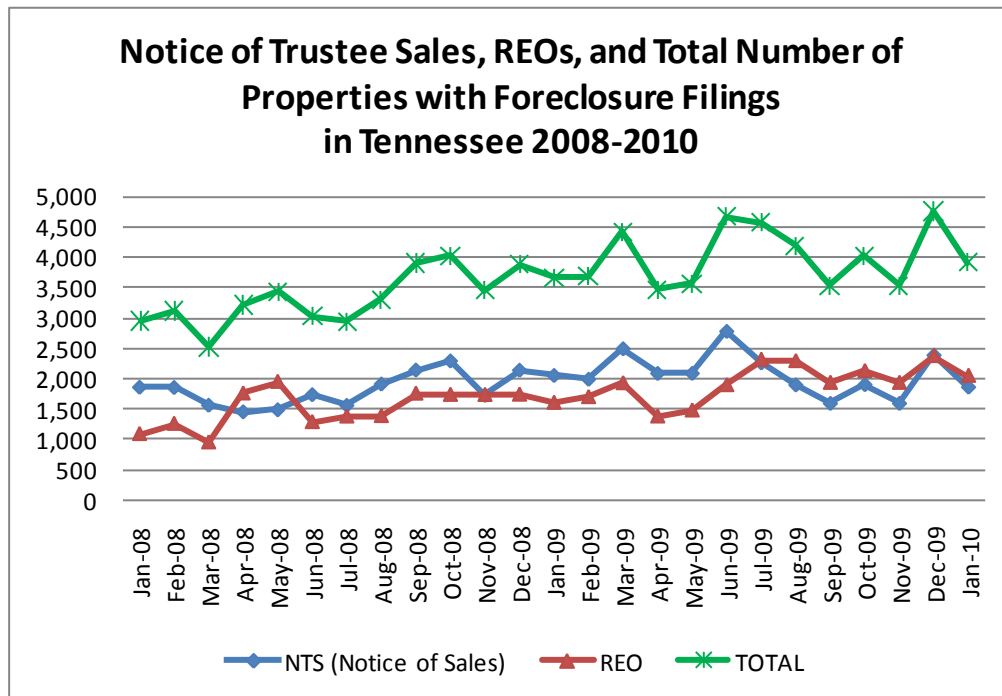
The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 315,716 foreclosure filings in the nation. In Tennessee, properties with foreclosure filings ranged from zero in Clay, Hancock, Jackson and Moore Counties to 1,203 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a 10 percent decline from December 2009, and a 15 percent increase from January 2009. On average, there was one filing for every 409 housing units in the nation. Nevada ranked number one in the nation with one foreclosure filing for every 95 housing units. Tennessee had one foreclosure filing for every 705 housing units, putting the State in 26<sup>th</sup> place in the nation. This is an improvement from December 2009 as Tennessee ranked 17<sup>th</sup> highest among all states 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.

Both bank repossessions (REO) and notice of trustee sales (NTS) declined from the previous month. The decrease in notice of trustee sales was substantially larger than the decrease in REOs, 22 percent and 14 percent, respectively.



The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 54 percent of total foreclosure filings in the State in January 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 334 housing units) and by the number of properties with foreclosure filings (1,203 properties). On the positive side, total volume of foreclosure filings in Shelby County declined by 34 percent from the previous month and by 26 percent from the same month last year (January 2009). The county with the second highest number of properties with foreclosure filings was Davidson (430), followed by Knox County (283) and Rutherford County (217). Compared to December 2009, the total number of properties with foreclosure filings in Davidson County declined by two percent, while Knox County recorded an 18 percent increase. Hamilton County foreclosure filings declined by 12 percent from December 2009.

53 counties recorded declines in foreclosure filings from the last month, while 34 counties had increases. Eight counties did not see any change in the number of properties with foreclosure filings. Sumner County had a substantial decline relative to December 2009. Total number of properties with foreclosure filings declined from 179 to 104.

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

County Name	January 2010			December 2009	January 2009	% Change from December '09	% Change from January '09
	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		
Anderson	25	1,371	56	15	23	67%	9%
Bedford	30	581	6	25	27	20%	11%
Benton	5	1,800	72	4	5	25%	0%
Bledsoe	1	5,411	88	3	1	-67%	0%
Blount	40	1,325	50	58	23	-31%	74%
Bradley	36	1,153	43	53	31	-32%	16%
Campbell	18	1,065	33	25	15	-28%	20%
Cannon	9	633	8	2	6	350%	50%
Carroll	8	1,697	69	17	14	-53%	-43%
Carter	11	2,490	83	13	9	-15%	22%
Cheatham	22	718	15	21	18	5%	22%
Chester	1	6,794	89	4	5	-75%	-80%
Claiborne	9	1,668	66	12	5	-25%	80%
Clay	0	--	92	0	1	--	-100%
Cocke	12	1,382	58	15	14	-20%	-14%
Coffee	17	1,369	55	26	15	-35%	13%
Crockett	8	796	22	8	10	0%	-20%
Cumberland	9	2,706	86	16	15	-44%	-40%
Davidson	430	660	9	439	252	-2%	71%
Decatur	4	1,691	68	6	1	-33%	300%
DeKalb	5	1,775	71	5	6	0%	-17%
Dickson	28	720	16	24	26	17%	8%
Dyer	25	686	10	19	25	32%	0%
Fayette	10	1,468	62	17	7	-41%	43%
Fentress	2	3,984	87	1	9	100%	-78%
Franklin	13	1,465	61	16	7	-19%	86%
Gibson	21	1,081	35	24	18	-13%	17%
Giles	12	1,146	42	19	7	-37%	71%
Grainger	5	2,049	75	12	4	-58%	25%
Greene	34	908	27	35	21	-3%	62%
Grundy	3	2,195	78	2	0	50%	--
Hamblen	34	783	21	39	28	-13%	21%
Hamilton	198	760	19	226	169	-12%	17%
Hancock	0	--	92	0	1	--	-100%
Hardeman	12	951	30	10	13	20%	-8%
Hardin	7	1,934	74	7	7	0%	0%
Hawkins	21	1,244	48	23	18	-9%	17%
Haywood	5	1,712	70	6	7	-17%	-29%

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Henderson	11	1,100	36	10	7	10%	57%
Henry	7	2,381	81	12	11	-42%	-36%
Hickman	13	717	14	18	9	-28%	44%
Houston	3	1,362	54	5	2	-40%	50%
Humphreys	8	1,123	39	6	7	33%	14%
Jackson	0	--	92	0	3	--	-100%
Jefferson	17	1,327	51	31	13	-45%	31%
Johnson	12	710	13	6	5	100%	140%
Knox	283	695	12	240	176	18%	61%
Lake	2	1,385	59	4	1	-50%	100%
Lauderdale	10	1,158	44	8	19	25%	-47%
Lawrence	11	1,582	64	20	10	-45%	10%
Lewis	3	1,676	67	6	6	-50%	-50%
Lincoln	13	1,118	38	12	8	8%	63%
Loudon	21	959	31	33	24	-36%	-13%
Macon	4	2,375	80	5	5	-20%	-20%
Madison	58	744	18	84	63	-31%	-8%
Marion	5	2,700	85	4	5	25%	0%
Marshall	23	561	5	18	12	28%	92%
Maury	107	337	2	132	58	-19%	84%
McMinn	26	873	26	25	25	4%	4%
McNairy	10	1,179	46	15	7	-33%	43%
Meigs	4	1,433	60	11	5	-64%	-20%
Monroe	17	1,113	37	29	27	-41%	-37%
Montgomery	80	853	23	112	65	-29%	23%
Moore	0	--	92	2	0	-100%	--
Morgan	6	1,351	52	5	3	20%	100%
Obion	11	1,357	53	10	8	10%	38%
Overton	5	1,921	73	3	3	67%	67%
Perry	2	2161	77	2	3	0%	-33%
Pickett	2	1,552	63	1	0	100%	--
Polk	9	923	29	7	5	29%	80%
Putnam	27	1,139	40	26	19	4%	42%
Rhea	20	691	11	12	12	67%	67%
Roane	20	1,240	47	27	19	-26%	5%
Robertson	35	728	17	36	28	-3%	25%
Rutherford	217	469	4	213	109	2%	99%
Scott	1	9,333	91	2	0	-50%	--

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Sequatchie	6	870	25	12	13	-50%	-54%
Sevier	98	442	3	92	84	7%	17%
Shelby	1,203	334	1	1,737	1,628	-31%	-26%
Smith	6	1,381	57	6	9	0%	-33%
Stewart	6	1,055	32	4	4	50%	50%
Sullivan	30	2,472	82	39	24	-23%	25%
Sumner	104	610	7	179	57	-42%	82%
Tipton	20	1,170	45	37	23	-46%	-13%
Trousdale	3	1,142	41	2	2	50%	50%
Unicoi	4	2,145	76	1	6	300%	-33%
Union	7	1,317	49	10	6	-30%	17%
Van Buren	3	859	24	1	1	200%	200%
Warren	7	2,492	84	14	17	-50%	-59%
Washington	33	1,622	65	39	32	-15%	3%
Wayne	1	7,068	90	3	2	-67%	-50%
Weakley	7	2,247	79	8	6	-13%	17%
White	10	1,068	34	5	8	100%	25%
Williamson	82	767	20	73	47	12%	74%
Wilson	48	911	28	59	48	-19%	0%
<b>Tennessee</b>	<b>3,911</b>	<b>705</b>	<b>26*</b>	<b>4,760</b>	<b>3,662</b>	<b>-18%</b>	<b>7%</b>
<b>U.S. Total</b>	<b>315,716</b>	<b>409</b>		<b>349,519</b>	<b>274,399</b>	<b>-10%</b>	<b>15%</b>

\*Tennessee ranking in the nation among other states

Source: RealtyTrac®