



## Tennessee Foreclosure Trends: July 2010

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,955 properties with foreclosure filings<sup>1</sup> in July 2010. This volume represents a one percent decline from the previous month (June 2010) and a 13 percent decline from the same month last year (July 2009).

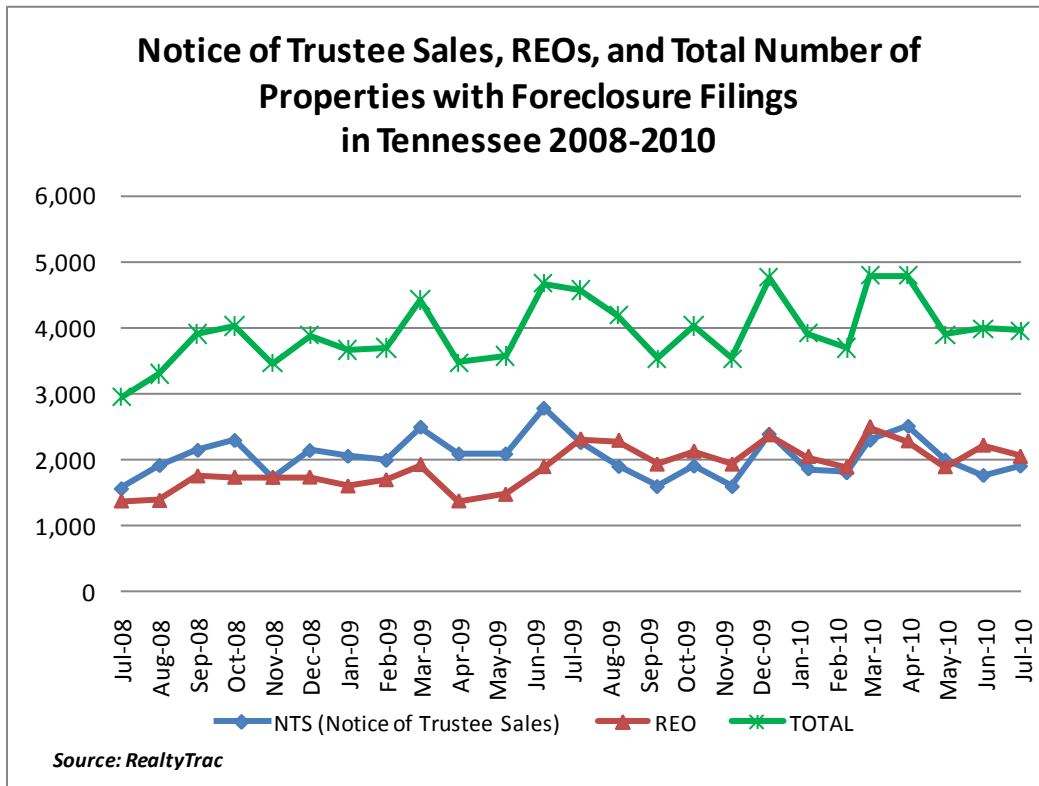
The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 325,229 foreclosure filings in the nation. In Tennessee, the number of properties with foreclosure filings ranged from zero in Clay, Hancock, Lake, Moore, and Pickett Counties to 1,237 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S. had a four percent increase from June 2010, and a ten percent decline from July 2009. On average, there was one filing for every 397 housing units in the nation. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 82 housing units. Tennessee had one foreclosure filing for every 697 housing units, putting the State in 25<sup>th</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 July 2010, there were 1,908 properties with Notice of Trustee Sales (NTS), an eight percent increase from the last month and a 16 percent decline from the same month last year (July 2009). There were 2,047 properties repossessed by the lenders (REOs) in July 2010, an eight percent decrease from the last month (June 2010) and 11 percent decline from the same month last year (July 2009).



The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 53 percent of the total foreclosure filings in the State in July 2010. Shelby County, with one filing for every 325 housing units, had the highest foreclosure rate in the State. Shelby County also had the highest number of properties with foreclosure filings in the State (1,152). The total volume of foreclosure filings in Shelby County increased by seven percent from the previous month and declined by 31 percent from the same month last year (July 2009). The county with the second highest number of properties with foreclosure filings was Davidson (387), followed by Knox County (285) and Hamilton County (201).

Compared to June 2010, the total number of properties with foreclosure filings declined in July 2010 in Davidson and Hamilton Counties by 24 percent and seven percent, respectively. However foreclosure filings increased in Knox County by 20 percent. Forty-four counties recorded declines in foreclosure filings from last month, while 41 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- July 2010**

County Name	July 2010			June 2010	July 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 June 2010	% Change from July 2009
Anderson	31	1,106	48	30	43	3%	-28%
Bedford	15	1,163	50	20	36	-25%	-58%
Benton	9	1,000	35	5	4	80%	125%
Bledsoe	1	5,411	90	3	2	-67%	-50%
Blount	45	1,178	52	46	21	-2%	114%
Bradley	43	966	31	56	50	-23%	-14%
Campbell	16	1,198	54	19	32	-16%	-50%
Cannon	3	1,898	73	3	8	0%	-63%
Carroll	10	1,357	59	16	19	-38%	-47%
Carter	16	1,712	71	16	8	0%	100%
Cheatham	26	607	11	24	17	8%	53%
Chester	4	1,699	69	11	7	-64%	-43%
Claiborne	10	1,501	61	12	10	-17%	0%
Clay	0	--	91	1	0	-100%	--
Cocke	17	975	32	16	11	6%	55%
Coffee	20	1,164	51	21	17	-5%	18%
Crockett	3	2,122	78	4	3	-25%	0%
Cumberland	18	1,353	58	17	10	6%	80%
Davidson	387	733	19	512	405	-24%	-4%
Decatur	2	3,381	85	4	1	-50%	100%
DeKalb	12	740	20	5	8	140%	50%
Dickson	31	650	13	21	38	48%	-18%
Dyer	21	817	25	12	20	75%	5%
Fayette	9	1,632	65	8	8	13%	13%
Fentress	10	797	23	7	4	43%	150%
Franklin	14	1,360	60	14	16	0%	-13%
Gibson	39	582	9	22	31	77%	26%
Giles	13	1,058	40	12	16	8%	-19%
Grainger	14	732	18	9	7	56%	100%
Greene	28	1,102	47	26	26	8%	8%
Grundy	6	1,097	46	9	7	-33%	-14%
Hamblen	40	665	14	43	44	-7%	-9%
Hamilton	201	749	22	217	213	-7%	-6%
Hancock	0	--	91	4	0	-100%	--
Hardeman	6	1,902	74	15	11	-60%	-45%
Hardin	8	1,692	68	8	9	0%	-11%
Hawkins	17	1,537	63	21	23	-19%	-26%
Haywood	8	1,070	42	6	7	33%	14%

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Henderson	10	1,210	55	9	12	11%	-17%
Henry	5	3,333	84	8	11	-38%	-55%
Hickman	9	1,036	38	16	16	-44%	-44%
Houston	1	4,085	89	2	3	-50%	-67%
Humphreys	4	2,246	80	5	9	-20%	-56%
Jackson	5	1,083	44	2	0	150%	--
Jefferson	41	550	7	24	30	71%	37%
Johnson	5	1,703	70	5	3	0%	67%
Knox	285	690	15	238	215	20%	33%
Lake	0	--	91	2	3	-100%	-100%
Lauderdale	7	1,654	66	20	15	-65%	-53%
Lawrence	16	1,088	45	14	6	14%	167%
Lewis	4	1,257	56	4	6	0%	-33%
Lincoln	9	1,615	64	16	14	-44%	-36%
Loudon	27	746	21	58	42	-53%	-36%
Macon	8	1,187	53	12	7	-33%	14%
Madison	41	1,053	39	55	67	-25%	-39%
Marion	7	1,928	75	7	12	0%	-42%
Marshall	28	461	4	26	18	8%	56%
Maury	75	481	5	62	67	21%	12%
McMinn	26	873	27	24	28	8%	-7%
McNairy	12	982	33	11	2	9%	500%
Meigs	11	521	6	12	9	-8%	22%
Monroe	34	557	8	29	21	17%	62%
Montgomery	66	1,034	37	67	82	-1%	-20%
Moore	0	--	91	0	1	--	-100%
Morgan	6	1,351	57	5	5	20%	20%
Obion	15	995	34	10	8	50%	88%
Overton	3	3,201	83	2	6	50%	-50%
Perry	2	2,161	79	1	1	100%	100%
Pickett	0	--	91	1	0	-100%	--
Polk	5	1,661	67	12	12	-58%	-58%
Putnam	29	1,060	41	22	17	32%	71%
Rhea	19	727	17	14	22	36%	-14%
Roane	28	886	30	20	22	40%	27%
Robertson	41	621	12	60	49	-32%	-16%
Rutherford	172	591	10	164	228	5%	-25%
Scott	3	3,111	82	1	3	200%	0%

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Sequatchie	16	326	2	14	7	14%	129%
Sevier	119	364	3	88	117	35%	2%
Shelby	1,237	325	1	1,152	1,799	7%	-31%
Smith	3	2,762	81	7	10	-57%	-70%
Stewart	3	2,111	77	5	6	-40%	-50%
Sullivan	38	1,952	76	37	25	3%	52%
Sumner	79	803	24	87	118	-9%	-33%
Tipton	33	709	16	34	16	-3%	106%
Trousdale	1	3,425	86	1	0	0%	--
Unicoi	8	1,072	43	10	3	-20%	167%
Union	6	1,537	62	9	7	-33%	-14%
Van Buren	3	859	26	2	5	50%	-40%
Warren	17	1,026	36	14	17	21%	0%
Washington	47	1,139	49	48	50	-2%	-6%
Wayne	2	3,534	87	2	6	0%	-67%
Weakley	4	3,933	88	5	10	-20%	-60%
White	6	1,779	72	10	9	-40%	-33%
Williamson	71	885	29	56	67	27%	6%
Wilson	50	874	28	65	36	-23%	39%
<b>Tennessee</b>	<b>3,955</b>	<b>697</b>	<b>25*</b>	<b>3,981</b>	<b>4,572</b>	<b>-1%</b>	<b>-13%</b>
<b>U.S. Total</b>	<b>325,229</b>	<b>397</b>		<b>313,841</b>	<b>360,149</b>	<b>4%</b>	<b>-10%</b>

\*Tennessee ranking in the nation among other states

Source: RealtyTrac®