



## Tennessee Foreclosure Trends: June 2010

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,981 properties with foreclosure filings<sup>1</sup> in June 2010. This volume represents a two percent increase from the previous month (May 2010) and a 15 percent decline from the same month last year (June 2009).

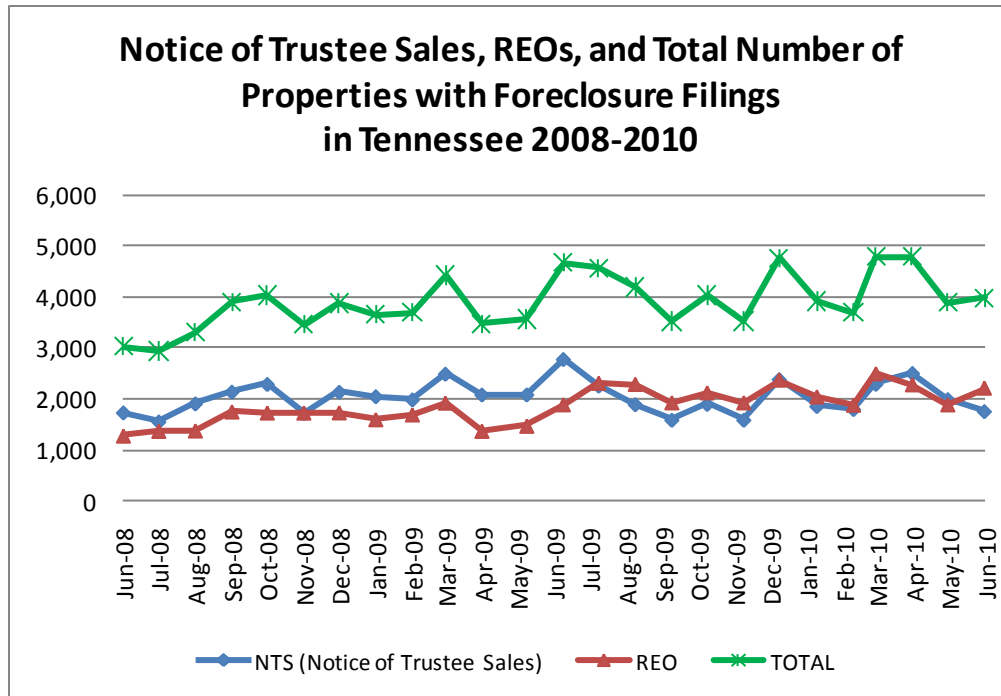
The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 313,841 foreclosure filings in the nation. In Tennessee, the properties with foreclosure filings ranged from zero in Moore County to 1,152 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S. had a three percent decline from May 2010, and a seven percent decline from June 2009. On average, there was one filing for every 411 housing units in the nation. Nevada ranked number one in the nation with one foreclosure filing for every 88 housing units. Tennessee had one foreclosure filing for every 693 housing units, putting the State in 24<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 June 2010, there were 1,766 properties with Notice of Trustee Sales (NTS), a 12 percent decline from the last month and a 37 percent decline from the same month last year (June 2009). 2,215 properties were repossessed by the lenders (REOs) in June 2010, a 17 percent increase from both the last month (May 2010) and the same month last year (June 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 June 2010. Loudon County, with one filing for every 347 housing units, had the highest foreclosure rate in the State. In Loudon, the number of properties with foreclosure filings increased to 58 in June 2010 from 31 in May 2010, an 87 percent monthly increase. Shelby County had the highest number of properties with foreclosure filings in the State (1,152 properties). Traditionally, Shelby County ranked number one both in foreclosure rate and in the total number of properties with foreclosure filings. The total volume of foreclosure filings in Shelby County declined by 19 percent from the previous month and by 37 percent from the same month last year (June 2009). The county with the second highest number of properties with foreclosure filings was Davidson (512), followed by Knox County (238) and Hamilton County (217).

Compared to May 2010, the total number of properties with foreclosure filings increased in June 2010 in Davidson, Knox, and Hamilton Counties by 110 percent, 16 percent, and 31 percent, respectively. Thirty-seven counties recorded declines in foreclosure filings from last month, while 50 counties had increases. Eight counties did not see any change in the number of properties with foreclosure filings.

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

County Name	June 2010			Ranking among all counties	May 2010	June 2009	Percent Changes	
	Total Number of Properties with Foreclosure Filings	1/every X Housing Unit (Rate)			Total Number of Properties with Foreclosure Filings	Total Number of Properties with Foreclosure Filings	% Change from May '10	% Change from June '09
Anderson	30	1,143	49	28	25	7%	20%	
Bedford	20	872	31	29	36	-31%	-44%	
Benton	5	1,800	78	1	5	400%	0%	
Bledsoe	3	1,804	79	1	7	200%	-57%	
Blount	46	1,153	51	37	32	24%	44%	
Bradley	56	741	23	67	48	-16%	17%	
Campbell	19	1,009	37	14	20	36%	-5%	
Cannon	3	1,898	81	5	6	-40%	-50%	
Carroll	16	848	28	11	14	45%	14%	
Carter	16	1,712	75	8	12	100%	33%	
Cheatham	24	658	16	18	30	33%	-20%	
Chester	11	618	12	5	9	120%	22%	
Claiborne	12	1,251	58	15	7	-20%	71%	
Clay	1	4,167	91	1	0	0%	--	
Cocke	16	1,036	41	15	23	7%	-30%	
Coffee	21	1,108	44	22	22	-5%	-5%	
Crockett	4	1,591	70	7	5	-43%	-20%	
Cumberland	17	1,433	68	9	24	89%	-29%	
Davidson	512	554	8	244	420	110%	22%	
Decatur	4	1,691	72	3	1	33%	300%	
DeKalb	5	1,775	76	3	6	67%	-17%	
Dickson	21	960	35	33	35	-36%	-40%	
Dyer	12	1,430	67	18	22	-33%	-45%	
Fayette	8	1,836	80	15	7	-47%	14%	
Fentress	7	1,138	47	7	6	0%	17%	
Franklin	14	1,360	63	10	16	40%	-13%	
Gibson	22	1,032	40	25	22	-12%	0%	
Giles	12	1,146	50	10	13	20%	-8%	
Grainger	9	1,138	48	11	10	-18%	-10%	
Greene	26	1,187	53	23	31	13%	-16%	
Grundy	9	732	22	5	3	80%	200%	
Hamblen	43	619	13	26	64	65%	-33%	
Hamilton	217	693	20	166	250	31%	-13%	
Hancock	4	852	29	0	2	--	100%	
Hardeman	15	761	24	30	13	-50%	15%	
Hardin	8	1,692	73	15	18	-47%	-56%	
Hawkins	21	1,244	56	18	18	17%	17%	
Haywood	6	1,427	66	6	6	0%	0%	

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Henderson	9	1,345	62	12	7	-25%	29%
Henry	8	2,083	85	10	9	-20%	-11%
Hickman	16	583	11	26	17	-38%	-6%
Houston	2	2,043	84	2	1	0%	100%
Humphreys	5	1,796	77	7	5	-29%	0%
Jackson	2	2,707	86	1	1	100%	100%
Jefferson	24	940	33	31	37	-23%	-35%
Johnson	5	1,703	74	6	6	-17%	-17%
Knox	238	826	27	205	289	16%	-18%
Lake	2	1,385	64	1	0	100%	--
Lauderdale	20	579	9	7	24	186%	-17%
Lawrence	14	1,243	55	18	11	-22%	27%
Lewis	4	1,257	59	4	4	0%	0%
Lincoln	16	909	32	14	7	14%	129%
Loudon	58	347	1	31	34	87%	71%
Macon	12	792	26	7	4	71%	200%
Madison	55	785	25	48	67	15%	-18%
Marion	7	1,928	82	10	5	-30%	40%
Marshall	26	496	7	19	22	37%	18%
Maury	62	581	10	75	70	-17%	-11%
McMinn	24	946	34	17	26	41%	-8%
McNairy	11	1,072	43	12	12	-8%	-8%
Meigs	12	478	5	3	9	300%	33%
Monroe	29	653	15	18	37	61%	-22%
Montgomery	67	1,019	38	63	76	6%	-12%
Moore	0	--	95	2	2	-100%	-100%
Morgan	5	1,621	71	4	5	25%	0%
Obion	10	1,493	69	11	11	-9%	-9%
Overton	2	4,802	93	2	11	0%	-82%
Perry	1	4,322	92	2	1	-50%	0%
Pickett	1	3,103	87	0	0	--	--
Polk	12	692	19	6	7	100%	71%
Putnam	22	1,397	65	20	19	10%	16%
Rhea	14	987	36	19	28	-26%	-50%
Roane	20	1,240	54	16	26	25%	-23%
Robertson	60	425	4	43	33	40%	82%
Rutherford	164	620	14	194	188	-15%	-13%
Scott	1	9,333	94	2	1	-50%	0%

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Sequatchie	14	373	3	14	22	0%	-36%
Sevier	88	492	6	130	114	-32%	-23%
Shelby	1,152	349	2	1,420	1,753	-19%	-34%
Smith	7	1,184	52	5	9	40%	-22%
Stewart	5	1,266	60	2	5	150%	0%
Sullivan	37	2,005	83	39	30	-5%	23%
Sumner	87	729	21	115	125	-24%	-30%
Tipton	34	688	18	25	18	36%	89%
Trousdale	1	3,425	89	5	6	-80%	-83%
Unicoi	10	858	30	4	3	150%	233%
Union	9	1,025	39	8	9	13%	0%
Van Buren	2	1,289	61	1	1	100%	100%
Warren	14	1,246	57	21	22	-33%	-36%
Washington	48	1,115	45	40	28	20%	71%
Wayne	2	3,534	90	0	3	--	-33%
Weakley	5	3,146	88	6	6	-17%	-17%
White	10	1,068	42	10	6	0%	67%
Williamson	56	1,123	46	78	78	-28%	-28%
Wilson	65	672	17	40	37	63%	76%
<b>Tennessee</b>	<b>3,981</b>	<b>693</b>	<b>24*</b>	<b>3,892</b>	<b>4,675</b>	<b>2%</b>	<b>-15%</b>
<b>U.S. Total</b>	<b>313,841</b>	<b>411</b>		<b>322,920</b>	<b>337,397</b>	<b>-3%</b>	<b>-7%</b>

\*Tennessee ranking in the nation among other states

Source: RealtyTrac®