



## Tennessee Foreclosure Trends: March 2010

### How many/where/patterns

Hulya Arik, Ph.D.  
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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 4,790 properties with foreclosure filings<sup>1</sup> in March 2010, a 30 percent increase from the previous month (February 2010) and an eight percent increase from the same month last year (March 2009). The total number of properties with foreclosure filings in March 2010 is the highest monthly total in the last three years since March 2007.

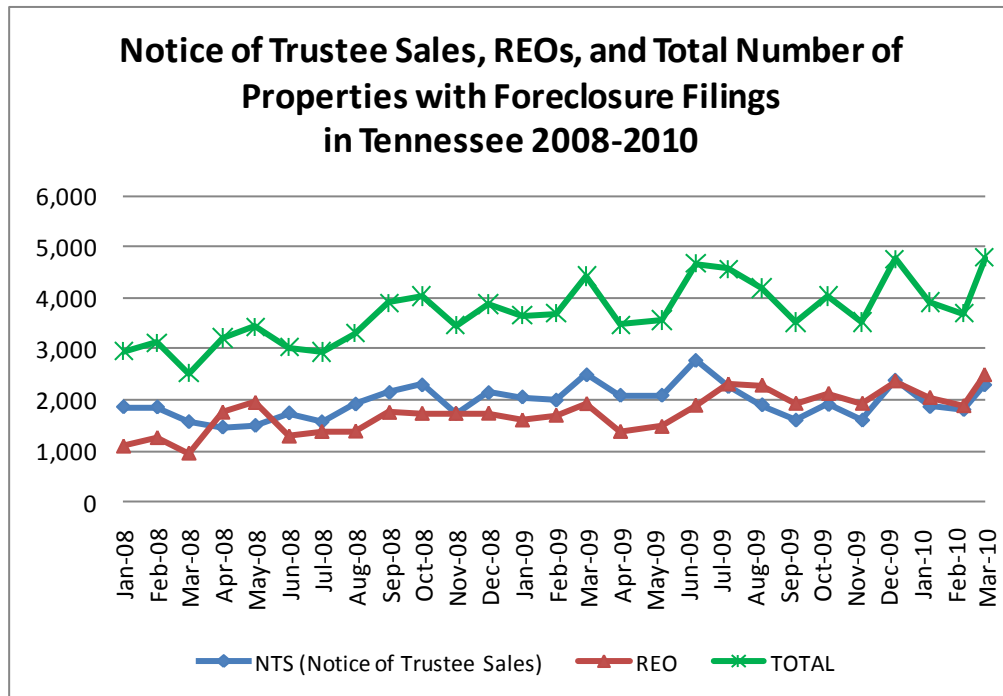
The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 367,056 foreclosure filings in the nation. In Tennessee, the properties with foreclosure filings ranged from zero in Hancock, Moore and Van Buren Counties to 1,276 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S., as a whole, had a 19 percent increase from February 2010, and an eight percent increase from March 2009. On average, there was one filing for every 352 housing units in the nation. Nevada ranked number one in the nation with one foreclosure filing for every 76 housing units. Tennessee had one foreclosure filing for every 576 housing units, putting the State in 21<sup>st</sup> place in the nation.

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<sup>1</sup> For Tennessee, RealtyTrac's report (<http://relatyrac.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 March 2010, there were 2,298 properties with Notice of Trustee Sales (NTS), a 27 percent increase from the last month and an eight percent decline from the same month last year (March 2009). 2,492 properties were repossessed by the lender (REOs) in March 2010. This was the highest recorded REOs in the last three years, since March 2007 – a 32 percent increase from the last month (February 2010) and a 30 percent increase from March 2009.



The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 51 percent of the total foreclosure filings in the State in March 2010. Marshall County ranked number one among counties in Tennessee, with one filing for every 307 housing units. In Marshall, the number of properties with foreclosure filings increased to 42 in March 2010 from 22 in February 2010, a 91 percent monthly increase. Shelby County ranked as number one among all counties in Tennessee by the number of properties with foreclosure filings (1,276 properties). Traditionally, Shelby County ranked number one both in foreclosure rate and in the total number of properties with foreclosure filings. Going back in time to February 2008, in only five months did Shelby County rank second in the foreclosure rate, while remaining number one in the foreclosure filings. The total volume of foreclosure filings in Shelby County increased by 27 percent from the previous month but declined by 37 percent from the same month last year (March 2009). The county with the second highest number of properties with foreclosure filings was Davidson (590), followed by Knox County (314) and Rutherford County (252).

Compared to February 2010, the total number of properties with foreclosure filings increased in March 2010 in both Davidson and Knox counties by 57 percent and 27 percent, respectively. Hamilton County foreclosure filings increased by 31 percent from February 2010. 17 counties recorded declines in foreclosure filings from the last month, while 69 counties had increases. Nine counties did not see any change in the number of properties with foreclosure filings.

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

County Name	March 2010			February 2010	March 2009	% Change from February '10	% Change from March '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	38	902	51	30	24	27%	58%
Bedford	34	513	14	15	30	127%	13%
Benton	4	2,250	85	3	4	33%	0%
Bledsoe	5	1,082	66	2	4	150%	25%
Blount	52	1,020	59	45	25	16%	108%
Bradley	62	670	29	54	39	15%	59%
Campbell	27	710	34	20	10	35%	170%
Cannon	14	407	8	5	9	180%	56%
Carroll	14	970	54	19	10	-26%	40%
Carter	16	1,712	81	12	12	33%	33%
Cheatham	24	658	26	20	26	20%	-8%
Chester	8	849	43	8	8	0%	0%
Claiborne	13	1,155	68	7	9	86%	44%
Clay	1	4,167	91	2	2	-50%	-50%
Cocke	19	873	48	13	12	46%	58%
Coffee	32	727	35	22	21	45%	52%
Crockett	7	909	52	7	7	0%	0%
Cumberland	18	1,353	76	15	10	20%	80%
Davidson	590	481	12	376	427	57%	38%
Decatur	3	2,254	86	2	4	50%	-25%
DeKalb	6	1,480	78	6	4	0%	50%
Dickson	50	403	6	27	12	85%	317%
Dyer	40	429	9	16	14	150%	186%
Fayette	11	1,335	75	11	3	0%	267%
Fentress	12	664	27	6	4	100%	200%
Franklin	22	865	46	9	8	144%	175%
Gibson	34	668	28	29	18	17%	89%
Giles	14	983	55	10	7	40%	100%
Grainger	16	640	23	12	7	33%	129%
Greene	46	671	30	35	25	31%	84%
Grundy	6	1,097	67	5	1	20%	500%
Hamblen	39	682	32	39	24	0%	63%
Hamilton	237	635	22	181	198	31%	20%
Hancock	0	--	93	0	0	--	--
Hardeman	11	1,037	61	13	8	-15%	38%
Hardin	13	1,041	63	9	7	44%	86%
Hawkins	30	871	47	17	19	76%	58%
Haywood	2	4,280	92	8	3	-75%	-33%

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Henderson	14	865	45	9	6	56%	133%
Henry	11	1,515	79	5	11	120%	0%
Hickman	19	491	13	8	10	138%	90%
Houston	4	1,021	60	1	3	300%	33%
Humphreys	14	642	24	5	4	180%	250%
Jackson	2	2,707	88	1	2	100%	0%
Jefferson	42	537	16	25	32	68%	31%
Johnson	4	2,129	84	2	5	100%	-20%
Knox	314	626	21	247	236	27%	33%
Lake	1	2,769	89	1	2	0%	-50%
Lauderdale	25	463	10	17	12	47%	108%
Lawrence	15	1,160	69	16	15	-6%	0%
Lewis	5	1,006	58	3	4	67%	25%
Lincoln	17	855	44	8	6	113%	183%
Loudon	27	746	39	66	14	-59%	93%
Macon	8	1,187	70	9	13	-11%	-38%
Madison	66	654	25	56	60	18%	10%
Marion	15	900	50	3	6	400%	150%
Marshall	42	307	1	22	22	91%	91%
Maury	94	384	4	75	44	25%	114%
McMinn	44	516	15	34	25	29%	76%
McNairy	16	737	36	18	8	-11%	100%
Meigs	7	819	41	6	6	17%	17%
Monroe	28	676	31	33	21	-15%	33%
Montgomery	77	887	49	75	52	3%	48%
Moore	0	--	93	1	0	-100%	--
Morgan	11	737	37	8	3	38%	267%
Obion	15	995	57	5	9	200%	67%
Overton	8	1,201	72	4	1	100%	700%
Perry	3	1,441	77	2	1	50%	200%
Pickett	1	3,103	90	0	0	--	--
Polk	8	1,038	62	9	7	-11%	14%
Putnam	29	1,060	64	26	21	12%	38%
Rhea	23	601	20	15	10	53%	130%
Roane	25	992	56	26	27	-4%	-7%
Robertson	55	463	11	44	24	25%	129%
Rutherford	252	404	7	156	145	62%	74%
Scott	6	1,556	80	2	3	200%	100%

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Sequatchie	13	401	5	10	9	30%	44%
Sevier	134	323	3	96	112	40%	20%
Shelby	1,276	315	2	1,002	2,041	27%	-37%
Smith	14	592	18	17	10	-18%	40%
Stewart	5	1,266	74	8	7	-38%	-29%
Sullivan	38	1,952	83	23	17	65%	124%
Sumner	106	598	19	106	90	0%	18%
Tipton	30	780	40	30	17	0%	76%
Trousdale	6	571	17	2	3	200%	100%
Unicoi	7	1,225	73	5	2	40%	250%
Union	11	838	42	8	7	38%	57%
Van Buren	0	--	93	2	3	-100%	-100%
Warren	18	969	53	16	20	13%	-10%
Washington	45	1,189	71	38	41	18%	10%
Wayne	4	1,767	82	6	1	-33%	300%
Weakley	6	2,622	87	4	5	50%	20%
White	10	1,068	65	8	10	25%	0%
Williamson	91	691	33	113	50	-19%	82%
Wilson	59	741	38	45	51	31%	16%
<b>Tennessee</b>	<b>4,790</b>	<b>576</b>	<b>21*</b>	<b>3,692</b>	<b>4,421</b>	<b>30%</b>	<b>8%</b>
<b>U.S. Total</b>	<b>367,056</b>	<b>352</b>		<b>308,524</b>	<b>341,180</b>	<b>19%</b>	<b>8%</b>

\*Tennessee ranking in the nation among other states

Source: RealtyTrac®