



Tennessee Foreclosure Trends: May 2010

How many/where/patterns

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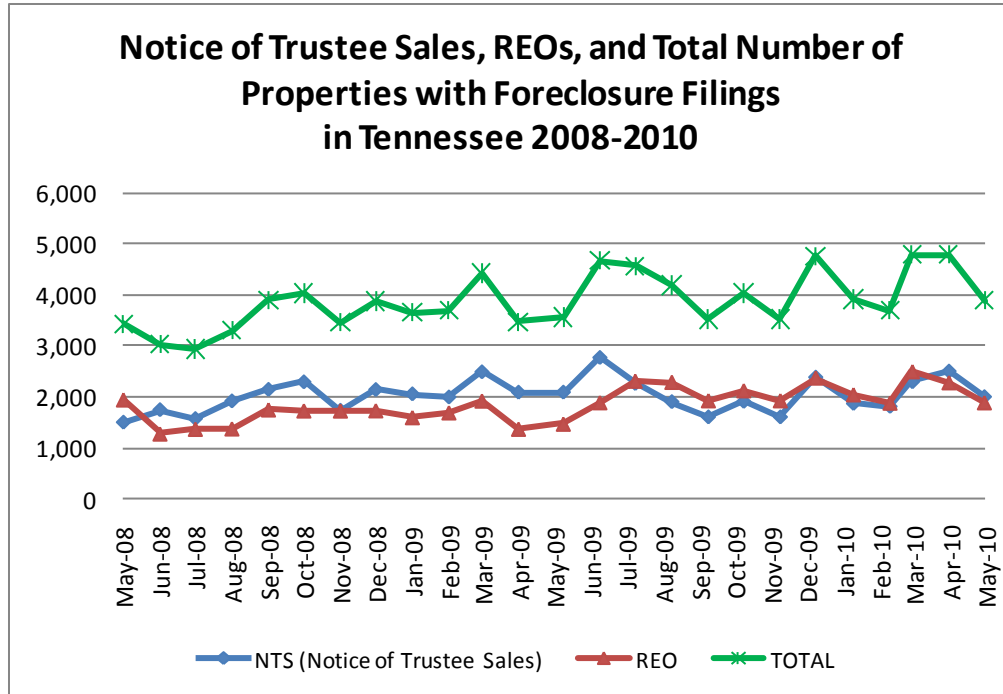
According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,892 properties with foreclosure filings¹ in May 2010. This volume represents a 19 percent decline from the previous month (April 2010) and a nine percent increase from the same month last year (May 2009).

The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 322,920 foreclosure filings in the nation. In Tennessee, the properties with foreclosure filings ranged from zero in Hancock, Pickett, and Wayne Counties to 1,420 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S. had a three percent decline from April 2010, and no change from May 2009. On average, there was one filing for every 400 housing units in the nation. Nevada ranked number one in the nation with one foreclosure filing for every 79 housing units. Tennessee had one foreclosure filing for every 709 housing units, putting the State in 26th place in the nation.

¹ 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 May 2010, there were 2,000 properties with Notice of Trustee Sales (NTS), a 20 percent decline from the last month and a four percent decline from the same month last year (May 2009). 1,892 properties were repossessed by the lender (REOs) in May 2010, a 17 percent decline from the last month (April 2010) and a 28 percent increase from May 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 May 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 283 housing units) and by the number of properties with foreclosure filings (1,420 properties). The total volume of foreclosure filings in Shelby County declined by 12 percent from the previous month and increased by one percent from the same month last year (May 2009). The county with the second highest number of properties with foreclosure filings was Davidson (244), followed by Knox County (205) and Rutherford County (194).

Compared to April 2010, the total number of properties with foreclosure filings decreased in April 2010 in Davidson, Knox, and Hamilton Counties by 43 percent, 31 percent, and 27 percent, respectively. Sixty-four counties recorded declines in foreclosure filings from last month, while 20 counties had increases. Eleven counties did not see any change in the number of properties with foreclosure filings.

Total Number of Properties with Foreclosure Filings-Tennessee Counties- May 2010

County Name	May 2010			April 2010	May 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 April '10	% Change from May '09
Anderson	28	1,224	47	35	24	-20%	17%
Bedford	29	601	10	29	25	0%	16%
Benton	1	8,999	92	9	4	-89%	-75%
Bledsoe	1	5,411	90	4	3	-75%	-67%
Blount	37	1,433	64	50	30	-26%	23%
Bradley	67	620	12	64	38	5%	76%
Campbell	14	1,369	59	24	17	-42%	-18%
Cannon	5	1,139	44	8	8	-38%	-38%
Carroll	11	1,234	48	16	16	-31%	-31%
Carter	8	3,424	86	11	7	-27%	14%
Cheatham	18	877	20	34	25	-47%	-28%
Chester	5	1,359	58	9	4	-44%	25%
Claiborne	15	1,001	33	17	9	-12%	67%
Clay	1	4,167	87	1	0	0%	--
Cocke	15	1,105	42	14	14	7%	7%
Coffee	22	1,058	38	26	17	-15%	29%
Crockett	7	909	25	8	6	-13%	17%
Cumberland	9	2,706	82	17	11	-47%	-18%
Davidson	244	1,163	46	429	269	-43%	-9%
Decatur	3	2,254	79	1	2	200%	50%
DeKalb	3	2,959	84	4	4	-25%	-25%
Dickson	33	611	11	34	22	-3%	50%
Dyer	18	953	28	20	24	-10%	-25%
Fayette	15	979	31	13	9	15%	67%
Fentress	7	1,138	43	13	1	-46%	600%
Franklin	10	1,904	73	12	12	-17%	-17%
Gibson	25	908	24	30	52	-17%	-52%
Giles	10	1,376	60	12	12	-17%	-17%
Grainger	11	931	26	13	4	-15%	175%
Greene	23	1,342	54	30	29	-23%	-21%
Grundy	5	1,317	51	5	1	0%	400%
Hamblen	26	1,023	35	53	26	-51%	0%
Hamilton	166	906	23	228	186	-27%	-11%
Hancock	0	--	93	0	0	--	--
Hardeman	30	380	5	14	13	114%	131%
Hardin	15	903	22	11	9	36%	67%
Hawkins	18	1,452	65	19	17	-5%	6%
Haywood	6	1,427	63	8	8	-25%	-25%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- May 2010, Continued

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Henderson	12	1,009	34	12	3	0%	300%
Henry	10	1,667	71	13	12	-23%	-17%
Hickman	26	359	3	18	12	44%	117%
Houston	2	2,043	76	2	1	0%	100%
Humphreys	7	1,283	50	6	6	17%	17%
Jackson	1	5,413	91	5	1	-80%	0%
Jefferson	31	728	17	29	19	7%	63%
Johnson	6	1,420	62	3	4	100%	50%
Knox	205	959	29	298	153	-31%	34%
Lake	1	2,769	83	1	0	0%	--
Lauderdale	7	1,654	69	40	16	-83%	-56%
Lawrence	18	967	30	21	15	-14%	20%
Lewis	4	1,257	49	6	3	-33%	33%
Lincoln	14	1,038	36	12	5	17%	180%
Loudon	31	649	13	35	23	-11%	35%
Macon	7	1,357	56	10	8	-30%	-13%
Madison	48	899	21	75	58	-36%	-17%
Marion	10	1,350	55	12	6	-17%	67%
Marshall	19	679	14	28	18	-32%	6%
Maury	75	481	6	82	39	-9%	92%
McMinn	17	1,335	52	45	34	-62%	-50%
McNairy	12	982	32	18	10	-33%	20%
Meigs	3	1,911	74	11	3	-73%	0%
Monroe	18	1,051	37	26	24	-31%	-25%
Montgomery	63	1,084	40	81	61	-22%	3%
Moore	2	1,475	66	2	1	0%	100%
Morgan	4	2,027	75	8	6	-50%	-33%
Obion	11	1,357	57	16	7	-31%	57%
Overton	2	4,802	89	4	3	-50%	-33%
Perry	2	2,161	78	2	1	0%	100%
Pickett	0	--	93	1	1	-100%	-100%
Polk	6	1,384	61	9	6	-33%	0%
Putnam	20	1,537	67	29	23	-31%	-13%
Rhea	19	727	16	12	10	58%	90%
Roane	16	1,550	68	22	22	-27%	-27%
Robertson	43	592	9	46	28	-7%	54%
Rutherford	194	524	7	186	114	4%	70%
Scott	2	4667	88	0	3	--	-33%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- May 2010, Continued

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Sequatchie	14	373	4	6	8	133%	75%
Sevier	130	333	2	120	91	8%	43%
Shelby	1,420	283	1	1,613	1,412	-12%	1%
Smith	5	1,657	70	9	4	-44%	25%
Stewart	2	3,166	85	2	3	0%	-33%
Sullivan	39	1,902	72	37	24	5%	63%
Sumner	115	551	8	91	111	26%	4%
Tipton	25	936	27	28	25	-11%	0%
Trousdale	5	685	15	2	2	150%	150%
Unicoi	4	2,145	77	8	0	-50%	--
Union	8	1,153	45	11	3	-27%	167%
Van Buren	1	2,577	80	2	1	-50%	0%
Warren	21	831	19	15	16	40%	31%
Washington	40	1,338	53	43	31	-7%	29%
Wayne	0	--	93	2	2	-100%	-100%
Weakley	6	2,622	81	11	6	-45%	0%
White	10	1,068	39	10	15	0%	-33%
Williamson	78	806	18	148	43	-47%	81%
Wilson	40	1,093	41	80	55	-50%	-27%
Tennessee	3,892	709	26	4,789	3,569	-19%	9%
U.S. Total	322,920	400	--	333,837	321,480	-3%	0%

*Tennessee ranking in the nation among other states

Source: RealtyTrac®