



Tennessee Foreclosure Trends: April 2011

How many/where/patterns

Hulya Arik, Ph.D.
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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in Tennessee declined by 18 percent compared to the previous month (March). In Tennessee, 2,632 properties had foreclosure filings¹ in April 2011. This volume represents a 45 percent decline from the same month last year (April 2010).

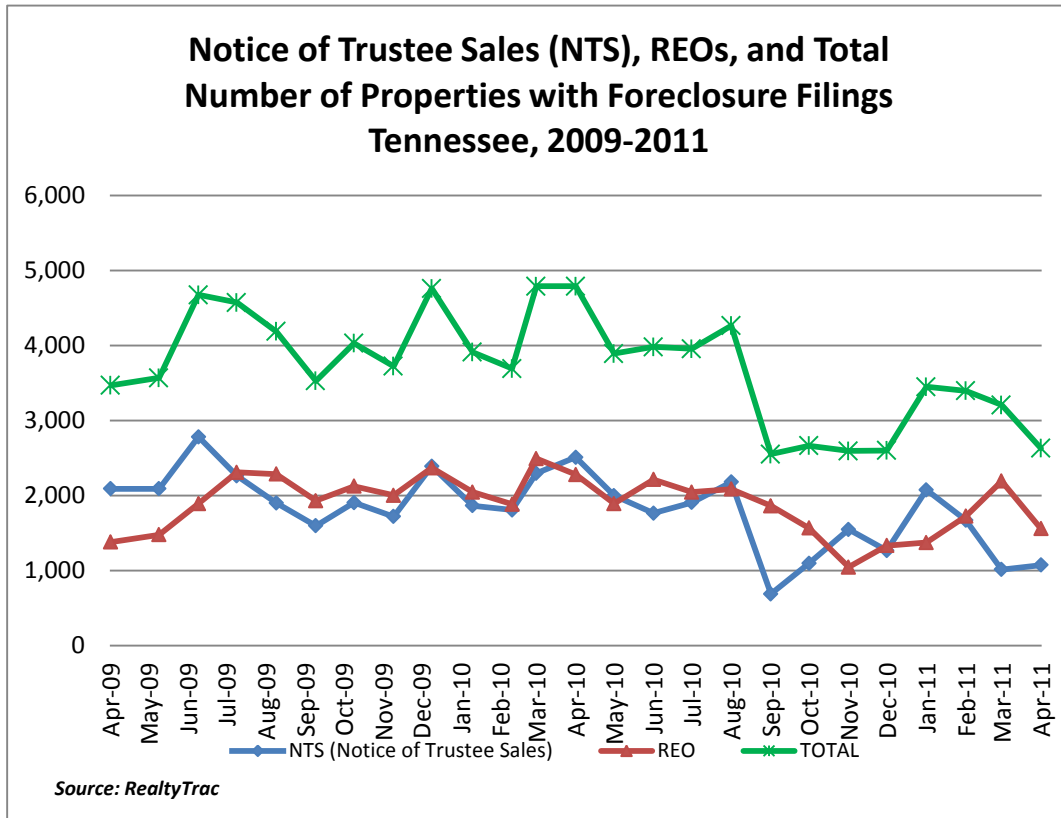
In terms of the total number of properties with foreclosure filings, the U.S. had a nine percent decrease from March 2011, and a 34 percent decrease from April 2010. On average, there was one filing for every 593 housing units in the nation. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 97 housing units. Total number of properties with foreclosure filings in Nevada decreased by nine percent compared to the previous month. Tennessee had one foreclosure filing for every 1,057 housing units.

The total foreclosure filings in four major metro counties (Davidson, Hamilton, Knox, and Shelby) accounted for 44 percent of the total foreclosure filings in the State in April 2011. Sevier County, with one filing for every 413 housing units, had the highest foreclosure rate in the State. The county with the highest number of properties with foreclosure filings in the State was Shelby, 391 properties. In Shelby County, the total volume of foreclosure filings decreased by 33 percent from the previous month and declined by 76 percent from the same month last year (April 2010). Davidson County followed Shelby with 355 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings declined by 31 percent from last month (March) and by 17 percent from the same month last year (April 2010). The county with the third highest number of properties with foreclosure filings was Knox (267), followed by Hamilton County (135).

Hancock, Jackson, Lake, and Pickett counties did not have any properties with foreclosure filings. Fifty-seven counties recorded declines in foreclosure filings from last month, while 25 counties had increases. Thirteen counties did not see any change in the number of properties with foreclosure filings. Compared to the previous year, the number of properties with foreclosure filings declined in 71 counties, while 16 counties had increases. Eight counties did not have any change from the previous year.

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 April 2011, there were 1,073 properties with a notice of trustee sales (NTS), a 6 percent increase from the last month and a 57 percent decline from the same month last year (April 2010). The number of properties repossessed by the lenders (REOs) in April 2011 was 1,559, a 29 percent decrease from the last month (March 2011) and a 32 percent decline from the same month last year (April 2010).



Total Number of Properties with Foreclosure Filings-Tennessee Counties-April 2011

County Name	April 2011			March 2011	April 2010	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 March 2011	% Change from April 2010
Anderson	18	1,914	65	25	35	-28%	-49%
Bedford	18	980	16	28	29	-36%	-38%
Benton	3	3,030	84	3	9	0%	-67%
Bledsoe	2	2,734	79	2	4	0%	-50%
Blount	37	1,447	46	28	50	32%	-26%
Bradley	35	1,197	35	41	64	-15%	-45%
Campbell	13	1,498	50	19	24	-32%	-46%
Cannon	4	1,434	45	6	8	-33%	-50%
Carroll	7	1,953	67	18	16	-61%	-56%
Carter	7	3,952	87	17	11	-59%	-36%
Cheatham	15	1,064	25	33	34	-55%	-56%
Chester	6	1,144	34	8	9	-25%	-33%
Claiborne	11	1,384	42	6	17	83%	-35%
Clay	1	4,212	88	2	1	-50%	0%
Cocke	6	2,791	80	13	14	-54%	-57%
Coffee	24	982	17	27	26	-11%	-8%
Crockett	2	3,215	85	9	8	-78%	-75%
Cumberland	22	1,119	31	16	17	38%	29%
Davidson	355	803	10	511	429	-31%	-17%
Decatur	3	2,273	74	3	1	0%	200%
DeKalb	4	2,233	72	7	4	-43%	0%
Dickson	14	1,454	47	23	34	-39%	-59%
Dyer	10	1,723	58	18	20	-44%	-50%
Fayette	14	1,067	26	13	13	8%	8%
Fentress	5	1,607	53	11	13	-55%	-62%
Franklin	17	1,131	33	13	12	31%	42%
Gibson	16	1,431	44	23	30	-30%	-47%
Giles	14	989	19	11	12	27%	17%
Grainger	6	1,727	59	8	13	-25%	-54%
Greene	36	866	12	24	30	50%	20%
Grundy	6	1,108	29	4	5	50%	20%
Hamblen	19	1,411	43	20	53	-5%	-64%
Hamilton	135	1,119	32	172	228	-22%	-41%
Hancock	0	--	92	0	0	--	--
Hardeman	7	1,644	55	6	14	17%	-50%
Hardin	7	1,950	66	11	11	-36%	-36%
Hawkins	15	1,757	61	17	19	-12%	-21%
Haywood	4	2,146	69	7	8	-43%	-50%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- April 2011, Continued

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Henderson	5	2,444	76	7	12	-29%	-58%
Henry	9	1,868	63	8	13	13%	-31%
Hickman	20	471	2	14	18	43%	11%
Houston	2	2,063	68	2	2	0%	0%
Humphreys	6	1,510	51	6	6	0%	0%
Jackson	0	--	92	4	5	-100%	-100%
Jefferson	23	992	20	22	29	5%	-21%
Johnson	3	2,864	81	6	3	-50%	0%
Knox	267	740	9	217	298	23%	-10%
Lake	0	--	92	4	1	-100%	-100%
Lauderdale	9	1,296	38	9	40	0%	-78%
Lawrence	12	1,462	49	12	21	0%	-43%
Lewis	5	1,016	23	6	6	-17%	-17%
Lincoln	9	1,628	54	26	12	-65%	-25%
Loudon	22	925	15	30	35	-27%	-37%
Macon	3	3,216	86	4	10	-25%	-70%
Madison	61	713	7	80	75	-24%	-19%
Marion	5	2,730	78	4	12	25%	-58%
Marshall	13	1,008	22	23	28	-43%	-54%
Maury	58	628	4	62	82	-6%	-29%
McMinn	15	1,524	52	19	45	-21%	-67%
McNairy	11	1,079	28	9	18	22%	-39%
Meigs	8	730	8	11	11	-27%	-27%
Monroe	14	1,367	41	11	26	27%	-46%
Montgomery	54	1,284	37	65	81	-17%	-33%
Moore	3	996	21	1	2	200%	50%
Morgan	9	909	14	3	8	200%	13%
Obion	5	3,001	83	5	16	0%	-69%
Overton	2	4,845	89	1	4	100%	-50%
Perry	3	1,456	48	2	2	50%	50%
Pickett	0	--	92	0	1	--	-100%
Polk	13	647	6	9	9	44%	44%
Putnam	14	2,235	73	31	29	-55%	-52%
Rhea	13	1,077	27	15	12	-13%	8%
Roane	20	1,248	36	29	22	-31%	-9%
Robertson	26	989	18	34	46	-24%	-43%
Rutherford	128	811	11	158	186	-19%	-31%
Scott	1	9,427	91	5	0	-80%	--

Total Number of Properties with Foreclosure Filings-Tennessee Counties- April 2011, Continued

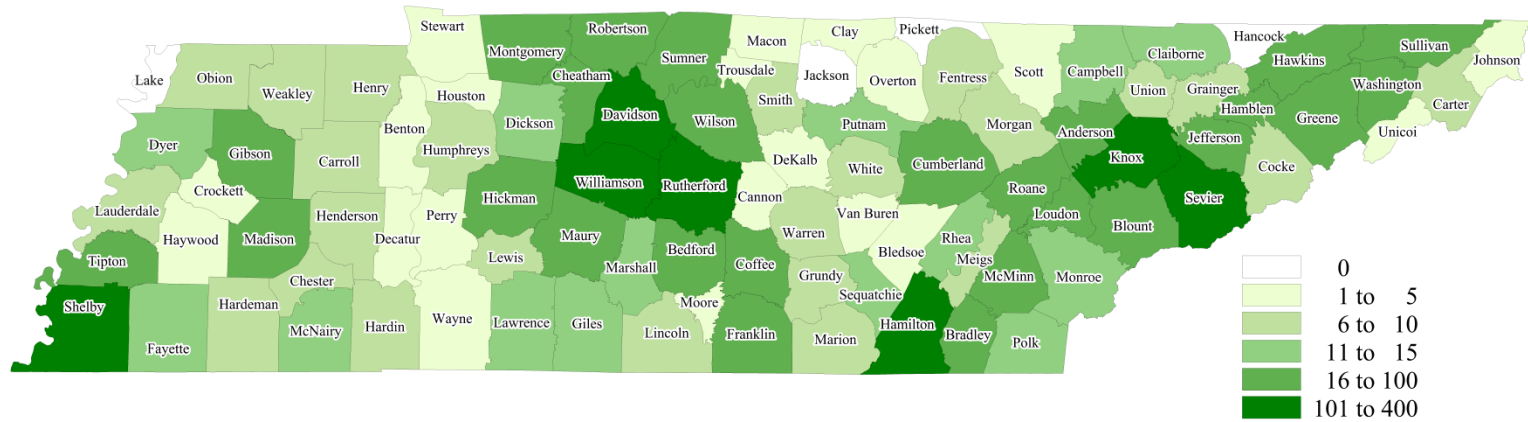
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Sequatchie	11	481	3	12	6	-8%	83%
Sevier	106	413	1	86	120	23%	-12%
Shelby	391	1,030	24	583	1,613	-33%	-76%
Smith	5	1,676	56	9	9	-44%	-44%
Stewart	1	6,397	90	1	2	0%	-50%
Sullivan	32	2,332	75	32	37	0%	-14%
Sumner	72	891	13	100	91	-28%	-21%
Tipton	18	1,310	40	27	28	-33%	-36%
Trousdale	2	1,732	60	4	2	-50%	0%
Unicoi	3	2,878	82	5	8	-40%	-63%
Union	5	1,870	64	6	11	-17%	-55%
Van Buren	2	1,301	39	1	2	100%	0%
Warren	8	2,206	71	8	15	0%	-47%
Washington	32	1,700	57	34	43	-6%	-26%
Wayne	4	1,784	62	5	2	-20%	100%
Weakley	6	2,640	77	5	11	20%	-45%
White	5	2,153	70	6	10	-17%	-50%
Williamson	100	633	5	76	148	32%	-32%
Wilson	40	1,119	30	50	80	-20%	-50%
Tennessee**	2,632	1,057	27	3,207	4,789	-18%	-45%
U.S. Total	219,258	593		239,795	333,837	-9%	-34%

*County ranking is based on the rate of foreclosure filings, a rank of one means the county had the highest ratio of foreclosure to housing units.

**Tennessee ranking in the nation among other states, a rank of one means the state had the highest ratio of foreclosure to housing units.

Source: RealtyTrac®

April 2011 Total Number of Foreclosure Filings by County



Source: RealtyTrac©