



## Tennessee Foreclosure Trends: August 2011

### How many/where/patterns

Hulya Arik, Ph.D.  
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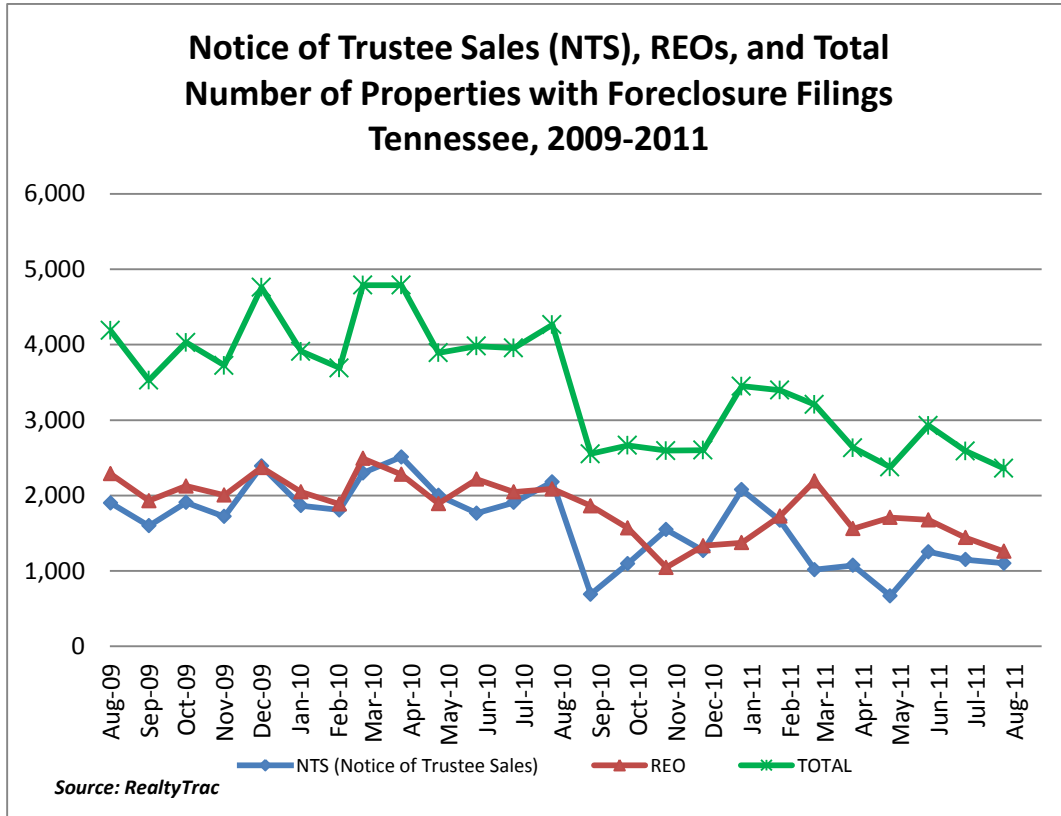
According to the latest data from the RealtyTrac® *U.S. Foreclosure Market Report*, Tennessee had 2,359 properties with foreclosure filings in August 2011, which represents a nine percent decrease compared to the previous month (July 2011) and a 45 percent decline from the same month last year. August 2011 was the 12<sup>th</sup> consecutive month of annual decline in Tennessee properties with foreclosure filings, and foreclosure filings are at the lowest level since March 2007, the earliest month we have data to compare. Tennessee had one foreclosure filing for every 1,179 housing units.

The U.S. had a seven percent increase from July 2011, and a 33 percent decrease from August 2010. On average, there was one filing for every 570 housing units in the nation. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 118 housing units. The total number of properties with foreclosure filings in Nevada decreased by three percent compared to the previous month.

The number of properties with foreclosure filings ranged from zero in Clay, Hancock, and Pickett counties to 418 in Shelby County. The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for about 44 percent of the total foreclosure filings in the State in August 2011. Marshall County, with one filing for every 354 housing units, had the highest foreclosure rate in the State. The total number of properties with foreclosure filings increased from 15 in July 2011 to 37 in August 2011 in Marshall County. In Shelby County, the total volume of foreclosure filings decreased by six percent from the previous month and declined by 67 percent from the same month last year. Davidson County followed Shelby County with 293 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings decreased by five percent from last month (July 2011) and declined by 35 percent from the same month last year. The county with the third highest number of properties with foreclosure filings was Knox (209), followed by Hamilton County (128).

Fifty counties recorded declines in foreclosure filings from last month, while 29 counties had increases. Sixteen 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 69 counties, while 17 counties had increases. Nine counties did not have any change from the previous year.

In August 2011, 1,100 properties had a notice of trustee sales (NTS), a four percent decline from the last month and a 50 percent decline from the same month last year (August 2010). The number of properties repossessed by the lenders (REOs) in August 2011 was 1,259, a 13 percent decrease from the last month (July 2011) and a 40 percent decline from the same month last year (August 2010).



**Total Number of Properties with Foreclosure Filings-Tennessee Counties-August 2011**

County Name	August 2011			July 2011	August 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 July 2011	% Change from August 2010
Anderson	15	2,297	69	18	27	-17%	-44%
Bedford	20	882	8	18	16	11%	25%
Benton	2	4,546	86	8	9	-75%	-78%
Bledsoe	3	1,822	54	6	2	-50%	50%
Blount	33	1,622	46	43	59	-23%	-44%
Bradley	26	1,612	45	28	54	-7%	-52%
Campbell	17	1,145	21	32	14	-47%	21%
Cannon	1	5,737	88	4	10	-75%	-90%
Carroll	8	1,709	50	7	11	14%	-27%
Carter	10	2,767	75	11	17	-9%	-41%
Cheatham	21	760	5	23	33	-9%	-36%
Chester	2	3,433	84	5	5	-60%	-60%
Claiborne	12	1,268	28	13	20	-8%	-40%
Clay	0	--	93	2	2	-100%	-100%
Cocke	7	2,393	71	15	15	-53%	-53%
Coffee	17	1,386	34	13	21	31%	-19%
Crockett	3	2,143	65	5	9	-40%	-67%
Cumberland	18	1,367	33	17	18	6%	0%
Davidson	293	973	13	308	451	-5%	-35%
Decatur	2	3,410	83	7	4	-71%	-50%
Dekalb	8	1,116	17	1	6	700%	33%
Dickson	18	1,131	19	18	33	0%	-45%
Dyer	15	1,149	22	8	10	88%	50%
Fayette	8	1,867	55	8	11	0%	-27%
Fentress	5	1,607	44	5	2	0%	150%
Franklin	12	1,602	43	9	16	33%	-25%
Gibson	19	1,205	26	25	32	-24%	-41%
Giles	11	1,259	27	13	6	-15%	83%
Grainger	7	1,481	40	4	10	75%	-30%
Greene	34	917	9	17	33	100%	3%
Grundy	5	1,329	31	4	3	25%	67%
Hamblen	27	993	15	24	40	13%	-33%
Hamilton	128	1,181	24	165	249	-22%	-49%
Hancock	0	--	93	1	0	-100%	--
Hardeman	8	1,439	39	7	9	14%	-11%
Hardin	6	2,275	68	9	10	-33%	-40%
Hawkins	16	1,648	47	11	26	45%	-38%
Haywood	6	1,430	37	14	5	-57%	20%

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

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Henderson	4	3,055	81	8	4	-50%	0%
Henry	6	2,802	77	6	9	0%	-33%
Hickman	15	627	2	10	19	50%	-21%
Houston	2	2,063	63	0	2	--	0%
Humphreys	4	2,264	67	4	4	0%	0%
Jackson	3	1,821	53	2	2	50%	50%
Jefferson	23	992	14	22	25	5%	-8%
Johnson	1	8,593	92	4	6	-75%	-83%
Knox	209	946	11	190	245	10%	-15%
Lake	1	2,781	76	1	0	0%	--
Lauderdale	6	1,944	59	6	13	0%	-54%
Lawrence	10	1,754	52	14	16	-29%	-38%
Lewis	3	1,694	48	5	6	-40%	-50%
Lincoln	17	862	6	13	18	31%	-6%
Loudon	12	1,697	49	17	32	-29%	-63%
Macon	4	2,412	72	3	14	33%	-71%
Madison	38	1,144	20	35	53	9%	-28%
Marion	10	1,365	32	6	4	67%	150%
Marshall	37	354	1	15	23	147%	61%
Maury	52	701	4	56	72	-7%	-28%
Mcminn	12	1,904	58	24	24	-50%	-50%
Mcnaury	5	2,373	70	5	14	0%	-64%
Meigs	2	2,919	79	2	6	0%	-67%
Monroe	16	1,196	25	23	26	-30%	-38%
Montgomery	44	1,576	41	44	93	0%	-53%
Moore	1	2,988	80	3	1	-67%	0%
Morgan	4	2,046	62	4	4	0%	0%
Obion	8	1,876	57	9	9	-11%	-11%
Overton	4	2,423	73	7	1	-43%	300%
Perry	1	4,369	85	1	3	0%	-67%
Pickett	0	--	93	0	2	--	-100%
Polk	1	8,406	91	10	10	-90%	-90%
Putnam	22	1,422	36	19	36	16%	-39%
Rhea	10	1,400	35	15	14	-33%	-29%
Roane	19	1,314	29	21	27	-10%	-30%
Robertson	22	1,168	23	43	62	-49%	-65%
Rutherford	120	865	7	167	209	-28%	-43%
Scott	2	4,714	87	1	2	100%	0%

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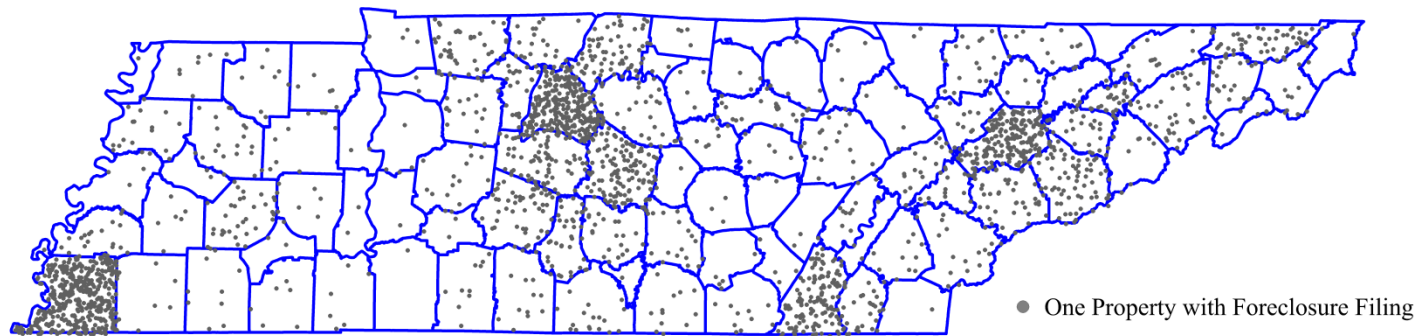
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Sequatchie	4	1,323	30	9	9	-56%	-56%
Sevier	64	685	3	84	121	-24%	-47%
Shelby	418	964	12	444	1,283	-6%	-67%
Smith	4	2,095	64	8	9	-50%	-56%
Stewart	4	1,599	42	5	5	-20%	-20%
Sullivan	52	1,435	38	41	36	27%	44%
Sumner	68	943	10	72	112	-6%	-39%
Tipton	21	1,123	18	11	36	91%	-42%
Trousdale	2	1,732	51	2	3	0%	-33%
Unicoi	3	2,878	78	3	2	0%	50%
Union	5	1,870	56	5	5	0%	0%
Van Buren	1	2,601	74	3	2	-67%	-50%
Warren	3	5,882	89	4	13	-25%	-77%
Washington	17	3,200	82	32	46	-47%	-63%
Wayne	1	7,134	90	2	6	-50%	-83%
Weakley	8	1,980	61	6	13	33%	-38%
White	5	2,153	66	9	17	-44%	-71%
Williamson	63	1,005	16	62	78	2%	-19%
Wilson	23	1,946	60	48	61	-52%	-62%
<b>Tennessee**</b>	<b>2,359</b>	<b>1,179</b>	<b>31</b>	<b>2,591</b>	<b>4,265</b>	<b>-9%</b>	<b>-45%</b>
<b>U.S. Total</b>	<b>228,098</b>	<b>570</b>		<b>212,764</b>	<b>338,836</b>	<b>7%</b>	<b>-33%</b>

\*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®

## August 2011 Total Number of Foreclosure Filings by County



Source: RealtyTrac©