



Tennessee Foreclosure Trends: February 2011

How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, number of properties with foreclosure filings in Tennessee declined by two percent compared to the previous month (January). In Tennessee, 3,396 properties had foreclosure filings¹ in February 2011. This volume represents an eight percent decline from the same month last year (February 2010).

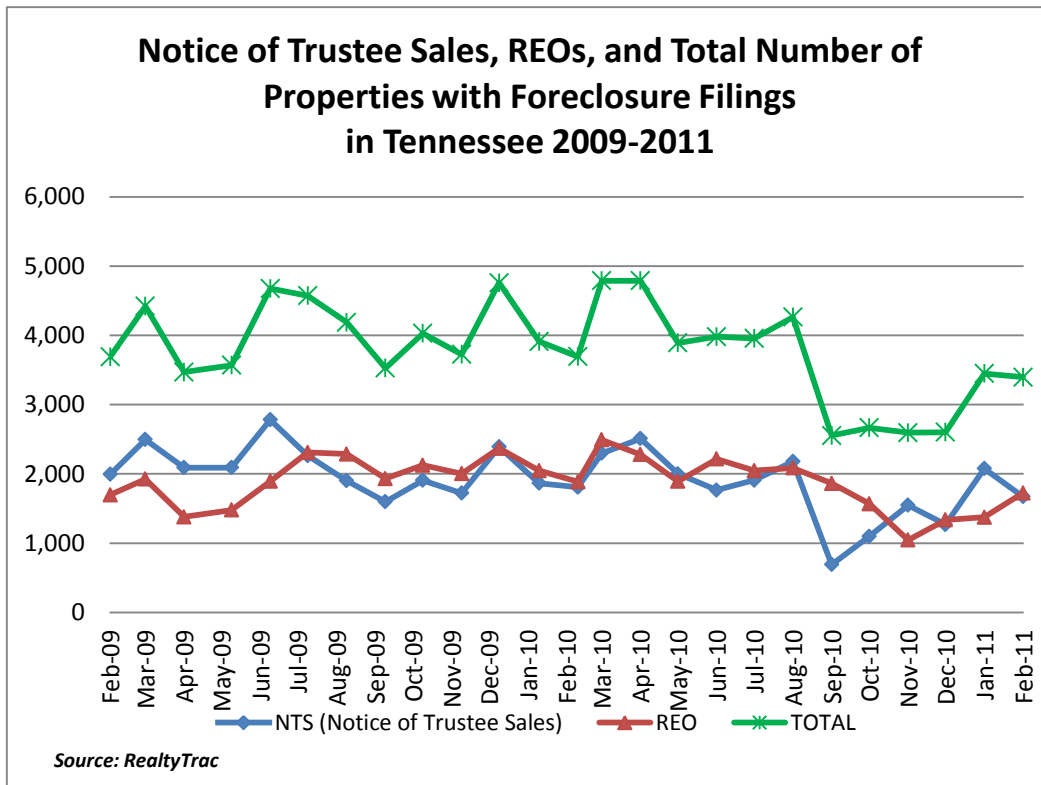
In terms of the total number of properties with foreclosure filings, the U.S. had a 14 percent decline from January 2011, and a 27 percent decline from February 2010. This was the biggest year-over-year decrease since RealtyTrac began reporting foreclosure trends in 2005. On average, there was one filing for every 577 housing units in the nation. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 119 housing units. Tennessee had one foreclosure filing for every 819 housing units.

The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 55 percent of the total foreclosure filings in the State in February 2011. Davidson County, with one filing for every 483 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, 793 properties. Davidson County followed Shelby with 591 properties with foreclosure filings. In Shelby County, the total volume of foreclosure filings decreased by one percent from the previous month and declined by 21 percent from the same month last year (February 2010). In Davidson County, the total number of properties with foreclosure filings increased substantially from last month (January) and the same month last year (February 2010), 53 percent and 57 percent, respectively. The county with the third highest number of properties with foreclosure filings was Knox (272), followed by Hamilton County (197).

Fifty counties recorded declines in foreclosure filings from last month, while 33 counties had increases. Twelve counties did not see any change in the number of properties with foreclosure filings.

¹ For Tennessee, RealtyTrac's report (<http://realtytrac.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 February 2011, there were 1,671 properties with the notice of trustee sales (NTS), a 20 percent decline from the last month and an eight percent decline from the same month last year (February 2010). The number of properties repossessed by the lenders (REOs) in February 2011 was 1,725, a 26 percent increase from the last month (January 2011) and an eight percent decline from the same month last year (February 2010).



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

County Name	February 2011			January 2011	February 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 January 2011	% Change from February 2010
Anderson	22	1,566	61	32	30	-31%	-27%
Bedford	12	1,470	54	23	15	-48%	-20%
Benton	5	1,818	72	7	3	-29%	67%
Bledsoe	2	2,734	86	3	2	-33%	0%
Blount	26	2,059	76	36	45	-28%	-42%
Bradley	47	892	23	42	54	12%	-13%
Campbell	12	1,623	64	26	20	-54%	-40%
Cannon	5	1,147	35	3	5	67%	0%
Carroll	9	1,519	58	11	19	-18%	-53%
Carter	13	2,128	79	16	12	-19%	8%
Cheatham	18	886	22	20	20	-10%	-10%
Chester	5	1,373	51	4	8	25%	-38%
Claiborne	12	1,268	42	11	7	9%	71%
Clay	2	2,106	78	2	2	0%	0%
Cocke	11	1,523	59	11	13	0%	-15%
Coffee	20	1,178	38	22	22	-9%	-9%
Crockett	4	1,607	63	7	7	-43%	-43%
Cumberland	20	1,231	41	22	15	-9%	33%
Davidson	591	483	1	386	376	53%	57%
Decatur	2	3,410	90	5	2	-60%	0%
DeKalb	5	1,786	71	6	6	-17%	-17%
Dickson	22	925	24	20	27	10%	-19%
Dyer	25	689	7	13	16	92%	56%
Fayette	8	1,867	73	13	11	-38%	-27%
Fentress	7	1,148	36	7	6	0%	17%
Franklin	15	1,282	45	9	9	67%	67%
Gibson	21	1,090	30	31	29	-32%	-28%
Giles	8	1,731	67	6	10	33%	-20%
Grainger	6	1,727	66	6	12	0%	-50%
Greene	33	944	25	30	35	10%	-6%
Grundy	2	3,323	88	5	5	-60%	-60%
Hamblen	22	1,219	40	23	39	-4%	-44%
Hamilton	197	767	13	190	181	4%	9%
Hancock	1	3,431	92	1	0	0%	--
Hardeman	8	1,439	53	8	13	0%	-38%
Hardin	6	2,275	82	11	9	-45%	-33%
Hawkins	11	2,396	83	12	17	-8%	-35%
Haywood	5	1,716	65	12	8	-58%	-38%

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

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Henderson	7	1,746	68	4	9	75%	-22%
Henry	11	1,529	60	10	5	10%	120%
Hickman	11	856	18	15	8	-27%	38%
Houston	2	2,063	77	5	1	-60%	100%
Humphreys	7	1,294	46	4	5	75%	40%
Jackson	1	5,463	94	3	1	-67%	0%
Jefferson	13	1,755	69	36	25	-64%	-48%
Johnson	4	2,148	80	1	2	300%	100%
Knox	272	727	11	177	247	54%	10%
Lake	1	2,781	87	2	1	-50%	0%
Lauderdale	12	972	26	6	17	100%	-29%
Lawrence	16	1,096	32	14	16	14%	0%
Lewis	4	1,270	43	7	3	-43%	33%
Lincoln	15	977	27	22	8	-32%	88%
Loudon	16	1,272	44	43	66	-63%	-76%
Macon	4	2,412	84	2	9	100%	-56%
Madison	54	805	15	65	56	-17%	-4%
Marion	4	3,413	91	10	3	-60%	33%
Marshall	15	873	20	19	22	-21%	-32%
Maury	64	569	5	50	75	28%	-15%
McMinn	20	1,143	34	23	34	-13%	-41%
McNairy	9	1,318	50	12	18	-25%	-50%
Meigs	3	1,946	74	3	6	0%	-50%
Monroe	18	1,063	29	24	33	-25%	-45%
Montgomery	53	1,308	48	64	75	-17%	-29%
Moore	2	1,494	56	2	1	0%	100%
Morgan	7	1,169	37	3	8	133%	-13%
Obion	10	1,501	57	8	5	25%	100%
Overton	4	2,423	85	2	4	100%	0%
Perry	4	1,092	31	5	2	-20%	100%
Pickett	0	--	95	0	0	--	--
Polk	7	1,201	39	4	9	75%	-22%
Putnam	16	1,955	75	28	26	-43%	-38%
Rhea	10	1,400	52	14	15	-29%	-33%
Roane	19	1,314	49	23	26	-17%	-27%
Robertson	42	612	6	42	44	0%	-5%
Rutherford	136	763	12	288	156	-53%	-13%
Scott	2	4,714	93	4	2	-50%	0%

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

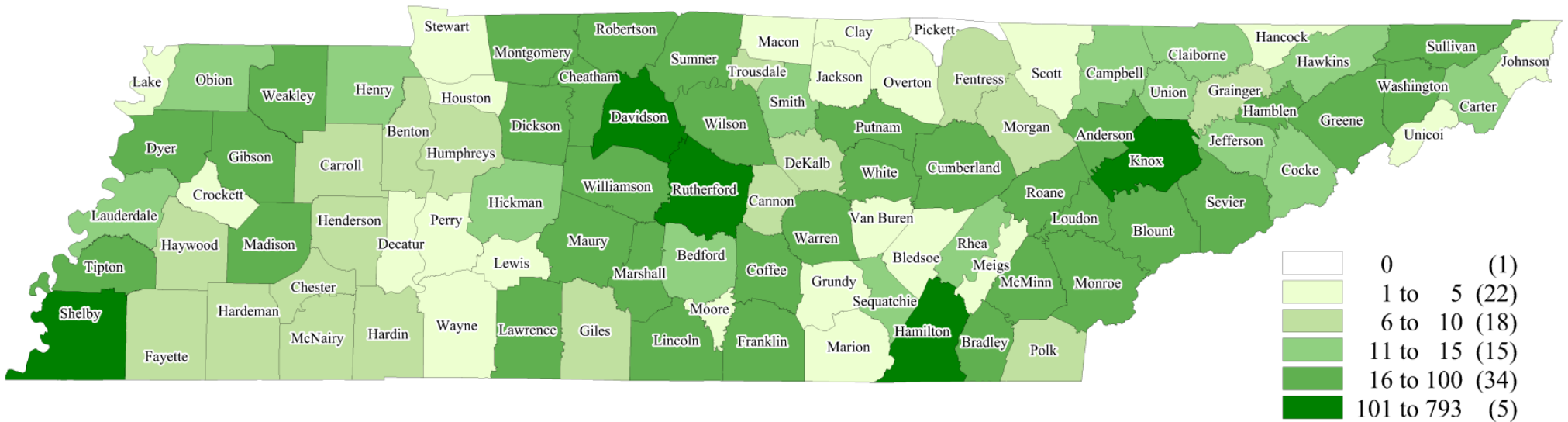
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Sequatchie	10	529	4	7	10	43%	0%
Sevier	88	498	2	97	96	-9%	-8%
Shelby	793	508	3	798	1,002	-1%	-21%
Smith	10	838	16	4	17	150%	-41%
Stewart	4	1,599	62	3	8	33%	-50%
Sullivan	22	3,393	89	61	23	-64%	-4%
Sumner	82	782	14	101	106	-19%	-23%
Tipton	27	874	21	23	30	17%	-10%
Trousdale	5	693	8	7	2	-29%	150%
Unicoi	4	2,158	81	4	5	0%	-20%
Union	13	719	10	12	8	8%	63%
Van Buren	2	1,301	47	6	2	-67%	0%
Warren	21	840	17	7	16	200%	31%
Washington	37	1,470	55	38	38	-3%	-3%
Wayne	4	1,784	70	2	6	100%	-33%
Weakley	16	990	28	11	4	45%	300%
White	15	718	9	9	8	67%	88%
Williamson	56	1,131	33	72	113	-22%	-50%
Wilson	52	861	19	52	45	0%	16%
Tennessee**	3,396	819	21	3,450	3,692	-2%	-8%
U.S. Total	225,101	577		261,333	308,524	-14%	-27%

*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®

Map: February 2011 Total Number of Foreclosure Filings by County



Source: RealtyTrac®