



Tennessee Foreclosure Trends: January 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 increased by 33 percent compared to the previous month (December 2010). In Tennessee, 3,450 properties had foreclosure filings¹ in January 2011. This volume represents a 12 percent decline from the same month last year (January 2010).

In terms of the total number of properties with foreclosure filings, the U.S. had a one percent increase from December 2010, and a 17.2 percent decline from January 2010. On average, there was one filing for every 497 housing units in the nation. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 93 housing units. Tennessee had one foreclosure filing for every 806 housing units.

The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 261,333 foreclosure filings in the nation. In Tennessee, the number of properties with foreclosure filings ranged from zero in Pickett County to 798 in Shelby County.

The total foreclosure filings in five counties (Davidson, Hamilton, Knox, Rutherford and Shelby) accounted for 53 percent of the total foreclosure filings in the State in January 2011. Rutherford County, with one filing for every 360 housing units, had the highest foreclosure rate in the State. The total number of properties with foreclosure filings in Rutherford County increased by 58 percent compared to December 2010.

The county with the highest number of properties with foreclosure filings in the State was Shelby, 798 properties. Davidson County followed Shelby with 386 properties. In Shelby County, the total volume of foreclosure filings increased by 12 percent from the previous month and declined by 34 percent from the same month last year (January 2010). In Davidson County, the total number of properties with foreclosure doubled from last month (December 2010), and declined by 10 percent from the same month last year (January 2010). The county with the third highest number of properties with foreclosure filings was Rutherford (288), followed by Hamilton County (190). The number of properties with foreclosure filings in Williamson County declined by 65 percent compared to December 2010 after over a 200 percent jump in December 2010².

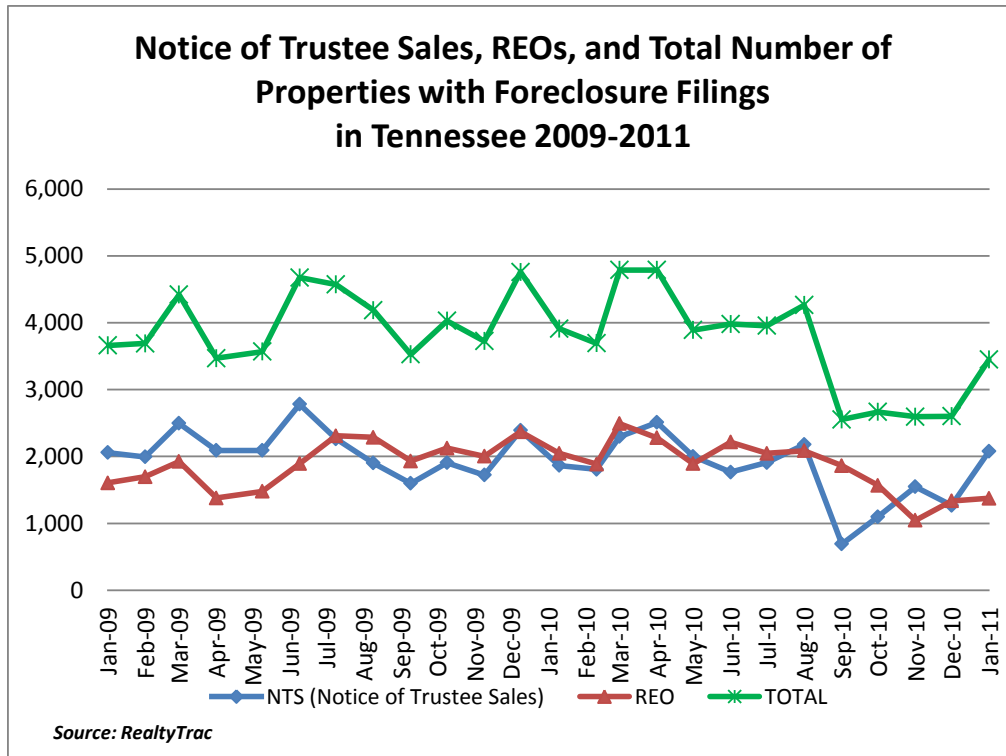
¹ For Tennessee, RealtyTrac's report (<http://relatyrac.com/trendcenter/>) incorporates documents filed in two phases of foreclosure: Auction — Notice of Trustee Sale (NTS); and Real Estate Owned (REO) properties that have been foreclosed on and repurchased by a bank.

² Foreclosure (REO) of multiple residential lots in one development could be a factor that caused the spike in foreclosure filings in January 2011.

Sixteen counties recorded declines in foreclosure filings from last month, while 71 counties had increases. Eight counties did not see any change in the number of properties with foreclosure filings. In December 2010, only 38 counties recorded increases compared to the previous month.

In January 2011, there were 2,076 properties with the notice of trustee sales (NTS). NTS increased by 64 percent compared to December 2010. This was the biggest monthly increase of NTS since April 2007 (the earliest date we started collecting RealtyTrac data). Compared to February 2010, NTS declined by 11 percent.

The number of properties repossessed by the lenders (REOs) in January 2011 was 1,374, a three percent increase from the last month (December 2010) and a 33 percent decline from the same month last year (January 2010).



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

County Name	January 2011			December 2010	January 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 December 2010	% Change from February 2010
Anderson	32	1,077	39	21	25	52%	28%
Bedford	23	767	21	15	30	53%	-23%
Benton	7	1,299	53	3	5	133%	40%
Bledsoe	3	1,822	72	2	1	50%	200%
Blount	36	1,487	63	20	40	80%	-10%
Bradley	42	998	33	32	36	31%	17%
Campbell	26	749	19	11	18	136%	44%
Cannon	3	1,912	74	4	9	-25%	-67%
Carroll	11	1,243	51	5	8	120%	38%
Carter	16	1,729	70	4	11	300%	45%
Cheatham	20	798	25	29	22	-31%	-9%
Chester	4	1,716	68	6	1	-33%	300%
Claiborne	11	1,384	58	10	9	10%	22%
Clay	2	2,106	79	0	0	--	--
Cocke	11	1,523	66	8	12	38%	-8%
Coffee	22	1,071	38	14	17	57%	29%
Crockett	7	918	30	7	8	0%	-13%
Cumberland	22	1,119	44	12	9	83%	144%
Davidson	386	739	18	193	430	100%	-10%
Decatur	5	1,364	56	4	4	25%	25%
DeKalb	6	1,488	64	2	5	200%	20%
Dickson	20	1,018	35	19	28	5%	-29%
Dyer	13	1,325	54	13	25	0%	-48%
Fayette	13	1,149	46	4	10	225%	30%
Fentress	7	1,148	45	8	2	-13%	250%
Franklin	9	2,136	81	13	13	-31%	-31%
Gibson	31	738	17	21	21	48%	48%
Giles	6	2,307	85	9	12	-33%	-50%
Grainger	6	1,727	69	6	5	0%	20%
Greene	30	1,039	37	17	34	76%	-12%
Grundy	5	1,329	55	3	3	67%	67%
Hamblen	23	1,166	47	25	34	-8%	-32%
Hamilton	190	795	23	99	198	92%	-4%
Hancock	1	3,431	90	0	0	--	--
Hardeman	8	1,439	61	10	12	-20%	-33%
Hardin	11	1,241	50	3	7	267%	57%
Hawkins	12	2,197	83	40	21	-70%	-43%
Haywood	12	715	14	9	5	33%	140%

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

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Henderson	4	3,055	89	4	11	0%	-64%
Henry	10	1,681	67	7	7	43%	43%
Hickman	15	627	8	9	13	67%	15%
Houston	5	825	26	0	3	--	67%
Humphreys	4	2,264	84	5	8	-20%	-50%
Jackson	3	1,821	71	1	0	200%	--
Jefferson	36	634	9	14	17	157%	112%
Johnson	1	8,593	94	4	12	-75%	-92%
Knox	177	1,117	42	159	283	11%	-37%
Lake	2	1,391	59	1	2	100%	0%
Lauderdale	6	1,944	75	7	10	-14%	-40%
Lawrence	14	1,253	52	8	11	75%	27%
Lewis	7	726	15	5	3	40%	133%
Lincoln	22	666	11	10	13	120%	69%
Loudon	43	473	4	11	21	291%	105%
Macon	2	4,824	92	1	4	100%	-50%
Madison	65	669	12	53	58	23%	12%
Marion	10	1,365	57	6	5	67%	100%
Marshall	19	689	13	5	23	280%	-17%
Maury	50	729	16	31	107	61%	-53%
McMinn	23	994	32	15	26	53%	-12%
McNairy	12	989	31	6	10	100%	20%
Meigs	3	1,946	76	4	4	-25%	-25%
Monroe	24	798	24	22	17	9%	41%
Montgomery	64	1,083	40	56	80	14%	-20%
Moore	2	1,494	65	0	0	--	--
Morgan	3	2,727	88	2	6	50%	-50%
Obion	8	1,876	73	8	11	0%	-27%
Overton	2	4,845	93	1	5	100%	-60%
Perry	5	874	28	1	2	400%	150%
Pickett	0	--	95	1	2	-100%	-100%
Polk	4	2,102	78	3	9	33%	-56%
Putnam	28	1,117	43	14	27	100%	4%
Rhea	14	1,000	34	13	20	8%	-30%
Roane	23	1,085	41	13	20	77%	15%
Robertson	42	612	7	25	35	68%	20%
Rutherford	288	360	1	182	217	58%	33%
Scott	4	2,357	86	1	1	300%	300%

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

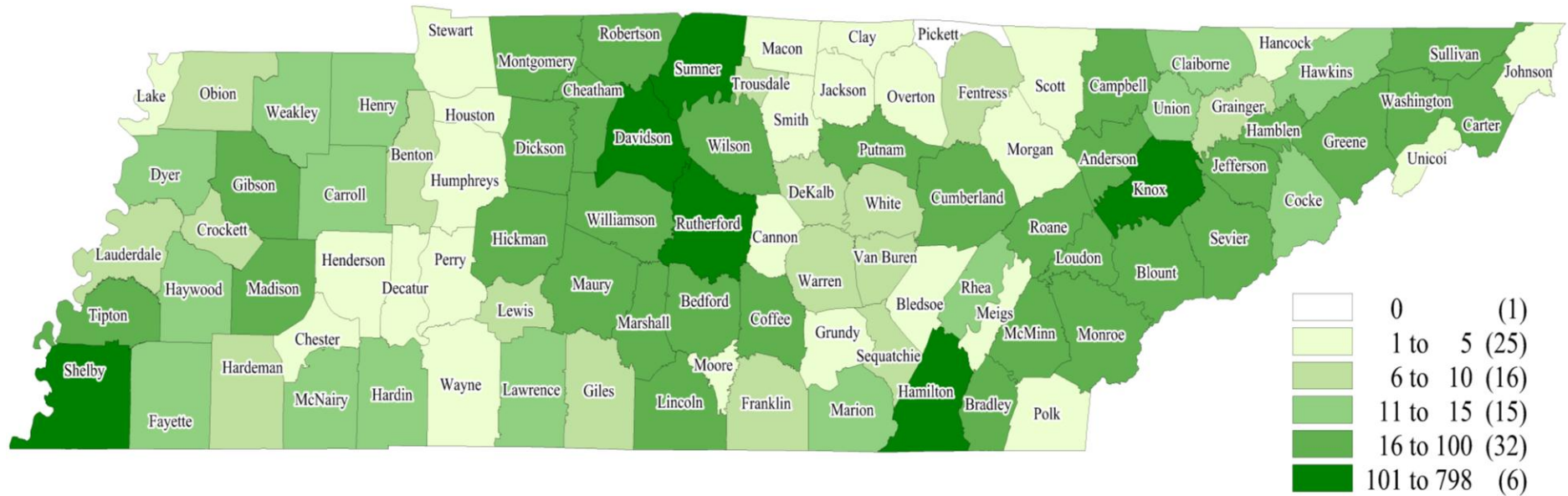
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Sequatchie	7	756	20	6	6	17%	17%
Sevier	97	452	3	47	98	106%	-1%
Shelby	798	505	6	713	1,203	12%	-34%
Smith	4	2,095	77	4	6	0%	-33%
Stewart	3	2,132	80	1	6	200%	-50%
Sullivan	61	1,224	49	16	30	281%	103%
Sumner	101	635	10	65	104	55%	-3%
Tipton	23	1,026	36	26	20	-12%	15%
Trousdale	7	495	5	2	3	250%	133%
Unicoi	4	2,158	82	4	4	0%	0%
Union	12	779	22	12	7	0%	71%
Van Buren	6	434	2	1	3	500%	100%
Warren	7	2,521	87	6	7	17%	0%
Washington	38	1,432	60	34	33	12%	15%
Wayne	2	3,567	91	0	1	--	100%
Weakley	11	1,440	62	3	7	267%	57%
White	9	1,196	48	7	10	29%	-10%
Williamson	72	880	29	204	82	-65%	-12%
Wilson	52	861	27	42	48	24%	8%
Tennessee**	3,450	806	23	2,602	3,911	33%	-12%
U.S. Total	261,333	497		257,747	315,716	1%	-17%

*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: January 2011 Total Number of Foreclosure Filings by County



Source: RealtyTrac®