



Tennessee Foreclosure Trends: March 2011

How many/where/patterns

Hulya Arik, Ph.D.
May, 2011

According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in Tennessee declined by six percent compared to the previous month (February). In Tennessee, 3,207 properties had foreclosure filings¹ in March 2011. This volume represents a 33 percent decline from the same month last year (March 2010).

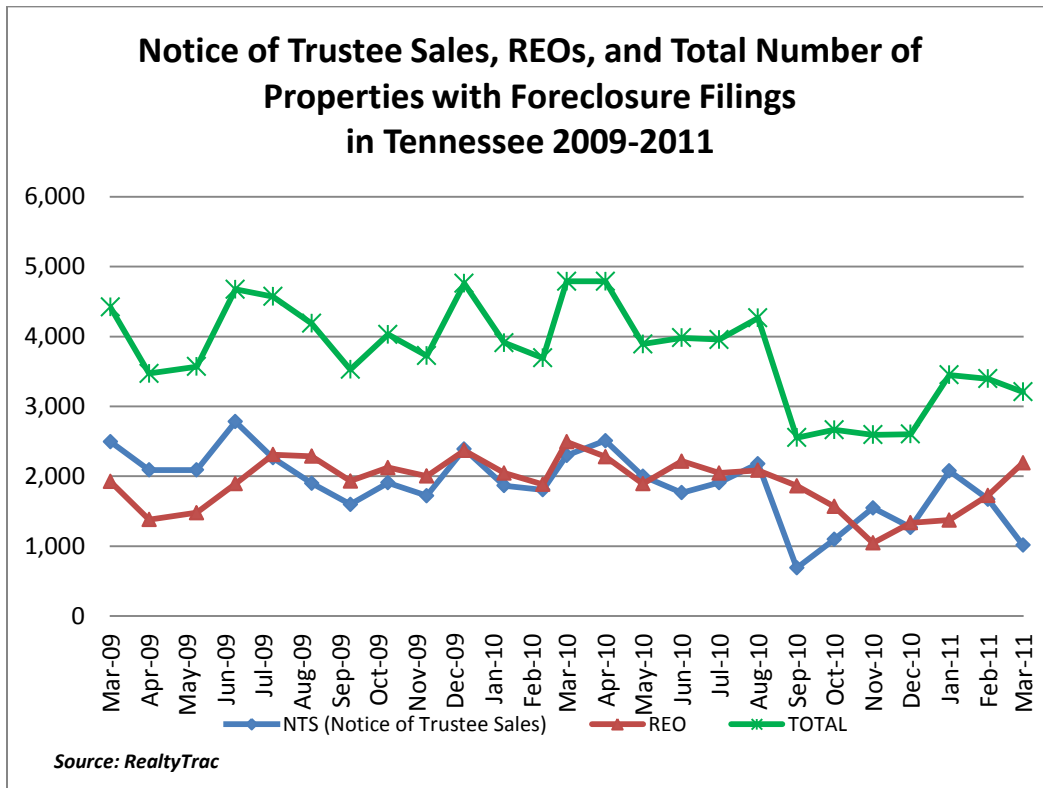
In terms of the total number of properties with foreclosure filings, the U.S. had a seven percent increase from February 2011, and a 35 percent decline from March 2010. On average, there was one filing for every 542 housing units in the nation. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 88 housing units. Total number of properties with foreclosure filings in Nevada increased by 35 percent compared to the previous month. Tennessee had one foreclosure filing for every 867 housing units.

The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 46 percent of the total foreclosure filings in the State in March 2011. Sequatchie County, with one filing for every 441 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, 583 properties. Davidson County followed Shelby with 511 properties with foreclosure filings. In Shelby County, the total volume of foreclosure filings decreased by 26 percent from the previous month and declined by 54 percent from the same month last year (March 2010). In Davidson County, the total number of properties with foreclosure filings declined by 14 percent from last month (February) and by 13 percent from the same month last year (March 2010). The county with the third highest number of properties with foreclosure filings was Knox (217), followed by Hamilton County (172).

Hancock and Pickett counties did not have any properties with foreclosure filings. Thirty-eight counties recorded declines in foreclosure filings from last month, while 48 counties had increases. Nine counties did not see any change in the number of properties with foreclosure filings. At the county level, more counties had decline compared to the previous year. The number of properties with foreclosure filings declined from the previous year in 70 counties, while 22 counties had increases. Three counties did not have any change from the previous year.

¹ For Tennessee, RealtyTrac's report (<http://relatytac.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 March 2011, there were 1,015 properties with a notice of trustee sales (NTS), a 39 percent decline from the last month and a 56 percent decline from the same month last year (March 2010). The number of properties repossessed by the lenders (REOs) in March 2011 was 2,192, a 27 percent increase from the last month (February 2011) and a 12 percent decline from the same month last year (March 2010). REOs are increasing after a big decline in November 2010.



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

County Name	March 2011			February 2011	March 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 February 2011	% Change from March 2010
Anderson	25	1,378	56	22	38	14%	-34%
Bedford	28	630	10	12	34	133%	-18%
Benton	3	3,030	89	5	4	-40%	-25%
Bledsoe	2	2,734	86	2	5	0%	-60%
Blount	28	1,912	73	26	52	8%	-46%
Bradley	41	1,022	39	47	62	-13%	-34%
Campbell	19	1,025	40	12	27	58%	-30%
Cannon	6	956	35	5	14	20%	-57%
Carroll	18	760	20	9	14	100%	29%
Carter	17	1,627	66	13	16	31%	6%
Cheatham	33	483	2	18	24	83%	38%
Chester	8	858	23	5	8	60%	0%
Claiborne	6	2,537	83	12	13	-50%	-54%
Clay	2	2,106	77	2	1	0%	100%
Cocke	13	1,288	49	11	19	18%	-32%
Coffee	27	872	26	20	32	35%	-16%
Crockett	9	714	17	4	7	125%	29%
Cumberland	16	1,538	62	20	18	-20%	-11%
Davidson	511	558	6	591	590	-14%	-13%
Decatur	3	2,273	80	2	3	50%	0%
DeKalb	7	1,276	48	5	6	40%	17%
Dickson	23	885	29	22	50	5%	-54%
Dyer	18	957	36	25	40	-28%	-55%
Fayette	13	1,149	43	8	11	63%	18%
Fentress	11	730	18	7	12	57%	-8%
Franklin	13	1,479	60	15	22	-13%	-41%
Gibson	23	995	37	21	34	10%	-32%
Giles	11	1,259	47	8	14	38%	-21%
Grainger	8	1,296	50	6	16	33%	-50%
Greene	24	1,299	52	33	46	-27%	-48%
Grundy	4	1,662	67	2	6	100%	-33%
Hamblen	20	1,341	54	22	39	-9%	-49%
Hamilton	172	879	28	197	237	-13%	-27%
Hancock	0	--	94	1	0	-100%	--
Hardeman	6	1,918	74	8	11	-25%	-45%
Hardin	11	1,241	46	6	13	83%	-15%
Hawkins	17	1,551	63	11	30	55%	-43%
Haywood	7	1,226	45	5	2	40%	250%

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

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Henderson	7	1,746	70	7	14	0%	-50%
Henry	8	2,102	76	11	11	-27%	-27%
Hickman	14	672	13	11	19	27%	-26%
Houston	2	2,063	75	2	4	0%	-50%
Humphreys	6	1,510	61	7	14	-14%	-57%
Jackson	4	1,366	55	1	2	300%	100%
Jefferson	22	1,037	41	13	42	69%	-48%
Johnson	6	1,432	58	4	4	50%	50%
Knox	217	911	31	272	314	-20%	-31%
Lake	4	695	16	1	1	300%	300%
Lauderdale	9	1,296	51	12	25	-25%	-64%
Lawrence	12	1,462	59	16	15	-25%	-20%
Lewis	6	847	22	4	5	50%	20%
Lincoln	26	563	7	15	17	73%	53%
Loudon	30	679	14	16	27	88%	11%
Macon	4	2,412	82	4	8	0%	-50%
Madison	80	544	5	54	66	48%	21%
Marion	4	3,413	91	4	15	0%	-73%
Marshall	23	569	8	15	42	53%	-45%
Maury	62	588	9	64	94	-3%	-34%
McMinn	19	1,203	44	20	44	-5%	-57%
McNairy	9	1,318	53	9	16	0%	-44%
Meigs	11	531	4	3	7	267%	57%
Monroe	11	1,740	69	18	28	-39%	-61%
Montgomery	65	1,067	42	53	77	23%	-16%
Moore	1	2,988	87	2	0	-50%	--
Morgan	3	2,727	85	7	11	-57%	-73%
Obion	5	3,001	88	10	15	-50%	-67%
Overton	1	9,690	93	4	8	-75%	-88%
Perry	2	2,185	78	4	3	-50%	-33%
Pickett	0	--	94	0	1	--	-100%
Polk	9	934	34	7	8	29%	13%
Putnam	31	1,009	38	16	29	94%	7%
Rhea	15	933	33	10	23	50%	-35%
Roane	29	861	24	19	25	53%	16%
Robertson	34	756	19	42	55	-19%	-38%
Rutherford	158	657	12	136	252	16%	-37%
Scott	5	1,885	72	2	6	150%	-17%

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

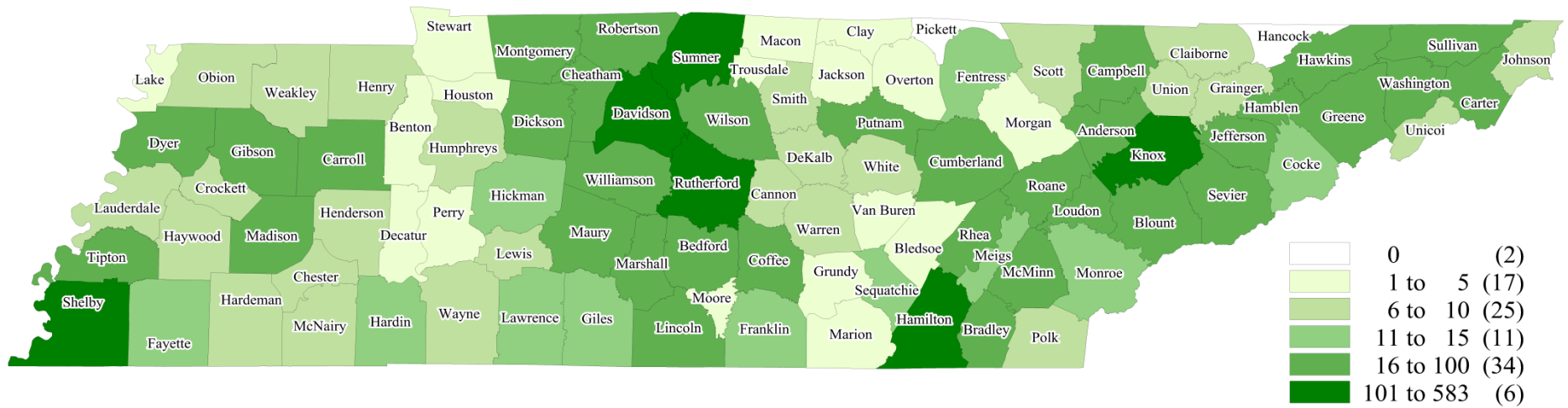
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Sequatchie	12	441	1	10	13	20%	-8%
Sevier	86	510	3	88	134	-2%	-36%
Shelby	583	691	15	793	1,276	-26%	-54%
Smith	9	931	32	10	14	-10%	-36%
Stewart	1	6,397	92	4	5	-75%	-80%
Sullivan	32	2,332	81	22	38	45%	-16%
Sumner	100	641	11	82	106	22%	-6%
Tipton	27	874	27	27	30	0%	-10%
Trousdale	4	866	25	5	6	-20%	-33%
Unicoi	5	1,727	68	4	7	25%	-29%
Union	6	1,558	64	13	11	-54%	-45%
Van Buren	1	2,601	84	2	0	-50%	--
Warren	8	2,206	79	21	18	-62%	-56%
Washington	34	1,600	65	37	45	-8%	-24%
Wayne	5	1,427	57	4	4	25%	25%
Weakley	5	3,168	90	16	6	-69%	-17%
White	6	1,795	71	15	10	-60%	-40%
Williamson	76	833	21	56	91	36%	-16%
Wilson	50	895	30	52	59	-4%	-15%
Tennessee**	3,207	867	21	3,396	4,790	-6%	-33%
U.S. Total	239,795	542		225,101	367,056	7%	-35%

*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®

March 2011 Total Number of Foreclosure Filings by County



Source: RealtyTrac©