



Tennessee Foreclosure Trends: September 2011

How many/where/patterns

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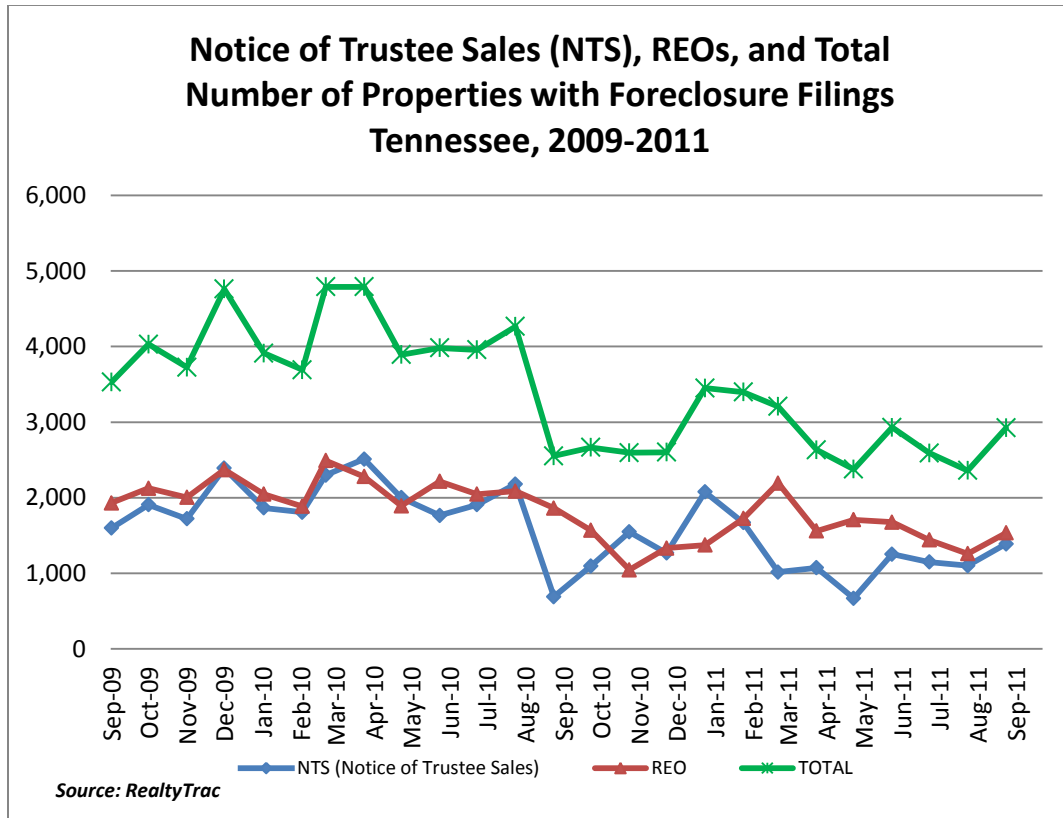
According to the latest data from the RealtyTrac® *U.S. Foreclosure Market Report*, Tennessee had 2,923 properties with foreclosure filings in September 2011, which represents a 24 percent increase compared to the previous month (August 2011) and a 14 percent increase from the same month last year. September 2011 was the first month of annual increase after 12 consecutive months of annual decline in properties with foreclosure filings. Tennessee had one foreclosure filing for every 951 housing units.

In contrast to Tennessee, the U.S. as a whole had a six percent decrease from August 2011, and a 38 percent decrease from September 2010. On average, however, national foreclosure rates were much higher with one foreclosure filing for every 605 housing units. 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 slightly decreased compared to the previous month.

The number of properties with foreclosure filings ranged from zero in Overton, Pickett, and Stewart counties to 561 in Shelby County. The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for about 46 percent of the total foreclosure filings in the state in September 2011. Sevier County, with one filing for every 362 housing units, had the highest foreclosure rate in the state. The total number of properties with foreclosure filings increased from 64 in August 2011 to 121 in September 2011 in Sevier County. In Shelby County, the total volume of foreclosure filings increased by 34 percent from the previous month and declined by 14 percent from the same month last year. Davidson County followed Shelby County with 367 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings increased by 25 percent from last month (August 2011) and increased by 50 percent from the same month last year. The county with the third highest number of properties with foreclosure filings was Knox (250), followed by Hamilton County (167).

Twenty-seven counties recorded declines in foreclosure filings from last month, while 59 counties had increases. Nine counties did not see any change in the number of properties with foreclosure filings from the previous month.

In September 2011, 1,388 properties had a notice of trustee sales (NTS), a 26 percent increase from the last month and a 101 percent increase from the same month last year (September 2010). The number of properties repossessed by the lenders (REOs) in September 2011 was 1,535, a 22 percent increase from the last month (August 2011) and an 18 percent decline from the same month last year (September 2010).



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

County Name	September 2011			August 2011	September 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 August 2011	% Change from September 2010
Anderson	26	1,325	50	15	19	73%	37%
Bedford	25	705	8	20	15	25%	67%
Benton	6	1,515	59	2	6	200%	0%
Bledsoe	2	2,734	84	3	1	-33%	100%
Blount	39	1,373	53	33	33	18%	18%
Bradley	34	1,233	46	26	36	31%	-6%
Campbell	21	927	25	17	9	24%	133%
Cannon	4	1,434	56	1	6	300%	-33%
Carroll	9	1,519	60	8	9	13%	0%
Carter	6	4,611	91	10	7	-40%	-14%
Cheatham	15	1,064	35	21	40	-29%	-63%
Chester	6	1,144	40	2	2	200%	200%
Claiborne	7	2,174	76	12	2	-42%	250%
Clay	2	2,106	74	0	0	--	--
Cocke	19	881	20	7	14	171%	36%
Coffee	21	1,122	38	17	11	24%	91%
Crockett	3	2,143	75	3	7	0%	-57%
Cumberland	16	1,538	61	18	12	-11%	33%
Davidson	367	777	12	293	244	25%	50%
Decatur	6	1,137	39	2	1	200%	500%
DeKalb	4	2,233	78	8	3	-50%	33%
Dickson	30	678	7	18	21	67%	43%
Dyer	20	862	17	15	8	33%	150%
Fayette	16	934	26	8	6	100%	167%
Fentress	7	1,148	41	5	4	40%	75%
Franklin	10	1,922	71	12	12	-17%	-17%
Gibson	25	916	23	19	14	32%	79%
Giles	16	865	18	11	13	45%	23%
Grainger	10	1,036	32	7	4	43%	150%
Greene	21	1,484	57	34	25	-38%	-16%
Grundy	4	1,662	65	5	4	-20%	0%
Hamblen	20	1,341	51	27	23	-26%	-13%
Hamilton	167	905	22	128	134	30%	25%
Hancock	1	3,431	87	0	2	--	-50%
Hardeman	7	1,644	63	8	2	-13%	250%
Hardin	5	2,730	83	6	3	-17%	67%
Hawkins	19	1,387	54	16	15	19%	27%
Haywood	5	1,716	67	6	4	-17%	25%

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

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Henderson	9	1,358	52	4	4	125%	125%
Henry	7	2,402	82	6	14	17%	-50%
Hickman	15	627	4	15	10	0%	50%
Houston	1	4,126	88	2	2	-50%	-50%
Humphreys	6	1,510	58	4	7	50%	-14%
Jackson	3	1,821	69	3	2	0%	50%
Jefferson	24	950	27	23	21	4%	14%
Johnson	5	1,719	68	1	3	400%	67%
Knox	250	791	13	209	182	20%	37%
Lake	3	927	24	1	0	200%	--
Lauderdale	7	1,666	66	6	10	17%	-30%
Lawrence	15	1,169	43	10	11	50%	36%
Lewis	9	565	3	3	3	200%	200%
Lincoln	12	1,221	45	17	5	-29%	140%
Loudon	23	885	21	12	30	92%	-23%
Macon	3	3,216	86	4	12	-25%	-75%
Madison	42	1,035	31	38	35	11%	20%
Marion	7	1,950	72	10	3	-30%	133%
Marshall	20	655	6	37	14	-46%	43%
Maury	48	759	11	52	57	-8%	-16%
McMinn	22	1,039	33	12	21	83%	5%
McNairy	12	989	28	5	12	140%	0%
Meigs	2	2,919	85	2	2	0%	0%
Monroe	30	638	5	16	17	88%	76%
Montgomery	57	1,216	44	44	58	30%	-2%
Moore	3	996	29	1	1	200%	200%
Morgan	4	2,046	73	4	2	0%	100%
Obion	8	1,876	70	8	10	0%	-20%
Overton	0	--	93	4	2	-100%	-100%
Perry	1	4,369	90	1	0	0%	--
Pickett	0	--	94	0	1	--	-100%
Polk	8	1,051	34	1	3	700%	167%
Putnam	19	1,647	64	22	15	-14%	27%
Rhea	14	1,000	30	10	18	40%	-22%
Roane	11	2,269	80	19	20	-42%	-45%
Robertson	47	547	2	22	36	114%	31%
Rutherford	118	880	19	120	118	-2%	0%
Scott	2	4,714	92	2	2	0%	0%

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

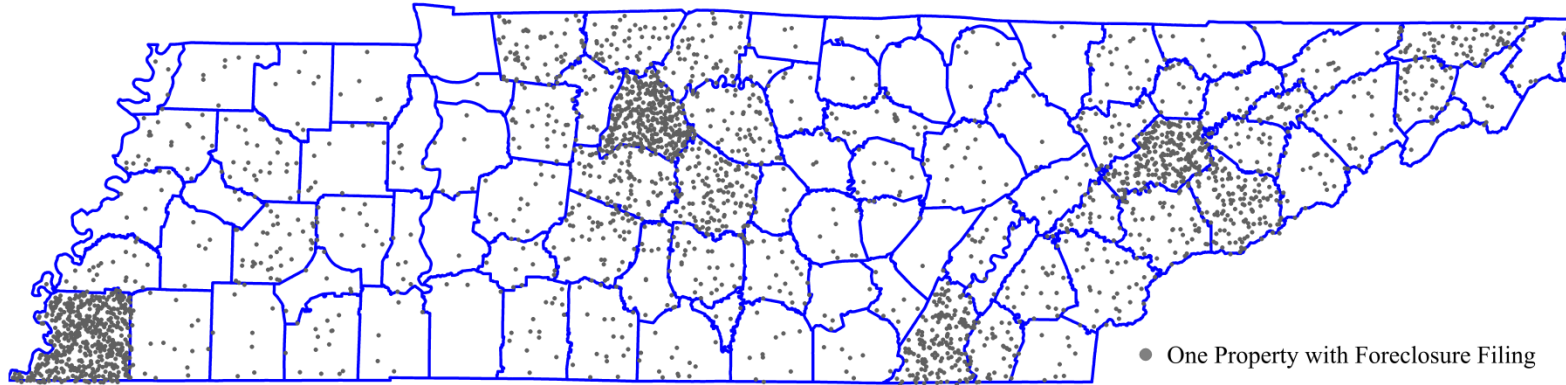
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Sequatchie	7	756	10	4	5	75%	40%
Sevier	121	362	1	64	63	89%	92%
Shelby	561	718	9	418	656	34%	-14%
Smith	6	1,396	55	4	5	50%	20%
Stewart	0	--	95	4	1	-100%	-100%
Sullivan	60	1,244	47	52	64	15%	-6%
Sumner	51	1,258	48	68	74	-25%	-31%
Tipton	22	1,072	36	21	22	5%	0%
Trousdale	3	1,154	42	2	2	50%	50%
Unicoi	2	4,317	89	3	2	-33%	0%
Union	11	850	14	5	2	120%	450%
Van Buren	2	1,301	49	1	0	100%	--
Warren	8	2,206	77	3	4	167%	100%
Washington	35	1,554	62	17	31	106%	13%
Wayne	3	2,378	81	1	6	200%	-50%
Weakley	7	2,263	79	8	3	-13%	133%
White	10	1,077	37	5	4	100%	150%
Williamson	74	856	15	63	38	17%	95%
Wilson	52	861	16	23	37	126%	41%
Tennessee**	2,923	951	24	2,359	2,553	24%	14%
U.S. Total	214,855	605		228,098	347,420	-6%	-38%

*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®

September 2011 Total Number of Foreclosure Filings by County



Source: RealtyTrac©