



Tennessee Foreclosure Trends: 2009

How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 40,733 foreclosure filings¹ in 2009, an eight percent increase from 2008. Total foreclosure filings in Tennessee accounted for 1.49 percent of 2,824,674 foreclosure filings in the nation. In terms of total foreclosure filings, the U.S. had a 21 percent increase from 2008.

The RealtyTrac® report also shows that 1.39 percent² of all Tennessee housing units received at least one foreclosure filing during the year. There was one foreclosure filing for every 67 housing units, which puts Tennessee in 17th place in the nation (the national average was one filing for every 45 housing units). The state with the highest foreclosure filing rate in 2009 was Nevada, with one filing for every 10 households.

The total foreclosure filings in four counties (Shelby, Davidson, Knox, and Hamilton) accounted for 54 percent of total foreclosure filings in the State in 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of rate (one filing for every 30 housing units) and also in terms of number of total filings (13,350 foreclosure filings). In Shelby County, total foreclosure filings were three percent lower than 2008. The county with the second highest foreclosure total was Davidson (4,049), followed by Knox County (2,443), and Hamilton County (2,186).

Pickett County had the lowest number of properties with foreclosure filings in 2009 (5), followed by Clay (8), and Hancock (9) Counties. There were 33 counties which had declines from the last year (2008). Among the counties that had 200 or more properties with foreclosure filings in 2009, Sullivan County had the largest annual increase (61 percent), followed by Blount (59 percent), and Williamson (45 percent) Counties.

Three major Tennessee MSAs, Memphis³, Nashville-Davidson, and Knoxville, ranked (based on their foreclosure filing rates) 45th, 97th, and 132nd in the nation, respectively, among metro areas with a population of 200,000 or more. Las Vegas was the metro area with nation's highest foreclosure rate in year 2009.

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

² Total number of housing units used in this calculation is from the Census Bureau's estimates that can be found at <http://www.census.gov/popest/housing/>.

³ Memphis MSA includes De Soto, Marshall, Tate, and Tunica Counties in Mississippi, Crittenden County in Arkansas, and Fayette, Shelby and Tipton Counties in Tennessee.

Total Number of Properties with Foreclosure Filings-Tennessee Counties- November 2009

County Name	2009				2008	
	Total Number of Properties with Foreclosure Filings	% Housing Units	1/every X Household (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings	% Change from 2008
Anderson	303	0.70	113	52	239	27%
Bedford	320	1.88	54	5	325	-2%
Benton	50	0.78	180	79	70	-29%
Bledsoe	42	0.52	129	59	28	50%
Blount	390	0.47	134	61	245	59%
Bradley	511	1.10	80	26	450	14%
Campbell	215	1.09	89	33	208	3%
Cannon	64	0.77	89	32	44	45%
Carroll	139	1.16	98	39	157	-11%
Carter	115	0.36	237	86	99	16%
Cheatham	229	1.23	68	12	191	20%
Chester	56	0.74	121	53	50	12%
Claiborne	92	0.69	162	75	103	-11%
Clay	8	0.24	520	94	10	-20%
Cocke	148	0.59	112	49	98	51%
Coffee	246	0.91	93	36	207	19%
Crockett	72	0.88	88	31	56	29%
Cumberland	196	0.57	123	54	138	42%
Davidson	4,049	1.25	69	14	3,492	16%
Decatur	32	0.44	211	83	30	7%
Dekalb	62	0.57	143	66	50	24%
Dickson	278	1.09	72	17	217	28%
Dyer	219	1.10	78	24	188	16%
Fayette	99	0.75	142	64	105	-6%
Fentress	50	0.70	159	74	56	-11%
Franklin	149	0.71	126	57	133	12%
Gibson	298	1.41	75	22	318	-6%
Giles	131	0.96	105	43	132	-1%
Grainger	93	0.76	110	46	78	19%
Greene	277	0.83	111	48	254	9%
Grundy	39	0.58	168	76	38	3%
Hamblen	381	1.19	69	15	314	21%
Hamilton	2,186	1.34	68	13	1,992	10%
Hancock	9	0.12	378	92	4	125%
Hardeman	147	2.36	77	23	267	-45%
Hardin	99	0.67	136	62	91	9%
Hawkins	207	0.66	126	56	173	20%
Haywood	76	1.06	112	50	90	-16%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- November 2009, continued

County Name	2009				2008	
	Total Number of Properties with Foreclosure Filings	% Housing Units	1/every X Household (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings	% Change from 2008
Henderson	83	0.79	145	68	95	-13%
Henry	111	0.67	150	70	112	-1%
Hickman	157	1.16	59	8	108	45%
Houston	24	0.49	170	77	20	20%
Humphreys	69	0.68	130	60	61	13%
Jackson	24	0.46	225	85	25	-4%
Jefferson	297	0.96	75	21	212	40%
Johnson	41	0.38	207	82	32	28%
Knox	2,443	1.13	79	25	2,195	11%
Lake	16	0.62	173	78	17	-6%
Lauderdale	157	1.29	73	20	148	6%
Lawrence	158	0.93	110	47	162	-2%
Lewis	55	0.98	91	35	49	12%
Lincoln	98	0.69	148	69	100	-2%
Loudon	310	1.35	64	9	267	16%
Macon	63	0.85	150	71	80	-21%
Madison	645	1.72	66	11	736	-12%
Marion	68	0.52	197	81	70	-3%
Marshall	180	1.67	71	16	214	-16%
Maury	661	1.40	53	4	494	34%
Mcminn	314	1.08	72	19	245	28%
Mcnaury	107	1.13	110	45	133	-20%
Meigs	70	1.03	81	27	58	21%
Monroe	262	1.00	72	18	187	40%
Montgomery	775	1.20	86	30	798	-3%
Moore	9	0.17	323	91	5	80%
Morgan	53	0.72	153	73	58	-9%
Obion	105	0.63	142	65	94	12%
Overton	49	0.31	195	80	30	63%
Perry	15	0.46	287.8	89	20	-25%
Pickett	5	0.13	619	95	4	25%
Polk	78	0.84	104	42	68	15%
Putnam	243	0.67	125	55	202	20%
Rhea	168	1.12	82	28	154	9%
Roane	262	1.03	94	38	253	4%
Robertson	382	1.44	66	10	362	6%
Rutherford	1,741	1.47	57	6	1,452	20%
Scott	23	0.25	405	93	23	0%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- November 2009, continued
2009

County Name	2009				2008	
	Total Number of Properties with Foreclosure Filings	% Housing Units	1/every X Household (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings	% Change from 2008
Sequatchie	116	1.77	45	3	92	26%
Sevier	1,123	1.63	38	2	697	61%
Shelby	13,350	3.44	30	1	13,702	-3%
Smith	73	0.96	112	51	79	-8%
Stewart	42	0.70	150	72	44	-5%
Sullivan	275	0.31	268	88	231	19%
Sumner	1,074	1.25	58	7	776	38%
Tipton	248	1.61	93	37	372	-33%
Trousdale	33	1.07	102	41	36	-8%
Unicoi	28	0.35	306	90	30	-7%
Union	71	0.65	128	58	59	20%
Van Buren	18	0.31	143	67	8	125%
Warren	191	1.05	91	34	182	5%
Washington	386	0.64	137	63	339	14%
Wayne	27	0.44	261	87	31	-13%
Weakley	72	0.65	218	84	102	-29%
White	98	0.86	109	44	92	7%
Williamson	613	0.69	100	40	424	45%
Wilson	497	0.93	86	29	395	26%
Tennessee	40,733	1.39	67	17*	37,774	8%
United States	2,824,674	2.21	45		2,330,483	21%

*Tennessee ranking in the nation among other states

Source: RealtyTrac®