



## Tennessee<sup>1</sup> Foreclosure Trends: 2010

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 39,206 properties with foreclosure filings<sup>2</sup> in 2010, a four percent decline from 2009 and a four percent increase from 2008.

A reason behind this decline from the previous year, 2009, is likely due to the combined effect of a 90-day HUD imposed moratorium on the foreclosure of FHA insured properties in 45-presidentially-declared federal disaster counties affected by May 2010 flood<sup>3</sup> and actions by the State legislature to amend TCA 35-5-117, which has resulted in an increased time frame for processing foreclosures in the State<sup>4</sup>. Foreclosure review and freeze initiated in October 2010 by some major lenders such as Bank of America might have kept the number of foreclosure filings low in 2010.

Total number of properties with foreclosure filings in Tennessee accounted for 1.37 percent of the 2,871,891 foreclosure filings in the nation. In terms of total foreclosure filings, the U.S. had a two percent increase from 2009 and an increase of 23 percent from 2008<sup>5</sup>.

The RealtyTrac® report also shows that 1.41 percent<sup>6</sup> of all Tennessee housing units received at least one foreclosure filing during the year, down from 1.49 percent from 2009. There was one foreclosure filing for every 71 housing units, which puts Tennessee in 23<sup>rd</sup> place in the nation. During the year, 2.23 percent of all the U.S. housing units, one in 45, received at least

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<sup>1</sup> Starting September 2008 RealtyTrac® stopped collecting Notices of Default (NOD) as a part of total filings for Tennessee. This action affects the year over year (YOY) comparisons for the months prior to this change. In this report, those NODs are removed from total foreclosure filings to make that YOY comparison more accurate.

<sup>2</sup> For Tennessee, RealtyTrac's report (<http://realtytrac.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).

<sup>3</sup> More information about the 90-day moratorium and the list of presidentially-declared federal disaster counties can be found at <http://www.hud.gov/offices/hsg/sfh/nsc/disaster.cfm>

<sup>4</sup> Prior to the change in law, the foreclosure procedure in Tennessee required the lender to send a 30-day demand letter informing borrower about the exact amount to pay by the specified time. At the end of 30-day period, the lender must publish a notice of foreclosure sale at least three times in a newspaper. The first publication must be at least 20 days before the sale. The new bill requires, in addition to the existing requirements, that at least 60 days prior to the first publication of a notice of a foreclosure sale, the lender, trustee or other creditor must send a "notice of the right to foreclosure" to the borrower. The change is applicable to any initiated foreclosure on or after September 1, 2010. More information about TCA 35-5-117 can be found at: <http://www.capitol.tn.gov/Bills/106/Bill/HB3588.pdf>

<sup>5</sup> For this calculation, we excluded Tennessee NODs from the total United States foreclosure filings in 2008, as they were excluded from Tennessee foreclosure filings for the same period.

<sup>6</sup> Total number of housing units used in this calculation is from the Census Bureau's July 2009 estimates that can be found at <http://www.census.gov/popest/housing/>.

one foreclosure filing, up from 2.21 percent in 2009. The state with the highest foreclosure filing rate in 2010 was Nevada.

The total number of properties with foreclosure filings in four counties (Shelby, Davidson, Knox, and Hamilton) accounted for 49.5 percent of total foreclosure filings in the State in 2010. Shelby County ranked as number one among all counties in Tennessee. In Shelby County, 2.61 percent of all housing units, one in 38, received at least one foreclosure filing, down from 3.44 percent in 2009. In 2010, the total number of properties with foreclosure filings in Shelby County declined from 13,350 in 2009 to 10,522, a decline of 21 percent.

The county with the second highest foreclosure total was Davidson (4,221), followed by Knox County (2,595), and Hamilton County (2,070). The number of properties with foreclosure filings in Hamilton County was five percent lower in 2010 than 2009 while in Davidson and Knox Counties, the number of properties with foreclosure filing increased in 2010 relative to 2009, four percent and six percent, respectively.

Hancock County had the lowest number of properties with foreclosure filings in 2010 (7), followed by Clay (8), and Moore (8) Counties. Forty counties saw a decline in foreclosure filings from 2009 to 2010. Among the counties that had 200 or more properties with foreclosure filings in 2009, Williamson County had the largest annual increase (69 percent), followed by Sullivan (39 percent), and Marshall (37 percent) Counties.

Three major Tennessee MSAs, Memphis<sup>7</sup>, Nashville-Davidson, and Knoxville, ranked (based on their foreclosure filing rates) 68<sup>th</sup>, 107<sup>th</sup>, and 138<sup>th</sup> 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 2010.

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<sup>7</sup> 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- 2010**

County Name	2010				2009	
	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 2009
Anderson	295	0.86	117	54	303	-3%
Bedford	237	1.34	74	18	320	-26%
Benton	57	0.63	159	75	50	14%
Bledsoe	26	0.48	210	83	42	-38%
Blount	458	0.86	117	55	390	17%
Bradley	530	1.26	79	24	511	4%
Campbell	182	0.93	107	44	215	-15%
Cannon	73	1.27	79	23	64	14%
Carroll	136	0.99	101	40	139	-2%
Carter	129	0.47	214	85	115	12%
Cheatham	290	1.82	55	8	229	27%
Chester	60	0.87	114	51	56	7%
Claiborne	132	0.87	115	52	92	43%
Clay	8	0.19	527	95	8	0%
Cocke	163	0.97	103	41	148	10%
Coffee	217	0.92	109	47	246	-12%
Crockett	73	1.14	88	31	72	1%
Cumberland	154	0.63	160	76	196	-21%
Davidson	4,221	1.48	68	16	4,049	4%
Decatur	29	0.32	308	90	32	-9%
DeKalb	55	0.81	124	59	62	-11%
Dickson	303	1.49	67	14	278	9%
Dyer	193	1.12	89	32	219	-12%
Fayette	101	0.68	148	71	99	2%
Fentress	72	0.90	112	49	50	44%
Franklin	149	0.78	129	63	149	0%
Gibson	281	1.23	81	27	298	-6%
Giles	119	0.86	116	53	131	-9%
Grainger	107	1.03	97	38	93	15%
Greene	317	1.02	98	39	277	14%
Grundy	51	0.77	130	65	39	31%
Hamblen	407	1.52	66	13	381	7%
Hamilton	2,070	1.37	73	17	2,186	-5%
Hancock	7	0.20	490	94	9	-22%
Hardeman	126	1.09	91	35	147	-14%
Hardin	92	0.67	148	72	99	-7%
Hawkins	233	0.88	113	50	207	13%
Haywood	65	0.76	132	67	76	-14%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- 2010, Continued**

County Name	2010				2009	
	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 2009
Henderson	89	0.73	137	68	83	7%
Henry	97	0.58	173	79	111	-13%
Hickman	155	1.65	61	10	157	-1%
Houston	23	0.56	179	80	24	-4%
Humphreys	73	0.81	124	61	69	6%
Jackson	22	0.40	248	88	24	-8%
Jefferson	275	1.21	83	29	297	-7%
Johnson	61	0.71	141	69	41	49%
Knox	2,595	1.31	76	21	2,443	6%
Lake	12	0.43	232	87	16	-25%
Lauderdale	173	1.48	67	15	157	10%
Lawrence	145	0.83	121	57	158	-8%
Lewis	47	0.93	108	46	55	-15%
Lincoln	119	0.81	123	58	98	21%
Loudon	347	1.70	59	9	310	12%
Macon	91	0.94	106	42	63	44%
Madison	575	1.32	76	20	645	-11%
Marion	79	0.58	173	78	68	16%
Marshall	247	1.89	53	6	180	37%
Maury	776	2.13	47	3	661	17%
McMinn	276	1.21	83	28	314	-12%
McNairy	135	1.14	88	30	107	26%
Meigs	65	1.11	90	33	70	-7%
Monroe	255	1.33	75	19	262	-3%
Montgomery	743	1.07	93	36	775	-4%
Moore	8	0.27	374	91	9	-11%
Morgan	64	0.78	128	62	53	21%
Obion	121	0.81	124	60	105	15%
Overton	36	0.37	269	89	49	-27%
Perry	21	0.48	208	82	15	40%
Pickett	8	0.26	391	92	5	60%
Polk	78	0.93	108	45	78	0%
Putnam	260	0.83	120	56	243	7%
Rhea	177	1.26	79	25	168	5%
Roane	261	1.05	96	37	262	0%
Robertson	479	1.86	54	7	382	25%
Rutherford	1,962	1.89	53	5	1,741	13%
Scott	23	0.24	410	93	23	0%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- 2010, Continued**

County Name	2010				2009	
	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 2009
Sequatchie	112	2.12	47	4	116	-3%
Sevier	1,050	2.40	42	2	1,123	-7%
Shelby	10,522	2.61	38	1	13,350	-21%
Smith	92	1.10	91	34	73	26%
Stewart	41	0.64	156	74	42	-2%
Sullivan	383	0.51	195	81	275	39%
Sumner	976	1.52	66	12	1,074	-9%
Tipton	294	1.25	80	26	248	19%
Trousdale	24	0.69	144	70	33	-27%
Unicoi	53	0.61	163	77	28	89%
Union	84	0.90	111	48	71	18%
Van Buren	17	0.65	153	73	18	-6%
Warren	136	0.77	130	64	191	-29%
Washington	413	0.76	132	66	386	7%
Wayne	32	0.45	223	86	27	19%
Weakley	74	0.47	214	84	72	3%
White	101	0.94	107	43	98	3%
Williamson	1,035	1.63	61	11	613	69%
Wilson	576	1.29	78	22	497	16%
<b>Tennessee**</b>	<b>39,206</b>	<b>1.41</b>	<b>71</b>	<b>23</b>	<b>40,733</b>	<b>-4%</b>
<b>United States</b>	<b>2,871,891</b>	<b>2.21</b>	<b>45</b>		<b>2,824,674</b>	<b>2%</b>

\*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®