



## Tennessee Foreclosure Trends: 2013

### How many/where/patterns

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The data from the RealtyTrac® *US Foreclosure Market Report* indicates that the number of properties with foreclosure filings in Tennessee declined from 25,615 in 2012 to 18,430 in 2013, a 28 percent decrease compared to the previous year and a 30 percent decline compared to 2011. Tennessee had one foreclosure filing for every 152 households in 2013.

Total foreclosure filings in the four counties with the highest number (Davidson, Hamilton, Knox and Shelby) accounted for 44 percent of the total foreclosure filings in the state in 2013. Loudon County, with one filing for every 93 households, had the highest foreclosure rate in the state. Foreclosure filings in Loudon County increased by 15 percent compared to 2012. Shelby County was the county with the highest number of properties with foreclosure filings in the state, with 4,095 properties. In Shelby County, the total volume of foreclosure filings declined by 26 percent compared to 2012.

Davidson County followed Shelby with 1,844 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings declined by 37 percent from 2012 and by 39 percent from 2011. The county with the third highest number of properties with foreclosure filings was Knox (1,237), followed by Hamilton County (957). In Knox County, the number of properties with foreclosure filings decreased by 26 percent compared to the previous year and by 35 percent compared to 2011. In Hamilton County, the number of properties with foreclosure filings decreased by 22 percent compared to 2012 and declined by 33 percent compared to 2011.

Ninety (90) counties recorded declines in foreclosure filings from last year, while four counties had increases. Humphreys County did not see any change in the number of properties with foreclosure filings. The most substantial decline among the counties with 100 or more properties with foreclosure filings was in Williamson County where the foreclosure filings declined from 446 in 2012 to 230 in 2013, a 48 percent decline. The largest foreclosure filings increase among the counties with 100 or more filings was in Montgomery County where the total number of properties with foreclosure filings increased to 670 in 2013 from 576 in 2012, a 16 percent increase. The foreclosure filings in the county increased by 33 percent compared to 2011. Hancock County did not have any properties with foreclosure filings during 2013, while only two properties in 2012 and 2011 received foreclosure filings in the county.

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - 2013**

| County     | 2013  |                               |                             | 2012  | 2011  | 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 2012 | % Change from 2011 |
| Anderson   | 216   | 160                           | 33                          | 288   | 368   | -25%               | -41%               |
| Bedford    | 181   | 100                           | 3                           | 229   | 192   | -21%               | -6%                |
| Benton     | 25  | 359                           | 80                          | 31  | 35  | -19%               | -29%               |
| Bledsoe    | 15  | 379                           | 81                          | 19  | 15  | -21%               | 0%                 |
| Blount     | 196   | 280                           | 66                          | 348   | 367   | -44%               | -47%               |
| Bradley    | 277   | 149                           | 23                          | 385   | 296   | -28%               | -6%                |
| Campbell   | 143   | 139                           | 19                          | 174   | 167   | -18%               | -14%               |
| Cannon     | 46  | 130                           | 14                          | 50  | 39  | -8%                | 18%                |
| Carroll    | 88  | 150                           | 24                          | 98  | 75  | -10%               | 17%                |
| Carter     | 90  | 307                           | 74                          | 105   | 87  | -14%               | 3%                 |
| Cheatham   | 145   | 107                           | 7                           | 221   | 207   | -34%               | -30%               |
| Chester    | 34  | 204                           | 51                          | 55  | 42  | -38%               | -19%               |
| Claiborne  | 61  | 243                           | 61                          | 80  | 76  | -24%               | -20%               |
| Clay       | 3   | 1,494                         | 93                          | 9   | 9   | -67%               | -67%               |
| Cocke      | 75  | 232                           | 58                          | 103   | 94  | -27%               | -20%               |
| Coffee     | 115   | 202                           | 49                          | 169   | 137   | -32%               | -16%               |
| Crockett   | 22  | 292                           | 70                          | 43  | 38  | -49%               | -42%               |
| Cumberland | 145   | 191                           | 45                          | 177   | 155   | -18%               | -6%                |
| Davidson   | 1,844   | 153                           | 26                          | 2,908   | 3,030   | -37%               | -39%               |
| Decatur    | 13  | 529                           | 86                          | 23  | 27  | -43%               | -52%               |
| Dekalb     | 24  | 390                           | 83                          | 56  | 61  | -57%               | -61%               |
| Dickson    | 129   | 160                           | 32                          | 221   | 216   | -42%               | -40%               |
| Dyer       | 74  | 226                           | 57                          | 133   | 130   | -44%               | -43%               |
| Fayette    | 100   | 154                           | 27                          | 146   | 152   | -32%               | -34%               |
| Fentress   | 51  | 174                           | 39                          | 61  | 38  | -16%               | 34%                |
| Franklin   | 69  | 270                           | 65                          | 86  | 102   | -20%               | -32%               |
| Gibson     | 135   | 163                           | 34                          | 159   | 180   | -15%               | -25%               |
| Giles      | 59  | 234                           | 59                          | 90  | 114   | -34%               | -48%               |
| Grainger   | 34  | 319                           | 77                          | 55  | 50  | -38%               | -32%               |
| Greene     | 166   | 192                           | 46                          | 197   | 206   | -16%               | -19%               |
| Grundy     | 12  | 536                           | 87                          | 27  | 29  | -56%               | -59%               |
| Hamblen    | 203   | 132                           | 16                          | 271   | 182   | -25%               | 12%                |
| Hamilton   | 957   | 157                           | 29                          | 1,230   | 1,418   | -22%               | -33%               |
| Hancock    | 0   | --                            | 95                          | 2   | 2   | -100%              | -100%              |
| Hardeman   | 64  | 170                           | 37                          | 72  | 88  | -11%               | -27%               |
| Hardin     | 57  | 244                           | 62                          | 80  | 52  | -29%               | 10%                |
| Hawkins    | 144   | 186                           | 44                          | 161   | 127   | -11%               | 13%                |
| Haywood    | 68  | 122                           | 10                          | 72  | 69  | -6%                | -1%                |

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - 2013, Continued**

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|            | 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 2012 | % Change from 2011 |
| Henderson  | 57  | 223                           | 56                          | 81  | 48  | -30%               | 19%                |
| Henry      | 66  | 258                           | 63                          | 102   | 81  | -35%               | -19%               |
| Hickman    | 82  | 125                           | 11                          | 110   | 124   | -25%               | -34%               |
| Houston    | 10  | 417                           | 84                          | 12  | 16  | -17%               | -38%               |
| Humphreys  | 53  | 167                           | 36                          | 53  | 41  | 0%                 | 29%                |
| Jackson    | 8   | 727                           | 90                          | 10  | 20  | -20%               | -60%               |
| Jefferson  | 173   | 135                           | 18                          | 218   | 190   | -21%               | -9%                |
| Johnson    | 31  | 288                           | 68                          | 37  | 27  | -16%               | 15%                |
| Knox       | 1,237   | 157                           | 28                          | 1,679   | 1,904   | -26%               | -35%               |
| Lake       | 9   | 291                           | 69                          | 12  | 17  | -25%               | -47%               |
| Lauderdale | 35  | 322                           | 78                          | 62  | 65  | -44%               | -46%               |
| Lawrence   | 102   | 178                           | 41                          | 133   | 115   | -23%               | -11%               |
| Lewis      | 33  | 165                           | 35                          | 46  | 40  | -28%               | -18%               |
| Lincoln    | 86  | 176                           | 40                          | 114   | 125   | -25%               | -31%               |
| Loudon     | 230   | 93                            | 1                           | 200   | 290   | 15%                | -21%               |
| Macon      | 33  | 297                           | 73                          | 63  | 37  | -48%               | -11%               |
| Madison    | 311   | 134                           | 17                          | 415   | 424   | -25%               | -27%               |
| Marion     | 49  | 265                           | 64                          | 59  | 50  | -17%               | -2%                |
| Marshall   | 89  | 146                           | 22                          | 145   | 205   | -39%               | -57%               |
| Maury      | 290   | 121                           | 9                           | 462   | 502   | -37%               | -42%               |
| Mcminn     | 130   | 179                           | 43                          | 196   | 173   | -34%               | -25%               |
| Mcnaury    | 75  | 159                           | 30                          | 105   | 99  | -29%               | -24%               |
| Meigs      | 49  | 114                           | 8                           | 37  | 42  | 32%                | 17%                |
| Monroe     | 129   | 160                           | 31                          | 182   | 178   | -29%               | -28%               |
| Montgomery | 670   | 103                           | 5                           | 576   | 505   | 16%                | 33%                |
| Moore      | 4   | 725                           | 89                          | 6   | 14  | -33%               | -71%               |
| Morgan     | 23  | 385                           | 82                          | 33  | 37  | -30%               | -38%               |
| Obion      | 86  | 171                           | 38                          | 95  | 51  | -9%                | 69%                |
| Overton    | 17  | 602                           | 88                          | 27  | 26  | -37%               | -35%               |
| Perry      | 1   | 4,572                         | 94                          | 6   | 10  | -83%               | -90%               |
| Pickett    | 3   | 1,073                         | 92                          | 4   | 2   | -25%               | 50%                |
| Polk       | 39  | 204                           | 50                          | 65  | 81  | -40%               | -52%               |
| Putnam     | 153   | 206                           | 52                          | 154   | 185   | -1%                | -17%               |
| Rhea       | 69  | 207                           | 53                          | 87  | 96  | -21%               | -28%               |
| Roane      | 177   | 145                           | 20                          | 198   | 197   | -11%               | -10%               |
| Robertson  | 257   | 101                           | 4                           | 384   | 352   | -33%               | -27%               |
| Rutherford | 798   | 127                           | 12                          | 1,392   | 1,380   | -43%               | -42%               |
| Scott      | 13  | 759                           | 91                          | 25  | 32  | -48%               | -59%               |

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - 2013, Continued**

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|                  | 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 2012 | % Change from 2011 |
| Sequatchie       | 48  | 130                           | 13                          | 65  | 56  | -26%               | -14%               |
| Sevier           | 357   | 153                           | 25                          | 554   | 821   | -36%               | -57%               |
| Shelby           | 4,095   | 97                            | 2                           | 5,568   | 5,688   | -26%               | -28%               |
| Smith            | 41  | 207                           | 54                          | 60  | 56  | -32%               | -27%               |
| Stewart          | 24  | 281                           | 67                          | 23  | 25  | 4%                 | -4%                |
| Sullivan         | 349   | 211                           | 55                          | 431   | 447   | -19%               | -22%               |
| Sumner           | 498   | 131                           | 15                          | 792   | 676   | -37%               | -26%               |
| Tipton           | 216   | 107                           | 6                           | 289   | 230   | -25%               | -6%                |
| Trousdale        | 23  | 146                           | 21                          | 28  | 29  | -18%               | -21%               |
| Unicoi           | 30  | 294                           | 72                          | 38  | 24  | -21%               | 25%                |
| Union            | 38  | 235                           | 60                          | 48  | 65  | -21%               | -42%               |
| Van Buren        | 8   | 333                           | 79                          | 15  | 11  | -47%               | -27%               |
| Warren           | 56  | 317                           | 76                          | 94  | 66  | -40%               | -15%               |
| Washington       | 288   | 196                           | 47                          | 319   | 277   | -10%               | 4%                 |
| Wayne            | 15  | 484                           | 85                          | 21  | 25  | -29%               | -40%               |
| Weakley          | 49  | 317                           | 75                          | 63  | 65  | -22%               | -25%               |
| White            | 57  | 201                           | 48                          | 76  | 104   | -25%               | -45%               |
| Williamson       | 230   | 294                           | 71                          | 446   | 628   | -48%               | -63%               |
| Wilson           | 251   | 178                           | 42                          | 466   | 415   | -46%               | -40%               |
| <b>Tennessee</b> | <b>18,430</b>                                       | <b>152</b>                    |                             | <b>25,615</b>                                       | <b>26,161</b>                                       | <b>-28%</b>        | <b>-30%</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 number of households.

Source: RealtyTrac®