



Tennessee Foreclosure Trends: 2011

How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 26,161 properties with foreclosure filings in 2011, a 33 percent decline from 2010 and a 36 percent decline from 2009.

The total number of properties with foreclosure filings in Tennessee accounted for 1.39 percent of the 1,887,777 properties with foreclosure filings in the nation. In terms of total foreclosure filings, the U.S. had a 34 percent decline from 2010 and a decline of 33 percent from 2009.

In Tennessee, there was one foreclosure filing for every 106 housing units. During the year, 1.45 percent of all the U.S. housing units, one in 69, received at least one foreclosure filing, down from 2.23 percent in 2010. There was one foreclosure filing for every 45 housing units in 2009 in the nation. Total U.S. foreclosure activity and the U.S. foreclosure rate in 2011 were both at their lowest annual level since 2007¹. The state with the highest foreclosure filing rate in 2011 was Nevada. One in every 16 housing units had foreclosure filings in Nevada, even though the foreclosure activity declined by 31 percent compared to 2010.

The total number of properties with foreclosure filings in four counties (Shelby, Davidson, Knox, and Hamilton) accounted for 46 percent of total foreclosure filings in the state in 2011. Sevier County had the highest foreclosure rate among all counties in Tennessee, with one in every 53 housing units receiving at least one foreclosure filing. In 2011, the county with the highest number of properties with foreclosure filings was Shelby County with 5,688 properties. The number of properties with foreclosure filings in Shelby County declined 46 percent from 10,522 in 2010.

The county with the second highest foreclosure total was Davidson (3,030), followed by Knox County (1,904), and Hamilton County (1,418). The number of properties with foreclosure filings in Davidson, Knox, and Hamilton Counties all declined from 2010, 28 percent, 27 percent, and 31 percent, respectively. Hancock and Pickett Counties both had two properties with foreclosure filings in 2011, followed by Clay (9), and Perry (10) Counties. Eighty-one counties saw a decline in foreclosure filings from 2010 to 2011. Among the counties that had 200 or more properties with foreclosure filings in 2010, Anderson County had the largest annual increase (25 percent), followed by Sullivan County (17 percent). For the counties with 200 or more properties with foreclosure filings, the largest year over year decline was in Shelby County.

¹ 2011 Year-End Foreclosure Report: Foreclosures on the Retreat, RealtyTrac®

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

County Name	2011			2010	2009	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 2010	% Change from 2009
Anderson	368	94	11	295	303	25%	21%
Bedford	192	92	10	237	320	-19%	-40%
Benton	35	260	78	57	50	-39%	-30%
Bledsoe	15	364	90	26	42	-42%	-64%
Blount	367	146	44	458	390	-20%	-6%
Bradley	296	142	41	530	511	-44%	-42%
Campbell	167	117	26	182	215	-8%	-22%
Cannon	39	147	46	73	64	-47%	-39%
Carroll	75	182	60	136	139	-45%	-46%
Carter	87	318	87	129	115	-33%	-24%
Cheatham	207	77	9	290	229	-29%	-10%
Chester	42	163	52	60	56	-30%	-25%
Claiborne	76	200	63	132	92	-42%	-17%
Clay	9	468	93	8	8	13%	13%
Cocke	94	178	58	163	148	-42%	-36%
Coffee	137	172	57	217	246	-37%	-44%
Crockett	38	169	56	73	72	-48%	-47%
Cumberland	155	159	51	154	196	1%	-21%
Davidson	3,030	94	12	4,221	4,049	-28%	-25%
Decatur	27	253	74	29	32	-7%	-16%
DeKalb	61	146	45	55	62	11%	-2%
Dickson	216	94	13	303	278	-29%	-22%
Dyer	130	133	38	193	219	-33%	-41%
Fayette	152	98	16	101	99	50%	54%
Fentress	38	211	67	72	50	-47%	-24%
Franklin	102	188	61	149	149	-32%	-32%
Gibson	180	127	35	281	298	-36%	-40%
Giles	114	121	31	119	131	-4%	-13%
Grainger	50	207	64	107	93	-53%	-46%
Greene	206	151	49	317	277	-35%	-26%
Grundy	29	229	71	51	39	-43%	-26%
Hamblen	182	147	47	407	381	-55%	-52%
Hamilton	1,418	107	23	2,070	2,186	-31%	-35%
Hancock	2	1,716	95	7	9	-71%	-78%
Hardeman	88	131	36	126	147	-30%	-40%
Hardin	52	262	80	92	99	-43%	-47%
Hawkins	127	208	65	233	207	-45%	-39%
Haywood	69	124	32	65	76	6%	-9%

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

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Henderson	48	255	75	89	83	-46%	-42%
Henry	81	208	66	97	111	-16%	-27%
Hickman	124	76	8	155	157	-20%	-21%
Houston	16	258	77	23	24	-30%	-33%
Humphreys	41	221	69	73	69	-44%	-41%
Jackson	20	273	83	22	24	-9%	-17%
Jefferson	190	120	30	275	297	-31%	-36%
Johnson	27	318	88	61	41	-56%	-34%
Knox	1,904	104	22	2,595	2,443	-27%	-22%
Lake	17	164	53	12	16	42%	6%
Lauderdale	65	179	59	173	157	-62%	-59%
Lawrence	115	153	50	145	158	-21%	-27%
Lewis	40	127	34	47	55	-15%	-27%
Lincoln	125	117	27	119	98	5%	28%
Loudon	290	70	3	347	310	-16%	-6%
Macon	37	261	79	91	63	-59%	-41%
Madison	424	103	18	575	645	-26%	-34%
Marion	50	273	82	79	68	-37%	-26%
Marshall	205	64	2	247	180	-17%	14%
Maury	502	73	5	776	661	-35%	-24%
McMinn	173	132	37	276	314	-37%	-45%
McNairy	99	120	29	135	107	-27%	-7%
Meigs	42	139	40	65	70	-35%	-40%
Monroe	178	108	24	255	262	-30%	-32%
Montgomery	505	137	39	743	775	-32%	-35%
Moore	14	213	68	8	9	75%	56%
Morgan	37	221	70	64	53	-42%	-30%
Obion	51	294	85	121	105	-58%	-51%
Overton	26	373	91	36	49	-28%	-47%
Perry	10	437	92	21	15	-52%	-33%
Pickett	2	1,565	94	8	5	-75%	-60%
Polk	81	104	21	78	78	4%	4%
Putnam	185	169	55	260	243	-29%	-24%
Rhea	96	146	43	177	168	-46%	-43%
Roane	197	127	33	261	262	-25%	-25%
Robertson	352	73	6	479	382	-27%	-8%
Rutherford	1,380	75	7	1,962	1,741	-30%	-21%
Scott	32	295	86	23	23	39%	39%

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Sequatchie	56	95	14	112	116	-50%	-52%
Sevier	821	53	1	1,050	1,123	-22%	-27%
Shelby	5,688	71	4	10,522	13,350	-46%	-57%
Smith	56	150	48	92	73	-39%	-23%
Stewart	25	256	76	41	42	-39%	-40%
Sullivan	447	167	54	383	275	17%	63%
Sumner	676	95	15	976	1,074	-31%	-37%
Tipton	230	103	19	294	248	-22%	-7%
Trousdale	29	119	28	24	33	21%	-12%
Unicoi	24	360	89	53	28	-55%	-14%
Union	65	144	42	84	71	-23%	-8%
Van Buren	11	236	72	17	18	-35%	-39%
Warren	66	267	81	136	191	-51%	-65%
Washington	277	196	62	413	386	-33%	-28%
Wayne	25	285	84	32	27	-22%	-7%
Weakley	65	244	73	74	72	-12%	-10%
White	104	104	20	101	98	3%	6%
Williamson	628	101	17	1,035	613	-39%	2%
Wilson	415	108	25	576	497	-28%	-16%
Tennessee	26,161	106		39,206	40,733	-33%	-36%
United States	1,887,777			2,871,891	2,824,674	-34%	-33%

*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.

Source: RealtyTrac®