



Tennessee Foreclosure Trends: Q1-2009

How many/where/patterns

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According to the latest data from RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 10,362 foreclosure filings¹ in the first quarter of 2009, a two (2) percent increase from the previous quarter (Q4_08), and a 14 percent increase from the same quarter last year (Q1_08). Total number of properties with foreclosure filings in Tennessee accounted for 1.29 percent of 803,489 foreclosure filings in the nation. In terms of total foreclosure filings the U.S. had a 9 percent increase from Q4_08, and 24 percent increase from the first quarter of 2008. There was one foreclosure filing for every 263 households, which puts Tennessee in 17th place in the nation (national average was 1 filing for 159 households).

The total foreclosure filings in three major counties (Davidson, Knox and Shelby) accounted for 54 percent of total foreclosure filings in the State in Q1 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of ratio (1 foreclosure filings for every 97 households) and in terms of total number of foreclosure filings (4,117 foreclosure filings). In Shelby County, total foreclosure filings were 8 percent higher than the last quarter and 15 percent higher than the same quarter last year (Q1_08). The county with the second highest foreclosure total was Davidson (925), followed by Knox County (557) and Hamilton County (519).

¹ RealtyTrac's report incorporates documents filed in two phases of foreclosure: Default — Auction — Notice of Trustee Sale (NTS); and Real Estate Owned, or REO properties (that have been foreclosed on and repurchased by a bank).

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q1 2009

County Name	Q1 2009			Total Q4_08	Total Q1_08	% Change from Q4_08	% Change from Q1_08
	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Anderson	70	487	53	63	74	11%	-5%
Bedford	76	227	4	102	70	-25%	9%
Benton	20	449	45	13	13	54%	54%
Bledsoe	12	450	46	9	7	33%	71%
Blount	61	859	84	63	63	-3%	-3%
Bradley	108	380	30	122	117	-11%	-8%
Campbell	42	454	48	56	55	-25%	-24%
Cannon	16	355	26	8	7	100%	129%
Carroll	33	411	39	44	28	-25%	18%
Carter	34	802	81	21	32	62%	6%
Cheatham	65	240	5	56	43	16%	51%
Chester	13	519	59	9	17	44%	-24%
Claiborne	24	621	68	31	10	-23%	140%
Clay	5	832	82	2	2	150%	150%
Cocke	31	534	62	16	26	94%	19%
Coffee	56	408	36	55	42	2%	33%
Crockett	23	276	10	17	18	35%	28%
Cumberland	45	537	63	42	30	7%	50%
Davidson	925	301	16	937	671	-1%	38%
Decatur	9	750	77	11	5	-18%	80%
DeKalb	14	632	69	13	10	8%	40%
Dickson	59	337	22	42	57	40%	4%
Dyer	48	356	27	43	51	12%	-6%
Fayette	12	1,172	90	25	26	-52%	-54%
Fentress	20	397	34	14	12	43%	67%
Franklin	19	990	87	29	28	-34%	-32%
Gibson	55	409	37	96	67	-43%	-18%
Giles	24	572	65	27	28	-11%	-14%
Grainger	23	445	43	24	16	-4%	44%
Greene	64	479	51	61	81	5%	-21%
Grundy	5	1,314	91	11	3	-55%	67%
Hamblen	68	388	31	87	55	-22%	24%
Hamilton	519	287	12	492	441	5%	18%
Hancock	5	680	72	0	1	--	400%
Hardeman	25	453	47	95	40	-74%	-38%
Hardin	18	750	76	30	30	-40%	-40%
Hawkins	58	449	44	47	37	23%	57%
Haywood	16	532	61	24	25	-33%	-36%
Henderson	18	671	71	30	14	-40%	29%
Henry	28	594	67	20	34	40%	-18%
Hickman	33	282	11	33	29	0%	14%
Houston	7	583	66	4	10	75%	-30%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q1 2009 (continued)

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	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Humphreys	18	497	55	19	20	-5%	-10%
Jackson	7	772	78	4	10	75%	-30%
Jefferson	73	304	17	72	51	1%	43%
Johnson	11	773	79	12	6	-8%	83%
Knox	557	348	25	585	538	-5%	4%
Lake	4	691	73	3	3	33%	33%
Lauderdale	37	311	19	33	25	12%	48%
Lawrence	38	457	49	31	43	23%	-12%
Lewis	17	295	14	5	17	240%	0%
Lincoln	15	967	85	15	35	0%	-57%
Loudon	55	360	28	80	45	-31%	22%
Macon	25	378	29	21	28	19%	-11%
Madison	156	274	9	177	174	-12%	-10%
Marion	17	788	80	23	37	-26%	-54%
Marshall	44	291	13	46	58	-4%	-24%
Maury	143	247	6	114	77	25%	86%
McMinn	71	319	20	80	54	-11%	31%
McNairy	23	511	58	33	31	-30%	-26%
Meigs	14	404	35	14	6	0%	133%
Monroe	71	265	7	48	39	48%	82%
Montgomery	208	320	21	186	209	12%	0%
Moore	0	--	95	2	5	-100%	-100%
Morgan	11	735	75	19	14	-42%	-21%
Obion	27	553	64	24	11	13%	145%
Overton	9	1,064	88	9	9	0%	0%
Perry	6	720	74	7	3	-14%	100%
Pickett	1	3,096	94	1	1	0%	0%
Polk	19	427	40	21	13	-10%	46%
Putnam	61	497	54	66	35	-8%	74%
Rhea	35	392	33	45	33	-22%	6%
Roane	60	410	38	81	58	-26%	3%
Robertson	74	339	23	102	81	-27%	-9%
Rutherford	367	269	8	391	375	-6%	-2%
Scott	8	1,165	89	2	9	300%	-11%
Sequatchie	23	226	3	28	7	-18%	229%
Sevier	285	150	2	217	146	31%	95%
Shelby	4,117	97	1	3,797	3,577	8%	15%
Smith	21	391	32	32	18	-34%	17%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q1 2009 (continued)

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	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties				
Stewart	12	526	60	11	17	9%	-29%
Sullivan	54	1,363	92	48	56	13%	-4%
Sumner	209	297	15	230	166	-9%	26%
Tipton	46	501	56	61	119	-25%	-61%
Trousdale	4	845	83	7	12	-43%	-67%
Unicoi	13	659	70	10	4	30%	225%
Union	19	480	52	12	23	58%	-17%
Van Buren	6	429	41	1	3	500%	100%
Warren	56	311	18	41	41	37%	37%
Washington	105	504	57	80	78	31%	35%
Wayne	5	1,412	93	9	10	-44%	-50%
Weakley	16	980	86	26	27	-38%	-41%
White	24	444	42	26	23	-8%	4%
Williamson	134	458	50	129	122	4%	10%
Wilson	125	340	24	96	91	30%	37%
Tennessee	10,362	263	17*	10,156	9,118	2%	14%
United States	803,489	159		736,061		9%	24%

*Tennessee Ranking in the Nation among Other States

Source: RealtyTrac®