



## Tennessee Foreclosure Trends: Q1-2010

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 11,970 foreclosure filings<sup>1</sup> in the first quarter of 2010, a seven percent increase from the previous quarter (Q4\_09), and a 16 percent increase from the same quarter last year (Q1\_09).

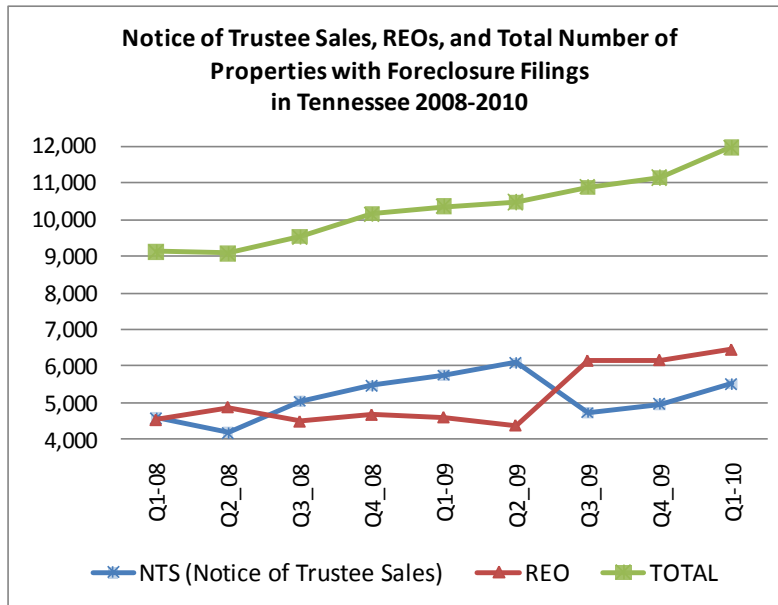
The total number of properties with foreclosure filings in Tennessee accounted for 1.28 percent of 932,234 foreclosure filings in the nation. In Tennessee, the properties with foreclosure filings ranged from zero in Hancock County to 3,292 in Shelby County.

In terms of the total number of properties with foreclosure filings the U.S., as whole, had a seven percent increase from Q4\_09, and a 16 percent increase from the first quarter of 2009. Nevada ranked number one in the nation with one foreclosure filing for every 33 housing units. There was one foreclosure filing for every 230 housing units, which puts Tennessee in 23<sup>rd</sup> place in the nation (national average was one filing for 138 housing units).

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<sup>1</sup> 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).

In the first quarter of 2010, there were 5,517 properties with Notice of Trustee Sales (NTS), an 11 percent increase from the last quarter and a four percent decline from the same quarter last year (Q1\_09). 6,453 properties were repossessed by the lender (REOs) in Q1\_10. This was the highest recorded REOs since the first quarter of 2008, the earliest quarter for which we have the data with NTS and REO breakdown. There was a steady increase in the number of REOs since the second quarter of 2009. The number of REOs increased by five percent from the last quarter of 2009 and by 40 percent from the same quarter last year (Q1\_09).



The total foreclosure filings in four counties (Davidson, Hamilton, Knox and Shelby) accounted for 51 percent of the total foreclosure filings in the State in Q1\_10. Shelby County ranked as number one among all counties in Tennessee both in terms of ratio (one foreclosure filings for every 122 housing units) and the total number of foreclosure filings (3,292 foreclosure filings). In Shelby County, the total foreclosure filings declined by six percent from the last quarter and declined by 20 percent from the same quarter last year (Q1\_09). The county with the second highest foreclosure total was Davidson (1,354), followed by Knox County (826) and Rutherford County (603).

Compared to the fourth quarter of 2009, the total number of properties with foreclosure filings increased in the first quarter of 2010 in Davidson, Knox, and Hamilton counties by 17 percent, 24 percent, and three percent, respectively. Davidson, Knox, and Hamilton counties all had substantial increases from the same quarter last year (the first quarter of 2009) – 46 percent, 48 percent and 16 percent, respectively. In 28 counties, the total number of properties with foreclosure filings declined from the previous quarter, while in 65 counties, the number increased. Two counties did not have any change.

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q1 2010**

County Name	Q1 2010			Q4 2009	Q1 2009	%	%
	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 Q4-09	Change from Q1-09
Anderson	89	385	53	86	70	3%	27%
Bedford	79	221	15	107	76	-26%	4%
Benton	12	750	86	10	20	20%	-40%
Bledsoe	8	676	82	9	12	-11%	-33%
Blount	134	396	56	141	61	-5%	120%
Bradley	146	284	30	148	108	-1%	35%
Campbell	64	299	33	61	42	5%	52%
Cannon	27	211	12	8	16	238%	69%
Carroll	41	331	41	38	33	8%	24%
Carter	39	702	84	31	34	26%	15%
Cheatham	65	243	20	49	65	33%	0%
Chester	17	400	57	11	13	55%	31%
Claiborne	28	536	73	25	24	12%	17%
Clay	3	1,389	91	1	5	200%	-40%
Cocke	46	360	49	40	31	15%	48%
Coffee	69	337	44	74	56	-7%	23%
Crockett	21	303	35	22	23	-5%	-9%
Cumberland	42	580	78	70	45	-40%	-7%
Davidson	1,354	210	10	1,155	925	17%	46%
Decatur	9	751	87	11	9	-18%	0%
DeKalb	17	522	72	10	14	70%	21%
Dickson	102	198	9	75	59	36%	73%
Dyer	81	212	13	56	48	45%	69%
Fayette	31	474	67	29	12	7%	158%
Fentress	18	443	61	10	20	80%	-10%
Franklin	43	443	62	41	19	5%	126%
Gibson	83	274	28	74	55	12%	51%
Giles	36	382	51	40	24	-10%	50%
Grainger	33	310	37	21	23	57%	43%
Greene	114	271	27	67	64	70%	78%
Grundy	14	470	64	13	5	8%	180%
Hamblen	107	249	22	100	68	7%	57%
Hamilton	601	250	25	581	519	3%	16%
Hancock	0	--	95	1	5	-100%	-100%
Hardeman	35	326	40	38	25	-8%	40%
Hardin	29	467	63	14	18	107%	61%
Hawkins	67	390	54	53	58	26%	16%
Haywood	15	571	76	21	16	-29%	-6%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q1 2010, Continued**

County Name	Q1 2010			Q4 2009	Q1 2009	%	%
	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 Q4-09	Change from Q1-09
Henderson	34	356	47	27	18	26%	89%
Henry	23	725	85	28	28	-18%	-18%
Hickman	40	233	18	41	33	-2%	21%
Houston	8	511	70	5	7	60%	14%
Humphreys	25	359	48	15	18	67%	39%
Jackson	3	1,804	93	10	7	-70%	-57%
Jefferson	80	282	29	81	73	-1%	10%
Johnson	18	473	65	11	11	64%	64%
Knox	826	238	19	664	557	24%	48%
Lake	4	692	83	4	4	0%	0%
Lauderdale	53	218	14	22	37	141%	43%
Lawrence	42	414	59	51	38	-18%	11%
Lewis	9	559	74	16	17	-44%	-47%
Lincoln	37	393	55	35	15	6%	147%
Loudon	113	178	7	105	55	8%	105%
Macon	20	475	68	12	25	67%	-20%
Madison	173	250	24	189	156	-8%	11%
Marion	23	587	79	14	17	64%	35%
Marshall	83	156	4	37	44	124%	89%
Maury	270	134	2	216	143	25%	89%
McMinn	99	229	17	85	71	16%	39%
McNairy	41	288	31	47	23	-13%	78%
Meigs	17	337	43	21	14	-19%	21%
Monroe	76	249	23	62	71	23%	7%
Montgomery	226	302	34	224	208	1%	9%
Moore	1	2,950	94	3	0	-67%	--
Morgan	25	324	39	16	11	56%	127%
Obion	31	482	69	20	27	55%	15%
Overton	17	565	75	9	9	89%	89%
Perry	7	617	80	3	6	133%	17%
Pickett	2	1,552	92	2	1	0%	100%
Polk	25	332	42	18	19	39%	32%
Putnam	80	384	52	70	61	14%	31%
Rhea	54	256	26	35	35	54%	54%
Roane	70	354	46	67	60	4%	17%
Robertson	130	196	8	113	74	15%	76%
Rutherford	603	169	5	538	367	12%	64%
Scott	8	1,167	90	7	8	14%	0%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q1 2010, Continued**

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Sequatchie	30	174	6	28	23	7%	30%
Sevier	320	135	3	273	285	17%	12%
Shelby	3,292	122	1	3,504	4,117	-6%	-20%
Smith	34	244	21	15	21	127%	62%
Stewart	20	317	38	11	12	82%	67%
Sullivan	88	843	88	90	54	-2%	63%
Sumner	301	211	11	348	209	-14%	44%
Tipton	80	293	32	82	46	-2%	74%
Trousdale	10	343	45	6	4	67%	150%
Unicoi	15	572	77	5	13	200%	15%
Union	25	369	50	22	19	14%	32%
Van Buren	5	515	71	3	6	67%	-17%
Warren	40	436	60	49	56	-18%	-29%
Washington	113	474	66	95	105	19%	8%
Wayne	11	643	81	7	5	57%	120%
Weakley	17	925	89	23	16	-26%	6%
White	26	411	58	22	24	18%	8%
Williamson	284	221	16	150	134	89%	112%
Wilson	144	304	36	138	125	4%	15%
<b>Tennessee</b>	<b>11,970</b>	<b>230</b>	<b>23*</b>	<b>11,135</b>	<b>10,362</b>	<b>7%</b>	<b>16%</b>
<b>United States</b>	<b>932,234</b>	<b>138</b>		<b>869,346</b>	<b>803,489</b>	<b>7%</b>	<b>16%</b>

\*Tennessee ranking in the nation among other states

Source: RealtyTrac®