



## Tennessee Foreclosure Trends: Q1 2012

### How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in Tennessee increased from 7,088 in Q4 2011 to 7,757 in Q1 2012, a nine percent increase compared to the previous quarter and a 21 percent decline compared to the same quarter last year (Q1 2011). Tennessee had one foreclosure filing for every 363 housing units. Nation-wide, the total number of properties with foreclosure filings declined by two percent from the fourth quarter of 2011, and declined by 16 percent from the first quarter of 2011.

The total foreclosure filings in the four counties with the highest number of foreclosure filings (Davidson, Knox, Rutherford and Shelby) accounted for 46 percent of the total foreclosure filings in the state in Q1 2012. Cheatham County, with one filing for every 206 housing units, had the highest foreclosure rate in the state. The total number of properties with foreclosure filings in Cheatham County increased to 76, a nine percent increase from the previous quarter.

The county with the highest number of properties with foreclosure filings in the state was Shelby, with 1,707 properties. In Shelby County, the total volume of foreclosure filings increased by eight percent from the previous quarter and declined by 17 percent from the same quarter last year (Q1 2011). Davidson County followed Shelby with 930 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings increased by 17 percent from last quarter (Q4 2011) and decreased by 36 percent from the same quarter last year (Q1 2011). The county with the third highest number of properties with foreclosure filings was Knox (478), followed by Rutherford County (421). Both Knox and Rutherford counties had a substantial increase in foreclosure filings compared to the previous quarter, 17 percent and 26 percent, respectively.

Thirty-four counties recorded declines in foreclosure filings from last quarter, while 54 counties had increases. Seven counties did not see any change in the number of properties with foreclosure filings. Compared to the same quarter last year, the number of properties with foreclosure filings declined in 64 counties, while 28 counties had increases. Three counties did not have any change from the previous year.

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q1 2012

	Q1 2012			Q4 2011	Q1 2011	%	%
	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 2011	Change from Q1 2011
Anderson	77	451	40	58	76	33%	1%
Bedford	79	232	3	56	62	41%	27%
Benton	10	898	79	8	15	25%	-33%
Bledsoe	6	953	80	3	7	100%	-14%
Blount	117	472	43	107	88	9%	33%
Bradley	87	476	45	78	129	12%	-33%
Campbell	59	338	22	43	56	37%	5%
Cannon	16	377	27	11	14	45%	14%
Carroll	25	527	51	25	35	0%	-29%
Carter	20	1,387	87	23	45	-13%	-56%
Cheatham	76	206	1	70	70	9%	9%
Chester	14	499	48	15	17	-7%	-18%
Claiborne	20	743	71	15	28	33%	-29%
Clay	3	1,427	89	2	6	50%	-50%
Cocke	28	624	58	15	33	87%	-15%
Coffee	40	586	55	45	67	-11%	-40%
Crockett	14	459	41	11	20	27%	-30%
Cumberland	59	477	46	41	56	44%	5%
Davidson	930	305	14	794	1,463	17%	-36%
Decatur	9	764	73	12	10	-25%	-10%
Dekalb	15	627	61	21	18	-29%	-17%
Dickson	77	270	8	71	64	8%	20%
Dyer	49	341	23	46	55	7%	-11%
Fayette	57	275	11	50	34	14%	68%
Fentress	14	640	63	15	24	-7%	-42%
Franklin	18	1,039	82	22	36	-18%	-50%
Gibson	58	379	28	51	72	14%	-19%
Giles	29	477	47	30	25	-3%	16%
Grainger	14	778	74	20	19	-30%	-26%
Greene	44	728	69	42	85	5%	-48%
Grundy	11	582	54	11	11	0%	0%
Hamblen	85	317	16	44	63	93%	35%
Hamilton	338	447	38	356	550	-5%	-39%
Hancock	0	--	95	1	2	-100%	-100%
Hardeman	16	678	68	20	22	-20%	-27%
Hardin	22	634	62	12	27	83%	-19%
Hawkins	43	625	59	36	40	19%	8%
Haywood	23	362	24	15	24	53%	-4%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q1 2012, 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 Q4 2011	Change from Q1 2011
Henderson	19	672	66	24	18	-21%	6%
Henry	34	502	49	20	29	70%	17%
Hickman	31	333	19	37	39	-16%	-21%
Houston	3	1,396	88	4	9	-25%	-67%
Humphreys	15	591	56	8	17	88%	-12%
Jackson	1	5,843	94	8	7	-88%	-86%
Jefferson	58	405	31	52	71	12%	-18%
Johnson	12	746	72	16	10	-25%	20%
Knox	478	408	32	410	656	17%	-27%
Lake	3	866	77	6	6	-50%	-50%
Lauderdale	21	536	53	16	27	31%	-22%
Lawrence	36	505	50	21	42	71%	-14%
Lewis	3	1,823	90	10	17	-70%	-82%
Lincoln	40	381	29	24	58	67%	-31%
Loudon	60	362	25	145	89	-59%	-33%
Macon	23	429	35	13	10	77%	130%
Madison	126	332	18	100	192	26%	-34%
Marion	13	996	81	10	18	30%	-28%
Marshall	48	273	9	56	57	-14%	-16%
Maury	146	241	5	135	171	8%	-15%
Mcminn	64	365	26	60	59	7%	8%
Mcnairy	36	331	17	27	30	33%	20%
Meigs	9	625	60	9	17	0%	-47%
Monroe	62	335	20	55	51	13%	22%
Montgomery	176	398	30	164	171	7%	3%
Moore	1	2,915	91	6	5	-83%	-80%
Morgan	7	1,274	86	12	13	-42%	-46%
Obion	31	473	44	10	22	210%	41%
Overton	9	1,144	83	7	7	29%	29%
Perry	1	4,599	93	1	11	0%	-91%
Pickett	1	3,462	92	0	0	--	--
Polk	12	666	65	16	20	-25%	-40%
Putnam	37	862	76	48	73	-23%	-49%
Rhea	31	463	42	26	38	19%	-18%
Roane	59	436	36	60	69	-2%	-14%
Robertson	118	221	2	94	118	26%	0%
Rutherford	421	245	6	334	565	26%	-25%
Scott	12	826	75	11	11	9%	9%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q1 2012, Continued

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Sequatchie	15	425	34	15	29	0%	-48%
Sevier	177	316	15	238	267	-26%	-34%
Shelby	1,707	233	4	1,587	2,063	8%	-17%
Smith	16	533	52	17	23	-6%	-30%
Stewart	10	678	67	12	7	-17%	43%
Sullivan	115	641	64	134	115	-14%	0%
Sumner	227	291	12	184	276	23%	-18%
Tipton	88	264	7	67	75	31%	17%
Trousdale	10	337	21	10	15	0%	-33%
Unicoi	7	1,261	85	3	13	133%	-46%
Union	20	448	39	22	31	-9%	-35%
Van Buren	9	296	13	1	8	800%	13%
Warren	20	891	78	28	36	-29%	-44%
Washington	94	609	57	71	109	32%	-14%
Wayne	6	1,215	84	7	11	-14%	-45%
Weakley	21	738	70	16	32	31%	-34%
White	26	443	37	38	29	-32%	-10%
Williamson	164	418	33	164	200	0%	-18%
Wilson	166	275	10	124	147	34%	13%
<b>Tennessee</b>	<b>7,757</b>	<b>363</b>		<b>7,088</b>	<b>9,777</b>	<b>9%</b>	<b>-21%</b>
<b>United States</b>	<b>572,928</b>			<b>586,133</b>	<b>681,153</b>	<b>-2%</b>	<b>-16%</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.

Source: RealtyTrac®