



Tennessee Foreclosure Trends: Q1 2014

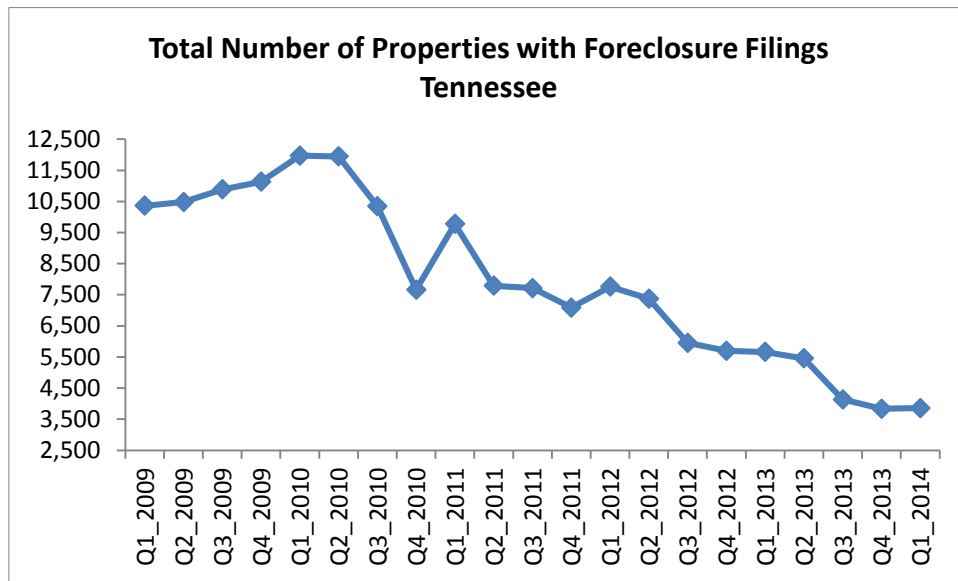
How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in the first quarter of 2014 in Tennessee slightly increased from 3,837 (in the fourth quarter of 2013) to 3,856. During the first three months of 2014, the number of properties that received a foreclosure filing in Tennessee was 32 percent lower than the same quarter last year (Q1 2013). Tennessee had one foreclosure filing for every 729 households. Nationwide, foreclosure filings in the first quarter of 2014 declined by three percent compared to the previous quarter and declined by 25 percent compared to the last year.

The following figure shows the total number of properties with foreclosure filings in Tennessee by quarter from the first quarter of 2009 to the first quarter of 2014. As the figure displays, the foreclosures are falling in Tennessee compared to the high levels in early 2010. Currently, foreclosures are at the lowest level since mid-2007 when the housing collapse started in Tennessee. The foreclosure problems have substantially improved compared to the crisis period (2008-2010).



The total foreclosure filings in the four counties with the highest number of foreclosure filings (Davidson, Hamilton, Montgomery and Shelby) accounted for 43 percent of the total foreclosure filings in the state in Q1 2014. Montgomery County, with one filing for every 337 housing units, had the highest foreclosure rate in the state. The total number of properties with

foreclosure filings in Montgomery County increased from 188 in the last quarter of 2013 to 210 in the first quarter of 2014, a 12 percent increase in one quarter. The foreclosure filings in Montgomery County was 15 percent higher than the same quarter year-over-year compared to the first quarter of 2013. Shelby County had the highest number of properties with foreclosure filings in the state, with 854 properties. In Shelby County, the total volume of foreclosure filings increased by two percent from the previous quarter and decreased by 33 percent from the same quarter last year (Q1 2013).

Davidson County had the second highest number of foreclosure filings in the state after Shelby County. One in every 718 housing units had foreclosure filings in Davidson County. In Davidson County, the total number of properties with foreclosure filings increased from 350 in the fourth quarter of 2013 to 396 in the current quarter. The total number of properties with foreclosure filings in the county was 13 percent higher than the previous quarter and 36 percent lower than the first quarter of 2013. The county with the third highest number of properties with foreclosure filings was Montgomery, followed by Hamilton County (205). In Hamilton County the number of properties with foreclosure filings increased by four percent compared to the previous quarter and declined by 29 percent compared to the same quarter last year.

Foreclosure filings declined in 34 counties from the last quarter, while 52 counties had increases. The number of properties with foreclosure filings did not change in nine counties. The most substantial quarterly decline among the counties with 50 or more properties with foreclosure filings was in Knox County where the foreclosure filings declined from 292 in the fourth quarter of 2013 to 201 in the first quarter of 2014, a 31 percent decline. The largest foreclosure filings increase among the counties with 50 or more filings was in Wilson County where the total number of properties with foreclosure filings increased to 60 in the current quarter from 48 in the last quarter of 2013, a 61 percent increase.

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q1_2014

County	Q1_2014			Q4_2013	Q1_2013	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 Q4 2013	% Change from Q1 2013
Anderson	41	847	42	42	64	-2%	-36%
Bedford	28	654	17	26	50	8%	-44%
Benton	7	1,283	65	1	14	600%	-50%
Bledsoe	1	5,698	89	2	1	-50%	0%
Blount	42	1,312	67	41	61	2%	-31%
Bradley	51	814	38	50	88	2%	-42%
Campbell	32	623	14	29	50	10%	-36%
Cannon	10	603	11	7	21	43%	-52%
Carroll	14	943	49	11	37	27%	-62%
Carter	16	1,733	74	23	19	-30%	-16%
Cheatham	37	423	3	28	48	32%	-23%
Chester	10	698	24	8	12	25%	-17%
Claiborne	19	783	36	18	20	6%	-5%
Clay	0	--	93	1	1	-100%	-100%
Cocke	30	581	9	17	18	76%	67%
Coffee	25	935	48	25	27	0%	-7%
Crockett	8	801	37	7	5	14%	60%
Cumberland	43	651	16	36	46	19%	-7%
Davidson	396	718	27	350	614	13%	-36%
Decatur	2	3,430	85	1	6	100%	-67%
Dekalb	6	1,565	71	0	13	--	-54%
Dickson	29	717	26	28	38	4%	-24%
Dyer	18	930	47	14	23	29%	-22%
Fayette	26	602	10	23	33	13%	-21%
Fentress	9	990	54	8	20	13%	-55%
Franklin	15	1,248	63	16	17	-6%	-12%
Gibson	33	668	21	30	30	10%	10%
Giles	16	866	43	12	20	33%	-20%
Grainger	3	3,615	87	7	9	-57%	-67%
Greene	46	695	23	28	46	64%	0%
Grundy	2	3,194	83	2	1	0%	100%
Hamblen	41	657	19	38	60	8%	-32%
Hamilton	205	737	32	198	288	4%	-29%
Hancock	1	3,614	86	0	0	--	--
Hardeman	15	726	29	11	15	36%	0%
Hardin	6	2,321	78	22	16	-73%	-63%
Hawkins	24	1,117	61	36	46	-33%	-48%
Haywood	6	1,386	68	25	18	-76%	-67%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q1_2014, 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 2013	% Change from Q1 2013
Henderson	8	1,596	72	19	14	-58%	-43%
Henry	8	2,130	77	15	21	-47%	-62%
Hickman	14	733	31	23	21	-39%	-33%
Houston	4	1,046	57	0	3	--	33%
Humphreys	9	987	53	14	15	-36%	-40%
Jackson	3	1,941	76	1	3	200%	0%
Jefferson	35	670	22	31	50	13%	-30%
Johnson	8	1,116	60	6	5	33%	60%
Knox	201	971	51	292	359	-31%	-44%
Lake	1	2,615	79	2	6	-50%	-83%
Lauderdale	7	1,608	73	0	7	--	0%
Lawrence	18	1,007	55	26	29	-31%	-38%
Lewis	5	1,089	59	7	11	-29%	-55%
Lincoln	21	725	28	21	24	0%	-13%
Loudon	28	775	34	55	51	-49%	-45%
Macon	8	1,231	62	8	11	0%	-27%
Madison	69	608	12	59	97	17%	-29%
Marion	10	1,299	66	13	7	-23%	43%
Marshall	25	523	6	15	31	67%	-19%
Maury	53	666	20	54	107	-2%	-50%
Mcminn	30	776	35	20	41	50%	-27%
Mcnaury	11	1,086	58	18	20	-39%	-45%
Meigs	10	564	8	6	9	67%	11%
Monroe	21	986	52	21	36	0%	-42%
Montgomery	210	337	1	188	182	12%	15%
Moore	0	--	93	0	1	--	-100%
Morgan	6	1,477	70	4	7	50%	-14%
Obion	10	1,467	69	21	27	-52%	-63%
Overton	1	10,256	92	2	7	-50%	-86%
Perry	0	--	93	0	0	--	--
Pickett	1	3,399	84	0	1	--	0%
Polk	3	2,686	81	8	11	-63%	-73%
Putnam	31	1,027	56	24	38	29%	-18%
Rhea	16	896	44	14	22	14%	-27%
Roane	42	610	13	30	59	40%	-29%
Robertson	55	474	5	56	80	-2%	-31%
Rutherford	161	639	15	169	238	-5%	-32%
Scott	2	4,942	88	6	2	-67%	0%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q1_2014, Continued

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Sequatchie	16	395	2	9	12	78%	33%
Sevier	66	837	40	69	126	-4%	-48%
Shelby	854	467	4	835	1,272	2%	-33%
Smith	13	655	18	11	10	18%	30%
Stewart	1	6,759	91	5	5	-80%	-80%
Sullivan	76	970	50	67	111	13%	-32%
Sumner	92	716	25	115	159	-20%	-42%
Tipton	42	552	7	31	100	35%	-58%
Trousdale	4	842	41	4	7	0%	-43%
Unicoi	3	2,942	82	5	8	-40%	-63%
Union	10	900	45	4	10	150%	0%
Van Buren	1	2,663	80	1	2	0%	-50%
Warren	3	5,928	90	10	15	-70%	-80%
Washington	70	816	39	78	75	-10%	-7%
Wayne	10	727	30	3	7	233%	43%
Weakley	17	911	46	11	13	55%	31%
White	6	1,911	75	15	17	-60%	-65%
Williamson	54	1,269	64	47	84	15%	-36%
Wilson	60	762	33	48	82	25%	-27%
Tennessee	3,856	729		3,837	5,663	0%	-32%
U.S. Total	341,670	385		352,914	457,645	-3%	-25%

*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®