



Tennessee Foreclosure Trends: Q2-2009

How many/where/patterns

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According to the latest data from RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 10,477 foreclosure filings¹ in the second quarter of 2009, a one (1) percent increase from the previous quarter (Q1_09), and a 15 percent increase from the same quarter last year (Q2_08). Total number of properties with foreclosure filings in Tennessee accounted for 1.18 percent of 889,829 foreclosure filings in the nation. In terms of total foreclosure filings the U.S. had a 10.8 percent increase from Q1_09, and 20.3 percent increase from the second quarter of 2009.

There was one (1) foreclosure filing for every 260 households, which puts Tennessee in 21th place in the nation (national average was 1 filing for 144 households). The state with the highest foreclosure rate in the second quarter of 2009 was Nevada with one (1) filing for every 25 housing units.

The total foreclosure filings in three major counties (Davidson, Knox and Shelby) accounted for 51 percent of total foreclosure filings in the State in Q2 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of ratio (1 foreclosure filings for every 106 households) and in terms of total number of foreclosure filings (3,769 foreclosure filings). In Shelby County, total foreclosure filings were eight (8) percent lower than the last quarter while it did not change from the same quarter last year (Q2_08). The county with the second highest foreclosure total was Davidson (890), followed by Knox County (636) and Hamilton County (556).

¹ RealtyTrac's report incorporates documents filed in two phases of foreclosure: 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- Q2 2009

County Name	Second Quarter of 2009					First Quarter of 2009			Second Quarter of 2008			% Change from Q109	% Change from Q208
	NTS	REO	Total Number of Properties with Foreclosure Filings		Ranking among all counties	NTS	REO	Total Number of Properties with Foreclosure Filings	NTS	REO	Total Number of Properties with Foreclosure Filings		
			1/every X Household (Rate)										
Anderson	29	38	67	509	54	34	36	70	25	29	54	-4%	24%
Bedford	26	42	68	254	15	36	40	76	28	24	52	-11%	31%
Benton	7	6	13	691	71	3	17	20	3	8	11	-35%	18%
Bledsoe	5	5	10	540	56	4	8	12	6	3	9	-17%	11%
Blount	70	3	73	718	73	59	2	61	51	3	54	20%	35%
Bradley	55	66	121	339	30	58	50	108	49	60	109	12%	11%
Campbell	28	27	55	347	33	13	29	42	17	21	38	31%	45%
Cannon	7	11	18	316	27	8	8	16	6	10	16	13%	13%
Carroll	13	18	31	437	47	18	15	33	12	27	39	-6%	-21%
Carter	10	17	27	1,009	80	17	17	34	12	14	26	-21%	4%
Cheatham	43	33	76	205	4	25	40	65	14	25	39	17%	95%
Chester	8	6	14	482	51	7	6	13	9	4	13	8%	8%
Claiborne	6	12	18	829	77	9	15	24	11	18	29	-25%	-38%
Clay	1	0	1	4,160	95	2	3	5	1	1	2	-1	-50%
Cocke	20	22	42	394	40	18	13	31	9	13	22	35%	91%
Coffee	28	25	53	431	46	25	31	56	9	27	36	-5%	47%
Crockett	7	9	16	397	42	10	13	23	3	3	6	-30%	167%
Cumberland	17	27	44	549	59	19	26	45	16	22	38	-2%	16%
Davidson	507	383	890	313	26	432	493	925	297	453	750	-4%	19%
Decatur	1	3	4	1,688	89	4	5	9	0	4	4	-56%	0
Dekalb	11	3	14	632	68	12	2	14	7	0	7	0%	100%
Dickson	40	29	69	288	22	26	33	59	20	23	43	17%	60%
Dyer	29	31	60	285	21	21	27	48	11	31	42	25%	43%
Fayette	26	0	26	541	57	11	1	12	19	22	41	117%	-37%
Fentress	5	6	11	723	74	4	16	20	5	7	12	-45%	-8%
Franklin	16	18	34	553	60	6	13	19	13	14	27	79%	26%
Gibson	29	76	105	214	8	26	29	55	28	40	68	91%	54%
Giles	14	18	32	429	45	9	15	24	11	14	25	33%	28%
Grainger	13	13	26	393	39	14	9	23	6	10	16	13%	63%
Greene	35	40	75	409	44	26	38	64	23	33	56	17%	34%
Grundy	3	4	7	939	78	3	2	5	6	4	10	40%	-30%
Hamblen	65	60	125	211	7	36	32	68	31	33	64	84%	95%
Hamilton	235	321	556	268	17	217	302	519	161	300	461	7%	21%
Hancock	2	0	2	1,701	90	3	2	5	1	1	2	-1	0
Hardeman	13	42	55	206	5	6	19	25	9	74	83	120%	-34%
Hardin	22	17	39	346	32	6	12	18	6	9	15	117%	160%
Hawkins	17	31	48	542	58	25	33	58	17	23	40	-17%	20%
Haywood	6	12	18	473	49	10	6	16	8	14	22	13%	-18%
Henderson	9	9	18	671	70	10	8	18	11	18	29	0%	-38%
Henry	11	18	29	573	62	8	20	28	9	21	30	4%	-3%
Hickman	13	29	42	222	10	17	16	33	9	17	26	27%	62%
Houston	0	3	3	1,360	86	3	4	7	0	2	2	-57%	50%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q2 2009 (continued)

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	NTS	REO	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	NTS	REO	Total Number of Properties with Foreclosure Filings	NTS	REO	Total Number of Properties with Foreclosure Filings		
Humphreys	7	8	15	597	64	6	12	18	4	5	9	-17%	67%
Jackson	0	2	2	2,701	93	1	6	7	1	3	4	-71%	-50%
Jefferson	46	26	72	308	25	33	40	73	16	24	40	-1%	80%
Johnson	5	6	11	773	76	4	7	11	0	5	5	0%	120%
Knox	278	358	636	305	24	250	307	557	162	263	425	14%	50%
Lake	2	0	2	1,381	87	2	2	4	1	4	5	-1	-60%
Lauderdale	16	36	52	221	9	16	21	37	21	20	41	41%	27%
Lawrence	18	21	39	446	48	22	16	38	15	19	34	3%	15%
Lewis	2	7	9	558	61	6	11	17	5	11	16	-47%	-44%
Lincoln	10	9	19	764	75	8	7	15	13	12	25	27%	-24%
Loudon	41	31	72	275	19	21	34	55	21	32	53	31%	36%
Macon	7	8	15	631	67	12	13	25	7	16	23	-40%	-35%
Madison	84	67	151	283	20	56	100	156	66	98	164	-3%	-8%
Marion	4	8	12	1,117	82	7	10	17	11	16	27	-29%	-56%
Marshall	23	31	54	237	12	21	23	44	18	39	57	23%	-5%
Maury	82	56	138	256	16	66	77	143	33	56	89	-3%	55%
Mcminn	30	46	76	298	23	24	47	71	11	29	40	7%	90%
Mcnairy	7	15	22	534	55	5	18	23	14	18	32	-4%	-31%
Meigs	6	10	16	353	34	3	11	14	6	7	13	14%	23%
Monroe	25	52	77	244	13	26	45	71	14	33	47	8%	64%
Montgomery	114	66	180	369	36	91	117	208	98	83	181	-13%	-1%
Moore	1	2	3	969	79	0	0	0	0	2	2	--	50%
Morgan	6	7	13	622	66	6	5	11	6	10	16	18%	-19%
Obion	14	12	26	574	63	8	19	27	10	17	27	-4%	-4%
Overton	10	5	15	638	69	1	8	9	1	2	3	67%	400%
Perry	1	1	2	2,159	92	1	5	6	1	2	3	-67%	-33%
Pickett	1	0	1	3,096	94	1	0	1	0	1	1	0%	0
Polk	7	10	17	477	50	10	9	19	2	8	10	-11%	70%
Putnam	27	34	61	497	52	24	37	61	12	13	25	0%	144%
Rhea	24	27	51	269	18	13	22	35	15	11	26	46%	96%
Roane	29	32	61	404	43	23	37	60	16	27	43	2%	42%
Robertson	43	34	77	326	28	41	32	73	33	45	78	5%	-1%
Rutherford	258	142	400	247	14	155	212	367	142	174	316	9%	27%
Scott	5	0	5	1,863	91	8	0	8	4	1	5	-38%	0%
Sequatchie	9	29	38	137	2	5	18	23	6	8	14	65%	171%
Sevier	125	157	282	152	3	124	161	285	80	81	161	-1%	75%
Shelby	2,699	1,070	3,769	106	1	2,917	1,200	4,117	1,980	1,804	3,784	-8%	0%
Smith	9	12	21	391	38	7	14	21	3	16	19	0%	11%

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Stewart	4	5	9	701	72	5	7	12	1	3	4	-25%	125%
Sullivan	63	5	68	1,082	81	50	4	54	51	4	55	26%	24%
Sumner	134	140	274	226	11	89	120	209	78	92	170	31%	61%
Tipton	67	0	67	344	31	45	1	46	42	42	84	46%	-20%
Trousdale	9	7	16	211	6	4	0	4	3	11	14	300%	14%
Unicoi	2	4	6	1,428	88	4	9	13	1	4	5	-1	20%
Union	12	6	18	507	53	6	13	19	7	5	12	-5%	50%
Van Buren	2	0	2	1,286	85	2	4	6	2	2	4	-67%	-1
Warren	21	27	48	362	35	26	30	56	18	31	49	-14%	-2%
Washington	31	55	86	615	65	50	55	105	21	50	71	-18%	21%
Wayne	4	2	6	1,177	84	0	5	5	2	3	5	20%	20%
Weakley	5	9	14	1,120	83	7	9	16	6	17	23	-13%	-39%
White	11	16	27	394	41	10	14	24	10	7	17	13%	59%
Williamson	87	76	163	377	37	72	62	134	54	63	117	22%	39%
Wilson	61	65	126	338	29	59	66	125	55	57	112	1%	13%
Tennessee	6,090	4,387	10,477	260	21*	5,753	4,608	10,361	4,189	4,884	9,073	1%	15%
United States	266,833	196,257	889,829**	144		225,752	190,543	803,489**	139,955	222,391	739,714**	1075%	2029%

*Tennessee Ranking in the Nation among Other States

**U.S. Total includes the number of properties with foreclosure filings in other categories not reported for Tennessee. Therefore this total is greater than the two categories shown here.

Source: RealtyTrac®

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