



Tennessee Foreclosure Trends: Q2-2010

How many/where/patterns

Hulya Arik, Ph.D.
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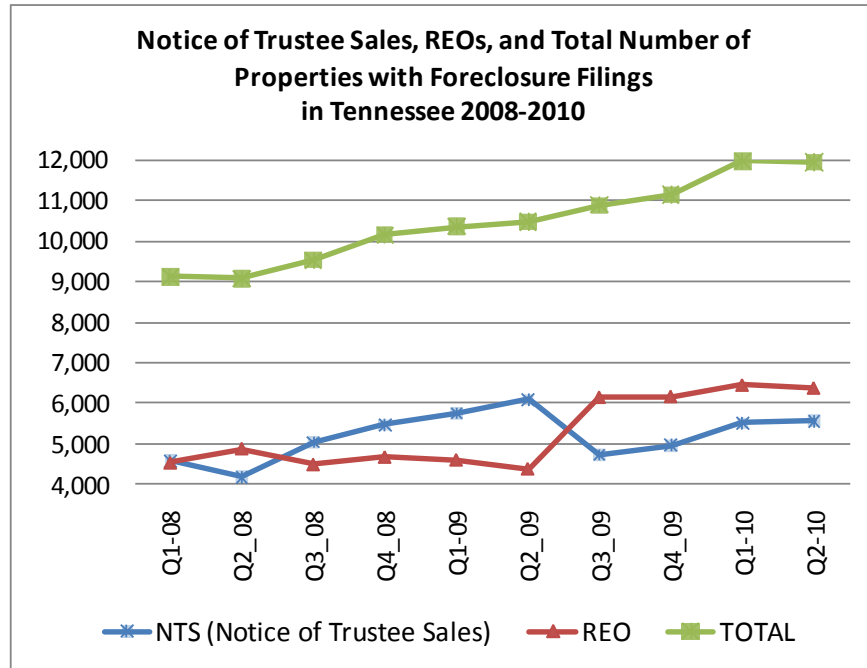
According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee had 11,944 properties with foreclosure filings¹ in the second quarter of 2010, this volume represents no change from the previous quarter (Q1_10), and a 14 percent increase from the same quarter last year (Q2_09).

The total number of properties with foreclosure filings in Tennessee accounted for 1.33 percent of 895,521 foreclosure filings in the nation. In Tennessee, the properties with foreclosure filings ranged from two in Pickett County to 3,708 in Shelby County.

In terms of the total number of properties with foreclosure filings, the U.S. had a four percent decline from Q1_10, and a one percent increase from the second quarter of 2009. On average, there was one filing for every 144 housing units in the nation. Nevada ranked number one in the nation with one foreclosure filing for every 30 housing units. Tennessee had one foreclosure filing for every 231 housing units, putting the State in 24th place in the nation.

¹ 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 second quarter of 2010, there were 5,563 properties with Notice of Trustee Sales (NTS), a less than one percent increase from the last quarter and a nine percent decline from the same quarter last year (Q2_09). There were 6381 properties repossessed by the lender (REOs) in Q2_10. The number of REOs declined by one percent from the first quarter of 2010 and increased by 45 percent from the same quarter last year (Q2_09).



The total foreclosure filings in four counties (Davidson, Hamilton, Knox and Shelby) accounted for 52 percent of the total foreclosure filings in the State in Q2_10. Shelby County, with one filing for every 108 housing units, had the highest foreclosure rate in the State. The County also had the highest number of properties with foreclosure filings in the State (3,708). In Shelby County, the total foreclosure filings increased by 13 percent from the last quarter and declined by two percent from the same quarter last year (Q2_09). The county with the second highest foreclosure total was Davidson (1,159), followed by Knox County (731) and Hamilton County (595).

Compared to the first quarter of 2010, the total number of properties with foreclosure filings declined in the second quarter of 2010 in Davidson, Knox, and Hamilton counties by 14 percent, 12 percent, and one percent, respectively. Davidson, Knox, and Hamilton counties all had substantial increases from the same quarter last year (the second quarter of 2009) – 30 percent, 15 percent and seven percent, respectively. In 43 counties, the total number of properties with foreclosure filings declined from the previous quarter, while in 44 counties, the number increased. Eight counties did not have any change.

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q2 2010

County Name	Q2 2010			Q1 2010	Q2 2009	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 Q1-10	% Change from Q2-09
Anderson	91	377	52	89	67	2%	36%
Bedford	76	230	18	79	68	-4%	12%
Benton	14	643	76	12	13	17%	8%
Bledsoe	8	676	78	8	10	0%	-20%
Blount	126	421	61	134	73	-6%	73%
Bradley	182	228	16	146	121	25%	50%
Campbell	57	336	39	64	55	-11%	4%
Cannon	16	356	47	27	18	-41%	-11%
Carroll	43	316	35	41	31	5%	39%
Carter	33	830	86	39	27	-15%	22%
Cheatham	71	222	13	65	76	9%	-7%
Chester	25	272	26	17	14	47%	79%
Claiborne	43	349	45	28	18	54%	139%
Clay	3	1,389	92	3	1	0%	200%
Cocke	43	386	54	46	42	-7%	2%
Coffee	67	347	43	69	53	-3%	26%
Crockett	19	335	38	21	16	-10%	19%
Cumberland	43	566	75	42	44	2%	-2%
Davidson	1,159	245	21	1,354	890	-14%	30%
Decatur	7	966	90	9	4	-22%	75%
DeKalb	10	888	89	17	14	-41%	-29%
Dickson	86	234	19	102	69	-16%	25%
Dyer	49	350	46	81	60	-40%	-18%
Fayette	33	445	64	31	26	6%	27%
Fentress	27	295	31	18	11	50%	145%
Franklin	36	529	73	43	34	-16%	6%
Gibson	76	299	32	83	105	-8%	-28%
Giles	33	417	60	36	32	-8%	3%
Grainger	33	310	34	33	26	0%	27%
Greene	78	396	56	114	75	-32%	4%
Grundy	19	347	42	14	7	36%	171%
Hamblen	117	227	15	107	125	9%	-6%
Hamilton	595	253	23	601	556	-1%	7%
Hancock	4	852	87	0	2	--	100%
Hardeman	58	197	11	35	55	66%	5%
Hardin	34	398	57	29	39	17%	-13%
Hawkins	57	458	66	67	48	-15%	19%
Haywood	18	476	68	15	18	20%	0%

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Henderson	32	378	53	34	18	-6%	78%
Henry	30	556	74	23	29	30%	3%
Hickman	59	158	3	40	42	48%	40%
Houston	6	681	80	8	3	-25%	100%
Humphreys	17	528	72	25	15	-32%	13%
Jackson	8	677	79	3	2	167%	300%
Jefferson	81	279	28	80	72	1%	13%
Johnson	13	655	77	18	11	-28%	18%
Knox	731	269	24	826	636	-12%	15%
Lake	4	692	82	4	2	0%	100%
Lauderdale	67	173	7	53	52	26%	29%
Lawrence	50	348	44	42	39	19%	28%
Lewis	14	359	49	9	9	56%	56%
Lincoln	39	373	51	37	19	5%	105%
Loudon	123	164	5	113	72	9%	71%
Macon	28	339	41	20	15	40%	87%
Madison	173	250	22	173	151	0%	15%
Marion	29	465	67	23	12	26%	142%
Marshall	72	179	9	83	54	-13%	33%
Maury	210	172	6	270	138	-22%	52%
McMinn	83	273	27	99	76	-16%	9%
McNairy	41	288	30	41	22	0%	86%
Meigs	26	221	12	17	16	53%	63%
Monroe	70	270	25	76	77	-8%	-9%
Montgomery	202	338	40	226	180	-11%	12%
Moore	4	738	84	1	3	300%	33%
Morgan	17	477	69	25	13	-32%	31%
Obion	37	404	58	31	26	19%	42%
Overton	8	1,201	91	17	15	-53%	-47%
Perry	5	864	88	7	2	-29%	150%
Pickett	2	1,552	93	2	1	0%	100%
Polk	26	319	36	25	17	4%	53%
Putnam	69	446	65	80	61	-14%	13%
Rhea	45	307	33	54	51	-17%	-12%
Roane	56	443	63	70	61	-20%	-8%
Robertson	145	176	8	130	77	12%	88%
Rutherford	524	194	10	603	400	-13%	31%
Scott	3	3,111	95	8	5	-63%	-40%

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Sequatchie	33	158	4	30	38	10%	-13%
Sevier	324	134	2	320	282	1%	15%
Shelby	3,708	108	1	3,292	3,769	13%	-2%
Smith	21	395	55	34	21	-38%	0%
Stewart	9	704	83	20	9	-55%	0%
Sullivan	108	687	81	88	68	23%	59%
Sumner	279	227	14	301	274	-7%	2%
Tipton	82	285	29	80	67	3%	22%
Trousdale	7	489	70	10	16	-30%	-56%
Unicoi	21	408	59	15	6	40%	250%
Union	28	329	37	25	18	12%	56%
Van Buren	5	515	71	5	2	0%	150%
Warren	47	371	50	40	48	18%	-2%
Washington	124	432	62	113	86	10%	44%
Wayne	4	1,767	94	11	6	-64%	-33%
Weakley	21	749	85	17	14	24%	50%
White	30	356	48	26	27	15%	11%
Williamson	274	229	17	284	163	-4%	68%
Wilson	181	242	20	144	126	26%	44%
Tennessee	11,944	231	24	11,970	10,477	0%	14%
United States	895,521	144		932,234	889,829	-4%	1%

*Tennessee ranking in the nation among other states

Source: RealtyTrac®