



Tennessee Foreclosure Trends: Q2 2011

How many/where/patterns

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September, 2011

According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in Tennessee decreased by 20 percent compared to the previous quarter (Q1 2011), and declined by 35 percent from the same quarter last year (Q2 2010). In Tennessee, 7,788 properties had foreclosure filings¹ in Q2 2011. In the first half of 2011, Tennessee had 17,271 properties with foreclosure filings. The total number of properties with foreclosure filings declined by 1.4 percent from the second half of 2010 and by 25 percent compared to the same period last year.

In terms of the total number of properties with foreclosure filings, the U.S. had an 11 percent decline from the first quarter of 2011, and a 32 percent decline from the second quarter of 2010. On average, there was one filing for every 214 housing units in the nation. Tennessee had one foreclosure filing for every 357 housing units. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 39 housing units. The total number of properties with foreclosure filings in Nevada was 29,110, nine percent decline compared to the previous quarter.

The total foreclosure filings in the four counties with the highest number of foreclosure filings (Davidson, Hamilton, Knox, and Shelby) accounted for 40 percent of the total foreclosure filings in the State in Q2 2011. In the previous quarter, the foreclosure filings in those four counties made up 48 percent of the State's foreclosures. Anderson County, with one filing for every 143 housing units, had the highest foreclosure rate in the State. The total number of properties with foreclosure filings in Anderson County increased to 241, a 217 percent increase from the previous quarter. The county with the highest number of properties with foreclosure filings in the State was Shelby, with 1,056 properties. In Shelby County, the total volume of foreclosure filings decreased by 49 percent from the previous quarter and declined by 72 percent from the same quarter last year (Q2 2010). Davidson County followed Shelby with 944 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings decreased by 35 percent from last quarter (Q1 2011) and by 19 percent from the same quarter last year (Q2 2010). The county with the third highest number of properties with foreclosure filings was Knox (655), followed by Hamilton County (421).

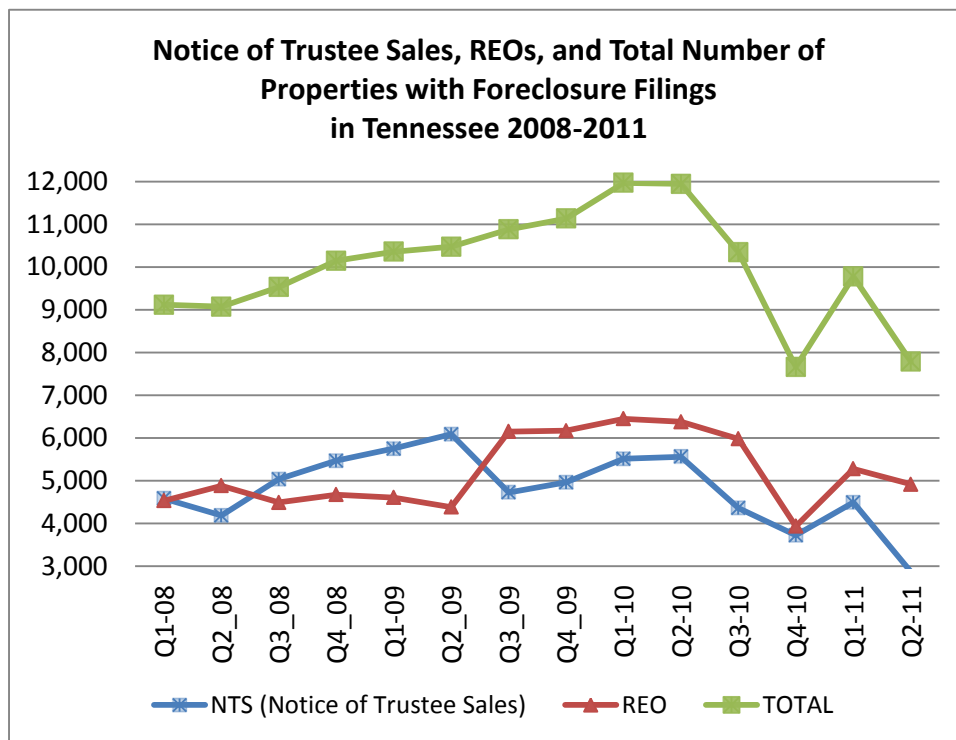
Fifty-nine counties recorded declines in foreclosure filings from last quarter, while 29 counties had increases. Seven counties did not see any change in the number of properties with foreclosure filings. Compared to the same quarter last year, the number of properties with

¹ For Tennessee, RealtyTrac's report (<http://realtytrac.com/trendcenter/>) incorporates documents filed in two phases of foreclosure: Auction — Notice of Trustee Sale (NTS); and Real Estate Owned (REO) properties that have been foreclosed on and repurchased by a bank.

foreclosure filings declined in 67 counties, while 20 counties had increases. Eight counties did not have any change from the previous year.

In the second quarter of 2011, 2,869 properties had a notice of trustee sales (NTS), a 36 percent decline from the last quarter and a 48 percent decline from the same quarter last year (Q2 2010). The number of properties repossessed by the lenders (REOs) in Q2 2011 was 4,919, a seven percent decline from the last quarter (Q1 2011) and a 23 percent decline from the same quarter last year (Q2 2010).

The next figure shows the trend of the total number of foreclosure filings, REOs, and Notice of Trustee Sales (NTS) in Tennessee from 2008 to 2011. The tables in the following pages give detailed information about the distribution of foreclosure filings and percentage changes from the previous quarter and year by counties. The total number of foreclosure filings in Q2 2011 can also be found in the foreclosure filings map. In addition to the State map, we include the foreclosure filings by zip code in the four counties with the highest total number of properties with foreclosure filings.



Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q2 2011

County Name	Q2 2011			Q1 2011	Q2 2010	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 Q1-11	% Change from Q2-10
Anderson	241	143	1	76	91	217%	165%
Bedford	55	321	23	62	76	-11%	-28%
Benton	14	649	73	15	14	-7%	0%
Bledsoe	7	781	80	7	8	0%	-13%
Blount	84	637	69	88	126	-5%	-33%
Bradley	95	441	46	129	182	-26%	-48%
Campbell	56	348	26	56	57	0%	-2%
Cannon	12	478	53	14	16	-14%	-25%
Carroll	27	506	56	35	43	-23%	-37%
Carter	20	1,383	91	45	33	-56%	-39%
Cheatham	47	339	25	70	71	-33%	-34%
Chester	16	429	40	17	25	-6%	-36%
Claiborne	34	448	49	28	43	21%	-21%
Clay	3	1,404	92	6	3	-50%	0%
Cocke	35	479	54	33	43	6%	-19%
Coffee	52	453	51	67	67	-22%	-22%
Crockett	11	584	63	20	19	-45%	-42%
Cumberland	52	473	52	56	43	-7%	21%
Davidson	944	302	21	1,463	1,159	-35%	-19%
Decatur	4	1,705	94	10	7	-60%	-43%
Dekalb	14	638	70	18	10	-22%	40%
Dickson	68	299	17	64	86	6%	-21%
Dyer	36	479	55	55	49	-35%	-27%
Fayette	45	332	24	34	33	32%	36%
Fentress	13	618	68	24	27	-46%	-52%
Franklin	46	418	39	36	36	28%	28%
Gibson	55	416	38	72	76	-24%	-28%
Giles	48	288	15	25	33	92%	45%
Grainger	20	518	57	19	33	5%	-39%
Greene	81	385	32	85	78	-5%	4%
Grundy	15	443	47	11	19	36%	-21%
Hamblen	61	440	45	63	117	-3%	-48%
Hamilton	421	359	28	550	595	-23%	-29%
Hancock	1	3,431	95	2	4	-50%	-75%
Hardeman	52	221	7	22	58	136%	-10%
Hardin	16	853	83	27	34	-41%	-53%
Hawkins	43	613	66	40	57	8%	-25%
Haywood	14	613	65	24	18	-42%	-22%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q2 2011, Continued

County Name	Q2 2011			Q1 2011	Q2 2010	Percent Changes	
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Henderson	14	873	85	18	32	-22%	-56%
Henry	31	542	60	29	30	7%	3%
Hickman	45	209	6	39	59	15%	-24%
Houston	6	688	74	9	6	-33%	0%
Humphreys	17	533	59	17	17	0%	0%
Jackson	6	911	88	7	8	-14%	-25%
Jefferson	58	393	35	71	81	-18%	-28%
Johnson	14	614	67	10	13	40%	8%
Knox	655	302	20	656	731	0%	-10%
Lake	3	927	89	6	4	-50%	-25%
Lauderdale	30	389	33	27	67	11%	-55%
Lawrence	40	438	44	42	50	-5%	-20%
Lewis	13	391	34	17	14	-24%	-7%
Lincoln	37	396	36	58	39	-36%	-5%
Loudon	83	245	9	89	123	-7%	-33%
Macon	14	689	75	10	28	40%	-50%
Madison	145	300	19	192	173	-24%	-16%
Marion	17	803	82	18	29	-6%	-41%
Marshall	67	195	5	57	72	18%	-7%
Maury	145	251	10	171	210	-15%	-31%
Mcminn	55	416	37	59	83	-7%	-34%
Mcnaury	49	242	8	30	41	63%	20%
Meigs	23	254	11	17	26	35%	-12%
Monroe	73	262	12	51	70	43%	4%
Montgomery	154	450	50	171	202	-10%	-24%
Moore	4	747	78	5	4	-20%	0%
Morgan	15	545	61	13	17	15%	-12%
Obion	17	883	87	22	37	-23%	-54%
Overton	11	881	86	7	8	57%	38%
Perry	6	728	77	11	5	-45%	20%
Pickett	2	1,565	93	0	2	--	0%
Polk	44	191	4	20	26	120%	69%
Putnam	60	521	58	73	69	-18%	-13%
Rhea	32	437	43	38	45	-16%	-29%
Roane	65	384	31	69	56	-6%	16%
Robertson	90	286	14	118	145	-24%	-38%
Rutherford	377	275	13	565	524	-33%	-28%
Scott	8	1,178	90	11	3	-27%	167%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q2 2011, Continued

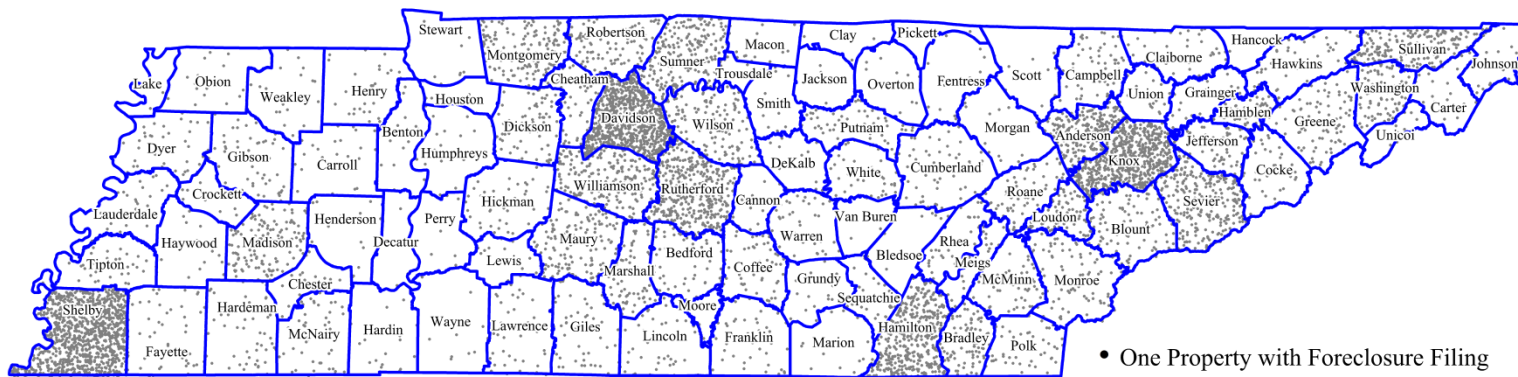
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Sequatchie	29	182	3	29	33	0%	-12%
Sevier	266	165	2	267	324	0%	-18%
Shelby	1,056	381	30	2,063	3,708	-49%	-72%
Smith	13	644	71	23	21	-43%	-38%
Stewart	9	711	76	7	9	29%	0%
Sullivan	208	359	27	115	108	81%	93%
Sumner	214	300	18	276	279	-22%	-23%
Tipton	43	549	62	75	82	-43%	-48%
Trousdale	8	433	42	15	7	-47%	14%
Unicoi	11	785	81	13	21	-15%	-48%
Union	21	445	48	31	28	-32%	-25%
Van Buren	3	867	84	8	5	-63%	-40%
Warren	41	430	41	36	47	14%	-13%
Washington	92	591	64	109	124	-16%	-26%
Wayne	11	649	72	11	4	0%	175%
Weakley	21	754	79	32	21	-34%	0%
White	36	299	16	29	30	24%	20%
Williamson	204	310	22	200	274	2%	-26%
Wilson	119	376	29	147	181	-19%	-34%
Tennessee**	7,788	357	27	9,777	11,944	-20%	-35%
United States	608,235	214		681,153	895,521	-11%	-32%

*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.

**Tennessee ranking in the nation among other states, a rank of one means the state had the highest ratio of foreclosure to housing units.

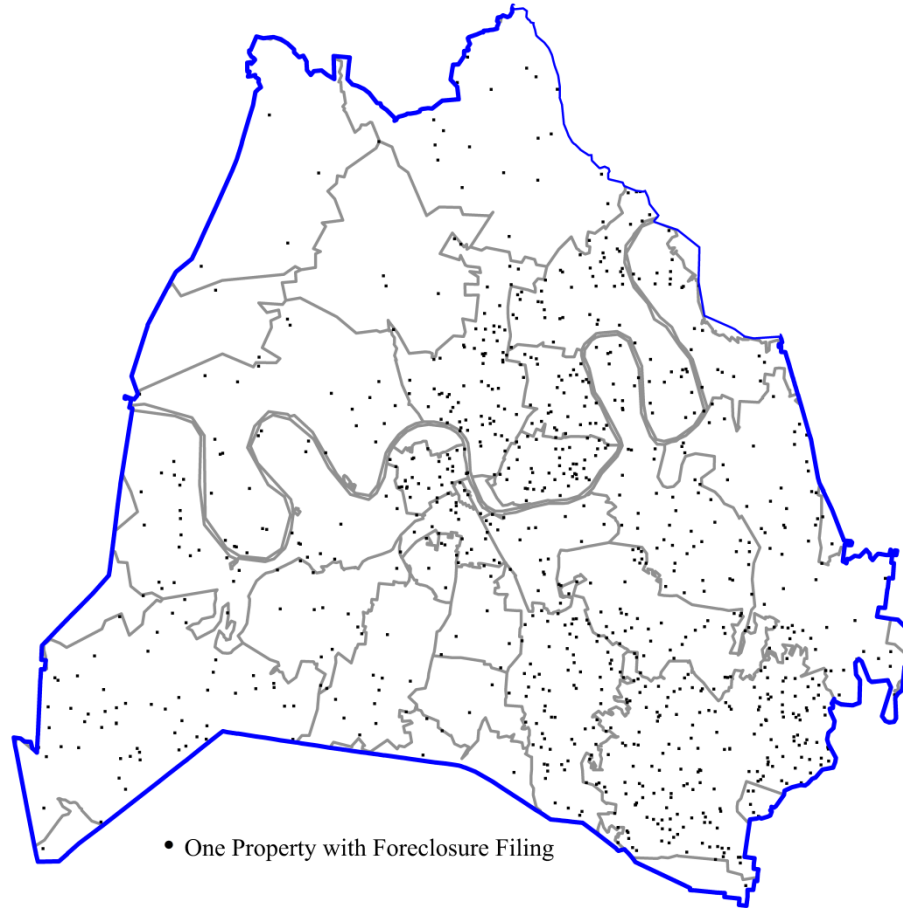
Source: RealtyTrac®

Q2 2011 Total Number of Foreclosure Filings by County



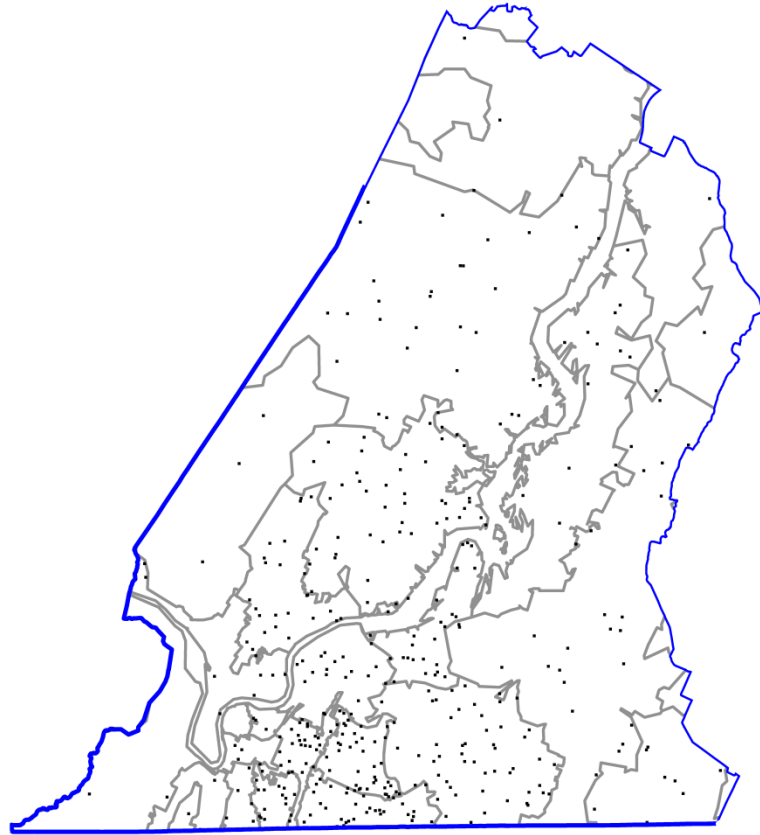
Source: RealtyTrac©

Total Number of Properties with Foreclosure Filings by Zip Code, Q2_2011, Davidson County



Source: RealtyTrac®

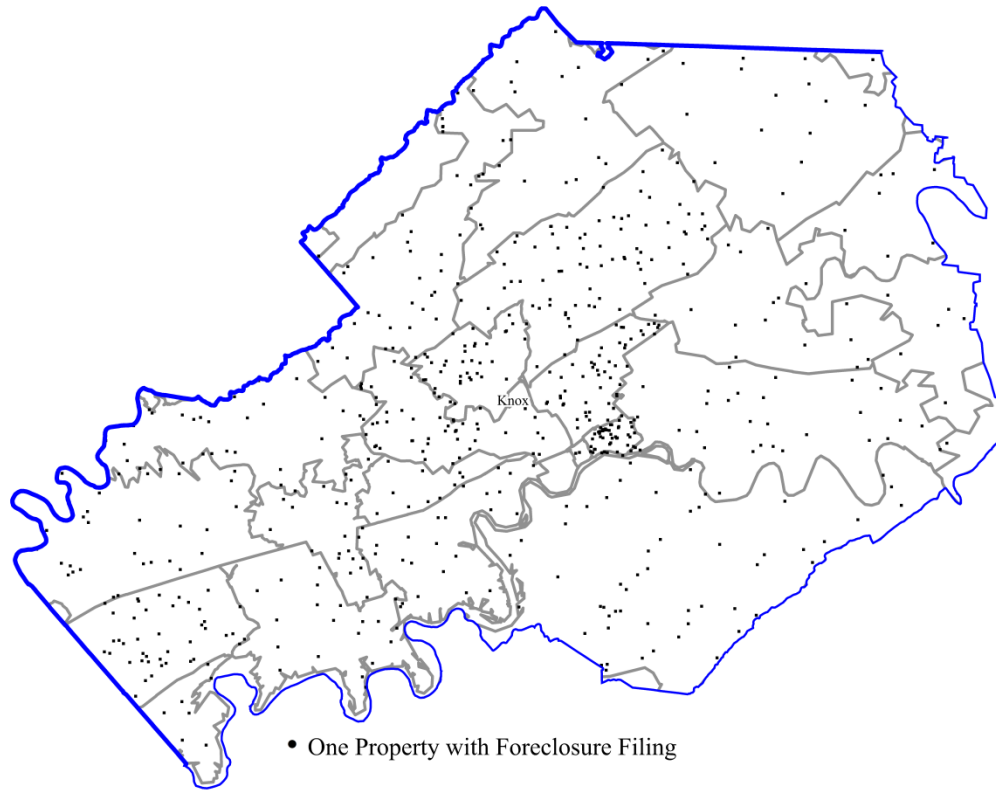
Total Number of Properties with Foreclosure Filings by Zip Code, Q2_2011, Hamilton County



• One Property with Foreclosure Filing

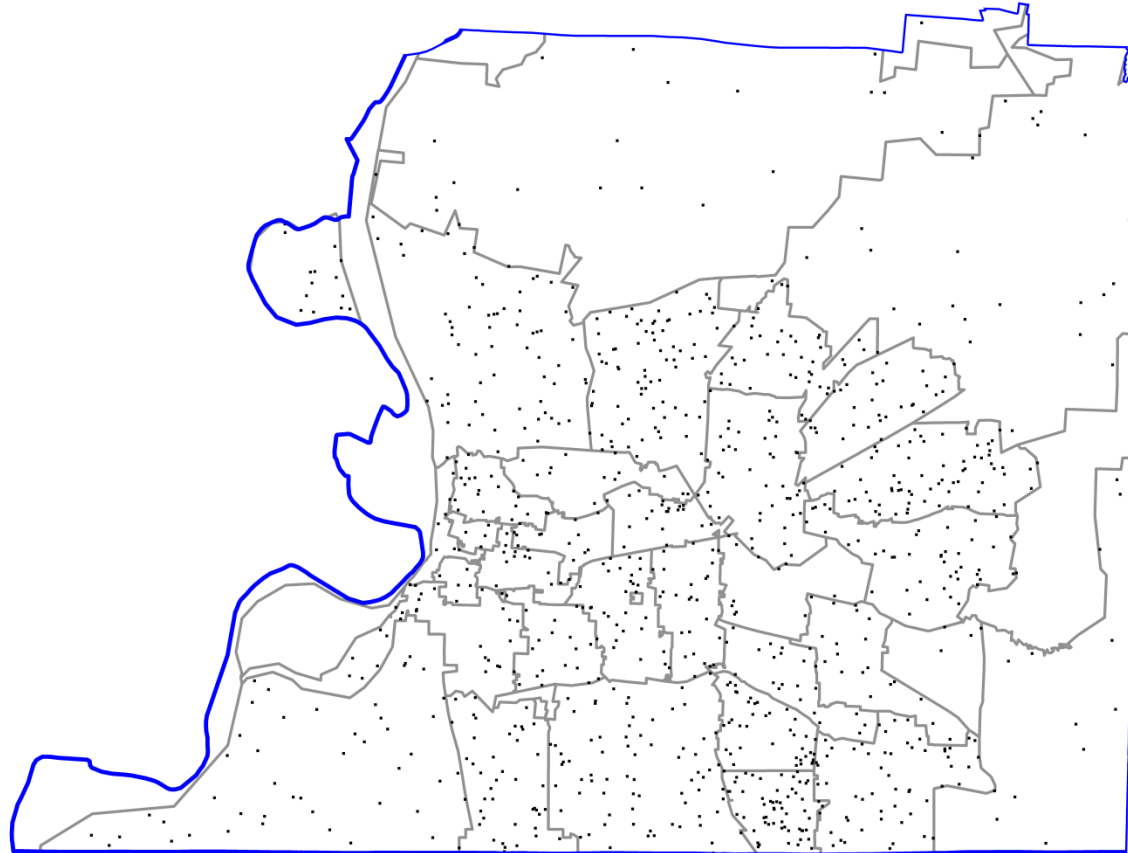
Source: RealtyTrac®

Total Number of Properties with Foreclosure Filings by Zip Code, Q2_2011, Knox County



Source: RealtyTrac®

Total Number of Properties with Foreclosure Filings by Zip Code, Q1_2011, Shelby County



• One Property with Foreclosure Filing

Source: RealtyTrac®