



Tennessee Foreclosure Trends: Q2 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 declined from 7,757 in the first quarter of 2012 to 7,376 in the second quarter of 2012, a five percent decrease compared to both the previous quarter and the same quarter last year (Q2 2011). Tennessee had one foreclosure filing for every 360 housing units.

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 Q2 2012. Lewis County, with one filing for every 210 housing units, had the highest foreclosure rate in the state. The total number of properties with foreclosure filings in the second quarter of 2012 in Lewis County increased to 26 from three properties with foreclosure filings in the previous quarter.

The county with the highest number of properties with foreclosure filings in the state was Shelby, with 1,594 properties. In Shelby County, the total volume of foreclosure filings decreased by seven percent from the previous quarter and increased by 51 percent from the same quarter last year (Q2 2011). Davidson County followed Shelby with 818 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings declined by 12 percent from last quarter (Q1 2012) and by 13 percent from the same quarter last year (Q2 2011). The county with the third highest number of properties with foreclosure filings was Knox (485), followed by Rutherford County (463). Both Knox and Rutherford counties had an increase in foreclosure filings compared to the previous quarter, one percent and 10 percent, respectively.

Fifty-one counties recorded declines in foreclosure filings from last quarter, while 37 counties had increases. Seven counties did not see any change in the number of properties with foreclosure filings.

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q2 2012

	Q2_2012			Q1_2012	Q2_2011	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
Anderson	65	534	54	77	241	-16%	-73%
Bedford	77	238	4	79	55	-3%	40%
Benton	13	690	66	10	14	30%	-7%
Bledsoe	4	1,430	89	6	7	-33%	-43%
Blount	106	521	53	117	84	-9%	26%
Bradley	107	387	29	87	95	23%	13%
Campbell	56	357	22	59	56	-5%	0%
Cannon	17	355	20	16	12	6%	42%
Carroll	33	400	31	25	27	32%	22%
Carter	29	957	80	20	20	45%	45%
Cheatham	72	218	2	76	47	-5%	53%
Chester	21	332	13	14	16	50%	31%
Claiborne	19	782	75	20	34	-5%	-44%
Clay	4	1,071	83	3	3	33%	33%
Cocke	23	759	74	28	35	-18%	-34%
Coffee	55	426	36	40	52	38%	6%
Crockett	14	459	44	14	11	0%	27%
Cumberland	43	655	63	59	52	-27%	-17%
Davidson	818	347	17	930	944	-12%	-13%
Decatur	8	859	77	9	4	-11%	100%
Dekalb	21	448	40	15	14	40%	50%
Dickson	68	306	12	77	68	-12%	0%
Dyer	39	428	37	49	36	-20%	8%
Fayette	42	373	25	57	45	-26%	-7%
Fentress	30	299	10	14	13	114%	131%
Franklin	25	748	73	18	46	39%	-46%
Gibson	46	478	49	58	55	-21%	-16%
Giles	20	692	67	29	48	-31%	-58%
Grainger	18	605	60	14	20	29%	-10%
Greene	55	582	57	44	81	25%	-32%
Grundy	5	1,279	85	11	15	-55%	-67%
Hamblen	65	415	34	85	61	-24%	7%
Hamilton	322	469	46	338	421	-5%	-24%
Hancock	1	3,624	94	0	1	--	0%
Hardeman	23	472	47	16	52	44%	-56%
Hardin	20	697	68	22	16	-9%	25%
Hawkins	34	790	76	43	43	-21%	-21%
Haywood	17	489	50	23	14	-26%	21%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q2 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 Q1 2012	% Change from Q2 2011
Henderson	28	456	43	19	14	47%	100%
Henry	24	711	69	34	31	-29%	-23%
Hickman	31	333	14	31	45	0%	-31%
Houston	2	2,094	91	3	6	-33%	-67%
Humphreys	10	887	78	15	17	-33%	-41%
Jackson	2	2,922	93	1	6	100%	-67%
Jefferson	67	351	19	58	58	16%	16%
Johnson	12	746	72	12	14	0%	-14%
Knox	485	402	32	478	655	1%	-26%
Lake	6	433	38	3	3	100%	100%
Lauderdale	17	662	64	21	30	-19%	-43%
Lawrence	43	423	35	36	40	19%	8%
Lewis	26	210	1	3	13	767%	100%
Lincoln	32	476	48	40	37	-20%	-14%
Loudon	57	381	28	60	83	-5%	-31%
Macon	26	379	27	23	14	13%	86%
Madison	115	364	23	126	145	-9%	-21%
Marion	18	720	70	13	17	38%	6%
Marshall	39	336	15	48	67	-19%	-42%
Maury	134	263	7	146	145	-8%	-8%
Mcminn	50	467	45	64	55	-22%	-9%
Mcnaury	30	398	30	36	49	-17%	-39%
Meigs	9	625	61	9	23	0%	-61%
Monroe	55	378	26	62	73	-11%	-25%
Montgomery	154	455	42	176	154	-13%	0%
Moore	1	2,915	92	1	4	0%	-75%
Morgan	13	686	65	7	15	86%	-13%
Obion	42	349	18	31	17	35%	147%
Overton	8	1,287	86	9	11	-11%	-27%
Perry	0	--	95	1	6	-100%	-100%
Pickett	2	1,731	90	1	2	100%	0%
Polk	18	444	39	12	44	50%	-59%
Putnam	44	725	71	37	60	19%	-27%
Rhea	26	553	56	31	32	-16%	-19%
Roane	57	451	41	59	65	-3%	-12%
Robertson	105	248	5	118	90	-11%	17%
Rutherford	463	222	3	421	377	10%	23%
Scott	7	1,416	88	12	8	-42%	-13%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q2 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 Q1 2012	% Change from Q2 2011
Sequatchie	22	289	9	15	29	47%	-24%
Sevier	153	365	24	177	266	-14%	-42%
Shelby	1,594	250	6	1,707	1,056	-7%	51%
Smith	17	502	52	16	13	6%	31%
Stewart	5	1,356	87	10	9	-50%	-44%
Sullivan	116	636	62	115	208	1%	-44%
Sumner	218	303	11	227	214	-4%	2%
Tipton	86	270	8	88	43	-2%	100%
Trousdale	10	337	16	10	8	0%	25%
Unicoi	15	589	58	7	11	114%	36%
Union	22	407	33	20	21	10%	5%
Van Buren	3	888	79	9	3	-67%	0%
Warren	36	495	51	20	41	80%	-12%
Washington	96	596	59	94	92	2%	4%
Wayne	6	1,215	84	6	11	0%	-45%
Weakley	16	968	82	21	21	-24%	-24%
White	12	959	81	26	36	-54%	-67%
Williamson	128	535	55	164	204	-22%	-37%
Wilson	128	356	21	166	119	-23%	8%
Tennessee	7,376	360		7,757	7,788	-5%	-5%
United States				572,928	608,235		

*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®