



## Tennessee Foreclosure Trends: Q2 2014

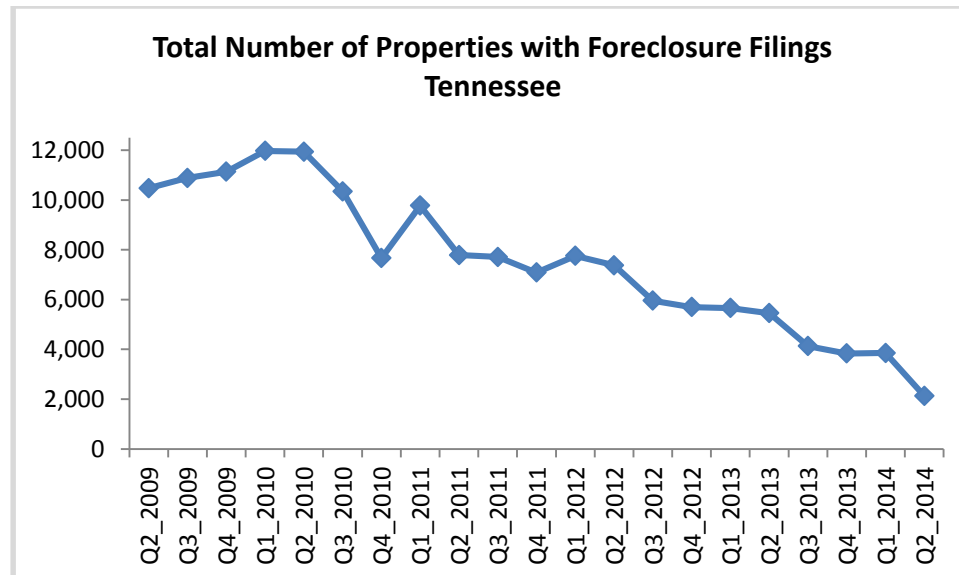
### How many/where/patterns

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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 second quarter of 2014 in Tennessee declined from 3,856 (in the first quarter of 2014) to 2,134. In the second quarter of 2014, the number of properties that received a foreclosure filing in Tennessee was 45 percent lower than the previous quarter and 61 percent lower than the same quarter last year (Q2 2013). Tennessee had one foreclosure filing for every 1,318 households, and ranked 42 in the nation among states in terms of foreclosure rate. Nationwide, foreclosure filings in the second quarter of 2014 declined by eight percent compared to the previous quarter and declined by 22 percent compared to the last year.

The following figure shows the total number of properties with foreclosure filings in Tennessee by quarter from the second quarter of 2009 to the second 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, Knox and Shelby) accounted for 45 percent of the total foreclosure filings in the state in Q2 2014. Tipton County, with one filing for every 663 housing units, had

the highest foreclosure rate in the state. The total number of properties with foreclosure filings in Tipton County decreased from 42 in the first quarter of 2014 to 35 in the second quarter of 2014, a 17 percent decline in one quarter. The foreclosure filings in Tipton County was 51 percent lower than the same quarter year-over-year compared to the second quarter of 2013. Shelby County had the highest number of properties with foreclosure filings in the state, with 531 properties. In Shelby County, the total volume of foreclosure filings decreased by 38 percent from the previous quarter and decreased by 60 percent from the same quarter last year (Q2 2013).

Davidson County had the second highest number of foreclosure filings in the state after Shelby County. One in every 1,458 housing units had foreclosure filings in Davidson County. In Davidson County, the total number of properties with foreclosure filings decreased from 396 in the first quarter of 2014 to 195 in the current quarter. The total number of properties with foreclosure filings in the county was 51 percent lower than the previous quarter and 65 percent lower than the second quarter of 2013. The county with the third highest number of properties with foreclosure filings was Knox (127 filings), followed by Hamilton County (111 filings). In Hamilton County the number of properties with foreclosure filings decreased by 46 percent compared to the previous quarter and declined by 60 percent compared to the same quarter last year.

Foreclosure filings declined in 77 counties from the last quarter, while only nine 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 Montgomery County where the foreclosure filings declined from 210 in the first quarter of 2014 to 99 in the second quarter of 2014, a 53 percent decline.

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q2\_2014**

County	Q2_2014			Q1_2014	Q2_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 Q1 2014	% Change from Q2 2013
Anderson	17	2,042	58	41	83	-59%	-80%
Bedford	17	1,077	12	28	84	-39%	-80%
Benton	2	4,490	84	7	5	-71%	-60%
Bledsoe	1	5,698	87	1	1	0%	0%
Blount	36	1,531	38	42	48	-14%	-25%
Bradley	33	1,258	22	51	86	-35%	-62%
Campbell	19	1,049	9	32	43	-41%	-56%
Cannon	4	1,507	35	10	6	-60%	-33%
Carroll	6	2,201	63	14	25	-57%	-76%
Carter	6	4,622	86	16	34	-63%	-82%
Cheatham	12	1,303	25	37	47	-68%	-74%
Chester	1	6,979	89	10	9	-90%	-89%
Claiborne	4	3,719	82	19	6	-79%	-33%
Clay	0	--	92	0	0	--	--
Cocke	14	1,244	21	30	23	-53%	-39%
Coffee	10	2,339	64	25	23	-60%	-57%
Crockett	7	915	5	8	6	-13%	17%
Cumberland	11	2,544	68	43	41	-74%	-73%
Davidson	195	1,458	32	396	552	-51%	-65%
Decatur	2	3,430	78	2	3	0%	-33%
DeKalb	3	3,129	75	6	4	-50%	-25%
Dickson	14	1,485	33	29	46	-52%	-70%
Dyer	10	1,673	42	18	23	-44%	-57%
Fayette	9	1,740	46	26	24	-65%	-63%
Fentress	2	4,454	83	9	15	-78%	-87%
Franklin	3	6,238	88	15	24	-80%	-88%
Gibson	24	919	6	33	21	-27%	14%
Giles	12	1,154	17	16	17	-25%	-29%
Grainger	5	2,169	62	3	6	67%	-17%
Greene	17	1,881	53	46	53	-63%	-68%
Grundy	3	2,129	61	2	3	50%	0%
Hamblen	24	1,122	14	41	63	-41%	-62%
Hamilton	111	1,362	29	205	278	-46%	-60%
Hancock	3	1,205	19	1	0	200%	--
Hardeman	8	1,361	28	15	23	-47%	-65%
Hardin	4	3,481	79	6	14	-33%	-71%
Hawkins	18	1,490	34	24	40	-25%	-55%
Haywood	3	2,772	71	6	15	-50%	-80%

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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 2014	% Change from Q2 2013
Henderson	6	2,128	60	8	13	-25%	-54%
Henry	5	3,408	77	8	21	-38%	-76%
Hickman	8	1,283	23	14	23	-43%	-65%
Houston	2	2,092	59	4	3	-50%	-33%
Humphreys	3	2,961	74	9	15	-67%	-80%
Jackson	3	1,941	54	3	1	0%	200%
Jefferson	10	2,345	65	35	53	-71%	-81%
Johnson	1	8,931	90	8	10	-88%	-90%
Knox	127	1,537	39	201	211	-37%	-40%
Lake	1	2,615	69	1	1	0%	0%
Lauderdale	6	1,876	52	7	6	-14%	0%
Lawrence	12	1,511	36	18	25	-33%	-52%
Lewis	3	1,814	50	5	11	-40%	-73%
Lincoln	10	1,523	37	21	26	-52%	-62%
Loudon	13	1,669	41	28	103	-54%	-87%
Macon	4	2,463	66	8	10	-50%	-60%
Madison	31	1,354	27	69	102	-55%	-70%
Marion	10	1,299	24	10	19	0%	-47%
Marshall	12	1,090	13	25	25	-52%	-52%
Maury	33	1,069	11	53	98	-38%	-66%
McMinn	13	1,790	48	30	45	-57%	-71%
McNairy	7	1,707	44	11	23	-36%	-70%
Meigs	5	1,128	16	10	18	-50%	-72%
Monroe	17	1,217	20	21	57	-19%	-70%
Montgomery	99	714	2	210	180	-53%	-45%
Moore	0	--	92	0	0	--	--
Morgan	3	2,953	73	6	4	-50%	-25%
Obion	8	1,833	51	10	22	-20%	-64%
Overton	1	10,256	91	1	1	0%	0%
Perry	1	4,573	85	0	0	--	--
Pickett	2	1,700	43	1	0	100%	--
Polk	4	2,014	56	3	14	33%	-71%
Putnam	12	2,653	70	31	46	-61%	-74%
Rhea	11	1,303	26	16	23	-31%	-52%
Roane	13	1,972	55	42	55	-69%	-76%
Robertson	34	767	4	55	65	-38%	-48%
Rutherford	89	1,157	18	161	252	-45%	-65%
Scott	0	--	92	2	4	-100%	-100%

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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 2014	% Change from Q2 2013
Sequatchie	4	1,579	40	16	12	-75%	-67%
Sevier	55	1,004	8	66	112	-17%	-51%
Shelby	531	751	3	854	1,317	-38%	-60%
Smith	6	1,420	30	13	11	-54%	-45%
Stewart	2	3,380	76	1	4	100%	-50%
Sullivan	41	1,799	49	76	98	-46%	-58%
Sumner	62	1,063	10	92	148	-33%	-58%
Tipton	35	663	1	42	71	-17%	-51%
Trousdale	3	1,123	15	4	5	-25%	-40%
Unicoi	3	2,942	72	3	11	0%	-73%
Union	9	1,000	7	10	11	-10%	-18%
Van Buren	0	--	92	1	1	-100%	-100%
Warren	10	1,778	47	3	8	233%	25%
Washington	28	2,041	57	70	77	-60%	-64%
Wayne	2	3,637	81	10	4	-80%	-50%
Weakley	9	1,721	45	17	23	-47%	-61%
White	8	1,433	31	6	15	33%	-47%
Williamson	19	3,606	80	54	64	-65%	-70%
Wilson	18	2,539	67	60	84	-70%	-79%
<b>Tennessee**</b>	<b>2,134</b>	<b>1,318</b>	<b>42</b>	<b>3,856</b>	<b>5,455</b>	<b>-45%</b>	<b>-61%</b>
<b>U.S. Total</b>	<b>315,831</b>	<b>417</b>		<b>341,670</b>	<b>404,842</b>	<b>-8%</b>	<b>-22%</b>

\*County ranking in the state among other counties, 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®