



## Tennessee Foreclosure Trends: Q3-2009

### How many/where/patterns

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According to the latest data from RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 10,888 foreclosure filings<sup>1</sup> in the third quarter of 2009, a four percent increase from the previous quarter (Q2\_09), and a 14 percent increase from the same quarter last year (Q3\_09). The total number of properties with foreclosure filings in Tennessee accounted for 1.16 percent of 937,840 foreclosure filings in the nation. In terms of total foreclosure filings the U.S. had a five percent increase from Q2\_09, and 23 percent increase from the third quarter of 2009.

There was one foreclosure filing for every 250 households, which puts Tennessee in 22<sup>nd</sup> place in the nation (national average was one filing for 136 households). The state with the highest foreclosure rate in the third quarter of 2009 was Nevada with one filing for every 23 housing units.

The total foreclosure filings in four major counties (Davidson, Hamilton, Knox and Shelby) accounted for 54 percent of total foreclosure filings in the State in Q3 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of ratio (one foreclosure filings for every 113 households) and in terms of total number of foreclosure filings (3,519 foreclosure filings). In Shelby County, total foreclosure filings were seven percent lower than the last quarter and 10 percent lower than the same quarter last year (Q3\_08). The county with the second highest foreclosure total was Davidson (1,156), followed by Knox County (647) and Hamilton County (584).

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<sup>1</sup> 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).

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q3 2009**

County Name	Q3 2009			Q2 2009	Q3 2008	% Change from Q209	% Change from Q308
	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings	Total Number of Properties with Foreclosure Filings		
Anderson	85	401	48	67	64	27%	33%
Bedford	71	243	12	68	70	4%	1%
Benton	9	998	86	13	24	-31%	-63%
Bledsoe	11	491	63	10	6	10%	83%
Blount	120	437	55	73	52	64%	131%
Bradley	134	306	26	121	83	11%	61%
Campbell	59	323	29	55	50	7%	18%
Cannon	21	270	18	18	7	17%	200%
Carroll	41	331	31	31	25	32%	64%
Carter	24	1,135	89	27	22	-11%	9%
Cheatham	46	339	35	76	44	-39%	5%
Chester	19	355	37	14	10	36%	90%
Claiborne	25	597	72	18	17	39%	47%
Clay	1	4,160	95	1	7	0%	-86%
Cocke	43	385	45	42	26	2%	65%
Coffee	67	341	36	53	53	26%	26%
Crockett	11	577	71	16	10	-31%	10%
Cumberland	44	549	70	44	30	0%	47%
Davidson	1,156	241	11	890	963	30%	20%
Decatur	8	844	82	4	8	100%	0%
DeKalb	24	368	39	14	6	71%	300%
Dickson	81	246	13	69	50	17%	62%
Dyer	58	295	23	60	33	-3%	76%
Fayette	32	439	57	26	24	23%	33%
Fentress	11	723	78	11	10	0%	10%
Franklin	56	336	34	34	36	65%	56%
Gibson	67	336	33	105	54	-36%	24%
Giles	36	381	43	32	37	13%	-3%
Grainger	23	445	58	26	18	-12%	28%
Greene	74	414	51	75	46	-1%	61%
Grundy	14	469	60	7	6	100%	133%
Hamblen	99	267	17	125	73	-21%	36%
Hamilton	584	255	15	556	504	5%	16%
Hancock	2	1,701	91	2	3	0%	-33%
Hardeman	29	391	47	55	34	-47%	-15%
Hardin	31	435	54	39	16	-21%	94%
Hawkins	51	510	65	48	38	6%	34%
Haywood	23	370	40	18	29	28%	-21%
Henderson	20	604	73	18	30	11%	-33%
Henry	26	640	76	29	27	-10%	-4%
Hickman	45	207	7	42	19	7%	137%
Houston	10	408	50	3	4	233%	150%
Humphreys	22	407	49	15	13	47%	69%
Jackson	5	1,080	88	2	12	150%	-58%
Jefferson	78	284	22	72	36	8%	117%
Johnson	9	945	84	11	9	-18%	0%
Knox	647	299	24	636	549	2%	18%
Lake	6	460	59	2	5	200%	20%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q3 2009, continued**

County Name	Q3 2009			Q2 2009		Q3 2008	
	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	Total Number of Properties with Foreclosure Filings	Total Number of Properties with Foreclosure Filings	% Change from Q209	% Change from Q308
Lauderdale	45	256	16	52	41	-13%	10%
Lawrence	34	511	66	39	48	-13%	-29%
Lewis	13	386	46	9	11	44%	18%
Lincoln	30	484	62	19	23	58%	30%
Loudon	83	239	9	72	55	15%	51%
Macon	11	860	83	15	18	-27%	-39%
Madison	153	279	20	151	193	1%	-21%
Marion	25	536	69	12	17	108%	47%
Marshall	47	272	19	54	36	-13%	31%
Maury	186	190	4	138	110	35%	69%
McMinn	91	249	14	76	69	20%	32%
McNairy	15	783	79	22	22	-32%	-32%
Meigs	20	283	21	16	11	25%	82%
Monroe	57	330	30	77	40	-26%	43%
Montgomery	179	371	41	180	195	-1%	-8%
Moore	3	969	85	3	3	0%	0%
Morgan	12	674	77	13	17	-8%	-29%
Obion	34	439	56	26	29	31%	17%
Overton	18	532	68	15	7	20%	157%
Perry	4	1,079	87	2	4	100%	0%
Pickett	1	3,096	94	1	1	0%	0%
Polk	26	312	27	17	16	53%	63%
Putnam	50	606	74	61	45	-18%	11%
Rhea	57	240	10	51	29	12%	97%
Roane	81	304	25	61	39	33%	108%
Robertson	129	194	5	77	73	68%	77%
Rutherford	480	206	6	400	276	20%	74%
Scott	4	2,329	93	5	4	-20%	0%
Sequatchie	28	186	3	38	15	-26%	87%
Sevier	328	130	2	282	150	16%	119%
Shelby	3,519	113	1	3,769	3,921	-7%	-10%
Smith	17	483	61	21	17	-19%	0%
Stewart	12	526	67	9	10	33%	20%
Sullivan	64	1,150	90	68	47	-6%	36%
Sumner	275	225	8	274	176	0%	56%
Tipton	60	384	44	67	95	-10%	-37%
Trousdale	9	375	42	16	9	-44%	0%
Unicoi	4	2,142	92	6	7	-33%	-43%
Union	15	608	75	18	17	-17%	-12%
Van Buren	8	322	28	2	3	300%	167%
Warren	42	414	52	48	41	-13%	2%
Washington	106	499	64	86	66	23%	61%
Wayne	9	784	80	6	7	50%	29%
Weakley	19	825	81	14	19	36%	0%
White	25	426	53	27	19	-7%	32%
Williamson	185	332	32	163	97	13%	91%
Wilson	117	364	38	126	91	-7%	29%
<b>Tennessee</b>	<b>10,888</b>	<b>250</b>	<b>22*</b>	<b>10,477</b>	<b>9,531</b>	<b>4%</b>	<b>14%</b>
<b>U.S. Total</b>	<b>937,840</b>	<b>136</b>		<b>889,829</b>	<b>765,558</b>	<b>5%</b>	<b>23%</b>

\*Tennessee Ranking in the Nation among Other States

Source: RealtyTrac®