



## Tennessee Foreclosure Trends: Q3 2011

### 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 decreased from 7,788 in Q2 2011 to 7,711 in Q3 2011, a one percent decline compared to the previous quarter, and a 25 percent decline from the same quarter last year (Q3 2010).

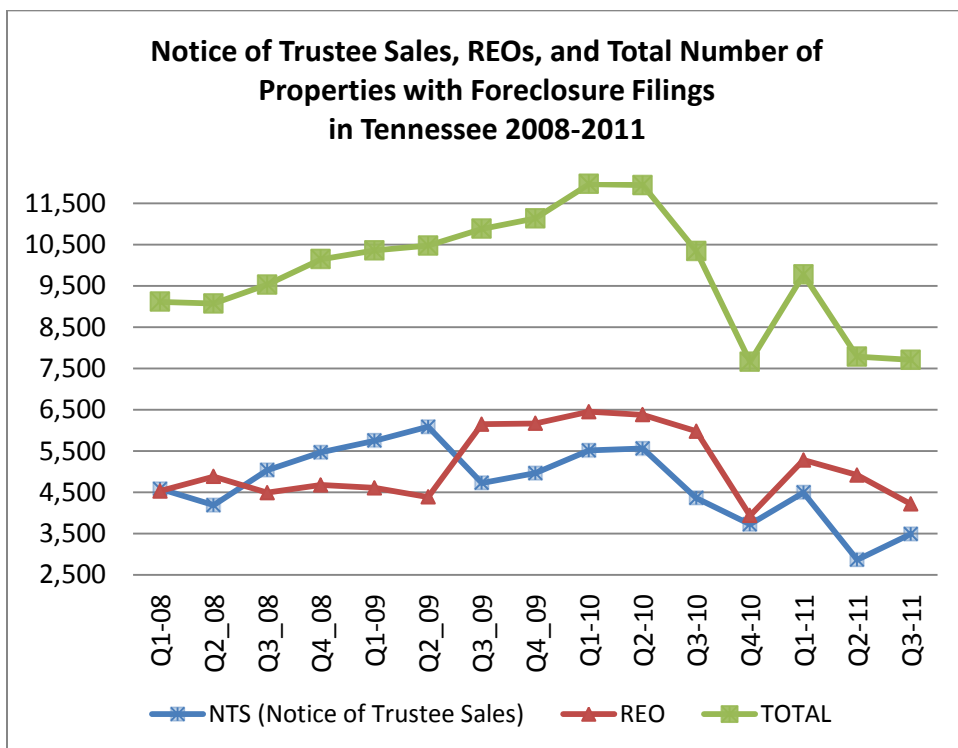
The total number of properties with foreclosure filings in the U.S. changed only slightly from the second quarter of 2011, and declined by 34 percent from the third quarter of 2010. On average, there was one filing for every 213 housing units in the nation. Tennessee had one foreclosure filing for every 365 housing units. Nevada had the nation's highest foreclosure rate with one foreclosure filing for every 44 housing units. The total number of properties with foreclosure filings in Nevada was 25,900, an 11 percent decline compared to the previous quarter and a 33 percent decline from the same quarter last year.

The total foreclosure filings in the four counties with the highest number of foreclosure filings (Davidson, Hamilton, Knox, and Shelby) accounted for 44 percent of the total foreclosure filings in the state in Q3 2011. Marshall County, with one filing for every 182 housing units, had the highest foreclosure rate in the state. The total number of properties with foreclosure filings in Marshall County increased to 72, a seven percent increase from the previous quarter. The county with the highest number of properties with foreclosure filings in the state was Shelby, with 1,374 properties. In Shelby County, the total volume of foreclosure filings increased by 30 percent from the previous quarter and declined by 52 percent from the same quarter last year (Q3 2010). Davidson County followed Shelby with 956 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings increased by one percent from last quarter (Q2 2011) and decreased by 10 percent from the same quarter last year (Q3 2010). The county with the third highest number of properties with foreclosure filings was Knox (639), followed by Hamilton County (451).

Forty-nine counties recorded declines in foreclosure filings from last quarter, while 41 counties had increases. Five 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 foreclosure filings declined in 62 counties, while 28 counties had increases. Five counties did not have any change from the previous year.

In the third quarter of 2011, 3,492 properties had a notice of trustee sales (NTS), a 22 percent increase from the last quarter and a 20 percent decline from the same quarter last year (Q3 2010). The number of properties repossessed by lenders (REOs) in Q3 2011 was 4,219, a 14 percent decline from the last quarter (Q2 2011) and a 30 percent decline from the same quarter last year (Q3 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 Q3 2011 can also be found in the foreclosure filings map.



**Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q3 2011**

County Name	Q3 2011			Q2 2011	Q3 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 Q2-11	% Change from Q3-10
Anderson	57	609	70	241	77	-76%	-26%
Bedford	62	296	10	55	46	13%	35%
Benton	16	561	60	14	24	14%	-33%
Bledsoe	11	520	53	7	4	57%	175%
Blount	114	485	46	84	135	36%	-16%
Bradley	88	470	41	95	130	-7%	-32%
Campbell	68	294	9	56	39	21%	74%
Cannon	9	671	73	12	19	-25%	-53%
Carroll	23	573	62	27	29	-15%	-21%
Carter	27	1,028	85	20	40	35%	-33%
Cheatham	58	270	7	47	97	23%	-40%
Chester	13	537	59	16	11	-19%	18%
Claiborne	32	464	40	34	32	-6%	0%
Clay	4	1,071	86	3	2	33%	100%
Cocke	41	426	34	35	45	17%	-9%
Coffee	51	459	39	52	52	-2%	-2%
Crockett	11	584	63	11	19	0%	-42%
Cumberland	48	586	65	52	46	-8%	4%
Davidson	956	297	11	944	1,066	1%	-10%
Decatur	15	458	38	4	7	275%	114%
Dekalb	13	723	76	14	21	-7%	-38%
Dickson	64	325	17	68	84	-6%	-24%
Dyer	42	398	29	36	39	17%	8%
Fayette	32	490	47	45	25	-29%	28%
Fentress	17	527	55	13	15	31%	13%
Franklin	31	603	68	46	41	-33%	-24%
Gibson	68	324	16	55	83	24%	-18%
Giles	40	346	20	48	32	-17%	25%
Grainger	21	519	51	20	27	5%	-22%
Greene	71	451	37	81	86	-12%	-17%
Grundy	12	533	58	15	13	-20%	-8%
Hamblen	70	385	28	61	103	15%	-32%
Hamilton	451	335	19	421	576	7%	-22%
Hancock	2	1,812	93	1	2	100%	0%
Hardeman	21	517	50	52	16	-60%	31%
Hardin	20	697	74	16	21	25%	-5%
Hawkins	46	584	64	43	57	7%	-19%
Haywood	25	333	18	14	17	79%	47%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q3 2011, Continued**

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Henderson	21	608	69	14	18	50%	17%
Henry	18	947	83	31	28	-42%	-36%
Hickman	39	264	6	45	38	-13%	3%
Houston	3	1,396	91	6	5	-50%	-40%
Humphreys	14	633	72	17	15	-18%	-7%
Jackson	8	730	77	6	9	33%	-11%
Jefferson	66	356	23	58	84	14%	-21%
Johnson	10	896	81	14	14	-29%	-29%
Knox	639	305	12	655	702	-2%	-9%
Lake	5	520	52	3	0	67%	--
Lauderdale	19	592	66	30	30	-37%	-37%
Lawrence	38	478	42	40	42	-5%	-10%
Lewis	17	322	15	13	13	31%	31%
Lincoln	42	363	24	37	32	14%	31%
Loudon	52	418	32	83	87	-37%	-40%
Macon	10	986	84	14	34	-29%	-71%
Madison	114	367	25	145	128	-21%	-11%
Marion	23	563	61	17	14	35%	64%
Marshall	72	182	1	67	65	7%	11%
Maury	152	232	3	145	200	5%	-24%
Mcminn	57	409	30	55	70	4%	-19%
Mcnaury	20	597	67	49	36	-59%	-44%
Meigs	5	1,126	88	23	19	-78%	-74%
Monroe	67	310	13	73	76	-8%	-12%
Montgomery	145	483	45	154	211	-6%	-31%
Moore	7	416	31	4	2	75%	250%
Morgan	11	811	80	15	12	-27%	-8%
Obion	24	611	71	17	33	41%	-27%
Overton	11	936	82	11	6	0%	83%
Perry	3	1,533	92	6	5	-50%	-40%
Pickett	0	--	95	2	3	-100%	-100%
Polk	19	421	33	44	18	-57%	6%
Putnam	60	531	56	60	79	0%	-24%
Rhea	39	368	26	32	50	22%	-22%
Roane	49	525	54	65	72	-25%	-32%
Robertson	112	233	4	90	136	24%	-18%
Rutherford	393	262	5	377	490	4%	-20%
Scott	5	1,982	94	8	7	-38%	-29%

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Sequatchie	20	318	14	29	29	-31%	-31%
Sevier	263	213	2	266	299	-1%	-12%
Shelby	1,374	290	8	1,056	2,868	30%	-52%
Smith	17	502	49	13	17	31%	0%
Stewart	9	753	78	9	6	0%	50%
Sullivan	148	498	48	208	137	-29%	8%
Sumner	188	351	21	214	260	-12%	-28%
Tipton	52	446	36	43	91	21%	-43%
Trousdale	7	481	44	8	6	-13%	17%
Unicoi	8	1,104	87	11	11	-27%	-27%
Union	21	427	35	21	13	0%	62%
Van Buren	5	533	57	3	5	67%	0%
Warren	15	1,188	89	41	32	-63%	-53%
Washington	80	716	75	92	121	-13%	-34%
Wayne	6	1,215	90	11	14	-45%	-57%
Weakley	20	775	79	21	20	-5%	0%
White	24	480	43	36	27	-33%	-11%
Williamson	195	351	22	204	184	-4%	6%
Wilson	120	380	27	119	145	1%	-17%
<b>Tennessee**</b>	<b>7,711</b>	<b>365</b>	<b>26</b>	<b>7,788</b>	<b>10,346</b>	<b>-1%</b>	<b>-25%</b>
<b>United States</b>	<b>610,337</b>	<b>213</b>		<b>608,235</b>	<b>930,437</b>	<b>0%</b>	<b>-34%</b>

\*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®