



## Tennessee Foreclosure Trends: Q3 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 7,376 in the second quarter of 2012 to 5,956 in the third quarter of 2012, a 19 percent decrease compared to the previous quarter and 23 percent decline compared to the same quarter last year (Q3 2011). Tennessee had one foreclosure filing for every 472 households.

The total foreclosure filings in the four counties with the highest number of foreclosure filings (Davidson, Knox, Rutherford and Shelby) accounted for 44 percent of the total foreclosure filings in the state in Q3 2012. Robertson County, with one filing for every 261 households, had the highest foreclosure rate in the state. The total number of properties with foreclosure filings in the third quarter of 2012 in Robertson County declined to 100 from 105 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 1,223 properties. In Shelby County, the total volume of foreclosure filings decreased by 23 percent from the previous quarter and by 11 percent from the same quarter last year (Q3 2011). Davidson County followed Shelby with 700 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings declined by 14 percent from last quarter (Q2 2012) and by 27 percent from the same quarter last year (Q3 2011). The county with the third highest number of properties with foreclosure filings was Knox (366), followed by Rutherford County (357). In both Knox and Rutherford counties the number of properties with foreclosure filings declined compared to the previous quarter and the same quarter last year.

Seventy-three (73) counties recorded declines in foreclosure filings from last quarter, while 17 counties had increases. Five counties did not see any change in the number of properties with foreclosure filings. The most substantial decline among the counties with 50 or more properties with foreclosure filings in the third quarter of 2012 was in Bedford County where the foreclosure filings declined from 77 in the second quarter to 52 in the third quarter of 2012, a 32 percent decline. The largest foreclosure filings increase among the counties with 50 or more filings was in Cumberland County where the total number of properties with foreclosure filings increased to 53 in the third quarter from 43 in the second quarter of 2012, a 23 percent increase. The foreclosure filings in the county increased by 10 percent compared to the same quarter of the previous year.

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q3 2012**

	<b>Q3_2012</b>			<b>Ranking among all counties*</b>	<b>Q2_2012</b>	<b>Q3_2011</b>	<b>Percent Changes</b>	
	<b>Total Number of Properties with Foreclosure Filings</b>	<b>1/every X Household (Rate)</b>			<b>Total Number of Properties with Foreclosure Filings</b>	<b>Total Number of Properties with Foreclosure Filings</b>	<b>% Change from Q2 2012</b>	<b>% Change from Q3 2011</b>
Anderson	75	463	20	65	57	15%	32%	
Bedford	52	353	8	77	62	-32%	-16%	
Benton	10	898	71	13	16	-23%	-38%	
Bledsoe	4	1,430	88	4	11	0%	-64%	
Blount	96	576	39	106	114	-9%	-16%	
Bradley	82	505	27	107	88	-23%	-7%	
Campbell	29	688	50	56	68	-48%	-57%	
Cannon	14	431	16	17	9	-18%	56%	
Carroll	23	573	38	33	23	-30%	0%	
Carter	33	841	65	29	27	14%	22%	
Cheatham	58	270	2	72	58	-19%	0%	
Chester	9	776	58	21	13	-57%	-31%	
Claiborne	18	826	64	19	32	-5%	-44%	
Clay	3	1,427	87	4	4	-25%	-25%	
Cocke	12	1,455	89	23	41	-48%	-71%	
Coffee	53	442	18	55	51	-4%	4%	
Crockett	8	803	61	14	11	-43%	-27%	
Cumberland	53	531	31	43	48	23%	10%	
Davidson	700	406	12	818	956	-14%	-27%	
Decatur	6	1,146	82	8	15	-25%	-60%	
Dekalb	17	553	34	21	13	-19%	31%	
Dickson	38	548	33	68	64	-44%	-41%	
Dyer	35	477	24	39	42	-10%	-17%	
Fayette	27	580	40	42	32	-36%	-16%	
Fentress	9	996	75	30	17	-70%	-47%	
Franklin	20	935	74	25	31	-20%	-35%	
Gibson	32	687	49	46	68	-30%	-53%	
Giles	19	729	54	20	40	-5%	-53%	
Grainger	12	908	72	18	21	-33%	-43%	
Greene	32	1,001	76	55	71	-42%	-55%	
Grundy	5	1,279	85	5	12	0%	-58%	
Hamblen	71	380	11	65	70	9%	1%	
Hamilton	321	471	23	322	451	0%	-29%	
Hancock	0	--	95	1	2	-100%	-100%	
Hardeman	16	678	47	23	21	-30%	-24%	
Hardin	16	872	69	20	20	-20%	-20%	
Hawkins	43	625	44	34	46	26%	-7%	
Haywood	15	554	35	17	25	-12%	-40%	

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q3 2012, Continued**

	Q3_2012			Q2_2012	Q3_2011	Percent Changes	
	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 Q2 2012	% Change from Q3 2011
Henderson	16	799	60	28	21	-43%	-24%
Henry	24	711	53	24	18	0%	33%
Hickman	29	356	9	31	39	-6%	-26%
Houston	6	698	51	2	3	200%	100%
Humphreys	17	521	30	10	14	70%	21%
Jackson	8	730	56	2	8	300%	0%
Jefferson	50	470	21	67	66	-25%	-24%
Johnson	5	1,791	90	12	10	-58%	-50%
Knox	366	533	32	485	639	-25%	-43%
Lake	1	2,598	92	6	5	-83%	-80%
Lauderdale	23	489	25	17	19	35%	21%
Lawrence	30	606	43	43	38	-30%	-21%
Lewis	11	497	26	26	17	-58%	-35%
Lincoln	35	435	17	32	42	9%	-17%
Loudon	42	517	29	57	52	-26%	-19%
Macon	12	822	63	26	10	-54%	20%
Madison	102	411	14	115	114	-11%	-11%
Marion	12	1,080	78	18	23	-33%	-48%
Marshall	32	410	13	39	72	-18%	-56%
Maury	108	326	6	134	152	-19%	-29%
Mcminn	40	584	41	50	57	-20%	-30%
Mcnaury	13	918	73	30	20	-57%	-35%
Meigs	10	563	37	9	5	11%	100%
Monroe	37	562	36	55	67	-33%	-45%
Montgomery	153	458	19	154	145	-1%	6%
Moore	4	729	55	1	7	300%	-43%
Morgan	8	1,115	80	13	11	-38%	-27%
Obion	17	862	68	42	24	-60%	-29%
Overton	5	2,059	91	8	11	-38%	-55%
Perry	1	4,599	94	0	3	--	-67%
Pickett	1	3,462	93	2	0	-50%	--
Polk	17	470	22	18	19	-6%	-11%
Putnam	31	1,028	77	44	60	-30%	-48%
Rhea	17	845	66	26	39	-35%	-56%
Roane	44	584	42	57	49	-23%	-10%
Robertson	100	261	1	105	112	-5%	-11%
Rutherford	357	288	4	463	393	-23%	-9%
Scott	8	1,239	84	7	5	14%	60%

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q3 2012, Continued**

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	<u>Total Number of Properties with Foreclosure Filings</u>	<u>1/every X Household (Rate)</u>	<u>Ranking among all counties*</u>	<u>Total Number of Properties with Foreclosure Filings</u>	<u>Total Number of Properties with Foreclosure Filings</u>	<u>% Change from Q2 2012</u>	<u>% Change from Q3 2011</u>
Sequatchie	23	277	3	22	20	5%	15%
Sevier	130	430	15	153	263	-15%	-51%
Shelby	1,223	326	5	1,594	1,374	-23%	-11%
Smith	11	775	57	17	17	-35%	-35%
Stewart	8	847	67	5	9	60%	-11%
Sullivan	108	683	48	116	148	-7%	-27%
Sumner	182	362	10	218	188	-17%	-3%
Tipton	66	352	7	86	52	-23%	27%
Trousdale	5	674	46	10	7	-50%	-29%
Unicoi	8	1,104	79	15	8	-47%	0%
Union	8	1,120	81	22	21	-64%	-62%
Van Buren	2	1,332	86	3	5	-33%	-60%
Warren	27	660	45	36	15	-25%	80%
Washington	72	795	59	96	80	-25%	-10%
Wayne	6	1,215	83	6	6	0%	0%
Weakley	19	816	62	16	20	19%	-5%
White	13	885	70	12	24	8%	-46%
Williamson	97	706	52	128	195	-24%	-50%
Wilson	90	506	28	128	120	-30%	-25%
<b>Tennessee</b>	<b>5,956</b>	<b>472</b>		<b>7,376</b>	<b>7,711</b>	<b>-19%</b>	<b>-23%</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 number of households.

Source: RealtyTrac®