



Tennessee Foreclosure Trends: Q3 2013

How many/where/patterns

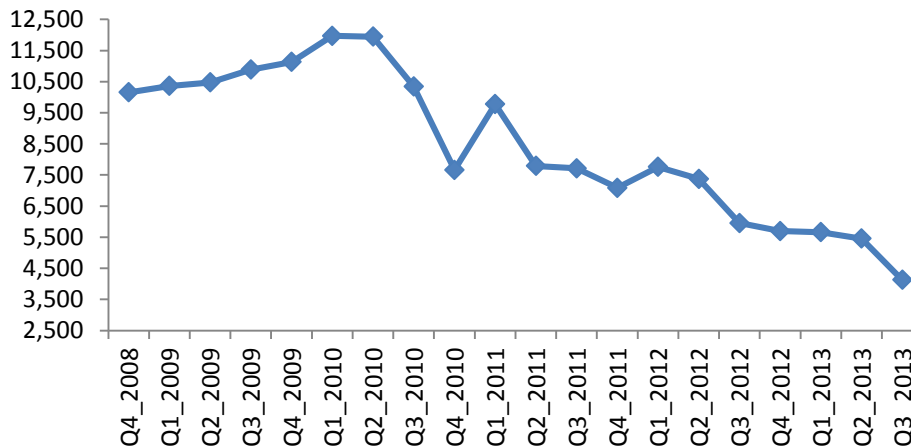
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Updated: October 2013

According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in Tennessee declined from 5,455 in the second quarter of 2013 to 4,132 in the third quarter. The total number of properties that received a foreclosure filing in Tennessee was 24 percent lower than the previous quarter and 31 percent lower than the same quarter last year. Tennessee had one foreclosure filing for every 676 households.

The following figure shows the total number of properties with foreclosure filings in Tennessee by quarter from the fourth quarter of 2008 to the third quarter of 2013 (the last five years). The foreclosure filings are declining in Tennessee compared to the high levels during the crisis. The foreclosure problems have substantially improved from the crisis period (2008-2010), and currently, foreclosures are at the lowest level since mid-2007 when the housing collapse started in Tennessee.

**Total Number of Properties with Foreclosure Filings
Tennessee**



The total foreclosure filings in the four counties with the highest number of foreclosure filings (Davidson, Hamilton, Knox and Shelby) accounted for 43 percent of the total foreclosure filings in the state in Q3 2013. Meigs County, with one filing for every 373 housing units, had the highest foreclosure rate in the state. Although Meigs County had the highest rate of foreclosures in the state, the number of properties with foreclosure filings was not too high, and

foreclosure filings in the third quarter of 2013 declined by 17 percent compared to the previous quarter. Shelby County had the highest number of properties with foreclosure filings in the state, with 916 properties. In Shelby County, the total volume of foreclosure filings decreased by 30 percent from the previous quarter and decreased by 25 percent from the same quarter last year (Q3 2012).

Davidson County had the second highest number of properties with foreclosure filings in the state. One in every 770 housing units in Davidson County had foreclosure filings, while the total number of properties with foreclosure filings decreased from 552 in the second quarter of 2013 to 367 in the current quarter. The total number of properties with foreclosure filings in the county was 34 percent lower than the previous quarter and 48 percent lower than the same quarter last year. Hamilton County had the third highest number of properties with foreclosure filings with 256 properties, followed by Knox County with 252 properties. In Hamilton County, the number of properties with foreclosure filings declined by eight percent compared to the previous quarter and by 20 percent compared to the same quarter last year. In Knox County the number of properties with foreclosure filings increased by 19 percent compared to the previous quarter and declined by 31 percent compared to the same quarter last year.

Hancock County did not have any foreclosure filings in the third quarter of 2013. Foreclosure filings declined in 72 counties from the previous year, while 19 counties had increases. The number of properties with foreclosure filings did not change from the previous year in four counties (Hancock, Grainger, Grundy and Perry Counties). The most substantial year over year decline among the counties with 50 or more properties with foreclosure filings was in Rutherford County where the foreclosure filings declined from 357 in the third quarter of 2012 to 159 in the third quarter of 2013, a 55 percent decline. The largest foreclosure filings increase among the counties with 50 or more filings was in Putnam County where the total number of properties with foreclosure filings increased to 53 in the current quarter from 31 in the third quarter of 2012, a 71 percent increase. The foreclosure filings in Putnam County increased by 15 percent compared to the previous quarter.

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q3_2013

County	Q3_2013			Q2 2013	Q3_2012	Percent Changes	
	Total Number of Properties with Foreclosure Filings	1/every X Housing Unit (Rate)	Ranking among all counties*			% Change from Q2 2013	% Change from Q3 2012
Anderson	47	737	34	83	75	-43%	-37%
Bedford	28	650	26	84	52	-67%	-46%
Benton	4	2,247	88	5	10	-20%	-60%
Bledsoe	6	949	58	1	4	500%	50%
Blount	56	979	59	48	96	17%	-42%
Bradley	53	778	41	86	82	-38%	-35%
Campbell	28	708	31	43	29	-35%	-3%
Cannon	13	462	7	6	14	117%	-7%
Carroll	18	734	33	25	23	-28%	-22%
Carter	25	1,107	65	34	33	-26%	-24%
Cheatham	31	502	8	47	58	-34%	-47%
Chester	6	1,158	67	9	9	-33%	-33%
Claiborne	13	1,140	66	6	18	117%	-28%
Clay	1	4,481	91	0	3	--	-67%
Cocke	24	725	32	23	12	4%	100%
Coffee	30	776	40	23	53	30%	-43%
Crockett	6	1,069	63	6	8	0%	-25%
Cumberland	33	841	51	41	53	-20%	-38%
Davidson	367	770	39	552	700	-34%	-48%
Decatur	3	2,291	89	3	6	0%	-50%
Dekalb	7	1,336	73	4	17	75%	-59%
Dickson	27	765	37	46	38	-41%	-29%
Dyer	16	1,045	61	23	35	-30%	-54%
Fayette	26	592	15	24	27	8%	-4%
Fentress	11	809	47	15	9	-27%	22%
Franklin	14	1,331	72	24	20	-42%	-30%
Gibson	28	785	42	21	32	33%	-13%
Giles	16	863	53	17	19	-6%	-16%
Grainger	12	904	56	6	12	100%	0%
Greene	52	613	21	53	32	-2%	63%
Grundy	5	1,285	69	3	5	67%	0%
Hamblen	52	517	9	63	71	-17%	-27%
Hamilton	256	587	14	278	321	-8%	-20%
Hancock	0	--	95	0	0	--	--
Hardeman	18	604	19	23	16	-22%	13%
Hardin	10	1,389	74	14	16	-29%	-38%
Hawkins	29	923	57	40	43	-28%	-33%
Haywood	14	595	16	15	15	-7%	-7%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q3_2013, Continued

County	Q3_2013			Q2 2013	Q3_2012	Percent Changes	
	Total Number of Properties with Foreclosure Filings	1/every X Housing Unit (Rate)	Ranking among all counties*			% Change from Q2 2013	% Change from Q3 2012
Henderson	15	848	52	13	16	15%	-6%
Henry	13	1,310	71	21	24	-38%	-46%
Hickman	17	602	18	23	29	-26%	-41%
Houston	2	2,087	87	3	6	-33%	-67%
Humphreys	6	1,479	80	15	17	-60%	-65%
Jackson	1	5,812	93	1	8	0%	-88%
Jefferson	45	518	10	53	50	-15%	-10%
Johnson	11	812	48	10	5	10%	120%
Knox	252	770	38	211	366	19%	-31%
Lake	2	1,308	70	1	1	100%	100%
Lauderdale	16	703	30	6	23	167%	-30%
Lawrence	27	671	28	25	30	8%	-10%
Lewis	3	1,812	85	11	11	-73%	-73%
Lincoln	19	799	44	26	35	-27%	-46%
Loudon	41	524	11	103	42	-60%	-2%
Macon	6	1,635	83	10	12	-40%	-50%
Madison	78	536	12	102	102	-24%	-24%
Marion	9	1,440	76	19	12	-53%	-25%
Marshall	24	543	13	25	32	-4%	-25%
Maury	55	637	23	98	108	-44%	-49%
Mcminn	29	802	45	45	40	-36%	-28%
Mcnaury	15	794	43	23	13	-35%	15%
Meigs	15	373	1	18	10	-17%	50%
Monroe	21	980	60	57	37	-63%	-43%
Montgomery	175	395	2	180	153	-3%	14%
Moore	2	1,450	77	0	4	--	-50%
Morgan	6	1,476	79	4	8	50%	-25%
Obion	24	611	20	22	17	9%	41%
Overton	7	1,462	78	1	5	600%	40%
Perry	1	4,572	92	0	1	--	0%
Pickett	2	1,610	82	0	1	--	100%
Polk	5	1,592	81	14	17	-64%	-71%
Putnam	53	595	17	46	31	15%	71%
Rhea	13	1,097	64	23	17	-43%	-24%
Roane	40	640	25	55	44	-27%	-9%
Robertson	58	446	5	65	100	-11%	-42%
Rutherford	159	638	24	252	357	-37%	-55%
Scott	3	3,288	90	4	8	-25%	-63%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q3_2013, 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 Q2 2013	% Change from Q3 2012
Sequatchie	14	447	6	12	23	17%	-39%
Sevier	72	759	36	112	130	-36%	-45%
Shelby	916	434	4	1,317	1,223	-30%	-25%
Smith	8	1,060	62	11	11	-27%	-27%
Stewart	10	674	29	4	8	150%	25%
Sullivan	91	809	46	98	108	-7%	-16%
Sumner	106	615	22	148	182	-28%	-42%
Tipton	31	745	35	71	66	-56%	-53%
Trousdale	8	420	3	5	5	60%	60%
Unicoi	5	1,764	84	11	8	-55%	-38%
Union	11	813	49	11	8	0%	38%
Van Buren	4	665	27	1	2	300%	100%
Warren	15	1,184	68	8	27	88%	-44%
Washington	65	870	54	77	72	-16%	-10%
Wayne	1	7,267	94	4	6	-75%	-83%
Weakley	8	1,939	86	23	19	-65%	-58%
White	14	818	50	15	13	-7%	8%
Williamson	47	1,437	75	64	97	-27%	-52%
Wilson	51	878	55	84	90	-39%	-43%
Tennessee	4,132	676		5,455	5,956	-24%	-31%
U.S.	376,931	348		404,842		-7%	

*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®