



## Tennessee Foreclosure Trends: Q3 2014

### How many/where/patterns

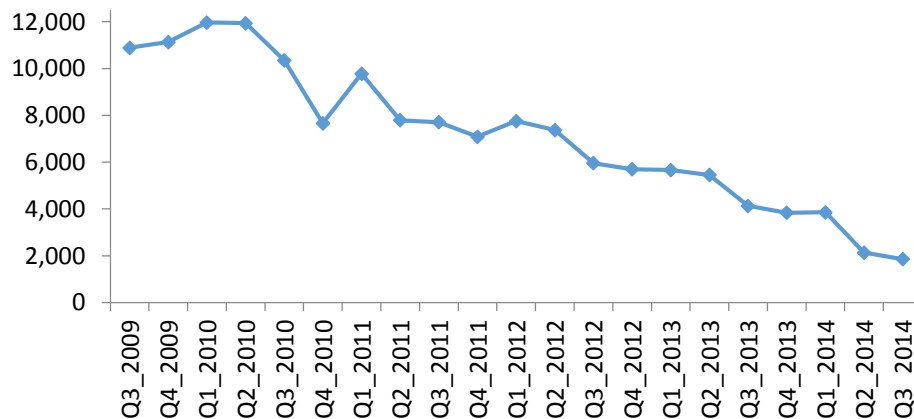
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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in the third quarter of 2014 in Tennessee declined from 2,134 (in the second quarter of 2014) to 1,859. The number of properties that received a foreclosure filing in Tennessee was 13 percent lower than the previous quarter and 55 percent lower than the same quarter last year (Q3 2013). Tennessee had one foreclosure filing for every 1,513 households. Nationwide, foreclosure filings in the third quarter of 2014 did not change compared to the previous quarter and declined by 16 percent compared to the last year.

The following figure shows the total number of properties with foreclosure filings in Tennessee by quarter from the third quarter of 2009 to the third 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).

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



The total foreclosure filings in the four counties with the highest number of foreclosure filings (Davidson, Knox, Montgomery and Shelby) accounted for 43 percent of the total foreclosure filings in the state in Q3 2014. Montgomery County, with one filing for every 803 housing units, had the highest foreclosure rate in the state. The total number of properties with foreclosure filings in Montgomery County decreased from 99 in the second quarter of 2014 to 88

in the third quarter of 2014, an 11 percent decline in one quarter. The foreclosure filings in Montgomery County was 50 percent lower than the same quarter year-over-year compared to the third quarter of 2013. Shelby County had the highest number of properties with foreclosure filings in the state, with 482 properties. In Shelby County, the total volume of foreclosure filings decreased by nine percent from the previous quarter and decreased by 47 percent from the same quarter last year (Q3 2013).

Knox County had the second highest number of foreclosure filings in the state after Shelby County. One in every 1,425 housing units had foreclosure filings in Knox County, and the total number of properties with foreclosure filings increased from 127 in the second quarter of 2014 to 137 in the current quarter. The total number of properties with foreclosure filings in the county was eight percent higher than the previous quarter and 46 percent lower than the third quarter of 2013. The county with the third highest number of properties with foreclosure filings was Davidson (92 filings), followed by Montgomery County.

Foreclosure filings declined in 46 counties from the last quarter, while 38 counties had increases. The number of properties with foreclosure filings did not change in 11 counties. The most substantial quarterly decline among the counties with 50 or more properties with foreclosure filings was in Davidson County where the foreclosure filings declined from 195 in the second quarter of 2014 to 92 in the third quarter of 2014, a 53 percent decline.

**Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q3\_2014**

County	Q3_2014			Q2_2014	Q3_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 Q2 2014	% Change from Q3 2013
Anderson	12	2,893	75	17	47	-29%	-74%
Bedford	14	1,308	23	17	28	-18%	-50%
Benton	4	2,245	63	2	4	100%	0%
Bledsoe	1	5,698	84	1	6	0%	-83%
Blount	32	1,723	41	36	56	-11%	-43%
Bradley	20	2,076	55	33	53	-39%	-62%
Campbell	24	831	4	19	28	26%	-14%
Cannon	5	1,205	16	4	13	25%	-62%
Carroll	6	2,201	60	6	18	0%	-67%
Carter	14	1,981	54	6	25	133%	-44%
Cheatham	22	711	1	12	31	83%	-29%
Chester	3	2,326	67	1	6	200%	-50%
Claiborne	13	1,144	15	4	13	225%	0%
Clay	0	--	89	0	1	--	-100%
Cocke	10	1,742	43	14	24	-29%	-58%
Coffee	16	1,462	33	10	30	60%	-47%
Crockett	5	1,281	22	7	6	-29%	-17%
Cumberland	10	2,798	74	11	33	-9%	-70%
Davidson	92	3,091	78	195	367	-53%	-75%
Decatur	5	1,372	26	2	3	150%	67%
Dekalb	5	1,877	50	3	7	67%	-29%
Dickson	9	2,310	66	14	27	-36%	-67%
Dyer	17	984	10	10	16	70%	6%
Fayette	16	979	9	9	26	78%	-38%
Fentress	7	1,273	19	2	11	250%	-36%
Franklin	1	18,713	88	3	14	-67%	-93%
Gibson	18	1,226	18	24	28	-25%	-36%
Giles	6	2,308	65	12	16	-50%	-63%
Grainger	5	2,169	58	5	12	0%	-58%
Greene	20	1,599	38	17	52	18%	-62%
Grundy	4	1,597	37	3	5	33%	-20%
Hamblen	29	928	7	24	52	21%	-44%
Hamilton	81	1,866	49	111	256	-27%	-68%
Hancock	0	--	89	3	0	-100%	--
Hardeman	9	1,210	17	8	18	13%	-50%
Hardin	8	1,740	42	4	10	100%	-20%
Hawkins	15	1,788	45	18	29	-17%	-48%
Haywood	6	1,386	28	3	14	100%	-57%

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Henderson	4	3,192	79	6	15	-33%	-73%
Henry	7	2,435	68	5	13	40%	-46%
Hickman	2	5,130	82	8	17	-75%	-88%
Houston	3	1,395	29	2	2	50%	50%
Humphreys	6	1,481	35	3	6	100%	0%
Jackson	0	--	89	3	1	-100%	-100%
Jefferson	22	1,066	12	10	45	120%	-51%
Johnson	4	2,233	62	1	11	300%	-64%
Knox	137	1,425	30	127	252	8%	-46%
Lake	1	2,615	72	1	2	0%	-50%
Lauderdale	7	1,608	39	6	16	17%	-56%
Lawrence	12	1,511	36	12	27	0%	-56%
Lewis	1	5,443	83	3	3	-67%	-67%
Lincoln	17	896	6	10	19	70%	-11%
Loudon	17	1,276	21	13	41	31%	-59%
Macon	4	2,463	69	4	6	0%	-33%
Madison	23	1,825	46	31	78	-26%	-71%
Marion	1	12,985	87	10	9	-90%	-89%
Marshall	9	1,454	32	12	24	-25%	-63%
Maury	12	2,940	77	33	55	-64%	-78%
Mcminn	9	2,586	71	13	29	-31%	-69%
Mcnaury	11	1,086	13	7	15	57%	-27%
Meigs	3	1,879	51	5	15	-40%	-80%
Monroe	14	1,478	34	17	21	-18%	-33%
Montgomery	88	803	2	99	175	-11%	-50%
Moore	0	--	89	0	2	--	-100%
Morgan	5	1,772	44	3	6	67%	-17%
Obion	8	1,833	48	8	24	0%	-67%
Overton	4	2,564	70	1	7	300%	-43%
Perry	0	--	89	1	1	-100%	-100%
Pickett	0	--	89	2	2	-100%	-100%
Polk	2	4,029	80	4	5	-50%	-60%
Putnam	11	2,894	76	12	53	-8%	-79%
Rhea	10	1,433	31	11	13	-9%	-23%
Roane	13	1,972	53	13	40	0%	-68%
Robertson	19	1,373	27	34	58	-44%	-67%
Rutherford	61	1,687	40	89	159	-31%	-62%
Scott	2	4,942	81	0	3	--	-33%

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Sequatchie	3	2,105	56	4	14	-25%	-79%
Sevier	42	1,315	24	55	72	-24%	-42%
Shelby	482	827	3	531	916	-9%	-47%
Smith	4	2,130	57	6	8	-33%	-50%
Stewart	7	966	8	2	10	250%	-30%
Sullivan	28	2,634	73	41	91	-32%	-69%
Sumner	30	2,196	59	62	106	-52%	-72%
Tipton	17	1,364	25	35	31	-51%	-45%
Trousdale	4	842	5	3	8	33%	-50%
Unicoi	8	1,103	14	3	5	167%	60%
Union	4	2,250	64	9	11	-56%	-64%
Van Buren	0	--	89	0	4	--	-100%
Warren	8	2,223	61	10	15	-20%	-47%
Washington	54	1,058	11	28	65	93%	-17%
Wayne	1	7,273	86	2	1	-50%	0%
Weakley	8	1,936	52	9	8	-11%	0%
White	9	1,274	20	8	14	13%	-36%
Williamson	12	5,710	85	19	47	-37%	-74%
Wilson	25	1,828	47	18	51	39%	-51%
<b>Tennessee</b>	<b>1,859</b>	<b>1,513</b>		<b>2,134</b>	<b>4,132</b>	<b>-13%</b>	<b>-55%</b>
<b>U.S. Total</b>	<b>317,171</b>	<b>415</b>		<b>315,831</b>	<b>376,931</b>	<b>0%</b>	<b>-16%</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.

Source: RealtyTrac®