



Tennessee Foreclosure Trends: Q4-2009

How many/where/patterns

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According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 11,135 foreclosure filings¹ in the fourth quarter of 2009, a two percent increase from the previous quarter (Q3_09), and a 10 percent increase from the same quarter last year (Q4_08). The total number of properties with foreclosure filings in Tennessee accounted for 1.28 percent of 869,346 foreclosure filings in the nation. In terms of total foreclosure filings the U.S. had a seven percent decline from Q3_09, and an 18 percent increase from the fourth quarter of 2008. There was one foreclosure filing for every 245 housing units, which puts Tennessee in 21st place in the nation (national average was one filing for 147 housing units).

The total foreclosure filings in four counties (Davidson, Hamilton, Knox and Shelby) accounted for 53 percent of total foreclosure filings in the State in Q4 2009. Shelby County ranked as number one among all counties in Tennessee both in terms of ratio (one foreclosure filings for every 114 housing units) and total number of foreclosure filings (3,504 foreclosure filings). In Shelby County, total foreclosure filings did not change from the last quarter and declined by eight percent from the same quarter last year (Q4_08). The county with the second highest foreclosure total was Davidson (1,155), followed by Knox County (664) and Hamilton County (581). While all three counties had increasing number of properties with foreclosure filings compared to the same quarter last year, they did not have substantial changes from the last quarter (Q3-09). Only Knox County had a three percent decline from the previous quarter, while Davidson County stayed the same and Hamilton had a slight decline of one percent. In 42 counties, the total number of properties with foreclosure filings declined from the previous quarter, while in 47 counties, the number increased. Six counties did not have any change.

¹ 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- Q4 2009

County Name	Q4 2009			Q3 2009	Q4 2008	% Change from Q3-09	% Change from Q4-08
	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		
Anderson	86	397	43	85	63	1%	37%
Bedford	107	161	3	71	102	51%	5%
Benton	10	899	84	9	13	11%	-23%
Bledsoe	9	600	69	11	9	-18%	0%
Blount	141	372	41	120	63	18%	124%
Bradley	148	277	20	134	122	10%	21%
Campbell	61	313	31	59	56	3%	9%
Cannon	8	710	74	21	8	-62%	0%
Carroll	38	357	39	41	44	-7%	-14%
Carter	31	879	82	24	21	29%	48%
Cheatham	49	318	33	46	56	7%	-13%
Chester	11	613	70	19	9	-42%	22%
Claiborne	25	597	67	25	31	0%	-19%
Clay	1	4,160	95	1	2	0%	-50%
Coke	40	414	46	43	16	-7%	150%
Coffee	74	309	30	67	55	10%	35%
Crockett	22	289	22	11	17	100%	29%
Cumberland	70	345	36	44	42	59%	67%
Davidson	1,155	241	12	1,156	937	0%	23%
Decatur	11	614	71	8	11	38%	0%
Dekalb	10	884	83	24	13	-58%	-23%
Dickson	75	265	16	81	42	-7%	79%
Dyer	56	305	28	58	43	-3%	30%
Fayette	29	485	55	32	25	-9%	16%
Fentress	10	795	78	11	14	-9%	-29%
Franklin	41	459	53	56	29	-27%	41%
Gibson	74	304	27	67	96	10%	-23%
Giles	40	343	35	36	27	11%	48%
Grainger	21	487	56	23	24	-9%	-13%
Greene	67	457	52	74	61	-9%	10%
Grundy	13	505	58	14	11	-7%	18%
Hamblen	100	264	15	99	87	1%	15%
Hamilton	581	256	14	584	492	-1%	18%
Hancock	1	3,402	94	2	0	-50%	
Hardeman	38	298	25	29	95	31%	-60%
Hardin	14	964	86	31	30	-55%	-53%
Hawkins	53	491	57	51	47	4%	13%
Haywood	21	405	44	23	24	-9%	-13%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q4 2009, 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 Q3-09	% Change from Q4-08
Henderson	27	447	50	20	30	35%	-10%
Henry	28	594	66	26	20	8%	40%
Hickman	41	227	11	45	33	-9%	24%
Houston	5	816	79	10	4	-50%	25%
Humphreys	15	597	68	22	19	-32%	-21%
Jackson	10	540	61	5	4	100%	150%
Jefferson	81	274	19	78	72	4%	13%
Johnson	11	773	76	9	12	22%	-8%
Knox	664	292	23	647	585	3%	14%
Lake	4	691	73	6	3	-33%	33%
Lauderdale	22	523	60	45	33	-51%	-33%
Lawrence	51	341	34	34	31	50%	65%
Lewis	16	314	32	13	5	23%	220%
Lincoln	35	414	48	30	15	17%	133%
Loudon	105	189	8	83	80	27%	31%
Macon	12	788	77	11	21	9%	-43%
Madison	189	226	10	153	177	24%	7%
Marion	14	957	85	25	23	-44%	-39%
Marshall	37	346	37	47	46	-21%	-20%
Maurry	216	163	4	186	114	16%	89%
Mcminn	85	266	17	91	80	-7%	6%
Mcnairy	47	250	13	15	33	213%	42%
Meigs	21	269	18	20	14	5%	50%
Monroe	62	303	26	57	48	9%	29%
Montgomery	224	297	24	179	186	25%	20%
Moore	3	969	87	3	2	0%	50%
Morgan	16	505	59	12	19	33%	-16%
Obion	20	746	75	34	24	-41%	-17%
Overton	9	1,064	89	18	9	-50%	0%
Perry	3	1439	91	4	7	-25%	-57%
Pickett	2	1,548	92	1	1	100%	100%
Polk	18	450	51	26	21	-31%	-14%
Putnam	70	433	49	50	66	40%	6%
Rhea	35	392	42	57	45	-39%	-22%
Roane	67	367	40	81	81	-17%	-17%
Robertson	113	222	9	129	102	-12%	11%
Rutherford	538	184	6	480	391	12%	38%
Scott	7	1,331	90	4	2	75%	250%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q4 2009, continued

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Sequatchie	28	186	7	28	28	0%	0%
Sevier	273	157	2	328	217	-17%	26%
Shelby	3,504	114	1	3,519	3,797	0%	-8%
Smith	15	547	62	17	32	-12%	-53%
Stewart	11	573	65	12	11	-8%	0%
Sullivan	90	818	80	64	48	41%	88%
Sumner	348	178	5	275	230	27%	51%
Tipton	82	281	21	60	61	37%	34%
Trousdale	6	563	64	9	7	-33%	-14%
Unicoi	5	1,713	93	4	10	25%	-50%
Union	22	414	47	15	12	47%	83%
Van Buren	3	857	81	8	1	-63%	200%
Warren	49	355	38	42	41	17%	20%
Washington	95	557	63	106	80	-10%	19%
Wayne	7	1,008	88	9	9	-22%	-22%
Weakley	23	682	72	19	26	21%	-12%
White	22	484	54	25	26	-12%	-15%
Williamson	150	410	45	185	129	-19%	16%
Wilson	138	308	29	117	96	18%	44%
Tennessee	11,135	245	21*	10,888	10,156	2%	10%
United States	869,346	147		937,840	736,061	-7%	18%

*Tennessee ranking in the nation among other states

Source: RealtyTrac®