



Tennessee Foreclosure Trends: Q4 2011

How many/where/patterns

Hulya Arik, Ph.D.

Updated: February, 2012

According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, the number of properties with foreclosure filings in Tennessee decreased from 7,711 in Q3 2011 to 7,088 in Q4 2011, an eight percent decline compared to the previous quarter and the same quarter last year (Q4 2010). Tennessee had one foreclosure filing for every 392 housing units. Nation-wide, the total number of properties with foreclosure filings declined by four percent from the third quarter of 2011, and declined by 27 percent from the fourth quarter of 2010.

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 Q4 2011. Loudon County, with one filing for every 140 housing units, had the highest foreclosure rate in the state. The total number of properties with foreclosure filings in Loudon County increased to 145, a 179 percent increase from the previous quarter.

The county with the highest number of properties with foreclosure filings in the state was Shelby, with 1,587 properties. In Shelby County, the total volume of foreclosure filings increased by 16 percent from the previous quarter and declined by 29 percent from the same quarter last year (Q4 2010). Davidson County followed Shelby with 794 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings decreased by 17 percent from last quarter (Q3 2011) and decreased by four percent from the same quarter last year (Q4 2010). The county with the third highest number of properties with foreclosure filings was Knox (410), followed by Hamilton County (356). Both Knox and Hamilton counties had a substantial decline in foreclosure filings compared to the previous quarter, 36 percent and 21 percent, respectively.

Fifty-nine counties recorded declines in foreclosure filings from last quarter, while 32 counties had increases. Four 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 37 counties, while 54 counties had increases. Four counties did not have any change from the previous year.

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q4 2011

County Name	Q4 2011			Q3 2011	Q4 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 Q3-11	% Change from Q4-10
Anderson	58	594	58	57	50	2%	16%
Bedford	56	315	13	62	42	-10%	33%
Benton	8	1,136	83	16	10	-50%	-20%
Bledsoe	3	1,822	89	11	6	-73%	-50%
Blount	107	500	40	114	84	-6%	27%
Bradley	78	537	50	88	85	-11%	-8%
Campbell	43	453	33	68	27	-37%	59%
Cannon	11	522	44	9	11	22%	0%
Carroll	25	547	52	23	24	9%	4%
Carter	23	1,203	85	27	19	-15%	21%
Cheatham	70	228	3	58	72	21%	-3%
Chester	15	458	34	13	10	15%	50%
Claiborne	15	1,015	78	32	30	-53%	-50%
Clay	2	2,106	90	4	1	-50%	100%
Cocke	15	1,117	81	41	34	-63%	-56%
Coffee	45	523	45	51	36	-12%	25%
Crockett	11	584	57	11	17	0%	-35%
Cumberland	41	600	59	48	29	-15%	41%
Davidson	794	359	19	956	829	-17%	-4%
Decatur	12	568	54	15	6	-20%	100%
Dekalb	21	425	28	13	9	62%	133%
Dickson	71	287	10	64	42	11%	69%
Dyer	46	375	21	42	32	10%	44%
Fayette	50	299	11	32	17	56%	194%
Fentress	15	536	48	17	17	-12%	-12%
Franklin	22	874	76	31	30	-29%	-27%
Gibson	51	449	32	68	49	-25%	4%
Giles	30	461	35	40	24	-25%	25%
Grainger	20	518	43	21	17	-5%	18%
Greene	42	742	70	71	48	-41%	-13%
Grundy	11	604	60	12	8	-8%	38%
Hamblen	44	609	61	70	94	-37%	-53%
Hamilton	356	424	26	451	383	-21%	-7%
Hancock	1	3,431	93	2	1	-50%	0%
Hardeman	20	575	56	21	21	-5%	-5%
Hardin	12	1,137	84	20	13	-40%	-8%
Hawkins	36	732	69	46	59	-22%	-39%
Haywood	15	572	55	25	19	-40%	-21%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q4 2011, Continued

County Name	Q4 2011			Q3 2011	Q4 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 Q3-11	% Change from Q4-10
Henderson	24	509	42	21	10	14%	140%
Henry	20	841	74	18	18	11%	11%
Hickman	37	254	6	39	25	-5%	48%
Houston	4	1,032	80	3	4	33%	0%
Humphreys	8	1,132	82	14	18	-43%	-56%
Jackson	8	683	67	8	3	0%	167%
Jefferson	52	439	30	66	41	-21%	27%
Johnson	16	537	49	10	16	60%	0%
Knox	410	482	37	639	435	-36%	-6%
Lake	6	464	36	5	4	20%	50%
Lauderdale	16	729	68	19	24	-16%	-33%
Lawrence	21	835	73	38	17	-45%	24%
Lewis	10	508	41	17	12	-41%	-17%
Lincoln	24	610	62	42	22	-43%	9%
Loudon	145	140	1	52	36	179%	303%
Macon	13	742	71	10	12	30%	8%
Madison	100	435	29	114	126	-12%	-21%
Marion	10	1,365	86	23	15	-57%	-33%
Marshall	56	234	4	72	33	-22%	70%
Maury	135	270	7	152	133	-11%	2%
Mcminn	60	381	22	57	42	5%	43%
Mcnaury	27	439	31	20	26	35%	4%
Meigs	9	649	64	5	7	80%	29%
Monroe	55	348	15	67	45	-18%	22%
Montgomery	164	423	25	145	139	13%	18%
Moore	6	498	39	7	1	-14%	500%
Morgan	12	682	66	11	11	9%	9%
Obion	10	1,501	88	24	22	-58%	-55%
Overton	7	1,384	87	11	6	-36%	17%
Perry	1	4,369	94	3	4	-67%	-75%
Pickett	0	--	95	0	1	--	-100%
Polk	16	525	46	19	13	-16%	23%
Putnam	48	652	65	60	46	-20%	4%
Rhea	26	538	51	39	32	-33%	-19%
Roane	60	416	24	49	68	22%	-12%
Robertson	94	273	8	112	86	-16%	9%
Rutherford	334	311	12	393	416	-15%	-20%
Scott	11	857	75	5	7	120%	57%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- Q4 2011, Continued

County Name	Q4 2011			Q3 2011	Q4 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 Q3-11	% Change from Q4-10
Sequatchie	15	353	18	20	23	-25%	-35%
Sevier	238	184	2	263	155	-10%	54%
Shelby	1,587	254	5	1374	2243	16%	-29%
Smith	17	493	38	17	22	0%	-23%
Stewart	12	533	47	9	7	33%	71%
Sullivan	134	557	53	148	66	-9%	103%
Sumner	184	349	16	188	178	-2%	3%
Tipton	67	352	17	52	57	29%	18%
Trousdale	10	346	14	7	3	43%	233%
Unicoi	3	2,878	92	8	7	-63%	-57%
Union	22	425	27	21	21	5%	5%
Van Buren	1	2,601	91	5	2	-80%	-50%
Warren	28	630	63	15	23	87%	22%
Washington	71	766	72	80	77	-11%	-8%
Wayne	7	1,019	79	6	5	17%	40%
Weakley	16	990	77	20	17	-20%	-6%
White	38	283	9	24	25	58%	52%
Williamson	164	386	23	195	329	-16%	-50%
Wilson	124	361	20	120	123	3%	1%
Tennessee	7,088	392		7,711	7,664	-8%	-8%
United States	586,133			610,337	799,064	-4%	-27%

*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.

Source: RealtyTrac®