



Tennessee Foreclosure Trends: Q4 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 5,956 in the third quarter of 2012 to 5,698 in the fourth quarter of 2012, a four percent decrease compared to the previous quarter and 20 percent decline compared to the same quarter last year (Q4 2011). Tennessee had one foreclosure filing for every 494 households.

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 2012. Shelby County, with one filing for every 308 households, had the highest foreclosure rate in the state. Shelby County was also the county with the highest number of properties with foreclosure filings in the state, with 1,293 properties. In Shelby County, the total volume of foreclosure filings increased by six percent from the previous quarter and decreased by 19 percent from the same quarter last year (Q4 2011).

Davidson County followed Shelby with 572 properties with foreclosure filings. In Davidson County, the total number of properties with foreclosure filings declined by 18 percent from last quarter (Q3 2012) and by 28 percent from the same quarter last year (Q4 2011). The county with the third highest number of properties with foreclosure filings was Knox (369), followed by Hamilton County (279). In Knox County the number of properties with foreclosure filings increased by one percent compared to the previous quarter and decreased by 10 percent compared to the same quarter last year, while in Hamilton County the number of properties with foreclosure filings declined substantially compared to the previous quarter and the same quarter last year.

Forty-six (46) counties recorded declines in foreclosure filings from last quarter, while 41 counties had increases. Eight 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 was in Robertson County where the foreclosure filings declined from 100 in the third quarter to 73 in the fourth quarter of 2012, a 27 percent decline. Robertson County ranked number one among the counties in the previous quarter. Rutherford County also experienced a significant decline compared to the previous quarter. The largest foreclosure filings increase among the counties with 50 or more filings was in Campbell County where the total number of properties with foreclosure filings increased to 50 in the fourth quarter from 29 in the third quarter of 2012, a 72 percent increase. The foreclosure filings in the county increased by 16 percent compared to the same quarter of the previous year.

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q4 2012

	Q4_2012			Q3_2012	Q4_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 Q3 2012	% Change from Q4 2011
Anderson	89	390	8	75	58	19%	53%
Bedford	49	375	6	52	56	-6%	-13%
Benton	6	1,496	85	10	8	-40%	-25%
Bledsoe	6	953	74	4	3	50%	100%
Blount	89	621	43	96	107	-7%	-17%
Bradley	82	505	29	82	78	0%	5%
Campbell	50	399	10	29	43	72%	16%
Cannon	14	431	14	14	11	0%	27%
Carroll	29	455	19	23	25	26%	16%
Carter	28	991	77	33	23	-15%	22%
Cheatham	33	475	22	58	70	-43%	-53%
Chester	8	873	68	9	15	-11%	-47%
Claiborne	21	708	54	18	15	17%	40%
Clay	1	4,282	95	3	2	-67%	-50%
Cocke	32	546	36	12	15	167%	113%
Coffee	35	670	48	53	45	-34%	-22%
Crockett	10	643	47	8	11	25%	-9%
Cumberland	39	722	55	53	41	-26%	-5%
Davidson	572	496	27	700	794	-18%	-28%
Decatur	4	1,718	86	6	12	-33%	-67%
Dekalb	13	723	56	17	21	-24%	-38%
Dickson	52	400	11	38	71	37%	-27%
Dyer	17	983	76	35	46	-51%	-63%
Fayette	26	603	39	27	50	-4%	-48%
Fentress	13	689	50	9	15	44%	-13%
Franklin	27	692	51	20	22	35%	23%
Gibson	36	611	42	32	51	13%	-29%
Giles	26	532	33	19	30	37%	-13%
Grainger	9	1,210	81	12	20	-25%	-55%
Greene	47	681	49	32	42	47%	12%
Grundy	8	800	61	5	11	60%	-27%
Hamblen	61	442	15	71	44	-14%	39%
Hamilton	279	542	35	321	356	-13%	-22%
Hancock	1	3,624	94	0	1	--	0%
Hardeman	17	638	46	16	20	6%	-15%
Hardin	16	872	67	16	12	0%	33%
Hawkins	43	625	44	43	36	0%	19%
Haywood	21	396	9	15	15	40%	40%

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q4 2012, Continued

	<u>Q4_2012</u>				<u>Q3_2012</u>			<u>Q4_2011</u>			<u>Percent Changes</u>	
	<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>Total Number of Properties with Foreclosure Filings</u>	<u>% Change from Q3 2012</u>	<u>% Change from Q4 2011</u>			
Henderson	21	608	41	16	24	31%	-13%					
Henry	27	632	45	24	20	13%	35%					
Hickman	22	469	21	29	37	-24%	-41%					
Houston	4	1,047	79	6	4	-33%	0%					
Humphreys	10	887	69	17	8	-41%	25%					
Jackson	2	2,922	91	8	8	-75%	-75%					
Jefferson	57	412	12	50	52	14%	10%					
Johnson	5	1,791	87	5	16	0%	-69%					
Knox	369	528	32	366	410	1%	-10%					
Lake	3	866	66	1	6	200%	-50%					
Lauderdale	11	1,023	78	23	16	-52%	-31%					
Lawrence	30	606	40	30	21	0%	43%					
Lewis	10	547	37	11	10	-9%	0%					
Lincoln	21	726	57	35	24	-40%	-13%					
Loudon	52	418	13	42	145	24%	-64%					
Macon	3	3,287	92	12	13	-75%	-77%					
Madison	91	460	20	102	100	-11%	-9%					
Marion	15	864	65	12	10	25%	50%					
Marshall	29	452	18	32	56	-9%	-48%					
Maury	113	312	2	108	135	5%	-16%					
Mcminn	48	486	24	40	60	20%	-20%					
Mcnaury	24	497	28	13	27	85%	-11%					
Meigs	8	704	52	10	9	-20%	-11%					
Monroe	42	495	25	37	55	14%	-24%					
Montgomery	130	539	34	153	164	-15%	-21%					
Moore	2	1,458	84	4	6	-50%	-67%					
Morgan	8	1,115	80	8	12	0%	-33%					
Obion	16	916	72	17	10	-6%	60%					
Overton	4	2,574	90	5	7	-20%	-43%					
Perry	5	920	73	1	1	400%	400%					
Pickett	1	3,462	93	1	0	0%	--					
Polk	18	444	17	17	16	6%	13%					
Putnam	33	966	75	31	48	6%	-31%					
Rhea	18	798	60	17	26	6%	-31%					
Roane	49	525	31	44	60	11%	-18%					
Robertson	73	357	4	100	94	-27%	-22%					
Rutherford	270	381	7	357	334	-24%	-19%					
Scott	5	1,982	88	8	11	-38%	-55%					

Total Number of Properties with Foreclosure Filings-Tennessee Counties - Q4 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 Q3 2012</u>	<u>% Change from Q4 2011</u>
Sequatchie	9	708	53	23	15	-61%	-40%
Sevier	126	444	16	130	238	-3%	-47%
Shelby	1,293	308	1	1223	1587	6%	-19%
Smith	15	569	38	11	17	36%	-12%
Stewart	5	1,356	83	8	12	-38%	-58%
Sullivan	93	793	59	108	134	-14%	-31%
Sumner	202	327	3	182	184	11%	10%
Tipton	62	374	5	66	67	-6%	-7%
Trousdale	7	481	23	5	10	40%	-30%
Unicoi	11	803	62	8	3	38%	267%
Union	10	896	71	8	22	25%	-55%
Van Buren	3	888	70	2	1	50%	200%
Warren	21	849	63	27	28	-22%	-25%
Washington	67	855	64	72	71	-7%	-6%
Wayne	3	2,429	89	6	7	-50%	-57%
Weakley	12	1,291	82	19	16	-37%	-25%
White	22	523	30	13	38	69%	-42%
Williamson	87	787	58	97	164	-10%	-47%
Wilson	92	495	26	90	124	2%	-26%
Tennessee	5,698	494		5,956	7,088	-4%	-20%
United States	503,462	262		531,576	586,133	-5%	-14%

*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®