



Tennessee Foreclosure Trends: February 2010

How many/where/patterns

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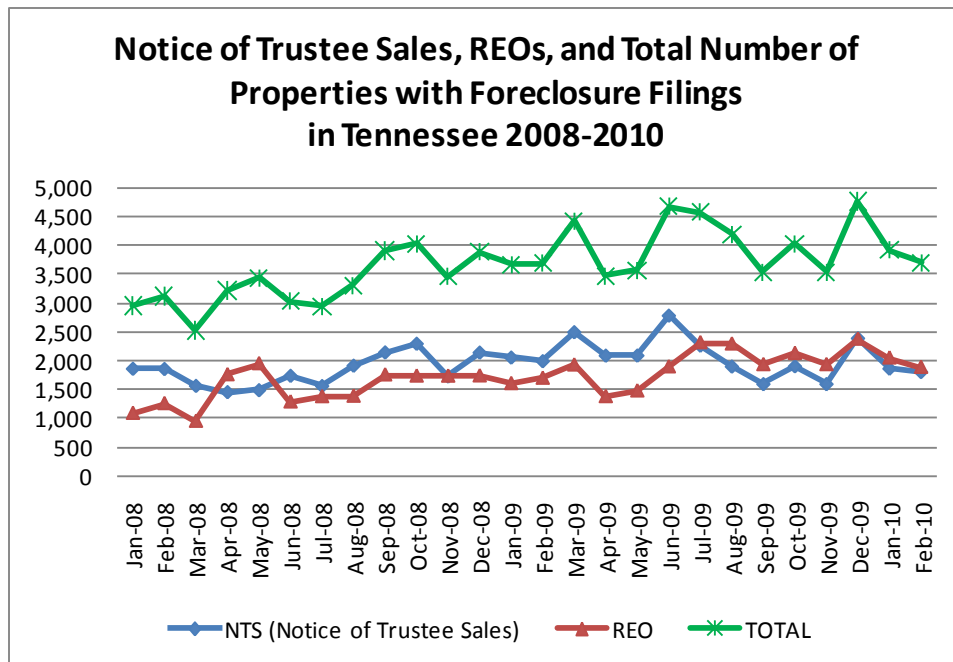
According to the latest data from the RealtyTrac® *US Foreclosure Market Report*, Tennessee reported 3,692 properties with foreclosure filings¹ in February 2010, a six percent decline from the previous month (January 2010). Total number of filings did not change from the same month last year (February 2009).

The total number of properties with foreclosure filings in Tennessee accounted for one percent of the 308,524 foreclosure filings in the nation. In Tennessee, the properties with foreclosure filings ranged from zero in Hancock and Pickett Counties to 1,002 in Shelby County.

In terms of total number of properties with foreclosure filings, the U.S., as a whole, had a two percent decline from January 2010, and a six percent increase from February 2009. On average, there was one filing for every 418 housing units in the nation. Nevada ranked number one in the nation with one foreclosure filing for every 102 housing units. Tennessee had one foreclosure filing for every 747 housing units, putting the State in 23rd place in the nation.

¹ For Tennessee, RealtyTrac's report (<http://relatytrac.com/trendcenter/>) incorporates documents filed in two phases of foreclosure: Auction — Notice of Trustee Sale (NTS); and Real Estate Owned (REO) properties that have been foreclosed on and repurchased by a bank.

Both bank repossessions (REO) and notice of trustee sales (NTS) declined from the previous month. The decrease in the notice of trustee sales (NTS) was larger than the decrease in REOs, eight percent and three percent, respectively.



The total foreclosure filings in four counties (Davidson, Hamilton, Knox, and Shelby) accounted for 49 percent of the total foreclosure filings in the State in February 2010. Loudon ranked number one among counties in Tennessee, with one filing for every 305 housing units. In Loudon, the number of properties with foreclosure filings increased to 66 in February 2010, a 214 percent from January 2010. Shelby County ranked as number one among all counties in Tennessee by the number of properties with foreclosure filings (1,002 properties). Traditionally, Shelby County ranked number one both in foreclosure rate and in the total number of properties with foreclosure filings. Going back in time to February 2008, only four months Shelby County was second in the foreclosure rate, still being number one in the foreclosure filings. On the positive side, the total volume of foreclosure filings in Shelby County declined by 17 percent from the previous month and by 30 percent from the same month last year (February 2009). The county with the second highest number of properties with foreclosure filings was Davidson (376), followed by Knox County (247) and Hamilton County (181). Compared to January 2010, the total number of properties with foreclosure filings in Davidson and Knox counties declined by 13 percent. Hamilton County foreclosure filings declined by nine percent from January 2010.

42 counties recorded declines in foreclosure filings from the last month, while 49 counties had increases. Four counties did not see any change in the number of properties with foreclosure filings. Maury and Rutherford counties had substantial declines relative to January 2010. The total number of properties with foreclosure filings declined from 107 to 75, a 30 percent decline, in Maury County and from 217 to 156, a 28 percent decline, in Rutherford County.

Total Number of Properties with Foreclosure Filings-Tennessee Counties- January 2010

County Name	February 2010			January 2010	February 2009	% Change from January '10	% Change from February '09
	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	30	1,143	49	25	27	20%	11%
Bedford	15	1,163	51	30	26	-50%	-42%
Benton	3	3,000	84	5	11	-40%	-73%
Bledsoe	2	2,706	80	1	7	100%	-71%
Blount	45	1,178	54	40	16	13%	181%
Bradley	54	769	20	36	43	50%	26%
Campbell	20	958	39	18	23	11%	-13%
Cannon	5	1,139	48	9	4	-44%	25%
Carroll	19	714	17	8	11	138%	73%
Carter	12	2,283	78	11	15	9%	-20%
Cheatham	20	790	24	22	28	-9%	-29%
Chester	8	849	28	1	0	700%	--
Claiborne	7	2,144	76	9	11	-22%	-36%
Clay	2	2,084	74	0	2	--	0%
Cocke	13	1,275	56	12	8	8%	63%
Coffee	22	1,058	43	17	25	29%	-12%
Crockett	7	909	33	8	10	-13%	-30%
Cumberland	15	1,624	68	9	20	67%	-25%
Davidson	376	755	19	430	304	-13%	24%
Decatur	2	3,381	87	4	4	-50%	-50%
DeKalb	6	1,480	65	5	4	20%	50%
Dickson	27	747	18	28	28	-4%	-4%
Dyer	16	1,072	45	25	9	-36%	78%
Fayette	11	1,335	61	10	3	10%	267%
Fentress	6	1,328	59	2	9	200%	-33%
Franklin	9	2,115	75	13	4	-31%	125%
Gibson	29	783	23	21	25	38%	16%
Giles	10	1,376	63	12	10	-17%	0%
Grainger	12	854	29	5	12	140%	0%
Greene	35	882	31	34	25	3%	40%
Grundy	5	1,317	58	3	4	67%	25%
Hamblen	39	682	16	34	27	15%	44%
Hamilton	181	831	27	198	182	-9%	-1%
Hancock	0	--	94	0	4	--	-100%
Hardeman	13	878	30	12	6	8%	117%
Hardin	9	1,504	66	7	11	29%	-18%
Hawkins	17	1,537	67	21	21	-19%	-19%
Haywood	8	1,070	44	5	9	60%	-11%

Total Number of Properties with Foreclosure Filings-Tennessee Counties- January 2010, 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		
Henderson	9	1,345	62	11	8	-18%	13%
Henry	5	3,333	86	7	9	-29%	-44%
Hickman	8	1,166	52	13	17	-38%	-53%
Houston	1	4,085	89	3	2	-67%	-50%
Humphreys	5	1,796	72	8	8	-38%	-38%
Jackson	1	5,413	93	0	2	--	-50%
Jefferson	25	903	32	17	34	47%	-26%
Johnson	2	4,259	90	12	2	-83%	0%
Knox	247	796	26	283	182	-13%	36%
Lake	1	2,769	81	2	1	-50%	0%
Lauderdale	17	681	15	10	10	70%	70%
Lawrence	16	1,088	46	11	15	45%	7%
Lewis	3	1,676	69	3	8	0%	-63%
Lincoln	8	1,817	73	13	3	-38%	167%
Loudon	66	305	1	21	21	214%	214%
Macon	9	1,055	42	4	9	125%	0%
Madison	56	771	21	58	44	-3%	27%
Marion	3	4,500	91	5	6	-40%	-50%
Marshall	22	587	10	23	15	-4%	47%
Maury	75	481	4	107	47	-30%	60%
McMinn	34	667	14	26	30	31%	13%
McNairy	18	655	13	10	9	80%	100%
Meigs	6	956	38	4	5	50%	20%
Monroe	33	573	8	17	28	94%	18%
Montgomery	75	910	34	80	103	-6%	-27%
Moore	1	--	82	0	0	--	--
Morgan	8	1,013	41	6	7	33%	14%
Obion	5	2,986	83	11	11	-55%	-55%
Overton	4	2,401	79	5	5	-20%	-20%
Perry	2	2161	77	2	2	0%	0%
Pickett	0	--	94	2	1	-100%	-100%
Polk	9	923	36	9	6	0%	50%
Putnam	26	1,182	55	27	26	-4%	0%
Rhea	15	921	35	20	17	-25%	-12%
Roane	26	954	37	20	20	30%	30%
Robertson	44	579	9	35	29	26%	52%
Rutherford	156	652	12	217	140	-28%	11%
Scott	2	4,667	92	1	5	100%	-60%

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Sequatchie	10	522	6	6	3	67%	233%
Sevier	96	451	3	98	100	-2%	-4%
Shelby	1,002	401	2	1,203	1,432	-17%	-30%
Smith	17	487	5	6	4	183%	325%
Stewart	8	792	25	6	1	33%	700%
Sullivan	23	3,225	85	30	18	-23%	28%
Sumner	106	598	11	104	79	2%	34%
Tipton	30	780	22	20	11	50%	173%
Trousdale	2	1,713	70	3	1	-33%	100%
Unicoi	5	1,716	71	4	6	25%	-17%
Union	8	1,153	50	7	7	14%	14%
Van Buren	2	1,289	57	3	2	-33%	0%
Warren	16	1,090	47	7	22	129%	-27%
Washington	38	1,409	64	33	36	15%	6%
Wayne	6	1,178	53	1	3	500%	100%
Weakley	4	3,933	88	7	5	-43%	-20%
White	8	1,334	60	10	8	-20%	0%
Williamson	113	556	7	82	43	38%	163%
Wilson	45	971	40	48	35	-6%	29%
Tennessee	3,692	747	23*	3,911	3,691	-6%	0%
U.S. Total	308,524	418		315,716	290,453	-2%	6%

*Tennessee ranking in the nation among other states

Source: RealtyTrac®