

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS  
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR AUGUST 2011

## SIGNS OF ENCOURAGEMENT IN RECENT RISE IN ACTIVITY

Plymouth County saw an increase in all areas of real estate activity in the month of August, with uptick in sales, mortgages, foreclosure deeds and notices initiating new foreclosures. Notwithstanding the increased foreclosure activity, Plymouth County Register of Deeds John R. Buckley discussed what he observed as signs of encouragement in the market to date.

August was a strong month for sales, Buckley reported, with 716 deeds going to record. "With the exception of this past June, that's the largest number of deeds we have recorded in over a year," Buckley noted. Overall, this year's sales volume is down 11% from 2010, with 4,643 deeds recorded through August of this year and 5,305 deeds recorded during the same period in 2010. "The gap in sales volume has been narrowing over the past several months," Buckley explained. "At the end of April, year-to-date volume was down 17%. That improved to 16% in May, 13% in July and 11% at the 8-month mark."

Buckley points to stable sale prices as a significant sign of encouragement. "With the exception of maintaining their ability to make their mortgage payments, there is probably no greater concern to consumers in the real estate market than the stability of the value of their homes," Buckley observed. Plymouth County's average sale price has remained above 2010 average sale prices throughout the year. The average through August of \$311,607 represents a 2% increase over last year's average of \$305,846.

While refinance activity has slowed over the past several months, Plymouth County recorded a five-month high of 1,612 mortgages in August. "Anecdotally, we are hearing from people in the marketplace that, with interest rates where they have been over the course of the last few weeks, refinance applications are on the rise," Buckley reported. "Typically, we won't see that activity in the form of recorded mortgages for a couple months from the time of application." Through the first eight months of the year, refinances have slipped 7% below 2010 volume, with 12,713 mortgages being recorded so far this year and 13,700 mortgages being recorded during the same period in 2010.

Plymouth County also saw a spike in foreclosure activity in August, with 130 foreclosure deeds being recorded. "We hadn't seen over a hundred foreclosure deeds recorded in a single month in nearly a year," Buckley noted, "but we are still seeing much less foreclosure activity than we saw at this point last year." In fact, with 669 foreclosure deeds being recorded to date in Plymouth County and 1,090 being recorded during the same period in 2010, Plymouth County has seen a 39% reduction in foreclosure deeds. Similarly, while the number of notices recorded to initiate new foreclosure proceedings climbed from 152 in July to 191 in August, the year-to-date volume of new

foreclosure filings is down 31% on the year, with 1,343 notices recorded to date in 2011 and 1,941 recorded during the same period in 2010.

Buckley is cautious to point out that recent trends do not serve to predict future performance in the market. At the same time he does see signs of encouragement from his perspective at the Registry. "Overall, the real estate market in Plymouth County is perhaps best described as stable," Buckley observed. "Year-to-date sales and refinance volume are down, but we are seeing an uptick in both those areas recently and interest rates appear to be influencing consumers to borrow in greater numbers. In addition, foreclosure activity has slowed significantly over the course of the year and sale prices remain stable."

If you would like to receive a copy of our monthly report by e-mail, please contact Assistant Register of Deeds Michael P. Holden at [holden@plymouthdeeds.org](mailto:holden@plymouthdeeds.org).

#### REAL ESTATE ACTIVITY THROUGH AUGUST 2011 COMPARED TO THE SAME PERIOD IN 2010

All figures are based on sales or mortgages between \$25,000.00 and \$3,000,000.

2011 sales volume: 4,643  
2010 sales volume: 5,305  
(12% decrease)

2011 total sales value: \$1,446,794,725  
2010 total sales value: \$1,622,513,744  
(11% decrease)

2011 average sales price: \$311,607  
2010 average sales price: \$305,846  
(2% increase)

2011 mortgage volume: 12,713  
2010 mortgage volume: 13,700  
(7% decrease)

2011 average mortgage amount: \$248,352  
2010 average mortgage amount: \$244,074  
(2% increase)

2011 foreclosure deeds: 669  
2010 foreclosure deeds: 1090  
(39% decrease)

2011 foreclosure notices: 1,343  
2010 foreclosure notices: 1,941  
(31% decrease)

# Foreclosures and Orders of Notice by Town August 2011

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	0	9
BRIDGEWATER	3	7
BROCKTON	38	54
CARVER	5	1
DUXBURY	0	4
EAST BRIDGEWATER	0	3
HALIFAX	3	8
HANOVER	3	3
HANSON	1	5
HINGHAM	1	5
HULL	5	3
KINGSTON	4	3
LAKEVILLE	2	9
MARION	1	2
MARSHFIELD	4	6
MATTAPOISETT	0	3
MIDDLEBORO	8	13
NORWELL	3	1
PEMBROKE	4	10
PLYMOUTH	12	22
PLYMPTON	1	3
ROCHESTER	1	0
ROCKLAND	7	4
SCITUATE	3	2
WAREHAM	13	7
WEST BRIDGEWATER	2	2
WHITMAN	6	3