

PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

www.plymouthdeeds.org

JOHN R. BUCKLEY, JR., Esquire
REGISTER

MICHAEL P. HOLDEN, Esquire
ASSISTANT REGISTER

MARILYN L. MARVILL
CHIEF EXECUTIVE ASSISTANT

JOHN ZIGOURAS II
DIRECTOR OF OPERATIONS

For more information, please contact Lorna Green-Baker at Register Buckley's office (508) 830-9298

JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR DECEMBER 2010

SALES AND VALUES RISE, REFINANCES REBOUND IN 2010 WHILE FORECLOSURES ON THE RISE

While the condition of the global and national economies were typically being described as uncertain throughout the year, Plymouth County saw some encouraging signs of growth in the number of real estate sales and average sale price in 2010.

The Plymouth County Registry of Deeds recorded 622 deeds in December, up from 455 in November. Overall, with 7,471 deeds recorded in 2010, Plymouth County saw sales grow 4% over the volume recorded in 2009. "We had a pretty significant spike in the second quarter with the federal stimulus incentive for first time buyers," explained Register of Deeds. "That program really drove sales as the June 30 deadline approached."

The average Plymouth County sale price rose 5% from \$294,865 in 2009 to a 2010 average of \$308,549. With a combined increase in volume and values, the total money generated from sales grew 9%, from roughly \$2.1 billion to just over \$2.3 billion. "That's an encouraging number," noted Buckley. "We're looking at an additional 200 million dollars in sales over the course of the year."

Despite very attractive interest rates throughout the year, Plymouth County did not see the same level of refinance activity that it saw in 2009. Overall, the number of mortgages dipped 8%, from 26,295 in 2009 to 24,296 in 2010. "We definitely saw a much stronger second half of the year in terms of refinances," Buckley observed. "Through the first six months of the year, we had recorded 34% fewer mortgages than we had during the same period in 2009." The number of mortgages climbed throughout the second half of the year, with the Registry recording more than 2,300 mortgages each month for the last eight months of the year. "That's an encouraging trend," Buckley explained. "We hadn't seen 2,300 mortgages in a month since July of 2009."

While encouraging signs can be gleaned from recent sales and refinance numbers, foreclosure figures remain grim. Plymouth County recorded 1,347 foreclosure deeds in 2010, a 35% increase over the 999 recorded in 2009. Notices initiating new foreclosures rose at roughly the same rate, with 2,748 notices recorded in 2010 as compared to 2,046 in 2009. "We clearly have a long way to go before this cycle of foreclosures is behind us," noted

Buckley. “We will see much more substantial increases in sales, home values and refinances when we get to that point.”

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REAL ESTATE ACTIVITY THROUGH DECEMBER 2010
AS COMPARED TO THE SAME PERIOD IN 2009

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

2010 sales volume: 7,471
2009 sales volume: 7,157
(4% increase)

2010 total sales value: \$2,305,173,129
2009 total sales value: \$2,110,355,613
(9% increase)

2010 average sales price: \$308,549
2009 average sales price: \$294,865
(5% increase)

2010 mortgage volume: 24,296
2009 mortgage volume: 26,296
(8% decrease)

2010 average mortgage amount: \$249,056
2009 average mortgage amount: \$249,389
(<1% decrease)

2010 foreclosure deeds: 1,347
2009 foreclosure deeds: 999
(35% increase)

2010 foreclosure notices: 2,748
2009 foreclosure notices: 2,046
(34% increase)

Foreclosure and Orders of Notices for December 2010

Town	Foreclosure Deeds	Order of Notices
ABINGTON	1	1
BRIDGEWATER	1	1
BROCKTON	16	10
CARVER	0	2
DUXBURY	1	2
EAST BRIDGEWATER	0	0
HALIFAX	2	0
HANOVER	0	0
HANSON	4	2
HINGHAM	0	0
HULL	4	1
KINGSTON	0	0
LAKEVILLE	2	2
MARION	1	0
MARSHFIELD	3	0
MATTAPOISETT	0	2
MIDDLEBORO	7	2
NORWELL	0	1
PEMBROKE	0	4
PLYMOUTH	4	12
PLYMPTON	0	1
ROCHESTER	0	0
ROCKLAND	3	4
SCITUATE	0	3
WAREHAM	7	8
WEST BRIDGEWATER	1	0
WHITMAN	0	2