

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR APRIL 2014

SALES CONTINUE THEIR GRADUAL CLIMB

The spring market continues to provide modest sales improvement. The Plymouth County Registry of Deeds recorded 637 deeds in April. 524 deeds were recorded in March, and 474 deeds were recorded in February. Sales activity has maintained a slow, but steady improvement each month and over last year's sales. Thus far this year we have recorded 2,153 deeds compared to 2,079 at this time in 2013. This represents a 4% increase over the sales activity in 2013. Average sales price has shown a similar modest increase. In 2013, the average sale price year to date was \$303,081. The 2014 numbers calculate out to a year to date average price of \$322,012, a 6% increase.

Register Buckley noted "We continue to hear about the low inventory from the realtors and the real estate professionals. Certainly this is reflected in both the modest increase in the volume of sales and likely in the modest increase in sale price." Buckley continued, "We still have a couple of months to go in the 2014 spring market so it will be interesting to watch the sales numbers. We would love to see a big jump in the numbers, but I think it more likely that we will continue to see modest improvement."

Even refinance activity may be slowly turning around, or at least stabilizing a bit. By March, 2014, we had recorded 3,078 mortgages compared to the 6,520 mortgages recorded in 2013. This put us at a pace of 53% fewer mortgages recorded for the year. This month, we improved enough to reduce the deficit to 50%. By the end of April in 2013, we had recorded 8,752 mortgages and by the end of April, 2014, we recorded 4,370 mortgages. This remains a significant 50% decrease, but it is better than last month.

The average dollar amount of the mortgages recorded in Plymouth County remains fairly stable. The year to date average is \$240,723 compared to \$251,107 in 2013. As the Register noted last month, this data suggests that homeowners continue to be careful in refinancing their homes, maintaining their equity in their homes and minimizing any increase in monthly payments.

Similar to last month the number of sales taking place by way of foreclosure slightly increased. Plymouth County recorded 135 foreclosure deeds year to date, up by 12% from the 121 foreclosure deeds recorded by this time in 2013. "Our numbers of foreclosure recordings remain comparable to 2013, a year that showed a significant decline in this activity. However the numbers are no longer declining and are in fact slightly increasing", commented Buckley. The Register concluded that "the news on the filings of the notices of intent to foreclose remains

positive, but it does warrant watching as they seem to be slowly climbing." Plymouth County recorded far fewer notices year to date in 2014, 257 than the 552 recorded year to date in 2013. However, the 93 notices recorded in April, 2014, was more than the 55 notices recorded in 2013. "As I noted, this modest increase does bear watching", added Buckley.

If you would like to receive a copy of our monthly report by e-mail, please contact Assistant Register of Deeds Timothy H. White at white@plymouthdeeds.org.

REAL ESTATE ACTIVITY THROUGH APRIL 2014 COMPARED TO THE SAME PERIOD IN 2013

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

2014 sales volume: 2,153

2013 sales volume: 2,079

(4% increase)

2014 total sales value: \$693,291,802

2013 total sales value: \$630,105,536

(10% increase)

2014 average sales price: \$322,012

2013 average sales price: \$303,081

(6% increase)

2014 mortgage volume: 4,370

2013 mortgage volume: 8,752

(50% decrease)

2014 average mortgage amount: \$240,723

2013 average mortgage amount: \$251,107

(4% decrease)

2014 foreclosure deeds: 135

2013 foreclosure deeds: 121

(12% increase)

2014 foreclosure notices: 257

2013 foreclosure notices: 552

(53 % decrease)

Foreclosures and Orders of Notice by Town April 2014

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	1
BRIDGEWATER	0	4
BROCKTON	5	20
CARVER	1	2
DUXBURY	0	0
EAST BRIDGEWATER	1	4
HALIFAX	1	2
HANOVER	0	0
HANSON	2	2
HINGHAM	1	0
HULL	1	3
KINGSTON	0	2
LAKEVILLE	0	3
MARION	1	1
MARSHFIELD	0	5
MATTAPOISETT	0	2
MIDDLEBORO	1	5
NORWELL	0	2
PEMBROKE	1	3
PLYMOUTH	5	9
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	3	5
SCITUATE	0	2
WAREHAM	2	9
WEST BRIDGEWATER	0	1
WHITMAN	2	5