

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

TIMOTHY H. WHITE, 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 AUGUST 2014

AUGUST SALES REMAIN STEADY AND FORECLOSURE NEWS MIXED

The August sales numbers came close to matching the July, 2014 sales numbers. There were 915 sales this month in Plymouth County compared to the 956 sales in July, representing a 4% drop in sales. The August, 2014 numbers came similarly close to the August, 2013 sales. There were 954 sales last August.

Register of Deeds John R. Buckley, Jr. was pleased with the steadiness of the August numbers but likes to look at the year-to-date numbers in assessing the market's overall health. With that in mind, Buckley points to the fact that the Registry of Deeds recorded 5,794 deeds during the first eight months of 2014, up from 5,741 during the same period in 2013. "That represents solid, consistent sales numbers over an extended period," Buckley noted. "The extended positive trend in home sales is good news," Buckley reasoned.

While overall sales are steady, the number of mortgages recorded at the Registry continues to lag. August mortgages declined by 20% from August 2013, and overall mortgage volume is down 39% in the first eight months of 2014, compared to the first eight months of 2013. The Registry recorded 10,835 mortgages thus far in 2014, compared to 17,836 mortgages recorded during the same time in 2013. With Zillow reporting that mortgages are once again available under 4%, there is reason to hope that this trend will slow.

The news on foreclosure activity is mixed. "We recorded 98 foreclosure notices this month compared to 60 foreclosure notices in August, 2013, which is a 63% increase, but still significantly less than the 295 foreclosure notices recorded in August, 2012," reported Buckley. Foreclosure deeds dropped slightly from the 38 recorded in August, 2013, to 36 recorded this August. The foreclosure deeds numbers too are significantly behind the August, 2012 numbers, as 73 foreclosure deeds were recorded in August, 2012. Again noting the importance of watching activity over several months Buckley said, "Foreclosure notices year to date dropped by 29% compared to 2013, and foreclosure deeds dropped by 19%". In the first eight months of 2014, there were 598 notices of foreclosure recorded, compared to 769 foreclosure notices recorded in the first

eight months of 2013. Actual foreclosures dropped from 292 recorded in 2013, to 236 foreclosure deeds recorded thus far in 2014.

Fannie Mae reports that serious delinquencies (mortgage loans where the mortgage payments are more than 3 months behind or in foreclosure) are at the lowest rate since 2008. Further, it has been reported that the number of borrowers who are more than sixty (60) days delinquent on their payments has declined each quarter for the past year. It appears that more borrowers are turning to non-foreclosure solutions, such as permanent loan modifications, short sales, and deeds in lieu of foreclosure. On the other hand the number of foreclosure notices in Plymouth County and reportedly across the state jumped considerably in July and August. Going forward it is important to continue to monitor the foreclosure activity.

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 AUGUST 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: 5,794
2013 sales volume: 5,741
(1% increase)

2014 total sales value: \$2,056,050,757
2013 total sales value: \$1,899,756,112
(6% increase)

2014 average sales price: \$354,859
2013 average sales price: \$330,910
(7% increase)

2014 mortgage volume: 10,835
2013 mortgage volume: 17,836
(39% decrease)

2014 average mortgage amount: \$249,939
2013 average mortgage amount: \$251,069
(<1% decrease)

2014 foreclosure deeds: 236
2013 foreclosure deeds: 292
(19% decrease)

2014 foreclosure notices: 598
2013 foreclosure notices: 769
(22% decrease)

Foreclosures and Orders of Notice August 2014

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	3
BRIDGEWATER	1	3
BROCKTON	13	19
CARVER	3	4
DUXBURY	0	1
EAST BRIDGEWATER	1	1
HALIFAX	3	5
HANOVER	4	1
HANSON	0	3
HINGHAM	0	0
HULL	1	2
KINGSTON	0	1
LAKEVILLE	0	3
MARION	0	1
MARSHFIELD	0	1
MATTAPOISETT	1	0
MIDDLEBORO	0	5
NORWELL	0	0
PEMBROKE	0	3
PLYMOUTH	3	22
PLYMPTON	0	1
ROCHESTER	0	0
ROCKLAND	1	4
SCITUATE	0	5
WAREHAM	5	4
WEST BRIDGEWATER	0	3
WHITMAN	0	4