

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR FEBRUARY 2015

DESPITE RECORD SNOWFALL REGISTRY BUSINESS GOES ON

Even though record snowfall and cold blanketed Plymouth County, the Registry recorded 7,544 documents in February. The record breaking February snowfall included multiple blizzards that closed government offices, businesses, and even public transportation. "Considering the weather, getting 7,544 documents on record at the Registry in February is a testament to our dedicated staff and the real estate professionals of Plymouth County," Register John R. Buckley, Jr. said. "The 4% drop of deeds recorded (441) from the 474 deeds recorded in February, 2014, is most likely attributable to the unprecedented snowfall this past month", noted Buckley. There were many transactions postponed or canceled due to weather-related problems. Everyone looks forward to the weather and the real estate market improving in March.

Although the overall sales volume slowed slightly compared to last year at this time, February showed some promising signs for the economy and for the housing market, reported Plymouth County Register of Deeds John R. Buckley, Jr. The number of recorded mortgages is one of those signs. Plymouth County recorded 1,354 mortgages in February, up 52% from the 893 mortgages recorded in February, 2014. Buckley was happy with the increase in mortgage activity. "Mortgages have been down for some time, so this increase in activity is very encouraging news for our spring market", commented Register Buckley. "Clearly a lot of people are saving themselves a lot of money by reducing their mortgage payments", said Buckley.

Buckley remains optimistic when he talked about the decrease in stressed properties. "Foreclosures in Plymouth County are again down from a year ago. Plymouth County recorded 34 foreclosure deeds in February, 2015, down from the 47 foreclosure deeds recorded last February, showing a 59% decrease.

Foreclosure notices, the first document to reach the Registry in the foreclosure process, remained stable. Buckley noted that the recording of 87 foreclosure notices in February was consistent with the foreclosure notice numbers going back to March, 2014, when 83 notices were recorded. "We have settled into an average monthly range mostly

in the 80's that we will continue to monitor”, added Buckley. Many sources expect lenders to move forward on lingering foreclosure properties. With the spring market coming soon it remains to be seen if the number of stressed properties remains comparatively low.

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 FOR FEBRUARY 2015 COMPARED TO THE SAME PERIOD IN 2014

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

2015 sales volume: 441
2014 sales volume: 474
(4% decrease)

2015 total sales value: \$147,594,918
2014 total sales value: \$142,799,865
(0% increase)

2015 average sales price: \$334,682
2014 average sales price: \$301,266
(4% increase)

2015 mortgage volume: 1,354
2014 mortgage volume: 1,893
(37% increase)

2015 average mortgage amount: \$268,485
2014 average mortgage amount: \$228,294
(48% increase)

2015 foreclosure deeds: 34
2014 foreclosure deeds: 47
(59% decrease)

2015 foreclosure notices: 87
2014 foreclosure notices: 43
(105% increase)

Foreclosures and Orders of Notice February 2015

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	4
BRIDGEWATER	0	3
BROCKTON	7	20
CARVER	1	2
DUXBURY	1	1
EAST BRIDGEWATER	1	3
HALIFAX	0	2
HANOVER	0	2
HANSON	1	0
HINGHAM	0	3
HULL	1	3
KINGSTON	1	2
LAKEVILLE	0	0
MARION	1	0
MARSHFIELD	0	1
MATTAPOISETT	0	2
MIDDLEBORO	1	4
NORWELL	1	2
PEMBROKE	1	4
PLYMOUTH	9	15
PLYMPTON	0	0
ROCHESTER	0	3
ROCKLAND	2	3
SCITUATE	0	2
WAREHAM	6	4
WEST BRIDGEWATER	0	1
WHITMAN	0	1