

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## 2015 BEGINS WITH STABILITY IN REAL ESTATE ACTIVITY

Sales volume in January, 2015, was similar to the sales volume in January, 2014. This January, 509 deeds were recorded. Last January, 518 deeds were recorded. "This 2% decrease in sales is very close to last January's sales activity," reported Register of Deeds John R. Buckley, Jr. "The sales market is starting out the year like last year and this indicates the continuation of stability in the market", said Buckley. Experts say that despite a slight downturn in consumer confidence, it still remains at its highest level in eleven (11) years. "Hopefully this positive consumer sentiment will filter into the 2015 real estate market. The big test will be the upcoming spring market," noted Register Buckley.

Plymouth County recorded 1,299 mortgages in January, up 25% from the 1,042 mortgages recorded in January, 2014. "Although we have not recovered to 2013 levels (2,367 mortgages recorded in January, 2013) we do see a significant bump over last year. The decline in mortgage rates I spoke about last month is likely generating the increased activity. Hopefully we will see continued increases in mortgage transactions as we move into this year's spring market," said Register Buckley.

Plymouth County recorded 39 foreclosure deeds in January compared to 36 recorded last January, representing a modest 8% increase. This continues to be good news for Plymouth County, as the numbers remain 50% less than the 78 foreclosure deeds that were recorded in January, 2012.

Foreclosure notices, the first document to reach the Registry in the foreclosure process, increased by 108%. Plymouth County recorded 79 home foreclosure notices in January, 2015 compared to 38 home foreclosure notices in January, 2014. Many experts are concluding that the higher number of foreclosure notices is due to lenders getting caught up with changing statutes and regulations over the past few years. "If you are at the foreclosure notice stage, I strongly recommend that you seek a housing counselor at your earliest opportunity," suggested Buckley. This increase calls for further monitoring, but the number should be put into perspective as it remains significantly less than the 270 foreclosure notices recorded in January, 2013.

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](mailto:white@plymouthdeeds.org).

REAL ESTATE ACTIVITY FOR JANUARY 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: 509

2014 sales volume: 518

(2% decrease)

2015 total sales value: \$167,479,185

2014 total sales value: \$172,215,102

(3% decrease)

2015 average sales price: \$329,036

2014 average sales price: \$332,462

(1% decrease)

2015 mortgage volume: 1,299

2014 mortgage volume: 1,042

(25% increase)

2015 average mortgage amount: \$248,994

2014 average mortgage amount: \$249,404

(0% increase)

2015 foreclosure deeds: 39

2014 foreclosure deeds: 36

(8% increase)

2015 foreclosure notices: 79

2014 foreclosure notices: 38

(108% increase)

# Foreclosures and Orders of Notice January 2015

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| <b>Town</b>      | <b>Foreclosure Deeds</b> | <b>Orders of Notice</b> |
|------------------|--------------------------|-------------------------|
| ABINGTON         | 0                        | 1                       |
| BRIDGEWATER      | 1                        | 1                       |
| BROCKTON         | 8                        | 23                      |
| CARVER           | 2                        | 2                       |
| DUXBURY          | 1                        | 3                       |
| EAST BRIDGEWATER | 1                        | 5                       |
| HALIFAX          | 1                        | 1                       |
| HANOVER          | 0                        | 0                       |
| HANSON           | 1                        | 2                       |
| HINGHAM          | 0                        | 1                       |
| HULL             | 1                        | 2                       |
| KINGSTON         | 2                        | 1                       |
| LAKEVILLE        | 0                        | 1                       |
| MARION           | 0                        | 0                       |
| MARSHFIELD       | 1                        | 7                       |
| MATTAPOISETT     | 0                        | 0                       |
| MIDDLEBORO       | 5                        | 4                       |
| NORWELL          | 0                        | 3                       |
| PEMBROKE         | 3                        | 1                       |
| PLYMOUTH         | 5                        | 9                       |
| PLYMPTON         | 0                        | 0                       |
| ROCHESTER        | 0                        | 2                       |
| ROCKLAND         | 1                        | 2                       |
| SCITUATE         | 0                        | 1                       |
| WAREHAM          | 4                        | 6                       |
| WEST BRIDGEWATER | 1                        | 1                       |
| WHITMAN          | 1                        | 0                       |