

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## SPRING MARKET BEGINS WITH MIXED MESSAGES AND STAFF REDUCTIONS

Notwithstanding the brutal and disruptive winter, the first quarter of 2015 brought similar sales results as the first quarter of 2014. The total sales volume for the first quarter of 2014 showed 1,484 transactions compared to 1,516 transactions in 2014, a mere 2% difference. "The long and snowy winter impacted many things, including the sales market. Hopefully the sales activity will begin to climb now as the weather improves," stated Register John R. Buckley, Jr.

According to the Massachusetts Association of Realtors housing inventory is lower than any time since 2004. In February there were 14,068 single-family homes for sale and 3,780 condominium units statewide. The low inventory has actually resulted in some bidding wars for desirable properties. "This type of activity can generate excitement in the market," noted Buckley.

The extended decline of refinance activity seems to be taking a turn for the better. Plymouth County recorded 1,943 mortgages in March, up from 1,354 in February and the 1,299 recorded in January, and significantly ahead of the 2014 numbers. Over the course of the quarter, Plymouth County saw a 49% increase in volume, from 3,078 mortgages recorded in the first quarter in 2014, up to 4,596 mortgages recorded during the same period this year. "It is great to see these numbers increase as more people are taking advantage of historically low interest rates," said Register Buckley.

There was a modest increase of 11% in the average dollar amount of the mortgages recorded in Plymouth County compared to the same period last year. The year to date average is \$268,305 compared to \$241,010 in 2014.

The number of sales taking place by way of foreclosure slightly increased. In the first quarter of 2014, Plymouth County recorded 112 foreclosure deeds, up by 4% from the 108 foreclosure deeds recorded in the first quarter of 2014. Notices initiating new foreclosures saw a more substantial increase over the course of the first quarter compared to last year. This year, the number of notices increased by 36%, to 223 notices, compared to 164 notices recorded during the first quarter of 2014.

It is with great regret that Register Buckley announces that effective April 1, 2015, the Registry staff was significantly cut due to a county budgetary shortfall. The Register extends his heartfelt appreciation to the 15 members of his staff who have been

laid off for their contributions to the Registry. "These folks will be sorely missed", said Buckley. He continued, "For the Registry of Deeds to lose 19 skilled positions in one year, 39% of our current staff, is devastating. We ask the general public for patience as we try to navigate through these difficult times. It will clearly affect our operations."

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 THROUGH MARCH 2015 COMPARED TO THE SAME PERIOD IN 2014

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

2014 sales volume: 1,516

2015 sales volume: 1,484

(2% decrease)

2014 total sales value: \$487,491,902

2015 total sales value: \$496,329,824

(2% increase)

2014 average sales price: \$321,565

2015 average sales price: \$334,454

(4% increase)

2014 mortgage volume: 3,078

2015 mortgage volume: 4,596

(49% increase)

2014 average mortgage amount: \$241,010

2015 average mortgage amount: \$268,305

(11% increase)

2014 foreclosure deeds: 108

2015 foreclosure deeds: 112

(4% increase)

2014 foreclosure notices: 164

2015 foreclosure notices: 223

(36 % increase)

# Foreclosures and Orders of Notice

## March 2015

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	1	3
BRIDGEWATER	2	3
BROCKTON	8	14
CARVER	1	2
DUXBURY	0	0
EAST BRIDGEWATER	3	1
HALIFAX	0	0
HANOVER	0	0
HANSON	1	1
HINGHAM	1	1
HULL	0	3
KINGSTON	0	2
LAKEVILLE	2	0
MARION	0	0
MARSHFIELD	3	2
MATTAPOISETT	0	0
MIDDLEBORO	1	2
NORWELL	0	1
PEMBROKE	2	1
PLYMOUTH	6	9
PLYMPTON	0	0
ROCHESTER	0	0
ROCKLAND	2	3
SCITUATE	0	0
WAREHAM	5	5
WEST BRIDGEWATER	0	1
WHITMAN	1	3