

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

PLYMOUTH COUNTY REAL ESTATE SHOWS STABILITY & CONTINUING MODEST GROWTH

The Plymouth County real estate sales market results have been stable throughout the past year showing modest growth. Through the first eleven months of the year, sales volume and housing prices are up modestly over 2013, and foreclosure activity remains down. However, the 2014 mortgage activity continues to trail the mortgage activity in 2013.

The Registry of Deeds has recorded 8,096 deeds through the first eleven months of 2014, representing a modest 2% increase in recorded deeds over the same period in 2013, when 7,963 deeds were recorded. Plymouth County Register of Deeds John R. Buckley, Jr. reported 700 sales in November, consistent with the 711 sales reported in November, 2013. Values have continued to rise over the course of the year. "At the eleven-month mark in 2013, the average sale price in Plymouth County was \$330,962," Buckley reported. "At the same point in 2014, that figure is up 7%, at \$352,537."

This newsletter has reported that Plymouth County has seen a decrease in refinance activity throughout 2013. "With only a month of activity ahead of us, we have already seen 32% less mortgages than we saw at this time in 2013," Buckley explained. The Registry recorded 15,345 mortgages through November, 2014, compared to 22,542 mortgages recorded through November, 2013. Register Buckley is happy to report that there is some good news in the mortgage market. "For the first time in seventeen (17) months we are reporting more mortgages recorded during the reporting month than in the corresponding month in 2013", noted Buckley. This November, 1,422 mortgages were recorded in Plymouth County, compared to last November when 1,397 mortgages were recorded.

Heading into the last month of the year, Buckley is cautiously optimistic about the mortgage market in Plymouth County. "The low interest rates and the November numbers suggest that the lull in the refinance market may be drawing to a close," he noted. "It will be interesting to watch this market after we get through the holidays. Hopefully this represents a turn in the mortgage activity and portends good things for 2015", added Buckley.

Buckley reports mixed news in foreclosure trends. Plymouth County recorded 38 foreclosure deeds in November, the second highest total in the past nine (9) months. Registry staff recorded 356 foreclosure deeds during the first eleven months of 2014. In 2013, 417 foreclosure deeds were recorded, representing a 15% decline.

The number of notices initiating new foreclosures is also down from last year. Buckley reports that 895 foreclosure notices were recorded through November of this year, down 6% from the 949 that were recorded during the same period in 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.

REAL ESTATE ACTIVITY THROUGH NOVEMBER 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: 8,096

2013 sales volume: 7,963

(2% increase)

2014 total sales value: \$2,854,141,611

2013 total sales value: \$2,635,452,830

(8% increase)

2014 average sales price: \$352,537

2013 average sales price: \$330,962

(7% increase)

2014 mortgage volume: 15,345

2013 mortgage volume: 22,542

(32% decrease)

2014 average mortgage amount: \$251,540

2013 average mortgage amount: \$249,595

(1% increase)

2014 foreclosure deeds: 356

2013 foreclosure deeds: 417

(15% decrease)

2014 foreclosure notices: 895

2013 foreclosure notices: 949

(6% decrease)

Foreclosures and Orders of Notice November 2014

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	4
BRIDGEWATER	3	6
BROCKTON	9	21
CARVER	1	1
DUXBURY	1	1
EAST BRIDGEWATER	0	2
HALIFAX	2	2
HANOVER	1	3
HANSON	1	2
HINGHAM	0	0
HULL	0	0
KINGSTON	0	0
LAKEVILLE	1	1
MARION	1	0
MARSHFIELD	2	2
MATTAPOISETT	0	0
MIDDLEBORO	0	7
NORWELL	0	2
PEMBROKE	2	3
PLYMOUTH	5	11
PLYMPTON	0	1
ROCHESTER	0	0
ROCKLAND	0	2
SCITUATE	0	2
WAREHAM	6	12
WEST BRIDGEWATER	3	0
WHITMAN	0	3