

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES CONTINUE TO IMPROVE AS MORTGAGES SLOW

October is typically a time of year when real estate activity begins to slow down. This year the sales numbers for October exceeded the sales numbers in September. The Registry of Deeds recorded 828 deeds in October, up from the 774 deeds recorded in September. Although only a modest increase, the fact that more sales closed in October bodes well for the County. Mortgages were also slightly higher than September. The Registry recorded 1,595 mortgages in October, compared to 1,493 in September. Hopefully this modest increase in the mortgage numbers is the beginning of the strengthening of the mortgage market.

Through the first ten months of the year, the Plymouth County Registry recorded 7,396 deeds, as compared to 7,252 during the same period in 2013. "A two percent increase in sales volume attests to the continued stability of the market," noted Register John R. Buckley, Jr.

On the other hand the mortgage activity this year is significantly less than last year. Plymouth County has recorded 34% fewer mortgages this year compared to last year at this time. "We recorded 13,923 mortgages this year compared to 21,145 mortgages recorded by this time last year," observed Register Buckley. "Given that sales are slightly ahead of last year, it is clear that the decrease in mortgages represents fewer refinances. Hopefully the recent drop in interest rates will rekindle the market", added Buckley.

Foreclosure activity in Plymouth County has been a source of good news in 2014. However, October had the most foreclosures in any single month this year with 48 foreclosures. The foreclosure deeds recorded in October were the highest since last October when 58 fore closure deeds were recorded. Plymouth County recorded a total of 318 foreclosure deeds through October of 2014, compared to 382 through October, 2013. "The year to date numbers remain very positive as foreclosures are down 17% for the year, but the October numbers bear our attention," Buckley added.

The number of notices initiating new foreclosures is also lower than what Plymouth County saw in 2013. Through the first ten months of 2014, the Registry

recorded 807 foreclosure notices, down 10% from the 892 notices recorded during the same period in 2013. However, like the foreclosure deeds, the October notices are higher than the September notices and the highest since March, 2013, when 130 foreclosure notices were recorded here in Plymouth County. In October, 123 foreclosure notices were recorded compared to 86 in September. We will continue to work with our partners in the foreclosure prevention community to provide help to those homeowners who face the loss of their homes.

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 OCTOBER 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: 7,396

2013 sales volume: 7,252

(2% increase)

2014 total sales value: \$2,604,843,952

2013 total sales value: \$2,399,393,973

(9% increase)

2014 average sales price: \$352,196

2013 average sales price: \$330,860

(6% increase)

2014 mortgage volume: 13,923

2013 mortgage volume: 21,145

(34% decrease)

2014 average mortgage amount: \$250,232

2013 average mortgage amount: \$249,460

(0% increase)

2014 foreclosure deeds: 318

2013 foreclosure deeds: 382

(17% decrease)

2014 foreclosure notices: 807

2013 foreclosure notices: 892

(10% decrease)

Foreclosures and Orders of Notice

October 2014

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	4
BRIDGEWATER	1	3
BROCKTON	11	40
CARVER	2	4
DUXBURY	1	0
EAST BRIDGEWATER	0	3
HALIFAX	1	3
HANOVER	0	0
HANSON	1	2
HINGHAM	0	0
HULL	0	2
KINGSTON	1	3
LAKEVILLE	0	3
MARION	0	0
MARSHFIELD	1	6
MATTAPOISETT	0	0
MIDDLEBORO	3	6
NORWELL	0	0
PEMBROKE	0	3
PLYMOUTH	12	15
PLYMPTON	0	3
ROCHESTER	1	1
ROCKLAND	2	3
SCITUATE	1	2
WAREHAM	5	12
WEST BRIDGEWATER	0	2
WHITMAN	2	3