

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SEPTEMBER BRINGS MOSTLY GOOD NEWS, MORTGAGES/REFINANCES CONTINUE TO LAG

The real estate market in Plymouth County continues to show solid sales numbers. Plymouth County Register of Deeds John R. Buckley, Jr. reported 774 sales in September, compared to 694 sales in September, 2013. September sales bring the total sales through the third quarter of 2014, to 6,568, compared to total sales of 6,435 through the first three quarters of 2013. "Sales have been even stronger this year than last year, which was a good year," Buckley noted. "We are looking at a 2% increase in sales over last year, which was a 5% increase over the 6,130 deeds recorded at this point in 2012. These numbers reaffirm the long term recovery in the market that we have seen in Plymouth County", added Buckley.

Register Buckley reports that the average sale price was \$353,569, 7% higher than last year at this time, when the average sales price was \$330,977. Total sales value throughout the county increased by 9% compared to the three quarter mark in 2013. 2014 total sales value is \$2,322,243,728 compared to \$2,129,836,690 in 2013. Buckley commented that "as the equity in the consumer's home continues to grow, their confidence in the market will likely grow too."

Refinances have continued to lag behind 2013, but the numbers for September suggest that the gap may be closing. Plymouth County recorded 1,493 mortgages in September, only 3% behind the 1,540 mortgages recorded last September. Note that the number of mortgages recorded last September represented a 33% decrease from September, 2012, when 2,298 mortgages were recorded. Overall, 2014 mortgages have totaled 12,328, compared to 19,376 mortgages recorded during the first three quarters of 2013. "There has been a big adjustment in the public's refinancing interest, but the September numbers were encouraging," said Register Buckley.

The news on foreclosures remains good. 270 foreclosure deeds were recorded in the first three quarters of 2013, compared to 324 foreclosure deeds recorded in the first three quarters of 2013. "This represents a 17% decrease in foreclosures from 2013", noted Buckley. Over the past few years there has been a tremendous drop in the number

of foreclosures on Plymouth County properties. The remaining foreclosure hotspots continue to be in Brockton, Plymouth and Wareham.

Foreclosure notices, which represent the first step in the foreclosure process have shown increases in each of the last six (6) months. Plymouth County recorded 86 foreclosure notices in September, compared to the 47 recorded last September. The year to date numbers are still behind 2013's numbers, but this category bears watching. For the first three quarters of 2014, Plymouth County recorded 684 foreclosure notices compared to 816 recorded in 2013, a 16% drop. "We will continue to monitor the trends in foreclosures," Buckley added.

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 SEPTEMBER 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: 6,568

2013 sales volume: 6,435

(2% increase)

2014 total sales value: \$2,322,243,728

2013 total sales value: \$2,129,836,690

(9% increase)

2014 average sales price: \$353,569

2013 average sales price: \$330,977

(7% increase)

2014 mortgage volume: 12,328

2013 mortgage volume: 19,376

(36% decrease)

2014 average mortgage amount: \$250,040

2013 average mortgage amount: \$250,072

(0% increase)

2014 foreclosure deeds: 270

2013 foreclosure deeds: 324

(17% decrease)

2014 foreclosure notices: 684

2013 foreclosure notices: 816

(16% decrease)

Foreclosures and Orders of Notice September 2014

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	4
BRIDGEWATER	2	4
BROCKTON	8	18
CARVER	1	3
DUXBURY	0	3
EAST BRIDGEWATER	2	0
HALIFAX	0	2
HANOVER	0	0
HANSON	0	2
HINGHAM	1	0
HULL	0	3
KINGSTON	0	4
LAKEVILLE	1	4
MARION	2	0
MARSHFIELD	2	3
MATTAPOISETT	0	0
MIDDLEBORO	1	6
NORWELL	0	0
PEMBROKE	0	0
PLYMOUTH	5	7
PLYMPTON	0	0
ROCHESTER	1	1
ROCKLAND	2	2
SCITUATE	1	3
WAREHAM	4	14
WEST BRIDGEWATER	0	1
WHITMAN	1	2