

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR FEBRUARY 2012

BOOST IN SALES AND REFINANCES SUGGEST AN "EARLY SPRING MARKET" FOR PLYMOUTH COUNTY REAL ESTATE

The Plymouth County Registry of Deeds is seeing signs of a more active real estate market, with increased volume in deeds and mortgages being recorded through the first two months of the year, reported Register of Deeds John R. Buckley, Jr.

Plymouth County recorded 531 deeds in February, up from 454 in January. "That is an encouraging number for February," Buckley noted. "Last February, we recorded 401 deeds. Many local realtors have suggested we might see an early spring market due to good winter weather conditions." Through the first two months of 2012, that seems to be the case. Plymouth County has seen an 18% increase in sales volume, with 935 deeds going to record in 2012 and 832 deeds being recorded during the same period in 2011.

Mortgage activity has also seen an increase, although a more modest boost, with a 4% increase in volume over the first two months of 2011. Plymouth County recorded 3,612 mortgages in January and February of 2011. In 2012, that number climbed to 3,893. Again, Buckley points to February of 2011 in finding some signs of encouragement for the market. The Registry recorded 1,523 mortgages in February of 2011. In February of 2012, Buckley's staff recorded 1,953 mortgages, representing a 28% increase in volume.

While increases in activity are generally seen as a positive sign for the real estate market, that cannot be said in the area of foreclosures. Plymouth County has seen a 78% spike in new foreclosure filings during the first two months of 2012. "We recorded 221 notices initiating new foreclosures in February," Buckley reported. "That's more than we recorded in the first two months of 2011 combined." During that period in 2011, the Registry recorded 211 foreclosure notices. This year, 375 foreclosure notices have been recorded during the same period.

Foreclosure deeds, recorded after properties in foreclosure are sold at auction, are also being recorded at an increased pace. Buckley reported a total of 184 foreclosure deeds going to record so far this year, up 43% from the 129 deeds recorded during the first two months of 2011. Many real estate experts predicted that foreclosures would escalate after the national Attorney Generals' lawsuit against major national lenders was settled. The Boston Globe recently quoted a representative of the Massachusetts Mortgage Bankers Association as stating, "we are going full steam ahead" in processing foreclosures. "The number of

foreclosure notices and foreclosure deeds recorded in Plymouth County in February is certainly consistent with that view,” Buckley observed.

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REAL ESTATE ACTIVITY THROUGH FEBRUARY 2012
COMPARED TO THE SAME PERIOD IN 2011

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

2012 sales volume: 985

2011 sales volume: 832

(18% increase)

2012 total sales value: \$273,032,207

2011 total sales value: \$252,163,456

(8% increase)

2012 average sales price: \$277,190

2011 average sales price: \$303,081

(9% decrease)

2012 mortgage volume: 3,893

2011 mortgage volume: 3,612

(8% increase)

2012 average mortgage amount: \$245,006

2011 average mortgage amount: \$254,084

(4% decrease)

2012 foreclosure deeds: 184

2011 foreclosure deeds: 129

(43% increase)

2012 foreclosure notices: 375

2011 foreclosure notices: 211

(74% increase)

Foreclosures and Orders of Notice by Town February, 2012

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	6
BRIDGEWATER	1	9
BROCKTON	36	68
CARVER	2	3
DUXBURY	1	2
EAST BRIDGEWATER	1	10
HALIFAX	5	4
HANOVER	1	4
HANSON	2	2
HINGHAM	1	3
HULL	3	3
KINGSTON	3	7
LAKEVILLE	0	3
MARION	0	0
MARSHFIELD	1	8
MATTAPOISETT	3	0
MIDDLEBORO	7	5
NORWELL	1	0
PEMBROKE	3	9
PLYMOUTH	13	32
PLYMPTON	0	0
ROCHESTER	1	4
ROCKLAND	1	5
SCITUATE	1	3
WAREHAM	13	22
WEST BRIDGEWATER	2	2
WHITMAN	2	7