

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS  
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR FEBRUARY 2013

## SALES SLOW IN FEBRUARY, FORECLOSURES DROP SIGNIFICANTLY

With 406 deeds recorded in February, it is likely that the near record snow that blanketed Plymouth County slowed any early spring market. The February snowfall rated in the top ten snowiest Februarys of all time, and it included a blizzard that closed government offices, businesses, and even the roads. "We only recorded 406 deeds in February compared to 531 deeds during the snowless month of February, 2012," Buckley said. "The 24% drop from the 531 deeds recorded in February, 2012 is sobering and reinforces that the road back will have ups and downs", noted Buckley. Local brokers have noted a lack of inventory on the market. This likely contributed to the slowdown. Given that February is a short month, a decrease in activity is not necessarily surprising.

Although the overall sales volume slowed compared to last year at this time, February showed some promising signs for the economy and for the housing market, reported Plymouth County Register of Deeds John R. Buckley, Jr. The number of recorded mortgages remained stable. Plymouth County recorded 1,986 mortgages in February, up 2% from the 1,953 mortgages recorded in February, 2012. Buckley was very optimistic when he talked about the decrease in stressed properties. "Foreclosure activity was at its lowest mark in over five (5) years. Plymouth County only recorded 22 foreclosure deeds in February, 2013, down from the 106 foreclosure deeds recorded last February, showing a remarkable 79% decrease. Hopefully, a trend is developing, as the January, 2013 filings of foreclosure deeds was 38, also substantially less than the 78 foreclosure deeds recorded here in January, 2012."

Foreclosure notices, the first document to reach the Registry in the foreclosure process, also dropped dramatically. Buckley noted that the recording of 97 foreclosure notices in February was a significant improvement over the 270 home foreclosure notices reported in January. "We will monitor this to see if this trend continues." The latest filings also compare favorably to 2012. The 97 foreclosure notices recorded in February of this year represents a 56% decrease from the 221 foreclosure notices recorded in February, 2012. With the spring market upon us we will have a better idea whether these trends will continue and whether the sales volume improves with the warmer weather.

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 FOR FEBRUARY 2013  
COMPARED TO THE SAME PERIOD IN 2012

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

2013 sales volume: 406

2012 sales volume: 531

(24% decrease)

2013 total sales value: \$123,191,784

2012 total sales value: \$143,183,006

(14% decrease)

2013 average sales price: \$294,339

2012 average sales price: \$277,190

(13% increase)

2013 mortgage volume: 1,986

2012 mortgage volume: 1,953

(2% increase)

2013 average mortgage amount: \$252,670

2012 average mortgage amount: \$250,009

(1% increase)

2013 foreclosure deeds: 22

2012 foreclosure deeds: 106

(79% decrease)

2013 foreclosure notices: 97

2012 foreclosure notices: 221

(56% decrease)

# Foreclosures and Orders of Notice by Town February 2013

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Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	2
BRIDGEWATER	0	3
BROCKTON	7	27
CARVER	0	1
DUXBURY	0	1
EAST BRIDGEWATER	1	2
HALIFAX	1	1
HANOVER	0	2
HANSON	0	1
HINGHAM	0	3
HULL	1	1
KINGSTON	1	2
LAKEVILLE	0	2
MARION	0	0
MARSHFIELD	0	2
MATTAPOISETT	1	0
MIDDLEBORO	2	5
NORWELL	0	3
PEMBROKE	2	2
PLYMOUTH	2	18
PLYMPTON	0	0
ROCHESTER	0	0
ROCKLAND	0	6
SCITUATE	1	4
WAREHAM	3	8
WEST BRIDGEWATER	0	0
WHITMAN	0	1