

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

PLYMOUTH COUNTY REAL ESTATE MARKET MAINTAINS STRENGTH

The Plymouth County real estate market is showing staying power as both sales and refinances remain active. Sales topped 800 for the first time since last summer. Plymouth County Register of Deeds John R. Buckley, Jr. reported 806 sales in May, the highest number of sales in a single month since last August. "That's a good indication that the spring market has been a good and an a robust one," Buckley noted. "Interest rates have remained low and there are indications that consumer confidence is on the rise."

The availability of housing stock for sale remains tight. There appear to be more buyers than sellers and this may partially account for modest price increases. Since January, the average sale price was up anywhere from 5 to 8 percent in comparison to the same period in 2012. At the end of May, the average year-to-date sale price came in at \$308,469, up by 5% from the same period in 2012.

The number of deeds recorded at the Registry of Deeds also substantiates the present state of the inventory. Through the first five months of the year, Plymouth County recorded 2,885 deeds, less than the 3,012 sales that were recorded during the same period in 2012. You may see even more shrinkage in the listings, as MLS is changing their listing practice by eliminating properties that are under agreement from the inventory. Therefore, many properties currently listed as "active" will be designated as being under agreement.

Refinances continue to be a source of recording activity in Plymouth County. This May, 2,351 mortgages were recorded, compared to 2,446 last May. At the end of May in 2012, Plymouth County had recorded 10,821 mortgages. So far in 2013, that number increased modestly by 3% to 11,103 mortgages recorded. "Interest rates have been at historic lows for some time now," Buckley said, "but we continue to see more and more borrowers are taking advantage of the rates."

The foreclosure news in Plymouth County remained positive. Buckley reported only 29 sales by way of foreclosure in May, bringing the total for the year to 150 foreclosure deeds. "We are definitely seeing a lower volume of foreclosure sales through

the first half of this year," he added. At this point last year, Plymouth County had three (3) times as many foreclosures, recording 483 foreclosure deeds. "The continuing improvement of the economy certainly is helping," Buckley noted, "however, many people suspect that the implementation of new foreclosure regulations may have slowed foreclosing banks in order to give themselves an opportunity to familiarize themselves with the new law to assure full compliance." We will continue to monitor that issue closely.

Buckley also noted that the number of notices has continued to fall. Through the end of May, the number of foreclosure notices has decreased by 29%, with a total of 607 notices being recorded in 2013, as compared to 853 during the same period in 2012.

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 MAY 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: 2,885

2012 sales volume: 3,012

(4% decrease)

2013 total sales value: \$889,932,029

2012 total sales value: \$888,787,719

(less than 1% increase)

2013 average sales price: \$308,469

2012 average sales price: \$295,082

(5% increase)

2013 mortgage volume: 11,103

2012 mortgage volume: 10,821

(3% increase)

2013 average mortgage amount: \$249,563

2012 average mortgage amount: \$243,175

(3% increase)

2013 foreclosure deeds: 150

2012 foreclosure deeds: 483

(69% decrease)

2013 foreclosure notices: 607

2012 foreclosure notices: 853

(29 % decrease)

Foreclosures and Orders of Notice by Town

May 2013

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	0
BRIDGEWATER	0	1
BROCKTON	11	20
CARVER	0	0
DUXBURY	2	0
EAST BRIDGEWATER	0	1
HALIFAX	1	0
HANOVER	0	2
HANSON	2	0
HINGHAM	0	1
HULL	1	1
KINGSTON	0	1
LAKEVILLE	0	0
MARION	0	1
MARSHFIELD	1	1
MATTAPOISETT	0	0
MIDDLEBORO	2	1
NORWELL	0	2
PEMBROKE	3	1
PLYMOUTH	3	7
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	2	3
SCITUATE	0	2
WAREHAM	0	7
WEST BRIDGEWATER	0	1
WHITMAN	1	1