

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES CONTINUE TO IMPROVE AS MORTGAGES SLOW

While the Plymouth County real estate market continues to show strong sales numbers, refinances have definitely slowed. Sales are up 7% but mortgages are down 9% from where they were last year at this time. Plymouth County Register of Deeds John R. Buckley, Jr. sees the sales numbers as a positive sign for the recovery of the real estate market, but will monitor the mortgage activity.

The Registry of Deeds recorded 817 deeds in October, up from 694 in September. Through the first ten months of the year, the Registry recorded 7,252 deeds, as compared to 6,791 during the same period in 2012. "A seven percent increase in sales volume attests to the strength of the recovery in the market," Buckley observed, "particularly when it's been sustained over a ten-month period."

Mortgage activity has slowed compared to 2012. Even though the Registry recorded 1,769 mortgages in October, compared to 1,540 mortgages in September, the year to date numbers are down. Plymouth County has recorded 21,145 mortgages this year compared to 23,214 mortgages recorded by this time last year. "The nine percent decrease in mortgages notwithstanding a comparable increase in sales tells us that refinances have slowed" said Buckley. Despite the low interest rates the numbers are down. "It is likely that most homeowners who were candidates to refinance their homes in order to lower their interest rate have already done so," Buckley said.

Foreclosure activity in Plymouth County has been a source of good news in 2013. Unfortunately, October was not as positive as the previous nine (9) months. Plymouth County recorded a total of 58 foreclosure deeds in October of 2013, compared to 32 in September. "This is a number that we will have to watch closely in the upcoming months", noted Buckley. "The year to date numbers remain very positive as foreclosures are down 55% for the year, but the October numbers warrant concern", Buckley added.

The number of notices initiating new foreclosures is also significantly lower than what Plymouth County saw in 2012. Through the first ten months of 2013, the Registry recorded 892 foreclosure notices, down 46% from the 1,654 notices recorded during the same period in 2012. However, like the foreclosure deeds, the October notices are higher

than the September notices. In October, 76 foreclosure notices were recorded compared to 47 in September. It is yet to be determined if the year long trend of fewer foreclosure deeds and notices continues or if the tide has turned and the numbers of foreclosures increase.

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 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: 7,252

2012 sales volume: 6,791

(7% increase)

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

2012 total sales value: \$2,088,210,335

(15% increase)

2013 average sales price: \$330,860

2012 average sales price: \$307,497

(8% increase)

2013 mortgage volume: 21,145

2012 mortgage volume: 23,214

(9% decrease)

2013 average mortgage amount: \$249,460

2012 average mortgage amount: \$248,037

(1% increase)

2013 foreclosure deeds: 840

2012 foreclosure deeds: 382

(55% decrease)

2013 foreclosure notices: 892

2012 foreclosure notices: 1,654

(46% decrease)

Foreclosures and Orders of Notice by Town October 2013

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	3	3
BRIDGEWATER	2	1
BROCKTON	13	27
CARVER	4	3
DUXBURY	1	0
EAST BRIDGEWATER	1	3
HALIFAX	0	1
HANOVER	1	1
HANSON	3	0
HINGHAM	1	1
HULL	2	0
KINGSTON	0	1
LAKEVILLE	2	0
MARION	1	0
MARSHFIELD	1	3
MATTAPOISETT	1	0
MIDDLEBORO	2	5
NORWELL	2	0
PEMBROKE	1	2
PLYMOUTH	10	13
PLYMPTON	2	0
ROCHESTER	0	0
ROCKLAND	2	2
SCITUATE	1	1
WAREHAM	2	7
WEST BRIDGEWATER	0	1
WHITMAN	1	1