

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

AUGUST BRINGS BEST SALE AND REFINANCE NUMBERS SINCE 2010

The Plymouth County Registry of Deeds has seen continued growth in the number of sales and mortgages recorded through the first eight months of 2012 in comparison to the same period in 2011. While overall sales are on the rise, the number of sales taking place by way of foreclosure fell for the third consecutive month.

Plymouth County Register of Deeds John R. Buckley, Jr. encouraged observers to focus on activity over extended periods. "We are looking at eight months of data on sales and refinances and the increase in volume to date is significant," Buckley explained.

While the month of August reflected some very encouraging signs for the market, it also marked a recent high for the number of notices initiating new foreclosures. "We recorded 295 foreclosure notices in August, which is certainly a significant number, but that spike represents a single month's activity. We like to watch activity over several months before considering it to be any sort of trend."

Sales and refinances have clearly been trending in the right direction. Plymouth County recorded 893 deeds in August. While that represents the largest volume of sales recorded during a single month in more than two years, Buckley looks at the year-to-date numbers in attempting to assess the market's overall health. With that in mind, Buckley points to the fact that the Registry of Deeds recorded 5,534 deeds during the first eight months of 2012, up from 4,643 during the same period in 2011. "That represents a 19% increase over an extended period," Buckley noted. "That is certainly an encouraging sign for the market."

The Registry of Deeds is also seeing a great deal of growth in the number of refinances coming over its counters. Buckley's staff recorded a twenty-month high of 2,666 mortgages. Through the first two-thirds of 2012, Plymouth County recorded 18,235 mortgages, up from the 12,713 recorded during the same period in 2011. "We have seen 43% growth in the number of mortgages coming into the Registry over an eight month period," Buckley said. "That is a very positive reflection of the strength of the current refinance market."

If you would like to receive a copy of our monthly report by e-mail, please contact Assistant Register of Deeds Michael P. Holden at holden@plymouthdeeds.org.

REAL ESTATE ACTIVITY THROUGH AUGUST 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: 5,534

2011 sales volume: 4,643

(19% increase)

2012 total sales value: \$1,703,511,111

2011 total sales value: \$1,446,794,725

(17% increase)

2012 average sales price: \$307,826

2011 average sales price: \$311,608

(1% decrease)

2012 mortgage volume: 18,235

2011 mortgage volume: 12,713

(43% increase)

2012 average mortgage amount: \$246,735

2011 average mortgage amount: \$248,353

(1% decrease)

2012 foreclosure deeds: 739

2011 foreclosure deeds: 669

(10% increase)

2012 foreclosure notices: 1,471

2011 foreclosure notices: 1,343

(10% increase)

Foreclosures and Orders of Notice by Town August 2012

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	8
BRIDGEWATER	1	18
BROCKTON	20	71
CARVER	1	10
DUXBURY	0	1
EAST BRIDGEWATER	1	8
HALIFAX	2	7
HANOVER	1	3
HANSON	0	8
HINGHAM	1	2
HULL	2	11
KINGSTON	2	4
LAKEVILLE	0	8
MARION	0	0
MARSHFIELD	0	12
MATTAPOISETT	0	1
MIDDLEBORO	5	13
NORWELL	1	2
PEMBROKE	2	13
PLYMOUTH	17	37
PLYMPTON	0	2
ROCHESTER	0	1
ROCKLAND	2	9
SCITUATE	1	11
WAREHAM	8	23
WEST BRIDGEWATER	0	1
WHITMAN	5	11

