

PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

www.plymouthdeeds.org

JOHN R. BUCKLEY, JR., Esquire
REGISTER

TIMOTHY H. WHITE, Esquire
ASSISTANT REGISTER

MARILYN L. MARVILL
CHIEF EXECUTIVE ASSISTANT

JOHN ZIGOURAS II
DIRECTOR OF OPERATIONS

For more information, please contact Lorna Green-Baker at Register Buckley's office (508) 830-9298

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

AUGUST SALES REMAIN STRONG WHILE MORTGAGES BEGIN TO SLOW

The August sales numbers did not quite match our July sales results when the Plymouth County Registry of Deeds recorded over 1000 deeds for the first time in several years. However, the August, 2013 sales did come close to the 1000 mark, and they exceeded the August, 2012 numbers. There were 954 sales in August, 2013, compared to 893 sales in August, 2012, up 7% over last year at this time.

Register of Deeds John R. Buckley, Jr. was pleased with the August numbers but likes to look at the year-to-date numbers in assessing the market's overall health. With that in mind, Buckley points to the fact that the Registry of Deeds recorded 5,741 deeds during the first eight months of 2013, up from 5,534 during the same period in 2012. "That represents a 4% increase over an extended period," Buckley noted. "The positive trend in home sales has maintained long term strength. It is certainly an encouraging sign for the market," Buckley reasoned.

While overall sales are on the rise, the number of mortgages recorded at the Registry has started to slow down. August mortgages declined by 24% from August 2012, and overall mortgage volume is down 2% in the first eight months of 2013, compared to the first eight months of 2012. The Registry recorded 17,836 mortgages thus far in 2013, compared to 18,235 mortgages recorded during the same time in 2012. Buckley says that one of the factors for the slight decline might be the increasing interest rates. As the rates go up and the fact that many people have already taken advantage of a refinance, the eligible pool of homeowners interested in refinancing declines. Register Buckley reminded observers to focus on the activity over the extended period. "The eight months of data on sales and refinances remains very positive," Buckley noted.

The month of August continued the positive news on foreclosure activity. Both foreclosure notices and foreclosure deeds continued their downward trend. "We recorded 60 foreclosure notices this month compared to 295 foreclosure notices in August, 2012, which is certainly a significant drop," observed Buckley. Foreclosure deeds dropped from 73 recorded in August, 2012, to 38 foreclosure deeds recorded in August, 2013. Again noting the importance of watching activity over several months Buckley said, "Foreclosure notices year to date dropped by 48% compared to 2012, and foreclosure

deeds dropped by 60%". In the first eight months of 2013, there were 769 notices of foreclosure recorded, compared to 1,471 foreclosure notices recorded in the first eight months of 2012. Actual foreclosures dropped from 739 recorded in 2012, to 292 foreclosure deeds recorded in 2013. "There are reports that many banks have slowed down the foreclosure process due to changes in law and regulations. We have yet to see evidence of that theory in our recordings", stated Buckley. The news on the foreclosure front continues to be good.

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 AUGUST 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: 5,741
2012 sales volume: 5,534
(4% increase)

2013 total sales value: \$1,899,756,112
2012 total sales value: \$1,703,511,111
(12% increase)

2013 average sales price: \$330,910
2012 average sales price: \$307,826
(7% increase)

2013 mortgage volume: 17,836
2012 mortgage volume: 18,235
(2% decrease)

2013 average mortgage amount: \$251,069
2012 average mortgage amount: \$246,735
(2% increase)

2013 foreclosure deeds: 292
2012 foreclosure deeds: 739
(60% decrease)

2013 foreclosure notices: 769
2012 foreclosure notices: 1,471
(48% decrease)

Foreclosures and Orders of Notice by Town August 2013

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	3	2
BRIDGEWATER	0	1
BROCKTON	12	9
CARVER	2	3
DUXBURY	1	0
EAST BRIDGEWATER	2	1
HALIFAX	1	1
HANOVER	0	1
HANSON	0	0
HINGHAM	0	2
HULL	1	1
KINGSTON	2	2
LAKEVILLE	0	0
MARION	0	0
MARSHFIELD	1	3
MATTAPOISETT	0	0
MIDDLEBORO	4	3
NORWELL	0	2
PEMBROKE	1	3
PLYMOUTH	5	9
PLYMPTON	0	1
ROCHESTER	0	0
ROCKLAND	1	3
SCITUATE	1	4
WAREHAM	0	5
WEST BRIDGEWATER	1	1
WHITMAN	0	3