

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## **STONG RECOVERY FOR PLYMOUTH COUNTY REAL ESTATE MARKET**

Plymouth County saw the number of sales and refinances rise dramatically in 2012, while the number of foreclosure sales slowed throughout the county. Plymouth County Register of Deeds John R. Buckley, Jr. described the year's real estate activity as a very encouraging recovery sustained over the entire twelve-month period of 2012.

"The number of sales in Plymouth County rose 15% over 2011, while foreclosure sales fell 5%," Buckley reported. "Interest rates have been very attractive, which would also account for the 32% spike in the number of mortgages we saw in 2012."

Plymouth County recorded 8,247 deeds in 2012, up from 7,144 in 2011. Recordings were particularly strong at the end of the year, with 707 sales going to record in November and 749 in December, up from 596 in September and 661 in October. "That is not typically the case," Buckley noted. "The sales market usually slows down during the holidays."

Property values held steady in 2012, with a modest increase in the average sale price from \$307,497 for 2011, to \$312,544 for 2012. "The 2% increase in the average price and the increased volume translated into roughly \$380 million in additional commerce for Plymouth County," Buckley explained. In 2011, the Registry of Deeds recorded roughly \$2.2 billion in sales. In 2012, that figure rose 17%, to approximately \$2.58 billion.

Plymouth County also saw a dramatic increase in refinance activity in 2012. The Registry of Deeds recorded 28,507 mortgages, up 32% from the 21,571 mortgages recorded in 2011. December was a particularly strong month, with 2,687 mortgages going to record. "We haven't recorded that many mortgages in a single month since 2010," Buckley noted.

The Registry of Deeds also saw improvement in the number of foreclosure sales in 2012. In 2011, Plymouth County recorded 985 foreclosure deeds. That number fell 8% in 2012, to 909. "We remain concerned about foreclosure activity, particularly with

a 5% increase in the number of notices initiating new foreclosures being recorded this year,” Buckley explained. “At the same time, it is certainly encouraging to see a 15% increase in sales volume while the number of sales taking place through foreclosure fell 8%.”

What is also encouraging, Buckley noted, is the ability of his staff to manage the increase in recordings despite a significant reduction in personnel. “We recorded 142,607 documents this year,” Buckley explained. “We haven’t seen that many documents since 2006. When we processed 140,880 documents in 2007, we had the benefit of 61 employees to record, scan, edit, index, microfilm, mail and promptly make those documents available on line while meeting the demands from attorneys, real estate professions and other members of the public who make use of the Registry each day. Today, the Registry is performing those critical tasks with a nearly 30% reduction in staff. The 44 remaining employees deserve all the credit in the world.”

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](mailto:holden@plymouthdeeds.org).

#### REAL ESTATE ACTIVITY FOR CALENDAR YEAR 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: 8,247

2011 sales volume: 7,144

(15% increase)

2012 total sales value: \$2,577,548,481

2011 total sales value: \$2,196,759,173

(17% increase)

2012 average sales price: \$312,544

2011 average sales price: \$307,497

(2% increase)

2012 mortgage volume: 28,507

2011 mortgage volume: 21,571

(32% increase)

2012 average mortgage amount: \$249,803

2011 average mortgage amount: \$249,958

(<1% decrease)

2012 foreclosure deeds: 909

2011 foreclosure deeds: 985

(8% decrease)

2012 foreclosure notices: 2,018

2011 foreclosure notices: 1,930

(5% increase)

# Foreclosures and Orders of Notice by Town December 2012

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Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	4
BRIDGEWATER	0	4
BROCKTON	9	71
CARVER	3	10
DUXBURY	1	7
EAST BRIDGEWATER	2	8
HALIFAX	0	7
HANOVER	2	3
HANSON	0	7
HINGHAM	0	6
HULL	0	6
KINGSTON	1	3
LAKEVILLE	0	8
MARION	0	0
MARSHFIELD	3	12
MATTAPOISETT	1	4
MIDDLEBORO	3	12
NORWELL	0	2
PEMBROKE	0	7
PLYMOUTH	1	34
PLYMPTON	0	2
ROCHESTER	1	0
ROCKLAND	0	7
SCITUATE	0	2
WAREHAM	3	13
WEST BRIDGEWATER	1	1
WHITMAN	3	4